

PLYMOUTH REDEVELOPMENT COMMISSION

July 18, 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 July 18, 2023 at 5:30 p.m.

Secretary Nancy Felde called the meeting to order for Commissioners Billy Ellinger, Craig Hopple and Kurt Christiansen who were present at the meeting. Commissioners Mike Miley and Dr. Tom Pedavoli were absent. Other attendees included Clerk-Treasurer Gorski, City Attorney Surrisi, Mayor Senter. The public was 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 June 20, 2023 as presented. The motion carried.

Public Hearing on Confirmatory TIF Resolutions (3):

NOTICE OF ADOPTION OF DECLARATORY RESOLUTIONS OF THE PLYMOUTH REDEVELOPMENT COMMISSION AND OF PUBLIC HEARINGS WITH RESPECT THERETO Notice is hereby given that the Plymouth Redevelopment Commission (the "Commission") adopted Declaratory Resolutions on June 22, 2023 (the "Declaratory Resolutions"), which amended the economic development plans for The US 30/Oak Road Economic Development Area (TIF # 1), The East Jefferson/Central Business District (TIF # 2), The US 30/Pine Road Economic Development Area ("TIF #3"), and added to the specific list of projects for TIF #1 and #3 support for an entrepreneurship/community center, and added to the	specific list of projects for TIF #2 support for an entrepreneurship/community center, support for the Water Street Townhomes Project, and support for the development of a restaurant/brewery located at 101 S. Michigan St. Notice is hereby given that the Commission will conduct a public hearing on July 18, 2023, at 5:30 p.m., local time, at the Council Chambers, 124 N. Michigan Street (Garro Street Entrance, Second Floor), Plymouth, Indiana 46563, to receive and hear remonstrances and objections from all persons interested in or affected by the proposed projects and the proceedings pertaining thereto. The Commission will determine the public	utility and the benefit of the proposed projects and the determinations in the Declaratory Resolutions. A Map of the economic development area has been prepared and, along with the Final Confirmatory Resolutions and the plan, can be inspected at the Clerk-Treasurer's Office, 124 N. Michigan Street, Plymouth, Indiana 46563. PLYMOUTH REDEVELOPMENT COMMISSION July 9, 2023 PN347860 hspaxp
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Commissioners Hopple and Ellinger moved and seconded to open the public hearing. The motion carried.

Surrisi states Resolution No. 2023-1067 would amend the economic development plan for TIF #1, 1068 would amend the economic development plan for TIF #2 and 1069 would amend the economic development plan for TIF #3. He states TIF #1 and TIF #3 would add the proposed entrepreneurship center/ community center to those project lists. He states for TIF #2 to add that same project to the project list along with the water street townhomes project and the brewery/ restaurant project at 101 S. Michigan Street. He states you had passed declaratory resolutions at your last meeting to start the process to add these to the project list. He explains they then went before the Plan Commission and they gave their approval that all of these were in line with the goals of the City's Comprehensive Plan and the City Council then confirmed that. He states they then advertised for a public hearing and now we are back here to confirm these.

Commissioners Hopple and Ellinger moved and seconded to close the public hearing. The motion carried.

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

Confirmatory TIF Resolutions (3):

Surrisi asks for all three Resolutions to be discussed as a whole.

City Attorney Surrisi introduces:

- **Resolution No. 2023-1067**, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Oak Road Economic Development Area (TIF #1)

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- Resolution No. 2023-1068, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the East Jefferson/ Central Business District (TIF #2)
- Resolution No. 2023-1069, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3)

RESOLUTION NO. 2023-1067

A CONFIRMATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/OAK ROAD ECONOMIC DEVELOPMENT AREA (TIF # 1)

WHEREAS, on June 20, 2023, by Resolution 2023-1056, the Plymouth Redevelopment Commission ("Commission") took the first step toward amending the Economic Development Plan for The US 30/Oak Road Economic Development Area (TIF # 1) to add the following project: 1) support for the development of an entrepreneurship/community center. Thereafter, on July 5, 2023, the Plymouth Plan Commission adopted Resolution No. 2023-1059, which confirmed that the proposed amendment to TIF # 1 conforms to the City's plan of development.

WHEREAS, the Commission must now conduct a public hearing to take evidence and then decide if the proposed amendment to TIF # 1 is in the best interests of the City and is consistent with the purposes of Indiana Code § 36-7-14. The purpose and intent of this Confirmatory Resolution, if adopted after public hearing, is to approve the proposed amendment to TIF # 1.

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

Section 1. Resolution No. 2023-1056, including its Economic Development Plan, Project List, and Findings, is now confirmed in its entirety.

Section 2. The Commission makes the following additional findings:

- a. All proper notices have been sent or published as required by law;
b. A public hearing on this Resolution was held on July 18, 2023, as required by law;
c. The amendment to TIF # 1 and its projects are both reasonable and appropriate when considered in relation to the Economic Development Plan and the purposes of Indiana Code § 36-7-14;
d. The project for the TIF # 1 is either adjacent or connected to the allocation and development area, or directly serve and will be of great benefit to further the area and beyond; and,
e. The amendment to TIF # 1 and its projects conform to the Comprehensive Plan

RESOLUTION NO. 2023-1068

A CONFIRMATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE EAST JEFFERSON/CENTRAL BUSINESS DISTRICT (TIF # 2)

WHEREAS, on June 20, 2023, by Resolution 2023-1057, the Plymouth Redevelopment Commission ("Commission") took the first step toward amending the Economic Development Plan for The East Jefferson/Central Business District (TIF # 2) to add the following projects: 1) support for the development of an entrepreneurship/community center; 2) support for the Water Street Townhomes Project; and 3) support for the development of a restaurant/brewery located at 101 S. Michigan Street. Thereafter, on July 5, 2023, the Plymouth Plan Commission adopted Resolution No. 2023-1060, which confirmed that the proposed amendment to TIF # 2 conforms to the City's plan of development.

WHEREAS, the Commission must now conduct a public hearing to take evidence and then decide if the proposed amendment to TIF # 2 is in the best interests of the City and is consistent with the purposes of Indiana Code § 36-7-14. The purpose and intent of this Confirmatory Resolution, if adopted after public hearing, is to approve the proposed amendment to TIF # 2.

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

Section 1. Resolution No. 2023-1057, including its Economic Development Plan, Project List, and Findings, is now confirmed in its entirety.

Section 2. The Commission makes the following additional findings:

- a. All proper notices have been sent or published as required by law;
b. A public hearing on this Resolution was held on July 18, 2023, as required by law;
c. The amendment to TIF # 2 and its projects are both reasonable and appropriate when considered in relation to the Economic Development Plan and the purposes of Indiana Code § 36-7-14;
d. The projects for the TIF # 2 are either adjacent or connected to the allocation and development area, or directly serve and will be of great benefit to further the area and beyond; and,

for the City of Plymouth.

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 18th day of July, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

President
Vice President
Nancy Chen Felde
Secretary
Bill J. Collins
Member
Craig Hopple
Member

ATTEST: Lynn M. Gorski, Clerk-Treasurer

- e. The amendment to TIF # 2 and its projects conform to the Comprehensive Plan for the City of Plymouth.

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 18th day of July, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

President
Vice President
Nancy Chen Felde
Secretary
Bill J. Collins
Member
Craig Hopple
Member

ATTEST: Lynn M. Gorski, Clerk-Treasurer

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RESOLUTION NO. 2023-1069

A CONFIRMATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3)

WHEREAS, on June 20, 2023, by Resolution 2023-1058, the Plymouth Redevelopment Commission ("Commission") took the first step toward amending the Economic Development Plan for The US 30/Pine Road Economic Development Area ("TIF # 3") to add the following project: 1) support for the development of an entrepreneurship/community center. Thereafter, on July 5, 2023, the Plymouth Plan Commission adopted Resolution No. 2023-1061, which confirmed that the proposed amendment to TIF # 3 conforms to the City's plan of development. Then, on July 10, 2023, by Resolution No. 2023-1065, the Plymouth Common Council approved the Plan Commission's written order and found that Resolution No. 2023-1058 conforms to the plan of development for the City of Plymouth; and,

WHEREAS, the Commission must now conduct a public hearing to take evidence and then decide if the proposed amendment to TIF # 3 is in the best interests of the City and is consistent with the purposes of Indiana Code § 36-7-14. The purpose and intent of this Confirmatory Resolution, if adopted after public hearing, is to approve the proposed amendment to TIF # 3.

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

Section 1. Resolution No. 2023-1058, including its Economic Development Plan, Project List, and Findings, is now confirmed in its entirety.

Section 2. The Commission makes the following additional findings:

- a. All proper notices have been sent or published as required by law;
- b. A public hearing on this Resolution was held on July 18, 2023, as required by law;
- c. The amendment to TIF # 3 and its projects are both reasonable and appropriate when considered in relation to the Economic Development Plan and the purposes of Indiana Code § 36-7-14;
- d. The project for the TIF # 3 is either adjacent or connected to the allocation and development area, or directly serve and will be of great benefit to further the area and beyond; and,
- e. The amendment to TIF # 3 and its projects conform to the Comprehensive Plan

for the City of Plymouth.

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 18th day of July, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

Member

Member

Member

ATTEST:

Lynn M. Gorski
Lynn M. Gorski, Clerk-Treasurer

Commissioners Ellinger and Hopple moved and seconded to approve all three resolutions as presented. The motion carried.

Hoham Drive Update

Surrisi states they are continuing to wait on NIPSCO to get their gas line relocations done as they have had some significant delays with that. He states Milestone, who is the contractor for the road project, is working to move forward with some of their work that is not in the same area NIPSCO is in. He explains he is working with Lochmueller Group to prepare a letter to send to NIPSCO just to put them on notice to inform them that the delays they have presented us with could potentially impact the construction schedule and could result in some cost overruns. He states if that is the case, we may be looking at them to help with that overage and he hopes to get that out later this week. He states tomorrow at 9:00 am at the Street Department they have their next bi-weekly project meeting with the contractor and Lochmueller Group who is the engineer doing the construction engineering inspection.

Hopple asks if we have ever asked NIPSCO what the holdup is.

Surrisi responds by stating it took them longer to get started than they had planned. He explains they originally told them it would be March and it wasn't until June when they got started with that work. He states he is not entirely certain what the reasoning for this is. He explains their representative was at their last construction meeting a couple weeks ago and that was when they originally learned that even though they started late they were supposed to be done by early July but then they told us of additional delays at that time. He states he is not entirely sure the reason other than getting started late.

Felde asks if everything is going smoothly as far as road detours and closures through that area.

Surrisi responds by stating he has not heard of any issues. He states in discussions it sounded like they have completed some of the work that is on the Airport side of Michigan Street already and they told them as long as there is nothing happening at the intersection come Blueberry Festival that it should be fine. He

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restates he has not heard any complaints but he has heard some suggestions at the last construction meeting. He explains they have the light there as a flashing red and some folks said by traffic regulations that is not required but Jim Marquardt at the Street Department thought it would be good to have people stop because people go pretty fast there. He states they will leave it at that flashing red until the project is complete there.

Felde asks if he is referring to the North/ South on Michigan Street. Surrisi agrees.

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

Felde states the Mayor's Month of Music seems to be doing well.

Mayor Senter adds that last Friday was one of the best bands they ever had.

Gorski adds because there was a hometown boy here. Mayor Senter agrees.

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

Wastewater Solar Project

Utility Superintendent Davidson states there is not a lot to report. He believes Surrisi had noted that they are looking at a possible open house coordinated with the school corporation but he has not heard anything more about that since the initial contact. He states everything is complete and is working well. He states they did finalize and confirm that they have received all of their invoices so they may be submitted their request for some payment possibly from the Redevelopment Commission and ARPA money. He explains originally the project was approximately estimated at \$1.2 million and they were very close to that. He states each portion would have been Utilities at \$400,000, Redevelopment Commission at \$400,000 and ARPA money at \$400,000. He states they were notified they will receive 40% reimbursement for that. He states at one point they will be requesting instead of \$400,000 about \$240,000 in round numbers. He states Gorski will have those details at a later date. He states they got confirmation late in the day so they did not have time to present it today. He states they did have some issues with some neighbor boys teeing off at the Solar Field but a portion of them ended up in their parking lot. He states he believes that is now taken care of as they notified the police.

Felde asks if there was any damage.

Davidson responds by stating none they have seen but they are waiting to see. He states it is just boys being boys and they believe they have it taken care of but they will see.

Felde asks if Gorski has an extra invoice.

Gorski responds by stating the total project was \$1,168,215.63 and a third of the cost was \$389,405.21. She states the rebate is \$155,762.08 which would mean the Redevelopment Commission will pay \$233,643.13.

Felde asks if that invoice is ready. She asks Davidson if he knew.

Davidson responds by stating she had it ready and they were reviewing it. He states before they felt 100% confident, they were waiting on their engineer to confirm there were no more invoices coming our way.

Hopple asks if that represents our responsibility and we are paid in full for our responsibility. Gorski agrees.

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

Felde asks if there is still some money held back on that project. She asks if we know how much that is at this point.

Surrisi responds by stating he believes it is around \$12,000.

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Felde states she is curious on if we do not hear from them. She asks what we do with that retainage.

Surrisi responds by stating we will keep it. He believes that is what their intention is as they will not be making a claim for it. He states in talking with Scott Sivan a few months ago that not in the immediate future but sometime they are exploring the option of selling the property. He states Sivan just wanted a letter before they sold it that states there is no more obligations on either side and they are calling it a deal basically.

Felde states she does not recall what items are on the punch list that have yet to be done.

Surrisi believes it was fixing some cracks in the concrete.

Ellinger states there are some siding pieces that they never put on.

Felde states she noticed the other day there were some caps on the metal railing that were not there. She states the post came up and there was no cap on it. She states she is uncertain if someone flipped them off or not.

Surrisi states he does not recall if that was one or not.

TIF #5: Western Avenue Economic Development Area

Mayor Senter states they just redid the parking lot but he is uncertain what that means.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

Surrisi states he is aware they are getting closer and closer to being fully done but he does not believe they are there yet.

Felde asks if they will continue to be transferring money for their bond even after they are done. She asks how many years that will be going on.

Surrisi responds by stating he is pretty sure it will be 15 years. He states once the project is fully constructed and the city has accepted the dedication of the streets that they may take this one off your update list.

Mayor Senter does not know if anyone has seen north of TCU on Oak Drive or not but Construction Management & Design are building their new property there. He adds that it is going up fast.

Surrisi adds that the Parks Department received a grant from the DNR to extend the trail system from Randolph and Plymouth-Goshen Trail across the front of Centennial Crossings in to Price's Pond and make a connection to Michigan Street. He states they are hopeful that construction is going to happen next year or the year after.

TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business:

There were no updates at this time.

Approval of Redevelopment Invoices

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Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$1,158.43
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To be paid from TIF 1

Old National Bank	City Hall Renovation Project Lease Rental	\$157,750.00
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The Pilot News	Legal Ad	\$28.82
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To be paid from TIF 2

Clerk-Treasurer	Transfer to Other Funds River Park Square Phase 1 Bond	\$59,280.00
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To be paid from TIF 3

1 st Source Bank	2021 Refunding Bond for Aquatics Center	\$221,715.57
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1 st Source Bank	Trustee Fee for 2021 Refunding Bond for Aquatics Center	\$1,000.00
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Clerk-Treasurer	Transfer to Other Funds WWTP Solar Project	\$233,643.13
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To be paid from TIF 5

Bank of New York Mellon	2020 Bond for Winona	\$95,909.16
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To be paid from TIF 6

Bank of New York Mellon	2020 Bond for Centennial Crossings	\$75,162.50
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Bank of New York Mellon	2022 Bond for Centennial Crossings	\$23,987.50
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To be paid from TIF 7

Bank of Oklahoma	2019 Bond for Pretzel's	\$133,213.10
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Total Amount of Claims \$1,002,848.21

Felde states in addition to what was received in their packets, they just received the invoice of the solar project for \$233,643.13 so we will add that to the total. She states in addition for the Aquatics Center there is an additional \$1,000.00 to pay a trustee fee.

Commissioners Hopple and Ellinger 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 – June, 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – June, 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – June, 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – June, 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2019 TIF Trial Balance – June, 2023 (TIF #7 Pretzels Air Parcel)

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

Adjournment

The next meeting is scheduled for August 15, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:47 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.



Lynn M. Gorski

Clerk-Treasurer