

PLYMOUTH REDEVELOPMENT COMMISSION

March 17, 2020

Page 1 of 3

The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, March 17, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, Indiana.

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

Commissioners Pedavoli and Felde moved and seconded to approve the minutes of the special session of February 11, 2020, regular session of February 18, 2020 and executive session of February 26, 2020. The motion carried.

TIF #1

**Update on Hoham Drive Reconstruction Project**

City Engineer Gaul said they are currently working on the placement of the detention pond at the NIPSCO building. After several potential options were put on the table, a location has still not been found that works for both parties. The location behind the substation does not work for NIPSCO and the city is not sure if placing it underground will be financially feasible. There is a meeting scheduled later in the week to discuss additional options.

**Update on Pioneer Drive Reconstruction Project**

Lochmueller Group is progressing on the design. The project is on schedule. Gaul said the Community Crossings Grant recipients are supposed to be announced by the state at the beginning of April, however he is unsure if that remains on schedule due to the COVID-19 pandemic. If the funding remains on schedule, the timeline is to begin work in Fall 2020.

TIF #2 - No updates.

TIF #3

**Aquatic Center Update**

City Attorney Surrisi said they are working on an April 1<sup>st</sup> transition out of Marshall County Economic Development Corporation's control and will have more updates soon. Surrisi said there is a transition plan, but the details have not been ironed out yet.

**Manufacturing Center Discussion**

President Miley presented Resolution No. 2020-897, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, The Economic Development Plan, and the Allocation Area for the US 30 / Pine Road Economic Development Area (TIF #3) as Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended by Resolution No. 2005-227, Resolution No. 2006-278, Resolution No. 2012-535, Resolution No. 2015-651, Resolution No. 2016-713, and Resolution No. 2019-848.

City Attorney Surrisi discussed the resolution and said this is the first step towards placing this parcel of land, just north of the Marshall County Jail, into TIF #3.

PLYMOUTH REDEVELOPMENT COMMISSION

March 17, 2020

Page 2 of 3

Commissioners Felde and Pedavoli moved and seconded to adopt Resolution No. 2020-897, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, The Economic Development Plan, and the Allocation Area for the US 30 / Pine Road Economic Development Area (TIF #3) as Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended by Resolution No. 2005-227, Resolution No. 2006-278, Resolution No. 2012-535, Resolution No. 2015-651, Resolution No. 2016-713, and Resolution No. 2019-848.

Surrisi added that this is simply adding the land to the current TIF district and would remain in place while this TIF district is active. This is not creating a new 25-year district. A tax impact statement will still need to be completed, which will not show any impact, as this was previously owned by the county and did not create any taxes for the city. Surrisi said that there is already a business interested in the manufacturing center, so the building is being designed for that business to be able to take over.

Felde asked if this building would be purchased or leased. Jerry Chavez stated that it will be purchased; not necessarily by the manufacturing business, but another entity could potentially purchase the building. Surrisi said the Redevelopment's exit from lease commitments would be upon the build out and the lease or sale to someone else.

The motion to approve the resolution carried.

City Attorney Surrisi asked for the commission's approval to engage John Carnine to commence work on the appraisal. The cost of that work is \$1,900.

Commissioners Pedavoli and Felde moved and seconded to move forward with the appraisal work from John Carnine.

Pedavoli asked if we need other appraisers give us a quote. Surrisi said no and noted that we have worked with him on the Pretzels building lease and the Chamber of Commerce building.

The motion carried.

TIF #4

**Update on River Gate South Project**

Felde said she still has not heard from Scott Sivan. He was supposed to follow up with her and the landscaping company after the last special session. Chavez said he will contact him after the meeting.

TIF #5 – No updates.

TIF #6

**Update on Centennial Crossings**

Surrisi said they are moving towards a closing date for the bond financing. Things have slowed down due to the COVID-19 economic impact, but the project continues to move forward. Surrisi and Clerk-Treasurer Xaver have discussed the financial plan should tax revenue come back in excess of the pre-scheduled bond payments. There is the option to hold those extra funds in

PLYMOUTH REDEVELOPMENT COMMISSION

March 17, 2020

Page 3 of 3

anticipation of a project coming to the drawing board that was not previously anticipated for this TIF district or to pay more towards the bonds and shorten the life of the bonds so those tax dollars can be distributed between all the taxing units sooner.

It was decided that commission wanted to keep the flexibility of deciding what to do with the extra revenue at the time it comes in and bond payments are made rather than trying to predict what should be done with those funds right now.

Other Business

No other business to discuss.


Approval of Redevelopment Invoices

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

- To be paid from TIF 4
  - \$138,290.00 to River Gate South Development
- To be paid from TIF 1
  - \$9,529.25 to Lochmueller Group for Hoham Drive Reconstruction Project

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

The next meeting is scheduled for April 21, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:05 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.

  
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Jeanine M. Xaver, IAMC / CMC  
Clerk-Treasurer