

PLYMOUTH REDEVELOPMENT COMMISSION

February 19, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, February 19, 2019, 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 Billy Ellinger, Tom Pedavoli and Melissa Christiansen. Mayor Mark Senter, City Engineer Rick Gaul, City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioners Nancy Felde and Craig Hopple were absent.

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the regular session of January 15, 2019. The motion carried.

TIF #1 – City Office Renovation Project Update

No updates.

TIF #1 –

Update on Hoham Drive

City Engineer Rick Gaul updated the commission on the Hoham Drive Project. He reviewed the following report:

CITY OF PLYMOUTH	PROPOSED LETTING DATE	8/11/2021
REDEVELOPMENT COMMISSION	CONSTRUCTION ESTIMATE	\$ 2.4 M
HOHAM DRIVE RECONSTRUCT		
DESH 1600926		
FEBRUARY 2019	PRELIMINARY ENGINEERING	
	LOCHMUELLER GROUP	

	% COMPLETE	COST TO DATE	COSTS REMAINING	TOTAL COSTS
TOPOGRAPHIC SURVEY	100%	\$ 30,200.00	\$ -	\$ 30,200.00
ENVIRONMENTAL DOC	38%	\$ 14,158.34	\$ 23,141.66	\$ 37,300.00
PUBLIC HEARING	0%	\$ -	\$ 6,500.00	\$ 6,500.00
ROAD DESIGN & PLANS	24%	\$ 35,460.92	\$ 114,939.08	\$ 150,400.00
STORMWATER ANALYSIS & REP	100%	\$ 16,800.00	\$ -	\$ 16,800.00
404/401 PERMIT APPLICATION	0%	\$ -	\$ 3,300.00	\$ 3,300.00
RULE 5 PERMIT & SWPPP	0%	\$ -	\$ 4,900.00	\$ 4,900.00
IDNR CONST FLOOD PERMIT	0%	\$ -	\$ 4,800.00	\$ 4,800.00
UTILITY COORDINATION	11%	\$ 989.86	\$ 8,110.14	\$ 9,100.00
GEOTECHNICAL INVESTIGATION	0%	\$ -	\$ 10,980.00	\$ 10,980.00
BID PHASE (HOURLY RATE)	0%	\$ -	\$ 5,700.00	\$ 5,700.00
TITLE REPORTS	0%	\$ -	\$ 5,225.00	\$ 5,225.00
ROW ENGINEERING	0%	\$ -	\$ 26,400.00	\$ 26,400.00
ROW STAKING	0%	\$ -	\$ 7,150.00	\$ 7,150.00
APPRAISAL PROBLEM ANALYSIS	0%	\$ -	\$ 2,750.00	\$ 2,750.00
TOTAL	30.36%	\$ 97,609.12	\$ 223,895.88	\$ 321,505.00

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Update on US 30 Coalition

City Attorney Surrisi discussed that the US 30 Coalition held a legislative conference in Indianapolis to engage with the legislature about the project. He said the goal has been to have INDOT commit to provide funding to start the environmental assessment in 2019.

Miley asked if there is a timeline for this project. Surrisi said that at this point, construction would be in the 10 to 15-year range and it really just depends on the state administration's priorities.

TIF #2 –

No updates.

TIF #3 –

Update on Aquatics Center Project

Jerry Chavez, of Marshall County Economic Development Corporation, provided an update on the Aquatic Center / Early Childhood Learning Center project. He said that the aquatic building is approximately 45% complete and will likely be ready to open in August 2019. The early childhood learning center project is nearing completion and continues to be on schedule.

Manufacturing Center Discussion

City Attorney Surrisi said that MCEDC has some funding through Regional Cities that is a revolving loan that can be utilized for these types of facilities. They are looking for an area in TIF #3. Surrisi said the request tonight from the commission is to authorize engaging Umbaugh to do a study. He explained that the TIF resolution that the Redevelopment Commission approved with the aquatic center financing has a provision stating that a certified accountant will prepare a certification that the projected TIF revenue will cover the current obligations for the aquatic center project, the new obligations for the proposed project, and plus 25%.

Commissioners Pedavoli and Ellinger moved and seconded to authorize Umbaugh to prepare the required certificate. The motion carried.

TIF #4 – Update on River Gate South Project

Surrisi said construction is still progressing. He said there are tenants that have moved into first building. They are projecting March as the opening for the 2nd building and April for the 3rd building.

TIF #5 – Update on Winona Building Products

Surrisi said they have pushed pause on the bond financing for this project. The company is exploring some other opportunities that might coincide with this type of financing. He is expecting another few months before the city and Winona Building Products start moving forward again with the bonds.

Other Business

City Attorney Surrisi presented Resolution 2019-841, A Declaratory Resolution by the Plymouth Redevelopment Commission Declaring the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for the Purposes of Tax Increment Financing.

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He said that this is the first step to creating a new TIF district for the Centennial Crossings Housing Development. Surrisi explained that this project is exploring financing options similar to that of Winona Building Products. The developer has engaged a surveying company to help prepare final drawings that will need to be used for the submission to the Plan Commission and City Common Council. Surrisi reviewed the resolution in detail. The approximate amount of the bonds is estimated at \$2 million. Umbaugh will be preparing a tax impact statement for this new TIF district.

Ellinger asked what area the TIF district would cover. Surrisi explained that it will just be the four parcels that are associated with this project. Miley said it appears to be mostly undeveloped land. Surrisi said there is one house on the property, but he believes that are going to tear that down.

Commissioners Ellinger and Pedavoli moved and seconded to approve Resolution 2019-841, A Declaratory Resolution by the Plymouth Redevelopment Commission Declaring the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for the Purposes of Tax Increment Financing. The motion carried.

Approval of Redevelopment Invoices

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

- To be paid from TIF 1:
 - Progress payment to Lochmueller Group for work on Hoham Drive Reconstruction Project - \$6,243.85

- To be paid from TIF 3
 - Principal (\$150,534) plus interest (\$63,320.43) for Series A Bond payment for the Aquatic Center
 - Mediation fees to Terry Shewmaker for Kinder & Sons Lawsuit - \$687.50


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 – January, 2019 (TIF #1)
- 2000 TIF Trial Balance – January, 2019 (TIF #2)
- 2005 TIF Trial Balance – January, 2019 (TIF #3)
- 2016 TIF Trial Balance – January, 2019 (TIF #4)

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

The next scheduled meeting is scheduled for March 19, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:02 p.m. after a motion and second by Commissioners Pedavoli and Ellinger.



Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

