

PLYMOUTH REDEVELOPMENT COMMISSION

January 15, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, January 15, 2019, in the Council Chambers of the City Building 124 North Michigan Street, Plymouth, Indiana.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Craig Hopple and Melissa Christiansen. Tom Pedavoli arrived after roll call. Mayor Mark Senter, City Engineer Rick Gaul, City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioner Nancy Felde was absent.

Commissioners Miley, Ellinger and Hopple were sworn in by Clerk-Treasurer Xaver. Commissioner Pedavoli was sworn in upon arrival.

The first order of business was the reorganization of the commission. Commissioners Ellinger and Pedavoli moved and seconded to re-elect Mike Miley as president. The motion carried.

Commissioners Ellinger and Hopple moved and seconded to re-elect Tom Pedavoli as Vice President. The motion carried.

Commissioners Ellinger and Pedavoli moved and seconded to re-elect Nancy Felde as Secretary. The motion carried.

The meetings will continue to be held at 5:30 p.m. on the third Tuesday of each month in the Council Chambers of the City Building, 124 N. Michigan St., Plymouth, Indiana.

Commissioners Hopple and Pedavoli moved and seconded to approve the minutes of the regular session of December 18, 2018. The motion carried.

TIF #1 – City Office Renovation Project Update

Attorney Surrisi said he and Clerk-Treasurer Xaver met with Commissioners Miley and Ellinger. They gave him some direction to put together a follow-up of a couple of items for the architect. He will share it with the Clerk-Treasurer and the commission before submitting.

TIF #1 – Update on Hoham Drive

City Engineer Rick Gaul updated the commission on the Hoham Drive Project. He said that the Environmental Submittal is 28% done, the topographic survey was completed and the utility coordination is getting started. He also stated that there is IDEM environmental paperwork involved because we are using public funds to pay for the project.

Gaul also said that there was a question regarding the consultant's work during the bid process. He informed the commission that this rate is an hourly rate, not to exceed the price given. Construction cost is estimated at \$2.4 million.

TIF #2 –

Surrisi informed the commission that the governor announced a new program called the "Next Level Trails". There is \$100 million in funding for trails projects administered by the DNR. The Plymouth Park Department is looking to submit an application to get the next phase of the Greenways Trail to connect the two new footbridges with the trail through River Park Square.

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TIF #3 – Update on Aquatics Center Project

Jerry Chavez, of Marshall County Economic Development Corporation, provided an update on the Aquatic Center and stated that the east, west and north walls are up. It's approximately 30% built and about \$2.3 million funded. The Early Childhood Learning Center is fully enclosed. The doors, windows and roof are all in place. It is approximately 40% built and \$835,000 funded. The projects are on schedule. Commissioner Hopple asked how many jobs the Learning Center would be creating. Chavez said it is currently unknown, but he will be able to report on it at the next meeting.

TIF #4 – Update on River Gate South Project

Surrisi said construction is still progressing. He and the Mayor were able to take a tour of some of the units last week and were quite impressed. They are still working on getting the first building up and running.

TIF #5 – Update on Winona Building Products

Surrisi and Chavez are scheduled to meet with company officials for lunch on Wednesday. Machinery is currently being calibrated, but they are not currently doing production. Product should be produced in-house by the end of the month.

Other Business

Chavez said they sent out a notice for a Small Business Workshop. He invited members and the public to the meeting.

Surrisi said the city will begin the process towards establishing a new TIF district for the Collins Housing Development Project on Plymouth Goshen Trail.

Approval of Redevelopment Invoices

President Miley asked for recommendation from the commission to table the final invoice for RQAW until they get some resolution. There is confusion on the stairway build-out and changes that were made on that. He would also like recommendation to table the invoice for Michiana Contracting until things are ironed out.

Commissioners Ellinger and Hopple moved and seconded to table the invoices for RQAW and Michiana Contracting. The motion carried.

Miley presented the following invoices for the Commission's approval:

- To be paid from TIF 4
 - Payment to River Gate South Development, LLC for the footbridge - \$90,000.00

Attorney Surrisi explained that the money for the footbridge was not Redevelopment money. It is money that the Board of Public Works and Safety voted to contribute to the footbridge via proceeds from the sale of land in the Tech Farm. It was just routed through the Redevelopment Commission since there was an agreement with the River Gate South project, the developers who built the footbridge. They amended the agreement to reflect the \$90,000 payment once they got the money from the Board of Works and Public Safety.

- To be paid from TIF 2

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- Transfer of funds from 2000 TIF to the TIF Principal and income Fund, then payment from the TIF Principal in Interest Fund to Bank of New York Mellon in the amount of \$66,480.00 for the River Park Square bond payment.
- To be paid from TIF 1
 - Lease Rental Payment to Old National Bank for the City Hall Project - \$156,750.00

Commissioners Pedavoli and Ellinger moved and seconded to approve payment of the invoices as presented. The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – December, 2018 (TIF #1)
- 2000 TIF Trial Balance – December, 2018 (TIF #2)
- 2005 TIF Trial Balance – December, 2018 (TIF #3)
- 2016 TIF Trial Balance – December, 2018 (TIF #4)

Commissioners Hopple and Pedavoli moved and seconded to accept the communications as presented. The motion carried.

Jim Finan with Abonmarche Consultants, Inc. informed the commission that the Department of Natural Resources has a new grant. The Next Level Trail is a \$90 million grant from the state and \$25 million is with the first letting. The state is looking for projects that are ready to be bid.

The next scheduled meeting is scheduled for February 19, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:57 p.m. after a motion and second by Commissioners Ellinger and Pedavoli.



Jeanine M. Xaver, IAMC / CMC

Clerk-Treasurer