

PLYMOUTH REDEVELOPMENT COMMISSION

December 17, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, December 17, 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, Craig Hopple, Tom Pedavoli, and Melissa Christiansen. Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioner Nancy Felde was absent.

Commissioners Ellinger and Hopple moved and seconded to approve the minutes of the regular session and memorandum of public hearing of November 19, 2019. The motion carried.

TIF #1

Update on Hoham Drive Reconstruction Project

City Engineer Rick Gaul said they are still waiting on the environmental document to be signed. There were no other updates at this time.

Update on Pioneer Drive Reconstruction Project

Brian Clark with Lochmueller was present to discuss the update. He detailed the proposed project and went over the cost estimates. The surveys and geotechnical investigation are completed, as well as the traffic study. Clark said the timeframe is usually a 3-month turnaround between submission of the Community Crossings Grant application to the determination and award of the funding. April 2020 is when we would know if funding is in place. The estimated cost of the project is slightly below \$1.4 million for the corridor between country road 7B and the southern Gary Drive approach. Clark noted that INDOT is looking at improving the intersection of US 30 and Pioneer Drive, which would shorten the construction on this project and bring that cost down.

Miley asked about the 20% contingency built into the engineer's estimate. Clark said that Community Crossings grants will not allow for unknowns and contingencies, so over the next month they will be revising the estimate and obtaining more precise costs for each item so the contingency is no longer needed.

Xaver asked if the \$1.4 million was the total project cost. Clark said yes and this is 50/50 matching grant community. Xaver asked if the cost to the city would be the 50% share plus the next Lochmueller contract. Clark said yes.

TIF #2 - No updates.

TIF #3 - No updates.

TIF #4

Update on River Gate South Project - No updates.

TIF #5

Update on Winona Building Products

Jerry Chavez said the company is working towards closing the New Market Tax Credit, as well as establishing an Economic Revitalization Area with the City of Plymouth.

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TIF #6

Update on Centennial Crossings - No updates.

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 1
 - \$30,000.00 payable to Marshall County Economic Development Corporation for annual contribution
 - \$4,473.28 payable to Lochmueller Group for the Hoham Drive Project
 - \$22,728.60 payable to Lochmueller Group for the Pioneer Drive Project
- To be paid from TIF 2 and TIF B & I
 - \$64,960.00 for semi-annual bond payment for River Park Square
- To be paid equally from TIF 1, TIF 2, and TIF 3
 - \$2,685.00 payable to Baker Tilly Municipal Advisors for TIF-related professional services
- To be paid equally from TIF 1 and TIF 2
 - \$3,277.00 payable to Baker Tilly Municipal Advisors for City Hall Renovation Project professional services

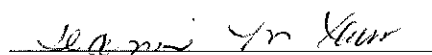
Commissioners Hopple and Ellinger moved and seconded to approve payment of the invoices as presented. The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – November, 2019 (TIF #1)
- 2000 TIF Trial Balance – November, 2019 (TIF #2)
- 2005 TIF Trial Balance – November, 2019 (TIF #3)
- 2016 TIF Trial Balance – November, 2019 (TIF #4)
- Hoham Drive Reconstruction Project – INDOT Public Hearing Information

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

The next scheduled meeting is scheduled for January 21, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:01 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.



Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer