

# PLYMOUTH REDEVELOPMENT COMMISSION

January 17, 2023

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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 January 17, 2023 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Dr. Tom Pedavoli and Kurt Christiansen who were present at the meeting. Commissioner Craig Hopple was absent. Other attendees included Mayor Senter, City Attorney Surrisi, Clerk-Treasurer Gorski and Utility Superintendent Davidson. The public was able to see and hear the meeting through Microsoft Teams.

## Proclamation City of Plymouth January 17, 2023

### *WHEREAS,*

*Melissa Christiansen has dedicated her life to this community, and has demonstrated in many practical ways her deep and genuine love for the City of Plymouth and especially the Plymouth School Corporation and the Redevelopment Commission; and*

### *WHEREAS,*

*Melissa worked for the United States Department of Agriculture for 37 years as a Business Program Specialist in Logansport, Rochester, Plymouth and Knox; and*

### *WHEREAS,*

*Melissa also served on the Plymouth Community School Board for four terms, retiring at the end of 2022. Chosen by her school board peers, she spent 13 of those 16 years as the non-voting member of the Plymouth Redevelopment Commission always with great spirit, input and ideas; and*

### *WHEREAS,*

*Under Melissa's quiet leadership, the RDC has accomplished a lot including River Park Square, River Gate South, the Susan Bardwell Aquatics Center and the renovation of Plymouth City Hall; and*

### *WHEREAS,*

*In her retirement, she plans to spend more time with grandkids Max, Remy & Silas in Austin, Texas as well as Anne in Nashville, Tennessee. She also plans to stay active as treasurer of the local Purdue Alumni Association and a member of the Plymouth Rotary Club; and*

### *WHEREAS,*

*Melissa's leadership and commitment to our community is renowned statewide and she has earned the respect of other government leaders and the affection of a host of area residents who are proud to call her "friend"; and*

*NOW, therefore, I, Mark Senter, by the virtue of the authority vested in me as Mayor, and on behalf of the entire City Council and all our citizens, do hereby present the Key to the City of Plymouth to Melissa Christiansen and wish her the best in all her future endeavors.*

*Mark Senter, Mayor*

*City of Plymouth*

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Mayor Senter requested to have the floor for a couple minutes as to read aloud the proclamation listed above and present Melissa Christiansen the Key to the City of Plymouth.

Christiansen states that it was an honor to serve with the Redevelopment Commission and all who had served before them.

Miley states that it has been an honor to serve with Christiansen and thanks her for 13 years of devotion to the Redevelopment Commission. He explains that it says a lot when you come back for a second time and he understands that she has never had a vote but they have all appreciated her input since she always had very thoughtful recommendations and ideas.

## **Oaths of Office were administered to the following Members:**

Mike Miley  
Billy Ellinger  
Nancy Felde  
Thomas Pedavoli  
Kurt Christiansen

Commissioners Ellinger and Felde motioned and seconded to retain the current slate of officers. The motion carried.

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

Commissioners Felde and Ellinger motioned 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 Felde and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of December 20, 2022 as presented. The motion carried.

Miley wished to formally recognize their new member Kurt Christiansen from the school board.

Mayor Senter asked for Christiansen to introduce himself.

Christiansen states that he has been in Plymouth for five to six years now. He explains that he has three children with his youngest going to Menominee and his oldest going to Culver Academies. He states that he is a teacher at Culver. He explains that he has been teaching now for about twenty years and he originally moved to the northern part of the state after starting his career in Indianapolis and he is excited to serve the community. He believes that his background in education would be a good way to try and serve so he ran for the school board and he has served on that board for two years now and that he is looking forward to serving on this board.

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

### **Hoham Drive Update**

City Attorney Surrisi was here to speak on the Hoham Drive Update. He states that back on December 20<sup>th</sup> they had their preconstruction meeting out at the Street Department. He states that Milestone Construction is the contractor, they were in attendance along with various representatives from Lochmueller's Engineering Firm that is managing the construction and all of the utilities are involved in the project alongside city staff. He explains that they received updates on Milestone's proposed construction schedule and received information from INDOT about all the various labor requirements and how they plan to move forward. He states that the schedule right now is not until sometime in the early Summer that they would

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be clear to start their work but they would like to get started in the Spring around the March-April timeframe doing the underground stormwater detention in front of the NIPSCO building on Hoham Drive. He states that Lochmueller has not given them the greenlight on that and suggested they play it by ear to see how the utility relocation work is going as they get into the Spring. He states that if weather continues like this then they can get started but they don't want to make any promises to Milestone Construction as to avoid conflict with utilities that are still working to move things. He states that he is aware that they were concerned with NIPSCO having their high pressured gas line, in which he is unsure of whether or not that is a distribution line or a transmission line, but they wanted to make sure that was worked on before other stuff was to happen in that area.

Felde asks if the utilities are actually being moved and relocated out of the roadway.

Surrisi responds by stating that it is not out of the roadway but there are several different types of utilities that need to be moved a little bit. He states that you can already see that Nipsco put in some new power poles that have moved further out due to the purchase of additional right-of-way along the road. He adds that they moved a few feet either to the north or to the south dependent on the side of roadway in which the pole is on. He states that there is different gas, water and sewer that is within the roadway that may have to move some.

Utility Superintendent Davidson states that the water main would have to be replaced with a newer type of material. He states that they also wanted to get it off of the roadway as that helps as far as main breaks and things like that. He adds that they are also installing new storm sewers which is a reason why they are having to move some of the other utilities such as fiber and things like that since it will be on grade. He states that there is no adjusting that and there will be some conflicts there in trying to accommodate the other utilities to go around them as far as storm sewers.

Felde asks if the high-pressure line is going to be within the right-of-way.

Surrisi responds by stating that he believes that it already is.

Felde asks if it has to stay in the right-of-way.

Davidson responds by stating not necessarily. He states that down Hoham Drive to the west they do have a dedicated easement for that.

Mayor Senter wished to add that this particular plan has been discussed since his first meeting in January of 2008. He explains that in his first month in office, INDOT referenced this Hoham Drive Project.

Surrisi states that the good thing is that it largely will be completed this year but he believes that the official project end date is not until sometime next year but that is just for follow up little things.

Mayor Senter jokingly states to make that his last ribbon cutting.

## 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 that the project has a few electrical connections left until it is complete. He states that at this point they are targeting the 23<sup>rd</sup> or the 24<sup>th</sup> of January for startup. He adds that everything so far has gone really smooth

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and things are being coordinated with NIPSCO, Telamon and the installer. He states that at this point it should be up and running in another two weeks.

Felde asks what his plan is for the grounds.

Davidson responds by stating that currently they are looking at pollinators due to them being eligible for a complete grant. He explains that they will reimburse them for all the ground work, plantings and everything related to it.

Felde asks if that will work with their maintenance style.

Davidson responds by stating that he thinks that it will. He states that what he believes they are going to do is keep it more in front of the solar area and try to keep the area between the panels open so that maintenance can be performed on the unit.

Felde asks what the ground material would be under the unit.

Davidson responds by stating that it will be grass between the panels. He explains that they would have some mowing to do but the area underneath the panels would be shaded.

Felde asks how wide a band of pollinators.

Davidson responds by stating that it would be the entire front portion of that field.

Miley asks what pollinators are.

Felde responds by stating that they are plants that are native to the area.

Miley asks if they would be wildflowers.

Felde responds by stating that you could call it that. She states that she would call it flora because you can have grasses or you could have flora. She states that it would have blooms through the Spring to the Fall for butterflies and bees.

Miley asks due to the different varieties if that is why they bloom throughout the year.

Felde responds by stating it would be Asters in the Fall and Coneflowers in the Summer.

Miley asks if you see wildflowers in spots along State Highways.

Felde responds by stating that you occasionally will but not much anymore.

Davidson states that you should not be expecting any beautiful flower arrangements.

Felde adds that it would take it around three years to fully bloom.

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

There were no updates at this time.

TIF #5: Western Avenue Economic Development Area

There were no updates at this time.

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

### **Update on Centennial Crossings**

City Attorney Surrisi explains that they are close to having this project completed. He adds that there is still the dedication of the streets. He explains that the Mayor and himself have a meeting with Al Collins and Burke Richeson on some other matters in the morning and they will follow up with that. He presumes that real soon this will fall off the update list.

Miley asks how the construction is on the additional apartment units.

Surrisi responds by stating that it seems to be pretty good. He states that when he drove down US 30 late last week that it seemed like only the Senior building was still under construction but they seem to be close to wrapping up out there.

Felde asks if they have already started taking their draw.

Clerk-Treasurer Gorski responds by stating that they have paid interest twice now on their bond payments.

## TIF#7: Pretzel's Air Parcel

There were no updates at this time.

## Other Business:

### **MCEDC – Redevelopment Agreement**

Greg Hildebrand with MCEDC was here to speak on this. He states that traditionally the board has given this agreement to Marshall County Economic Development Corporation (MCEDC) and in years past it has been in the amount of \$30,000.00 for their work here in the community and county as a whole and he would ask for their continued support.

Surrisi believes that for the past 5-6 years that the Redevelopment Commission has been providing this agreement. He states that this year that agreement has been modified slightly in the amount and this has traditionally come to the Commission in the Fall of the year but with the transition in leadership at MCEDC that this was something that slipped through the cracks and they did not get it in front of them at that time. He states that the one change from this year is that it will be for \$37,500.00 and in past years the Redevelopment Commission has supported the cities work with the US 30 Coalition. He explains that the US 30 Coalition is a nonprofit advocacy group that has been working for the past 6-7 years now to advance US 30 to freeway status from Valparaiso all the way to the Ohio line. He states that the city has supported that work and it has started to gain some traction. The State is now doing a study to investigate what that route could look like and what the possibilities for it could be. He states that in the past the Commission has directly paid \$12,000.00 in dues to the US 30 Coalition and this year those dues went up to \$15,000.00 and in discussions with some of the County Commissioners is that they agreed to pay half of that bill. He states that instead of the Redevelopment Commission directly paying that bill that they would be passing it through to MCEDC and they would be paying what had been the cities portion of that. He states that MCEDC has served as one of two board members on that US 30 Coalition Board since they first been engaged with that. He lists that the Mayor is one of the board members while he is the Mayor's proxy. He lists Hildebrand is the MCEDC Representative on that board with Commissioner Mike Burroughs his proxy. He states that the only changes are the increase in the agreement to MCEDC but it is really a net savings to the Commission in that normally they would be seeing a \$12,000.00 invoice to US 30 Coalition and now they are only \$7,500.00 to support those services via the payment to MCEDC.

Felde asks in the last couple of years what the increase in the monetary amount has been in supporting MCEDC.

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Surrisi responds by stating that he believes that it has been at \$30,000.00 the entire time but it may have been the very first year he was here that it was amount less than that and he is not certain of that. He states that he knows that in the last several years it has stayed at \$30,000.00.

Commissioners Ellinger and Pedavoli moved and seconded to approve the Annual Economic Development Agreement with MCEDC as presented. The motion carried.

### **Discussion about Future PIDCO Project**

Surrisi states that a few months ago when Laura Walls was still here that they held some individual meetings with the Commission to talk about PIDCO's project with Plymouth Molding Group out on Commerce Street. He states that is underway but there was a request from PIDCO of rather than them seeking a tax abatement relative to the building which wouldn't work out in the scheme of things in the way of benefiting PIDCO. He explains that they had requested an arrangement with the Redevelopment Commission to provide some support for that project that would lead into some future projects that would be at a lesser expense or cost to the Redevelopment Commission in the sense that those taxes were abated so less TIF funds would ultimately fall into TIF #3 if an arrangement like this was realized.

Hildebrand states that he wished to refresh the Commission in the discussions. He explains that they talked about doing an abatement on the construction of Plymouth Molding Group's (PMG's) industrial spot there. He states that would be in a triple net lease pass through PIDCO onto PMG so PIDCO would not see any actual benefit from that tax abatement so in order to help incentivize PIDCO to do additional projects like this that it would be better to pass that onto them. He states that one of the things that they have come up with was that the proceeds from that TIF that this is expected to generate that they pass \$30,000.00/ year onto PIDCO for two years so that they would be able to look at other opportunities like this. He states that is what they would like to do with that program.

Surrisi states that they would just like to introduce this concept publicly and spark some discussion. He explains that if there is momentum to explore it further that they would come up with a concrete proposal and some documentation at future meetings to put together a project like this one.

Hildebrand states that as far as the progress to the PMG building is that they are waiting on NIPSCO for transformers as they are really hard to get right now. He states that not just with the supply chain interruption but also with the hurricanes that they were put on hold. He states that unfortunately they are finishing up the building on a 100-amp service and it has been cumbersome for them.

Don Wendel with PIDCO states that in answering the question of why you would want to help fund PIDCO is for future projects just like this. He states that PMG was actively looking outside of the city to move their facility until PIDCO got involved and offered them a good lease rate. He states that in the past they promised that they would not come looking at a tax abatement but this was an idea so that they could still capture some of the money to look at future projects just like this. He states that it is no secret that PIDCO is almost out of grounds and they are actively out looking at ground to either purchase or have an option on. He states that if not then PIDCO may be out of the industrial development business and this year was a good win as they were looking at another city to move their employment to and they were able to strike a deal that both kept them here and was also able to increase their employment. He states that is the reason why they are looking at it as a means to further other projects just like this one.

Surrisi states that they would have to go through the whole process of making it into a resolution to make it a designated project and once it makes it through the approvals from the Redevelopment Commission, Plan Commission and the City Council they will hold a public hearing. He states that after that process they can then engage in some kind of development agreement or something that would lay out the details of that so this is at minimum a two or three month process before they can start moving along there. He asks Wendel when this process started.

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Wendel responds by stating that this process all started in 2022.

Surrisi states that this is first getting accessed now and it wouldn't even be until 2023 pay 2024 until the first TIF dollars would be realized so it is a ways off before any agreements would be in place.

Felde states that it is nice that PIDCO stepped up and encouraged this company to stay but she is having trouble understanding why the company wouldn't just come to the Redevelopment Commission and ask for the abatement instead of going through PIDCO.

Hildebrand states that they would not be eligible as they are not the owner of the building. He states that they had leased that building from PIDCO and with PIDCO being the owner and constructor of that building would be coming to you for a tax abatement. He states that they could come for a tax abatement but they believed that this would be better for everyone involved. He states that the money that was mentioned would be passed through in a triple net lease where the occupant is responsible for property taxes. He states that the property taxes would bill PIDCO but PMG would be responsible for paying those so that is why they did not come for a tax abatement.

Felde asks if PIDCO can still afford the equipment that still waiting to be paid for and supplied before this schedule now.

Hildebrand responds by stated that PIDCO can still afford the equipment but what this would be helpful for is down the road. He states that they are looking at additional land and they are trying to get their finances in order for that.

Felde states that she understands that part and that is where she is having trouble understanding as that is PIDCO's business and not their business on money for them to gather land. She states if it is PIDCO's place, they want to finish building it and it will be a two-year event theoretically then is that really what it is. She states that if the money is supposed to be used for some other land purchases down the road then she will need some convincing.

Wendel states that they have the wherewithal mostly through borrowing of finishing this project and that isn't the issue. He states that they did not want to come, in which they could have, ask for abatements for the facility but they chose not to ask as they were in a lease situation that they thought it would be better to go this route. He states that it is different then how most projects have gone and he does not know if PMG is going for a tax abatement.

Hildebrand states that they are going for a personnel property tax abatement for the equipment machinery that they are bringing in.

Wendel states that they could have done the same thing with the land but they just didn't want to.

Miley wished to make it clear that would not have come before this body.

Felde states that the abatement would go to the City Council.

Surrisi asks Hildebrand if he can share the study he had Baker Tilly prepare. Hildebrand agrees. Surrisi states that he is not sure if it was discussed at the individual meetings they had but MCEDC commissioned a study from Baker Tilly to look at what a tax abatement on that building would have generated in terms of the dollar amount and that will be distributed so they can have that in the communications of the next meeting. He states that the \$60,000.00 that they are talking about versus the 7-year phase in real property tax abatement is considerably less than what they would lose so there will be a lot more TIF revenue

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generated by the fact that they forego the tax abatement route. He states that will provide them with additional opportunities to do other projects with that revenue and support PIDCO. He asks if they are still in the process of working with Troyer Group.

Wendel responds by stating that they are still working with them and that is still in the works. He states that they had one meeting and he believes they have one meeting scheduled or potentially scheduled to look at all ground and building projects available for development.

Hildebrand states that with the city going through a Comprehensive Plan right now that he has encouraged members of PIDCO to get involved with that Comprehensive Plan so PIDCO can be integrated into looking at what the city wants to accomplish and how they can fit into that scheme. He states that as far as planning is involved that they are working with Plymouth on that Comprehensive Plan to see where PIDCO falls into that.

Surrisi states that with both of these businesses going through this visioning process and with these funds not coming online for a few more years that the thought is that PIDCO has been a great partner with the Redevelopment Commission and the city for a generation. He states that within the last number of years with the Pretzel's Inc. Project and the INDOT project that is located in the area and other developments that they have positioned them to be better equipped to partner with the Redevelopment Commission on other projects.

Felde asks for clarification that there will be a split that the building TIF revenue is PIDCO's task to pay for but the equipment in the building PMG's task to pay for. Wendel agrees. Felde clarifies that these two years of \$30,000.00/ year would come out of their part for it and that revenue from the fixtures is different. Wendel and Surrisi agree.

Surrisi states that there is not any action needed on this but rather that they would just like to get this out there and then plan on bringing forward a resolution to start the project designation process for the project list. Surrisi provides a rundown that is listed below of the process for Kurt Christiansen.

Larger projects that are going to be paid for with TIF revenue first need to be outlined on a project list for each of the various districts. There is a process for that where first it gets approved in a resolution by the Redevelopment Commission and then it is sent to the Plan Commission and the City Council to see if what they are trying to do meets the goals of the cities Comprehensive Plan. It then comes back to you for a public hearing where anybody from the public can come and speak to the project and all of the overlapping taxing entities such as the School Board gets a notice that states they will be talking about a project where TIF revenue will be used in the future. After that hearing then the Redevelopment Commission has an opportunity to pass a confirming resolution that states they do want this project added to their project list. That does not mean the project is going to happen but rather that just means you are eligible to do the project later once more detailed proposals are made and approved.

## Approval of Redevelopment Invoices

### **Check Register:**

#### **To be paid from TIF 1**

Old National Bank	Semi-annual Bond for City Hall Construction Project	\$158,250.00
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#### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$449.87
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$1,300.53



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**To be paid from TIF 2**

Bank of New York Mellon	Centennial Crossings Bond Interest	\$23,987.50
Transfer to TIF P&I Fund	Semi-annual Principal and Interest	\$65,160.00

**To be paid from TIF 3**

1 <sup>st</sup> Source Bank-Trustee	Bond Payment for Aquatic Center	\$249,430.03
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**Total Amount of Claims \$498,577.93**

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:

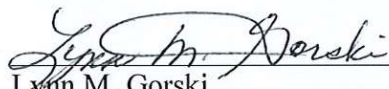
- 1993 TIF Trial Balance – December 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – December 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – December 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance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

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

Felde asks if TIF's 1-3 could have titles put onto the financial reports. Reports have been corrected.

Adjournment

The next meeting is scheduled for February 21, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:12 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer