

PLYMOUTH REDEVELOPMENT COMMISSION

January 21, 2020

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*Deputy Clerk-Treasurer Abby Collins administered the Oath of Office to the following Redevelopment Commission Members Mike Miley, Billy Ellinger, Nancy Felde and Tom Pedavoli before the meeting was called to order. Their terms are for one year.*

The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, January 21, 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 Billy Ellinger, Nancy Felde, and Tom Pedavoli. Attorney Sean Surrisi, City Engineer Rick Gaul and Deputy Clerk-Treasurer Abby Collins were also in attendance. Commissioner Craig Hopple was absent and Melissa Christiansen arrived after roll call.

The first order of business was the reorganization of the commission. Commissioners Ellinger and Felde moved and seconded to retain the current slate of officers for the 2020 year. The motion carried. Officers are as follows:

- President – Mike Miley
- Vice President – Tom Pedavoli
- Secretary – Nancy Felde

Commissioners Pedavoli and Felde moved and seconded to continue holding the Redevelopment Commission meetings on the third Tuesday of each month at 5:30 p.m. The motion carried.

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

TIF #1

**Update on Hoham Drive Reconstruction Project**

City Engineer Rick Gaul said he is currently working with INDOT on the contract. There have been recent meetings with NIPSCO to discuss the concerns about the location of the detention pond, so there may be modifications to the project to accommodate those concerns. The original placement of the detention pond was slated for in front of their building. NIPSCO has future plans to build an additional parking lot in this location so they are working with us to relocate or reshape the detention pond. Gaul noted that with additional project details coming to light, the new estimated cost of the project for everything is \$530,000, which is a significant increase from the original estimate of \$412,950.

Felde asked if this increase would affect the city's 20% share. Gaul said yes. He said there will be more information to come in the future once plans are formally finalized.

**Update on Pioneer Drive Reconstruction Project**

City Engineer Gaul said there is an amendment to the Pioneer Drive Reconstruction Project, which includes additional costs for the project:

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CITY OF PLYMOUTH  
ENGINEERING DEPARTMENT

PW-19-037  
PIONEER DR. RECONSTRUCT CCMG

1/17/2020  
AMENDMENT #1 REVIEW

PW-19-037 PIONEER DRIVE RECONSTRUCT CCMG				
AMOUNT OF PAYMENT CHECK CALCS				
ITEM	DESCRIPTION	AGREEMENT	AMENDMENT #1	INCREASE
	LUMP SUM			
1.2.1	Topographic Survey Data Collection	\$ 29,400.00	\$ 29,400.00	\$ -
1.2.2	Pavement Design	\$ 3,500.00	\$ 3,500.00	\$ -
1.2.3	15% preliminary Design Plans [Road Design Plans]	\$ 34,600.00	\$ 102,600.00	\$ 68,000.00
1.2.4	RULE 5 Permitting		\$ 8,100.00	\$ 8,100.00
	HOURLY SERVICES			
1.3	Utility Coordination Services	\$ 2,800.00	\$ 8,500.00	\$ 5,700.00
1.4	Geotechnical Services	\$ 10,500.00	\$ 10,500.00	\$ -
1.5	14.0 Bidding; 15.0 Pre-Con Mtg (est 25 hours?)		\$ 3,700.00	\$ 3,700.00
1.6	Construction Phase Services (est 60 hours?)		\$ 8,800.00	\$ 8,800.00
	TOTALS	\$ 80,800.00	\$ 175,100.00	\$ 94,300.00

Brian Clark with Lochmueller was present to discuss the update. He said the original agreement was for 15% of the preliminary engineering work in order to get an estimate of the project. This amendment includes 100% of the final plans. The hope is to finalize the agreement and begin construction in the spring of 2020. Clark said the amendment includes roadway design, plan development, contract documents (permitting requirements, utility coordination), and hourly rates to assist with the bid phase. The amendment also includes services during the construction phase, which can include questions from the city or contractors.

Commissioner Felde asked if the hourly rates have a not-to-exceed amount. Clark said yes, the figures on this spreadsheet are not-to-exceed amounts and would only go beyond that if the city and Lochmueller agree to amend the agreement to reflect any increases beyond what is here.

Felde also asked how this project would intertwine with the proposed work at Pioneer and US 30. Clark said this project is set up to begin on the south side of the North Gary Drive approach, which is basically the transition of the INDOT right-of-way. This should be very close to the point where they would be taking over beyond this point. Felde asked if we are stepping on their territory. Clark said no.

Commissioners Felde and Pedavoli moved and seconded to approve the final design plans, pre-bid and contract documents (amendment 1) with Lochmueller for the Pioneer Drive Reconstruction Project.

Felde asked if we have the funds to cover the project. Deputy Clerk-Treasurer Collins noted that she believes this is a project that has been pre-planned with the funding in place to cover the cost.

The motion carried.

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TIF #2 - No updates.

TIF #3

**Manufacturing Center Discussion**

City Attorney Surrisi requested the commission's approval to begin soliciting quotes from appraisers for the proposed manufacturing center. He said we need to get a preliminary estimate of the cost of the mortgage in order to determine if this commission can be involved in the interim financing of the building. Surrisi said he is estimating that the cost was roughly \$2,000 the last time the Redevelopment Commission was involved in appraising the last shell building, which is now owned by Pretzels, Inc.

Ellinger asked if these will be appraisals of the land. Surrisi said it will be appraisals of the value of the lease.

Miley asked if this is committing the Redevelopment Commission to the project. Surrisi said no. Marshall County Economic Development Corporation will need to release the preliminary plans for the building so a construction cost can be estimated. The appraisers would then take this information and compare similar properties to determine a reasonable lease amount. RDC and the Common Council would both have to approve any lease agreements.

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

Felde asked why MCEDC does not obtain the appraisals rather than this commission. Surrisi said they could obtain the appraisals, but they receive funding from the city and other governmental entities, so for practicality purposes it would make more sense to do it this way.

The motion carried.

TIF #4

**Update on River Gate South Project**

City Attorney Surrisi said there was a request for final payment from the developer for this project. Deputy Clerk Treasurer Collins said that several department heads had lists of outstanding punch list items that have not yet been completed. She noted that Clerk-Treasurer Xaver is against making this payment until all the items are addressed. Surrisi wanted to review the punch list, as he was not aware that there were still outstanding items.

Miley added that he feels the list is substantial. Ellinger said he thinks there are too many items and does not feel a payment should be made. Surrisi said the list will be sent to the developer to address.

Commissioners Ellinger and Felde moved and seconded to deny payment due to the outstanding punch list items.

Felde added that she would like the developer to restore the planters and landscaping to their original 2012 specifications when this area was developed.

The motion carried to deny the pay request.

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TIF #5

**Update on Winona Building Products**

City Attorney Surrisi said the documents have been signed for the closing of the bonds. There has been another delay on the closing date, but is now scheduled for January 23<sup>rd</sup>.

TIF #6

**Update on Centennial Crossings**

City Attorney Surrisi said they are working towards finalizing everything and having documents to the commission at the next meeting. The timeline includes the Redevelopment Commission approving a TIF pledge resolution, which states that TIF generated from this project will go towards the bond payments. The public hearing of the Economic Development Commission is slated for February 24<sup>th</sup> with the bond ordinance being presented to the Common Council that same day. Baker Tilly is still working on the bond projections.

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 P & I
  - \$64,960.00 for semi-annual bond payment for River Park Square
- To be paid from TIF 1
  - \$15,354.86 to Lochmueller Group for Hoham Drive Reconstruction Project
  - \$156,520.00 to Old National Bank for City Hall Renovation Project bonds
  - \$12,000.00 to US 30 Coalition for 2020 US 30 Coalition Membership dues
  - \$21,615.21 to Lochmueller Group for Pioneer Drive Reconstruction Project

Commissioners Ellinger 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 – December, 2019 (TIF #1)
- 2000 TIF Trial Balance – December, 2019 (TIF #2)
- 2005 TIF Trial Balance – December, 2019 (TIF #3)
- 2016 TIF Trial Balance – December, 2019 (TIF #4)
- Memo from Clerk-Treasurer Dated January 16, 2020
- Baker Tilly Winona Project Bond Letter Dated January 14, 2020
- Baker Tilly Winona Project TIF Analysis Dated January 14, 2020

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

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The next meeting is scheduled for February 18, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:08 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.



Jeanine M. Xaver, IAMC / CMC

Clerk-Treasurer