

# PLYMOUTH REDEVELOPMENT COMMISSION

December 20, 2022

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The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on December 20, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple, Dr. Tom Pedavoli and Melissa Christiansen who were present at the meeting. Other attendees included Mayor Senter, Clerk-Treasurer Gorski and Utility Superintendent Davidson. The public was not able to see and hear the meeting through Microsoft Teams.

Commissioners Ellinger and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of November 15, 2022 as presented. The motion carried.

## TIF #1: U.S. 30 / Oak Road Economic Development Area

### **Hoham Drive Update**

Utility Superintendent Donnie Davidson was here to speak on the Hoham Drive Update. He states that they held a preconstruction meeting today. He states that the status on NIPSCO moving their electric is that they have four poles left to complete their move and they should have it done by the end of the year. He adds that is dependent on the weather. He states that the gas will start after that and they don't want to start the relocation of the gas line until March as it is difficult to work in this weather. He lists that there is still minor work left for Brightspeed, Comcast, and Choicelight. He states that in March, Milestone will start installing the detention pond for the stormwater. He explains that in May they will start installing underground water mains and storm sewer relocations. He states that the project is expected to be complete by the end of the year.

## TIF #2: East Jefferson / Central Business Economic Development Area

There were no updates at this time.

## TIF #3: U.S. 30 / Pine Road Economic Development Area

### **Wastewater Solar Project**

Utility Superintendent Donnie Davidson was here to speak on the Wastewater Solar Project. He states the contractor has all of the framework completed and the panels are all up with the exception of a few where the H-frames are going to go where the meter bases are going to be placed. He states that the conduits are all in and they expect to start pulling wire soon after the holidays. He states that they still have some tie ins at the transformer which has to be coordinated with NIPSCO. He explains that in trying to align the startup of the project with the school, they expect Martin Luther King Day since school has to be out due to power being dropped. He states that in mid-to-late January the project should be energized.

Felde asks if that is acceptable for the construction schedule and getting that 2022 funding.

Davidson responds by agreeing and stating that one of the triggering mechanisms is that the project cannot be started up before January 1<sup>st</sup>. He adds that there is a very questionable area in which they are flagging January 15<sup>th</sup> so to just be safe they do not want to startup until after that point so they do not disqualify themselves of those rebates. He states that one thing Baker Tilly and himself did discover while looking into the project a little bit deeper is that they may be eligible for an additional 10% on top of the 30% due to the materials being made in the United States. He states that some of the panels were made in Canada but it is his understanding that also qualifies as being made in America so they can potentially have a 40% rebate. He adds that rebate will not materialize until the project has been online for a year and at that point they will reimburse up to \$400,000 if everything falls into place.

## TIF #4: South Gateway / Western Downtown Economic Development Area

There were no updates at this time.

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## TIF #5: Western Avenue Economic Development Area

There were no updates at this time.

## TIF #6: Plymouth/Goshen Trail Economic Development Area

### **Update on Centennial Crossings**

There were no updates at this time.

## TIF#7: Pretzel's Air Parcel

There were no updates at this time.

## Other Business:

Felde asks if River Park Square Phase 2 is complete.

Mayor Senter responds by stating that there are still some things to do out in River Park. He states that as for the Historic Footbridge, they applied for that in November of 2017 and during the flood of 2018 found out they got it. He states that he was not expecting in any way shape or form receiving that grant as transportation enhancement grants that INDOT has have taken 3-4 times to get approved. He adds it took them 3-4 times to get the second phase of the Greenways Trail. He states that two weeks ago he walked out to the bridge just to see it and ran into an older gentleman walking the bridge. He states that when he approached the man, he introduced himself and stated that he came up from Bloomington, Indiana to see the bridge he designed. He states that the bridge no longer sways when you have 3-4 people on it. He states that the lights will be in March or April and he is looking forward to it.

Mayor Senter states that he did speak to the School Superintendent, Mitch Mawhorter, and the school board will be appointing a new person to replace Melissa Christiansen on the 10<sup>th</sup> of January prior to the next meeting of the Redevelopment Commission.

Miley wished to thank Melissa Christiansen on behalf of the Redevelopment Commission for her time. He states that he has always appreciated her contributions to the board. He explains that her opinions were always well thought out and very thoughtful and it has meant a lot to this board. He states that even though she couldn't vote, her opinions were highly valued and everyone respected what she had to say. He thanks her for giving her time to both this board and the school board.

## Approval of Redevelopment Invoices

### **Check Register:**

#### **Paid from TIF 1**

Clerk-Treasurer

Transfer for Bond Payment for  
Water Works Revenue Bond of  
2015

\$27,500.00

#### **Paid from TIF 2**

Clerk-Treasurer

Transfer for Bond Payment for  
River Park Square Phase 1

\$65,160.00

#### **Paid from TIF 3**

Pilot News

Legal Ad for Declaratory  
Resolution # 2022-1022

\$24.43

#### **Paid from TIF 7**

Bank of Oklahoma

Bond – Pretzels 2019

\$106,803.50

**Total Amount of Claims \$199,487.93**

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Commissioners Felde and Pedavoli moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

## Acceptance of Communications

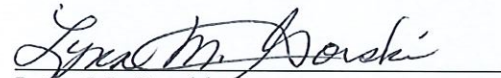
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – November 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – November 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – November 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – November 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – November 2022 (TIF #7 Pretzels Air Parcel)

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

## Adjournment

The next meeting is scheduled for January 17, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:43 p.m. after a motion and second by Commissioners Felde and Hopple. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer