

# PLYMOUTH REDEVELOPMENT COMMISSION

March 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 March 21, 2023 at 5:30 p.m.

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

Commissioners Ellinger and Felde moved and seconded to approve the minutes of the last Regular Session meeting of February 21, 2023 with corrections by Commissioner Felde. 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 received an email today that there is a new Project Manager from Lochmueller Group. He explains this isn't a big deal at this stage as the construction phase of the work has not really started. He states the utility relocation is still ongoing with NIPSCO Electric being largely done with their work and NIPSCO Gas still working. He adds in April that Milestone Construction will be starting the stormwater work. He reminds the Commission they brought some property from NIPSCO in front of their office facility there on Hoham Drive and they are going to be building an underground retention tank area, the work is going to start in April. He states once the work actually starts that Lochmueller Group will begin to hold bi-weekly construction progress meetings. Once those are scheduled, he will let them know in case one of the Commissioners would have time and wishes to sit in on one of those.

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

Surrisi explains that the River Park Square Phase Two Project is getting near the end and they expect within the next couple weeks that they will get the final items done. He states that one thing the Mayor had been asking about was the permanent cornhole boards and they were assured today they will arrive and be installed soon. He states they are planning in the second week of April to have a substantial competition walkthrough with Mike Reese, the Engineer from Troyer Group, and the contractors so once they have that date scheduled, he will also let the Commission know in case anyone was interested in attending that.

Felde asks if they would be receiving an email in regards to that. Surrisi agrees. Felde asks if people will be supplying their own cornhole bags.

Surrisi responds by stating that he believes so as they have no way to leave them out there aside from it just being on the honor system to not take them.

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

Surrisi states that he would anticipate next meeting they might be advancing some documents to review for hotel project. He states in the coming months there will also be discussion about improvements at Pioneer Drive and Commerce Street. He explains that was a project that they had approved and they have VS Engineering that is working on design for Commerce Street improvements. He states they will be getting to a stage where that will be closer to start talking about.

Mayor Senter asks if he is referring to Pioneer Drive from US 30 to Commerce Street.

Surrisi responds by stating that Commerce Street west to where the pavement ends and the gravel road starts is one project. He states he had spoken to Street Superintendent Marquardt today, and he mentioned the Redevelopment Commission previously added Improvements to Pioneer Drive to their project list and they did some north of Gary Drive, where the entryway to the Truckstop enters, and he had mentioned that the condition from INDOT's right-of-way north of US 30 to north of Gary Drive was in pretty poor shape.



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He explains that they have a meeting next Monday morning where the Mayor, City Attorney, Utility Superintendent, GIS Coordinator and Street Superintendent will discuss with VS Engineering about where they are at with the Commerce Street design and talk about the area north of US 30 that has been a problem.

Miley asks if there was hope at one time where INDOT would do something.

Surrisi responds by stating that is why they left it out of their new project as they were building their new facility off of Pioneer Drive and it is just within their right-of-way. He adds that it is technically not within their right-of-way but it is really close and they were hoping they would pick that up but that doesn't seem to be the case.

## **Wastewater Solar Project**

Utility Superintendent Donnie Davidson was here to speak on the Wastewater Solar Project. He states the project is not totally complete as progress has slowed down a little bit. He adds the fence is now up. He states they still have a few punch-list items they are working on and they are hoping to have that done in the next couple weeks.

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

Surrisi explains that a couple weeks ago he did receive a call from Scott Sivan with the River Gate South Apartments and he had reported that as far as their occupancy they are largely full with a little bit of churn of people who leave and come back. He states that their primary business partner, who is an investor who lives in Europe, is getting older and he said he is wanting to divest some of their projects and not take on as many new ones so sometime in the future they will be looking for a buyer for the property. He explains that Sivan felt at this time until they have that buyer that they may have, in the sales process, some of the remaining punch list items they had in their agreement that might get tied up at that point. He states Sivan was looking for if they could just call it a deal and have a release and say they are going to keep about \$12,000-\$15,000 in remaining funds in that agreement that were not paid out to him. He states that he is going to draw up something to that effect and present it to them at the next meeting.

Felde asks Surrisi if he will remind them what those punch-list items are that are remaining. Surrisi agrees.

## 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**

City Attorney Surrisi was here to speak on the Centennial Crossings. He states they are progressing along and he is guessing sometime this year they will be fully complete and will be asking to have the streets turned over to the city but they are not quite there yet.

## TIF#7: Pretzel's Air Parcel

Mayor Senter states that Pretzel's Incorporated will soon be called Hershey's Salted.

## Other Business:

Miley states that he had received a letter from MCEDC to thank them for their contribution to them. See attached letter below.

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2864 Miller Drive | Plymouth, Indiana 46563  
O: 574-935-8499 | F: 574-936-2645  
www.marshallcountyeconomic.org



March 2, 2023

Mike Miley, President  
Plymouth Redevelopment Commission  
124 North Michigan Street  
Plymouth, IN 46563

Dear Mr. Miley:

The Marshall County Economic Development Corporation Board of Directors thanks you for investing in the future prosperity of our county. We appreciate you being a part of the team effort to support existing industries, attract new companies, uplift entrepreneurs, and address workforce development issues.

If you are not currently receiving the MCEDC newsletter, please reach out to Pam Davis at [pam@marshallcountyeconomic.org](mailto:pam@marshallcountyeconomic.org) to sign up. This will keep you up to date on ongoing projects and activities.

Enclosed is a 2022 window cling to acknowledge your investment. Thank you again for your support.

Sincerely,

Bill Davis  
Chairman

Greg Hildebrand  
Interim Executive Director

Felde asks if MCEDC has always had a newsletter before.

Surrisi responds by stating they have had one as long as he remembers. He expresses that it is just in email format though and that it either comes out monthly or quarterly.

Surrisi reminds the board that in the past they talked about the Redevelopment Commission providing support for one of their READI Grant Projects that the city applied for last year and that was the Water Street Town Home Project. He states that would roughly be 10-12 townhomes that would be constructed in largely half of that parking lot at Water and Garro Street. He states there have been discussions, at least with the first property owner north of the parking lot about acquiring that property.

Miley asks if it is the business or the house.

Surrisi responds by stating it would be the yellow house closest to the parking lot. He explains that house is a rental and the property owner has demonstrated some willingness to sell. He states they are in the process of restarting all of those discussions. He states they were awarded a \$520,000 grant from the Regional Development Authority for that project and he believes on Monday he will be having a conference call with our bond counsel Lisa Lee with ICE Miller and Heidi Amspaugh with Baker Tilly on what a potential bond issuance from TIF #2 may look like to help support the local matching portion for that grant. He states there needs to be 20% local match for the project, 20% or up to 20% state issued funds, and 60% private funding. He states that the cost of the project last was about \$3.4 million. He states they are starting those discussions again now that they know they got the grant and there should be a more formal update next month as an action item in the agenda.



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Felde asks if the local 20% would be \$520,000.

Surrisi responds by stating that 20% would be of the \$3.4 million.

Miley asks if there are issues with the flood zone.

Surrisi responds by stating that the flood zone actually ends on the east side of Water and Garro Street. He states that it encompasses part of the building on the corner of Garro Street and that is why originally it was part of the plans for the third phase of River Park Square. He states when it reaches the parking lot that it actually sits back about 50 feet or so and veers off to the river. Surrisi reminds Miley that a couple years ago the proposal for townhomes at the front of that parking lot which was stopped at the Board of Zoning Appeals. He adds that was actually outside of the flood zone as well.

Miley adds that the house that was recently torn down on Garro Street always seemed like it had water on it.

Felde asks if the land parcel is city owned.

Surrisi responds by stating that the parking lot is and that it would just require acquisition of that one house there.

Felde asks who would build the apartments and could giving the property away be part of the local match.

Surrisi responds by stating that it would be. He states that Kevin Berger with Easterday Construction would be the builder.

Ellinger asks if it is just the first yellow house or if it was both the houses.

Surrisi explains that originally the plan was for both but the house furthest to the north is privately owned and owner occupied and they haven't got a response from that owner yet. He explains that the owner and the architect both said the project was feasible with just acquiring the first house. He states that it would reduce it to 10 units instead of 12.

Miley asks if they would be apartments or condos.

Surrisi responds by stating that they would all be rental units/ townhouses. He adds that on the corner of Water and Garro Street there would be a small retail space that would be 9,000 square feet with an apartment above it. He states originally when the plan was to take down both of the houses that it was going to create more parking than what is already there now. He states with the acquisition of just the one house that it would amount to about the same parking as there is already there now. He states none of the houses would have their own dedicated parking and they would share with the parking lot. He states people could park basically right at the end of their house and there is street parking there as well.

Felde states that some of it would remain public parking and that part would not be part of the local match.

Surrisi agrees and responds by stating that it would be a third of the existing parking lot that.

Felde states that her concern would be that they would be taking it all over. Surrisi states they wouldn't.

Ellinger asks if there has to be so many parking spaces for each apartment because that would take out of the public parking.

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Surrisi responds by stating that would be something that may require a zoning variance because he believes generally most housing units need to have a certain amount of off-street parking so that is something that may need to be accounted for.

Miley asks if that is what they had to do for River Gate South.

Surrisi responds by stating that they did as there was not as many parking units there as what would have been required by the zoning ordinance.

## Approval of Redevelopment Invoices

### **Check Register:**

#### **Hoham Drive Grant - TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$3,217.62
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**Total Amount of Claims \$3,217.62**

Commissioners Ellinger and Felde 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 – February 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – February 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – February 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – February 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – February 2023 (TIF #7 Pretzels Air Parcel)
- Old National 2023 Annual Certificate

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

## Adjournment

The next meeting is scheduled for April 18, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:51 p.m. after a motion and second by Commissioners Felde and Ellinger. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer