

PLYMOUTH REDEVELOPMENT COMMISSION

February 21, 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 February 21, 2023 at 6:00 p.m.

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

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of January 17, 2023 as presented. The motion carried.

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 they are continuing with their utility relocation until around Spring. He adds that he has had nothing negative brought to his attention in regards to that.

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

Surrisi states that they are still expecting completion of River Park Square Phase Two sometime this Spring. He states there are still a handful of items that need to be completed down there that they will be wrapping up once the weather is consistently good enough.

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 on February 9th four of the five converters were commissioned and on the following day, the 10th, the two-way meter was installed by NIPSCO. He states later on that afternoon the unit was turned on and they were producing electricity and on some of the bright sunny days they were producing more than they were using with just four of the five converters in operation. He explains that they have come back a couple times to do some troubleshooting and they have pulled some new wire that apparently was scuffed that caused some fuses to blow. He states that they are also in the process of installing the communication cable so they can view the actual operations of the unit. He states that they are looking into the possibility of getting a display screen on the city's website so if anyone enjoys watching paint dry, they can actually see what it is doing. He adds that it is somewhat interesting for about fifteen seconds.

Resolution No. 2023-1035, 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

Surrisi introduces Resolution No. 2023-1035 and explains that this was discussed last month. He states to get the process started to add this to their project list of supporting PIDCO's development in TIF District #3. He explains that they discussed the Plymouth Molding Group building that they built and the prospect of assisting them with other projects and this would authorize up to \$60,000.00 in support over a couple year period. He states that this Resolution would then be considered by the Plan Commission, the City Council and then come back to the Redevelopment Commission for a public hearing to confirm the Resolution. He states that depending on the timing of when the meetings fall that they may get this back at their next meeting or the one after that as they have to have the 10-day public notice after the City Council's approval to notify for the public hearing. He states that Greg Hildebrand with MCEDC and Don Wendel with PIDCO are here if they have questions for them as well.

Miley clarifies that this is just getting it on the project list and that it is not committing to anything at any point just to be clear. Surrisi agrees.

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Commissioners Pedavoli and Ellinger moved and seconded to approve Resolution No. 2023-1035, 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 as presented. The motion carried.

RESOLUTION 2023-1035

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

WHEREAS, by Resolution 2004-161, confirmed on February 23, 2004, the Plymouth Redevelopment Commission ("Commission") established the allocation area and the original projects for what is formally named the US 30/Pine Road Economic Development Area ("the Area"), and commonly referred to now as TIF # 3. Subsequent amendments by various resolutions have expanded and clarified matters regarding the Area through the years; and,

WHEREAS, the Area established by said Resolution continues to operate; and,

WHEREAS, the Commission has investigated, studied, and considered the need for further economic development in the Area; and,

WHEREAS, the Commission has determined that it would be beneficial to the Area, and that it would be beneficial to the public health, welfare, and economic well-being of the community-at-large, to support Plymouth Industrial Development Corporation's industrial developments within the Area; and,

WHEREAS, the Commission's contribution toward Plymouth Industrial Development Corporation's industrial developments within the Area is anticipated to be approximately \$60,000.00; and,

WHEREAS, the substance of this Resolution must also be confirmed by the Plymouth Plan Commission and the Plymouth Common Council. If approved by those entities, the matter returns to the Commission for a public hearing and the consideration of a confirmatory resolution. Public debate is welcomed and encouraged.

NOW, THEREFORE, BE IT RESOLVED by the Plymouth Redevelopment Commission as follows:

Section 1. Resolution No. 2004-161, and its later amendments, is hereby further amended by adding to the Specific List of Projects set forth within the Economic Development Plan, the following:

- a. Support for industrial developments by Plymouth Industrial Development Corporation within the Area.

Section 2. The expense to the Commission for contributing to this project is anticipated to be approximately \$60,000.00.

Section 3. The Commission makes the following findings:

- a. All proper notices have been or will be sent and published, as required by law;
b. A public hearing on this Resolution will be held at a future meeting of the Commission, as required by law;
c. The added project is both reasonable and appropriate when considered in relation to the Area's original plan and the purposes of Indiana Code 36-7-14;
d. The added project delineated in Section 1. is adjacent and connected to the allocation and development Area;
e. It will be of public utility and benefit to amend the Resolution and the Plan to include the project as described in Section 1; and,
f. The added project that is the subject of this Declaratory Resolution conforms to the Comprehensive Plan for the City of Plymouth.

Section 4. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, the concurrence of the Plymouth Plan Commission, the concurrence of the Plymouth Common Council, and after a public hearing by the Redevelopment Commission to consider a confirmatory resolution, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 21st day of February, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

Handwritten signatures for President, Vice President, and Member.

Member

Member

ATTEST:

Handwritten signature of Lynn M. Gorski, Clerk-Treasurer.

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.

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:

There were no updates at this time.

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Approval of Redevelopment Invoices

Check Register:

Hoham Drive Grant - TIF 1

Lochmueller Group LLC Engineering Services for Reconstruction of Hoham Drive \$3,172.97

To be Paid from Hoham Drive Grant - TIF 1

Lochmueller Group LLC Engineering Services for Reconstruction of Hoham Drive \$558.47

To be paid from TIF 1

Marshall Co. EDC Annual Economic Development Agreement \$37,500.00

To be paid from TIF 5

Bank of New York Mellon Bond Trustee Fee for Winona \$1,350.00

Total Amount of Claims \$41,231.44

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

Acceptance of Communications

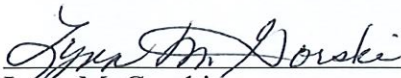
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – January 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – January 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – January 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – January 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – January 2023 (TIF #7 Pretzels Air Parcel)

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

Adjournment

The next meeting is scheduled for March 21, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:07 p.m. after a motion and second by Commissioners Ellinger and Pedavoli. The motion carried.



Lynn M. Gorski
Clerk-Treasurer