

# PLYMOUTH REDEVELOPMENT COMMISSION

August 15, 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 August 15, 2023 at 5:30 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 Clerk-Treasurer Gorski, City Attorney Surrisi, Mayor Senter. 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 July 18, 2023 as presented. The motion carried.

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

### **Hoham Drive Update**

Surrisi states they have continued to have some delays with NIPSCO and their relocation of their gas lines so they had a meeting last Wednesday with them. He states their current target date to have everything complete is the 24<sup>th</sup> of August. He explains the complication he was given was these high-pressure gas lines they have to utilize some nationwide firm that are experts at tapping these gas lines and they create the pieces that make the fittings. He states with only a limited number of contractors that do this and having problems with other ones over the years they went to exclusively using these guys and a lot of other companies have as well so they call their own shots on when they schedule and they pushed things back a couple times. He believes that the gas line in conjunction with NIPSCO themselves seemingly dragging their feet a little bit earlier in the project is something that put this behind schedule. He states Milestone the general contractor is concerned; they may be able to get the project done this season only if they get the project turned over to them on the 24<sup>th</sup> and do not run into any more issues. He explains it is a wait and see kind of thing and they are sending a letter to NIPSCO informing them about the delays and we will see where it goes from there. He states once he has news saying everything is moving forward as planned that he will send everyone an email to give everyone an update on how things are going.

Mayor Senter reminds everyone this is a project they went to INDOT for in January of 2008.

Surrisi adds it would be nice to get it done before the Mayor leaves office.

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

Surrisi states he received the final grant closeout on River Park Square Phase Two stating the project is complete from OCRA's point of view. He states the Mayor should have some news soon about a ribbon cutting on the footbridge down there and we will keep you posted on that.

Ellinger asks if there has been any more vandalism on the bridge since.

Mayor Senter responds by stating nothing lately.

Surrisi states originally some people were pulling lights out from underneath the railing there but they got that repaired a couple of times.

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

### **Wastewater Solar Project**

Utility Superintendent Davidson states they are starting to get a full month of usage in comparison and in the month of June they used 44% less electricity from NIPSCO then the previous year. He states in July they used 40% less usage also. He states they are still working with NIPSCO to get their credit for the energy that they sent back to them.

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Surrisi states for the Hotel Project they were looking to break ground by the end of the Summer so he will do some follow up on that to see if their schedule has changed any.

Surrisi states hopefully by next month they should have some more numbers on the work that VS Engineering is doing for preliminary designs for the improvements on Commerce Street and Pioneer Drive that they talked about to be added to your project list that they are looking to do sometime next year.

Miley asks if they are talking about the part of Pioneer Drive by Love's.

Surrisi responds by stating from US 30 to Gary Drive right by Love's Truck Stop and then the Commerce Street past Pretzel's back to where it turns into gravel to go to the water plant.

#### 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**

Surrisi states they are really close from what he heard from Burke Richeson recently that they are waiting on their surveyor's and engineers to finalize as built drawings to turn over the streets and infrastructure. He believes they are getting closer to finalizing that and he has not heard anything more in recent months about their ideas of doing further expansion to the east.

#### TIF#7: Pretzel's Air Parcel

There were no updates at this time.

#### Other Business:

Surrisi states hopefully they should have in these next months some things put together on the bond issuance for the Townhomes Project across the street. He states he has been working on the project details a lot for that recently and he will start up paperwork and seek counsel with you next month.

#### Approval of Redevelopment Invoices

##### **Paid from:**

##### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$3,524.92
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**Total Amount of Claims \$3,524.92**

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

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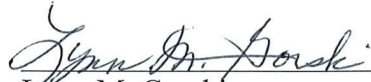
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Commissioners Ellinger and Pedavoli moved and seconded to accept the communications as presented. The motion carried.

Adjournment

The next meeting is scheduled for September 19, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:39 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer