

PLYMOUTH REDEVELOPMENT COMMISSION

July 21, 2020

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, July 21, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, IN.

As allowed by Governor Holcomb's Executive Order #20-04 and 20-09, Commissioners were able to attend the meeting virtually. President Mike Miley called the meeting to order. Miley, along with Commissioners Billy Ellinger, Craig Hopple, and Melissa Christiansen attended the meeting virtually. Commissioners Nancy Felde and Tom Pedavoli attended the meeting in person. Other attendees included Mayor Mark Senter (virtually); City Attorney Sean Surrisi, City Engineer Rick Gaul, and Clerk-Treasurer Jeanine Xaver attended in person.

Commissioners Ellinger and Felde moved and seconded to approve the minutes of the regular session of June 16, 2020. The motion carried.

TIF #1

Update on Hoham Drive Reconstruction Project

City Engineer Rick Gaul updated the commission members on the Hoham Drive Project. The state did request to move the project into the following fiscal year; therefore, the bid date has been updated to July 13, 2022. Gaul said in light of the changes to NIPSCO's underground detention pond, he has asked Lochmueller to provide an updated fee estimate table along with a supplemental agreement. He has also requested an updated total construction cost estimate. Those should be ready for the August meeting.

Felde asked if the estimate would be accurate, as the construction of the project is several years out. Gaul said they usually include a cost-inflation rate to account for this, but estimates need to be in place to secure the grant funds.

Update on Pioneer Drive Reconstruction Project

Gaul provided an update on this project. The bid was awarded on June 22nd at the Board of Public Works and Safety meeting. The lowest responsive, responsible bidder including the alternate bid, which was regarding dust control, was Walsh & Kelly, with a total cost of \$629,515.75. Gaul recommended the commission affirm the award of this bid to Walsh & Kelly.

Commissioners Hopple and Ellinger moved and seconded to affirm the Board of Works and Safety's award of the bid to Walsh and Kelly. The motion carried.

Gaul said the Memorandum of Understanding with Marshall County has been finalized and the plan is to start the project on August 3rd. In order to meet submission and funding deadlines, Mayor Senter will sign the agreement that will be returned to INDOT.

TIF #2 - No updates.

TIF #3

Aquatic Center Update

City Attorney Surrisi provided an update. They are still working on a management solution. Within the next month, they will begin the installation of the parking lot. Negotiations with a developer about a potential hotel are currently underway. Surrisi said there is a plan to go before the Board of Zoning Appeals to request a variance for an electronic message sign to be installed along US 30.

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Manufacturing Center Discussion

City Attorney Surrisi said Jerry Chavez had received competing proposals from different builders for this project. He did narrow it down to one builder and is now at a place where the appraiser can be engaged. The plan is to have information to the commissioners at the August meeting.

TIF #4

River Gate South Project

Felde said the planting is done and the City Park Department has taken over watering the area. Surrisi said the crosswalk and drainage issues on the south side have been addressed, but he will follow up regarding the remaining punch list items including the replacement of the damaged curb.

TIF #5 - No updates.

TIF #6 - No updates.

Approval of Redevelopment Invoices

Clerk-Treasurer Xaver presented the following invoices for the Commission's approval:

- Semi-annual lease payment for City Hall Renovation Project to Old National Bank in the amount of \$156,250.00 to be paid from TIF 1
- Semi-annual bond payment for the Aquatic Center to 1st Source Bank in the amount of \$212,854.40 (\$161,398 principal and \$51,456.40 interest) to be paid from TIF 3

Commissioners Pedavoli and Felde 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 – June, 2020 (TIF #1)
- 2000 TIF Trial Balance – June, 2020 (TIF #2)
- 2005 TIF Trial Balance – June, 2020 (TIF #3)
- 2016 TIF Trial Balance – June, 2020 (TIF #4)

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

Other Business

City Attorney Surrisi provided an update on the Small Business Loan program that the Redevelopment Commission helped fund. The deadline for submission of the first round of applications is August 1st. The applications are being collected at Mayor Senter's office

The next meeting is scheduled for August 18, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:04 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.



Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer