

PLYMOUTH REDEVELOPMENT COMMISSION

April 16, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, April 16, 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, Craig Hopple, and Melissa Christiansen. City Engineer Rick Gaul, City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioner Tom Pedavoli arrived after roll call.

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the regular session and executive session of March 19, 2019. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on April 5, 2019:

116 Legals

Allocation Area for purposes of tax increment financing for TIF #6, along with an Economic Development Plan, and initial project list including: 1) financing of improvements in support of the proposed Centennial Crossing housing development to be constructed within the Area, by Construction Management & Design, Inc., and/or its affiliated companies, in cooperation with the landowners, Carl D. & Tanya L. Stockberger, through participation in a bond issuance with the approval and action of the Plymouth Economic Development Commission and Plymouth Common Council in an approximate amount of \$2,000,000.00.

Since the adoption of the Declaratory Resolution, the Plymouth Plan Commission approved of the Plymouth Redevelopment Commission's proposed actions by its adoption of Resolution No. 2019-843; and the Plymouth Common Council also approved by its adoption of Resolution No. 2019-844. The statutory procedure now requires a public hearing before the Plymouth Redevelopment Commission immediately after which the Commission shall consider adoption of Confirmatory Resolution No. 2019-849. Copies of the Confirmatory Resolution, and all supporting documentation including any maps and plats that have been prepared, may be examined at the office of the Clerk-Treasurer, 124 N. Michigan Street, Plymouth, Indiana, during regu-

116 Legals

lar business hours beginning the day of publication of this Notice.

Notice is further given that the Commission on Tuesday, April 16, 2019, at the hour of 5:30 p.m., in the Council Chamber of the City Building, 124 N. Michigan Street (Garro Street entrance, Second Floor), Plymouth, Indiana, will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed economic development project and will determine the public utility and benefit of the proposed project. At the time fixed for hearing or at any time prior thereto, any person interested in the proceedings may file a written remonstrance with the Secretary of the Commission. At such hearing, which may be adjourned from time to time, the Commission will hear all persons interested in the proceedings and all remonstrances that have been filed. After considering this evidence, the Commission will take final action by either confirming, modifying and confirming, or rescinding Resolution No. 2019-841.

116 Legals

Dated this 5th day of April, 2019

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April 5, 2019 PN201901 aspx

NOTICE TO TAXPAYERS AND ALL OTHER PERSONS AFFECTED BY ADOPTION AND CONTENT OF RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION AND NOTICE OF PUBLIC HEARING ON RESOLUTION

Taxpayers of the Plymouth Redevelopment District ("District") and all other persons affected are hereby notified that Declaratory Resolution No. 2019-841, which establishes the Plymouth-Goshen Trail Economic Development Area, commonly known as TIF District #6, was introduced and adopted at the Plymouth Redevelopment Commission's February 19, 2019, meeting. At the Commission's April 16, 2019, meeting, a public hearing will be held on this matter and the Commission shall consider adoption of Confirmatory Resolution No. 2019-849, the substance of which provides, in part, as follows:

Resolution No. 2019-849 confirms the establishment of an

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Commission Members Felde and Ellinger moved and seconded to open the public hearing regarding the establishment of the Plymouth-Goshen Trail Economic Development Area. The motion carried.

City Attorney Surrisi said that Redevelopment Commission approved a declaratory resolution regarding the establishment of this new TIF district. He explained that the Plan Commission and Common Council have both approved resolutions deeming this project to be within the goals of the comprehensive plan. The next step is for the Redevelopment Commission to hold a public hearing and lastly to consider a confirming resolution for the creation of the TIF district.

Part of the process was the creation of a tax impact statement, which Heidi Amspaugh of Baker Tilly Municipal Advisors was present to discuss and answer questions. The impact statement was sent to the overlapping taxing units ten days prior to this public hearing. Amspaugh explained that the creation of the TIF district allows the Redevelopment Commission the capability to capture any non-residential properties within the allocation area boundaries. The Centennial Crossings housing development is what will be included in the allocation area. She said that the creation of this TIF district will not have any impact on the overlapping taxing units because this development would not be occurring if not for the incentives provided to the developer with the creation of the TIF district. Amspaugh said that the TIF district has a life-span of 25 years, which will not begin until the issuance of bonds or long-term obligations are in place.

The base date for the assessed value of all parcels located within the TIF district are as of January 1, 2019. Therefore, all of the net assessed values of all the parcels within the allocated area will make up the base value. Each taxing unit will continue to receive taxes that are generated from that base assessed value. The Redevelopment Commission will capture any increase in assessed value from the base value, and that is what will be pledged towards bonds or to pay back into the TIF area. They are estimating about \$10 million of incremental assessed value to be generated from this development.

Miley asked how this would impact the school's tax referendum if it should pass at the primary elections in May. Amspaugh said that if any overlapping taxing district passes a referendum or levy through an operating referendum, that is actually outside of the TIF area so the TIF cannot capture that rate. If it passes, it would not have any effect on the figures provided in the tax impact statement.

Felde asked which part of the project would be considered non-residential. Amspaugh explained that all of the units, with the exception of the single-family homes, would be captured in the TIF area.

Miley offered the privilege of the floor to the public. There were no comments.

Commission Members Felde and Hopple moved and seconded to close the public hearing. The motion carried.

TIF #1

City Office Renovation Project Update

City Attorney Surrisi said that the commission approved moving forward with the final payment at the last meeting with the caveat that paperwork for Change Order #5 needed to be completed.

Commissioners Ellinger and Pedavoli moved and seconded to approve Change Order #5 in the amount of \$14,349.00. The motion carried.

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Update on Hoham Drive

City Engineer Rick Gaul updated the commission on the Hoham Drive Project. Reviewed the following information:

CITY OF PLYMOUTH
REDEVELOPMENT COMMISSION
HOHAM DRIVE RECONSTRUCT
DES# 1600926

PROPOSED LETTING DATE 8/11/2021
CONSTRUCTION ESTIMATE \$ 2.4 M

PRELIMINARY ENGINEERING
LOCHMUELLER GROUP

APRIL 2019 TASK	CURRENT		PREVIOUS		PRELIMINARY ENGINEERING	
	% COMPLETE	COST TO DATE	% COMPLETE	COST TO DATE	COSTS REMAINING	TOTAL COSTS
TOPOGRAPHIC SURVEY	100%	\$ 30,200.00	100%	\$ 30,200.00	\$ -	\$ 30,200.00
ENVIRONMENTAL DOC	64%	\$ 23,689.62	38%	\$ 22,841.61	\$ 13,610.38	\$ 37,300.00
PUBLIC HEARING	0%	\$ -	0%	\$ -	\$ 6,500.00	\$ 6,500.00
ROAD DESIGN & PLANS	25%	\$ 38,171.70	24%	\$ 38,024.45	\$ 112,228.30	\$ 150,400.00
STORMWATER ANALYSIS & REP	100%	\$ 16,800.00	100%	\$ 16,800.00	\$ -	\$ 16,800.00
404/401 PERMIT APPLICATION	0%	\$ -	0%	\$ -	\$ 3,300.00	\$ 3,300.00
RULE 5 PERMIT & SWPPP	0%	\$ -	0%	\$ -	\$ 4,900.00	\$ 4,900.00
IDNR CONST FLOOD PERMIT	0%	\$ -	0%	\$ -	\$ 4,800.00	\$ 4,800.00
UTILITY COORDINATION	11%	\$ 989.86	11%	\$ 989.86	\$ 8,110.14	\$ 9,100.00
GEO TECHNICAL INVESTIGATION	0%	\$ -	0%	\$ -	\$ 10,980.00	\$ 10,980.00
BID PHASE (HOURLY RATE - NTE)	0%	\$ -	0%	\$ -	\$ 5,700.00	\$ 5,700.00
TITLE REPORTS	0%	\$ -	0%	\$ -	\$ 5,225.00	\$ 5,225.00
ROW ENGINEERING	0%	\$ -	0%	\$ -	\$ 26,400.00	\$ 26,400.00
ROW STAKING	0%	\$ -	0%	\$ -	\$ 7,150.00	\$ 7,150.00
APPRAISAL PROBLEM ANALYSIS	0%	\$ -	0%	\$ -	\$ 2,750.00	\$ 2,750.00
TOTAL	34.17%	\$ 109,851.18	30%	\$ 108,855.92	\$ 211,653.82	\$ 321,505.00

Gaul said we have a preliminary field check scheduled for April 23rd. INDOT has requested that we begin moving the right-of-services now. The city can move forward with this work prior to the environmental document approval; however, the buyer cannot make contact with the owner of the property. This means we can begin getting appraisals and save some time on the project. The city will need to enter into a supplement agreement with Lochmueller Group, which will allow us to get a head start on the project. Gaul said next month, they will continue with utilities and submit the environmental document to INDOT.

TIF #2

No updates.

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TIF #3

Update on Aquatics Center Project

Surrisi said that the project is still on schedule. The Early Childhood Learning Center / United Way building just received an occupancy permit today. They are looking towards May to begin operations from this building.

Surrisi said the aquatics center is on schedule. Concrete work continues on the pool area and the grading work on some of the land between the two new buildings has been completed.

Commissioner Felde asked if there were any updates on the capital campaign for additional fundraising. Surrisi said those efforts continue and they have had some donations coming in as recently as earlier today. One of the donations is from the Board of Public Works and Safety totaling more than \$142,000.

Resolution 2019-845, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3) As Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended by Resolution No. 2005-227, Resolution No. 2006-278, Resolution No. 2012-535, Resolution No. 2015-651, and Resolution No. 2016-713, and Designating Pretzels, Inc. as a Designated Taxpayer

Surrisi said that this resolution will be discussed at the next Redevelopment Commission meeting.

TIF #4

Update on River Gate South Project

No updates.

TIF #5

Update on Winona Building Products

Surrisi said he has been in communications with Winona Building Products. They are pursuing additional funding through New Market Tax Credits and right now we are waiting on their lead. He said he anticipates that it would have to come together some time this year so that we are able to capture the TIF and direct it towards the bond.

TIF #6

Resolution

City Attorney Surrisi presented Resolution No. 2019-849, A Confirmatory Resolution by the Plymouth Redevelopment Commission Establishing the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for Purposes of Tax Increment Financing. He explained that this is the last step in creating the new TIF district.

Commissioners Hopple and Felde moved and seconded to approve Resolution No. 2019-849, A Confirmatory Resolution by the Plymouth Redevelopment Commission Establishing the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for Purposes of Tax Increment Financing. The motion carried.

Approval of Redevelopment Invoices

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

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- To be paid from TIF 1
 - Progress payment to Lochmueller Group for work on the Hoham Drive Reconstruction Project for work in February, 2019 in the amount of \$995.26
- To be paid from City Building Project Construction Fund
 - Release of retainage to Michiana Contracting for work on the City Hall Project in the amount of \$217,805.00

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

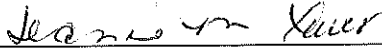
Commissioners Felde and Hopple moved and seconded to approve city hall project Pay Affidavit #16. The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – March, 2019 (TIF #1)
- 2000 TIF Trial Balance – March, 2019 (TIF #2)
- 2005 TIF Trial Balance – March, 2019 (TIF #3)
- 2016 TIF Trial Balance – March, 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 May 21, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:00 p.m. after a motion and second by Commissioners Felde and Hopple. The motion carried.



Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer