

PLYMOUTH REDEVELOPMENT COMMISSION

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

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple and Dr. Tom Pedavoli who were present at the meeting. Commissioner Kurt Christiansen was absent. Other attendees included Mayor Senter 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 April 18, 2023 as presented. The motion carried.

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

Hoham Drive Update

There were no updates at this time.

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

Felde states there is going to be a final walkthrough around the River Park Square tomorrow morning at 8:00 A.M. and that she will be there.

Miley believes Christiansen will be there as well. He adds that he won't be attending.

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

Wastewater Solar Project

There were no updates at this time.

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:

Determination Release of Excess Assessed Valuation in each TIF District

Miley states they had all received a message from the Clerk-Treasurer talking about what was approved last year. He believes they released \$20 million in excess assessed valuation last year and he would like to make a recommendation they do the same this year from TIF 1.

Commissioners Hopple and Ellinger moved and seconded to keep the Determination Release of Excess Assessed Valuation in each TIF District the same as the prior year. The motion carried.

Miley reminds everyone at the next meeting they will have the meeting to include the taxing districts that are affected by this to come and talk about it.

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Approval of Redevelopment Invoices

Paid from: All 7 TIF Districts

Baker Tilly Professional Services for TIF Districts \$4,217.50

Hoham Drive Grant – TIF 1

Lochmueller Group LLC Engineering Services for Reconstruction of Hoham Drive \$19,163.72

Total Amount of Claims \$23,381.22

Commissioners Ellinger and Hopple 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 – April, 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – April, 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – April, 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – April, 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2019 TIF Trial Balance – April, 2023 (TIF #7 Pretzels Air Parcel)
- Memo from Clerk-Treasurer Gorski regarding excess valuation pass through
- 2023 Marshall County Circuit Breaker Report
- Report from County on 2021 Payable 2022 TIF Parcels with Gross, Net Base and Incremental AV for TIF the 1993, 2000, 2005, 2016, 2019 and 2020 TIF Districts
- DLGF Memo Regarding Redevelopment Commission Responsibilities

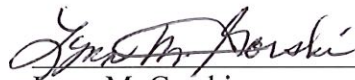
Commissioners Felde and Hopple moved and seconded to accept the communications as presented. The motion carried.

Kathy Bottorff with WTCA asks if the release from excess assessed valuation is coming out of TIF #1.

Miley agrees.

Adjournment

The next meeting is scheduled for June 20, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:37 p.m. after a motion and second by Commissioners Ellinger and Hopple. The motion carried.



 Lynn M. Gorski
 Clerk-Treasurer