

PLYMOUTH REDEVELOPMENT COMMISSION

October 15, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, October 15, 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, Nancy Felde, Tom Pedavoli, and Melissa Christiansen. City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioner Craig Hopple was absent.

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the regular session of September 17, 2019. The motion carried.

TIF #1

Update on Hoham Drive Reconstruction Project

City Engineer Rick Gaul addressed the commission and provided an update on the Hoham Drive Reconstruction Project, PW-16-072. He said there was a 1% increase in the road design plans. He will recommend INDOT to set a public hearing on November 19th at 7:00 pm. This will be held in the County Commissioner's room in order to accommodate more people and follows the commission's regularly scheduled meeting on that day.

Update on Pioneer Drive Reconstruction Project

Gaul provided an update on the Pioneer Drive Reconstruction Project, PW-19-037. He presented the pre-design service contract with Lochmueller Group and said the plan is to begin technical and preliminary work, submit an application for Community Crossings Matching Grant (CCMG) funding, and construction would begin next year. Gaul introduced Ryan Clark from Lochmueller Group. Mr. Clark said soils are a concern in this area. There are three pieces of information that INDOT wants to see for the CCMG application: asset management plan update, letter from LPA (local public agency) indicating that there is match money available, and a detailed cost estimate of the project. Clark said there would be a supplemental agreement for final design work to get it ready for construction.

Felde asked if the entire corridor from US 30 north to Pretzels, Inc. will be studied. Clark said yes, the survey and geotechnical investigation have identified the area from US 30 to just north of 7B Road. Felde asked what the timeline is for submission. Clark said the survey is expected to begin the first week of November and wrap up by the end of the month. The geotechnical investigation will commence shortly after. The design work must be submitted to INDOT by the end of January, however the earlier the better, so submission is slated for shortly after the CCMG review period begins on January 6th.

Miley asked how they account for and build-in a cushion for unanticipated project findings, such as concerns with the soil. Clark said borings are being done roughly every 500-feet to a depth of 15-20 feet, which will help identify potential issues and allows the team to better prepare for them.

Gaul recommended the commission approve the contract, with some minor corrections to spelling errors, with Lochmueller Group.

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Commissioners Ellinger and Pedavoli moved and seconded to approve the contract.

City Attorney Surrisi said he did review the contract. Felde asked if there are concerns regarding wetlands. Gaul said there is a possibility having wetlands on the east side on the PIDCO property, but that is something that will be further investigated.

The motion to approve the agreement carried.

Rees Theatre Project Update

City Attorney Surrisi said the Rees Committee has not sent in any funding requests for the commission at this point in time. Volunteers have been working on removing some walls in the basement and there are masons working on the back wall. They are anticipating being done with the wall by Thanksgiving and immediately moving towards getting the roof on before winter.

TIF #2

No updates.

TIF #3

Pretzels, Inc. Expansion

City Attorney Surrisi provided an update. He said the bond closing took place on September 19th and construction and installation of the new production lines continues.

TIF #4

Update on River Gate South Project

City Attorney Surrisi said he anticipates a December meeting between city staff and the construction crew to ensure all punch list items that were discussed at their last meeting have been completed.

TIF #5

Update on Winona Building Products

City Attorney Surrisi said he is waiting on a schedule from Lisa Lee with Ice Miller. He anticipates that the bulk of the bond work will be done in November.

TIF #6

Update on Centennial Crossings

Surrisi said Construction Management and Design submitted their application today for secondary approval of the Planned Unit Development. This case will go before the Plan Commission in November. Surrisi said the original estimate for the bond issuance to cover the road and utility infrastructure within the project was going to be \$1.5 million. However, CMD has agreed to include the cost for the road widening and installation of a lift station for utilities into their bond issuance. That is estimated between \$500,000 to \$600,000. The utility departments and street department would not have to have those funds available on the front end of the project. It would be paid back over time through the bond.

Other Business

MCEDC Update

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Jerry Chavez, representative from Marshall County Economic Development Corporation, provided an update to the commission. He reviewed the trends in Marshall County over the last several years in terms of economic development and thanked the commissioners for their continued support and open dialogue. Chavez said MCEDC is requesting a continuation of monetary support from the Redevelopment Commission in the amount of \$30,000.

Commissioners Felde and Pedavoli moved and seconded to approve the payment of \$30,000 to Marshall County Economic Development Corporation upon receipt of an invoice. The motion carried.

Approval of Redevelopment Invoices

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

- To be paid from TIF 1
 - \$782.72 payable to Lochmueller Group for the Hoham Drive Project


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

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – September, 2019 (TIF #1)
- 2000 TIF Trial Balance – September, 2019 (TIF #2)
- 2005 TIF Trial Balance – September, 2019 (TIF #3)
- 2016 TIF Trial Balance – September, 2019 (TIF #4)

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

The next scheduled meeting is scheduled for November 19, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:15 p.m. after a motion and second by Commissioners Ellinger and Felde. The motion carried.



Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

