

PLYMOUTH REDEVELOPMENT COMMISSION

September 19, 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 September 19, 2023 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple, Dr. Tom Pedavoli and Kurt Christiansen who were present at the meeting. Other attendees included Clerk-Treasurer Gorski, City Attorney Surrisi 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 August 15, 2023 as presented. The motion carried.

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

Hoham Drive Update

Surrisi states if you have been paying attention to the news in the last couple of weeks, they have had some more delays with that project. He states there is additional week delay for NIPSCO to finish up tapping their gas lines that were supposed to be done with Milestone, the contractor, taking over the site yesterday to start work but that has been delayed again until Monday. He states they are having bi-weekly construction progress meetings now so tomorrow morning out at the Street Department they are having their next one. He hopes for good news on that. He states they did plan to have Michigan Street closed at Hoham Drive from the 14th thru the 16th for installation of a new storm sewer culvert across Michigan Street but because of these delays from NIPSCO that it has got delayed. He states as far as last week it is preliminarily planned for that to be happening next week on the 26th and 27th but he will have a more definitive word on that tomorrow when they have their progress meeting. He states Milestone hasn't sounded the alarm that it is too late to get started yet despite this additional delay so we are going to keep going ahead with the plan to have everything done by December and hopefully they will have all the pavement markings done in the Spring. He explains they have been doing a lot of work with Key Bank as they are impacted by the closure quite a bit as their parking lot is designed to exit onto Hoham Drive. He states they are working to hopefully get a solution to connect them to the temporary drive on the south side of Hoham Drive as it is being utilized to access Holiday Inn Express. He believes that will work 90% of the time but there will be certain days that will need to be closed so they may need to have some traffic people from Milestone have to help them get in and out of Key Bank. He hopes everything will start getting on track here soon.

Miley states there have been questions and talk about rerouting traffic and that he was working with somebody to see about a detour. He asks if anything has come of that.

Surrisi responds by stating they presented a shared drawing with Key Bank that it is anticipated to be on 6A Road to Oak Drive, then down to Pilgrim Lane, then to Skylane Drive and then back to Michigan Street. He states it is a pretty big detour to get people around.

Ellinger asks if Milestone is just concerned about the paving.

Surrisi responds by stating the first thing they are going to do is install new water lines and that has all been work they have not had access to because NIPSCO said they would be in their way or that it was too dangerous because of the high-pressure gas lines they have been working on. He states the three or four weeks would be installing new utilities that Milestone is responsible for and stripping off the existing surface. He states the concern is if the weather does not cooperate that they will not be able to get all the pavement in. He states one way or the other they would want to have it in a condition before Winter so they can open it back up to have some surface there so it won't be closed all Winter.

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

Felde states her husband is on the Urban Flower and Forest Committee and they have a program as Tree City USA to plant a good number of trees every year. He states it is not as much as they like but sometimes,

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they get 20-25. She states they have their plan for this year and she asked him about the Honey Locust Trees that are in the downtown and dying. She explains that her husband said that they would have to remove the grate, take out the old tree, refreshing the pit the tree gets planted in, buying a tree, getting it planted, and then putting the grate back. She states that is beyond what they estimate per tree where they plant them in tree lawns throughout the city. She states it is a lot for the Parks Department and the Street Department to do. She states she thought to herself about using some of the TIF 2 funds annually to see if they can replace one tree per year for a while because there are some that are pretty sad. She states money is put into brick pavement downtown and other things. She believes some of the trees downtown could use that attention and not require a lot of money but rather something they could afford to put on their project list.

Surrisi states he would have to look back at the Project List but he believes it would be broad enough to fall under some other streetscape type of improvements that are already on there without having to amend the project list.

Miley adds that it would be a shame for those trees to start dying off slowly.

Felde asks if this could be put under the project list similar to the brickwork that was done.

Surrisi responds by stating he believes so but he would have to look at it but it sounds reasonable.

Miley thanks Felde for her suggestion.

Felde states the Urban Forest and Flower Committee has an amount of money they receive every year from the city tax base which is based on per capita population but a lot of that money goes to tree removals and things the Street Department/ City has to handle in terms of managing the trees. She expresses that a lot of it isn't about planting new trees. She believes this would be a big project to even do one tree. She adds she knows of at least two that need attention but it would be nice to do one per year. She explains they can look like skeletons for Halloween but maybe next Spring she would like to have a tree that would thrive for another 15 years before it needs to be redone.

Miley asks Surrisi to look into that for their next meeting. Surrisi agrees.

Surrisi states he sent you all the initial financial feasibility that is still a draft for the bond issuance for the Water Street Townhomes. He states he had a meeting with Kevin Berger, the developer, and Baker Tilly on Friday. He states there will be some additional changes to that bond but their intent is to get all of that in a position where it is more finalized and start the process at your October meeting for that bond issuance and start the approvals that then have to go to the City Council and the Economic Development Commission. He states he is working to get that into a place where over the next month they can get you the documents to start looking at and making approvals. He states one thing that was discussed with this project at the Board of Public Works and Safety meeting is the idea of putting a bio-swale.

Felde responds by stating a rain garden. She adds it is right where the nice trees are.

Gorski adds that is actually where the dog patch is where they do their business.

Felde states she appreciates that Brent Martin has this idea of how to work with the stormwater inlet on site and she brought up to him about putting it where the trees are. She asks if anyone has seen a site plan. Gorski agrees. Felde states she does not believe that little 9 x 20 square will be enough as it isn't really reasonable and it is uphill.

Surrisi states once he sees some more stuff with trees and things on it that he will send it to you for input.

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Felde states if they do come up with a site plan that would be interesting. She asks what is the proposal that the Redevelopment Commission might be involved with to what money amount. She asks if she is seeing a \$1 million bond proposal.

Surrisi responds in agreeance and states it is \$1,070,000.

Felde asks if it will extend the life of TIF 2.

Surrisi responds by stating what they are talking about doing is that the two homes that are currently north of the parking lot are not in the TIF district just because they are residential. He states they would basically be taking this whole site where this housing development is and carving it out to make a new life. He explains the existing TIF 2 District only has 7 ½ to 8 years remaining.

Felde adds they can do a few street trees in 7 years.

Surrisi states the bonds would only be tied to that 7 ½ to 8-year time period but the thought would be that the housing development would be anticipated to generate around 30,000/ year in TIF revenue so keeping it as it's separate entity to generate that for the next 20-25 years. He states that is depending on discussions with the bond council to determine if it needs to be classified as a residential TIF or a traditional commercial TIF because they will be rented townhouses. He states townhouses are one classification of residential unit that divides assessors across the state about whether they qualify as apartments do for commercial TIF's or if they need to be residential TIF's. He states if it became a residential TIF that it would only have a 20-year life versus 25 years for a regular TIF. He states that is all still being discussed but there are some thoughts about any other properties that would make sense to also receive some funds under this bond issuance. He asks if it would make sense to wrap in the restaurant on the river to this TIF district and then that prompted some discussion with the old McCord's building up the street that they have just been doing some environmental assessments on and there has been talk about that being redeveloped in the next few years and to carve it out of TIF 2. He states in working with all those people they are trying to get some options to discuss with you on what would make the most sense.

Felde directs everyone to look at page 6 of the Baker Tilly correspondence. She states it has year 2023 to 2048. She states what they see in year 2030 that out current TIF 2 funds disappear. She states it looks like the current TIF 2 funds are applied into this whole study until 2030.

Surrisi states that it is just when you look in the middle column that says, "Estimated Net Revenues," and it drops off in 2031 to that \$26,166 number. He explains that is just the estimate of the townhouses and that is assuming they carve that out and they are still going to be capturing the TIF revenue from the townhouses for what they have plugged in for 25 years. He states this is based on the idea that it could be a traditional TIF and not a residential TIF.

Felde states it seem odd that amount of money can pay off \$1 million.

Surrisi states the bonds will be retired after 2030. He states they have the TIF 2 plus the addition of these townhomes that they are estimated around this \$308,170 annually. He states the current debt service of these 2012 bonds for River Park Square is around \$125,000/year and that will be retired around 2027. He adds these numbers may change a little bit.

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

Surrisi states this morning he and Utility Superintendent Davidson met with VS Engineering who they have working on some designs for the improvements to Commerce Drive out by Pretzel's Inc. and leading out to the Pine Water Treatment Plant. He states they also looked into some other improvements and most of

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which are beyond the budget of what they talked about. He states those improvements would be from the INDOT right-of-way on the north side of US 30 on Pioneer Drive up to Gary Drive, which would be right as soon as you get off of US 30 and get onto the south part of Gary Drive to go to Love's Truck Stop. He explains the pavement is really beat up there so it would be good to have that redone. He adds they have a design to redo the loop of Gary Drive. He states Street Superintendent Jim Marquardt is out this week with his staff attending the meeting but they will circle back with Marquardt when he gets back next week and make sure he is approving of the designs. He states he hopes to get those designs in front of you to have a discussion next month to see if any of those improvements are needed. He adds that highest priority is the eastern stretch of Commerce Street from Pioneer Drive to the end of the Pretzel's facility and they would like to have that bid out before the end of the year.

Miley asks how far west do the road is potentially going to go. He mentions it may be enough to go back to the Pine Water Treatment Plant.

Surrisi responds by stating the city committed to PIDCO a couple years ago to accept the street and to pave it at least to where it is partially paved now which is the western end of the original Pretzel's development and then they built the parking lot further west. He states they had VS Engineering do a design for if they were to pave further back all the way to the end of their parking lot. He states there is still a lot of the road that is gravel going back to the Pine Water Treatment Plant. He states they have designs and cost estimates that might change a little bit but as soon as they get those hopefully by the end of next week that the revised version can be distributed to you.

Miley asks if the road in question covers Plymouth Molding Group.

Surrisi responds by stating he will double check that but he believes it does. He states it would also do an apron of the entryway to the road to the south where Harrington Noodles is that fronts Pioneer Drive.

Surrisi states for the Hampton Inn Hotel Project that he has spoke to the developer and it is his intention in the next month to get all the approvals together for the project and that they would like to be breaking ground by November. He hopes to see some activity out there and maybe have a groundbreaking activity to announce in the future.

Felde states when there are groundbreakings or ribbon cuttings that she does not believe she gets the emails when those are announced. She asks how those get sent out. She asks in regards to the ribbon cutting at the bridge.

Miley responds by stating it was in the paper but he did not receive an invite.

Surrisi responds by stating the Mayor may have sent out an email to a handful of people. He states he will make sure to do better with notices.

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

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There were no updates at this time.

Other Business:

Surrisi states Greg Hildebrand with Marshall County Economic Development Corporation (MCEDC) is here to give you a preview on coming attractions for next month.

Hildebrand states he has a quick update that he will be invoicing and thanking you for your annual contribution. He states in the last year he knows they have included additional funds for the US 30 coalition and they are still a part of that with important work to be done there. He states they still have to finish up the resolution they started as far as Plymouth Molding Group (PMG) as there was an agreement for some of the TIF funds coming back so they still have to finish that last step. He states they will get that all wrapped up next month.

Felde asks what the last step is that he is referring to.

Hildebrand responds by stating it was agreed upon that in lieu of PMG doing a tax abatement that some of the TIF proceeds would come back to PIDCO for the first two years.

Surrisi states they went through the steps to add that to your project list but it was never followed up for putting an agreement in place with PIDCO.

Hildebrand states there is still time as the revenue won't be coming in for another year or more.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$7,272.42
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$8,530.30
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$2,349.87

Total Amount of Claims \$18,152.59

Felde states the first two from the invoice list from Lochmueller Group in the amount of \$7,272.42 and \$8,530.30 are bills according to their invoice description that have to do with utility coordination and those two amounts added to their billing to date are almost at their maximum of \$376,000 so they do not have much left out there.

Surrisi states that he thinks that is under their contract for the preliminary engineering which should have all been completed a long time ago. He states they had the foresight with as big of a utility coordination project that this was to have other monies in other line items in their contract that when they got near to being done with the preliminary engineering that they suggested to amend the contract to move the funds into the utility coordination line. He explains that is because if they would have closed out the preliminary engineering, they would have had run into the situation they have now where there has been more than what anyone expected for utility relocation then they would have had to ask INDOT for additional funding and they probably wouldn't have received that. He states we would have had to self-pay for all of that. He states it is billed under that but there is a lot of money left over in the other construction fund.

Felde states the construction is \$350,000 and with the \$2,349.87 that is only \$57,000 of the \$350,000.

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Surrisi states that is basically because they haven't really started much of the construction engineering. He states they have an engineer out there on site who's not full-time yet because there really hasn't been a whole lot of our construction going on. He states once the project starts into construction hopefully next week then they will start seeing that contract get billed a lot more.

Felde states she is glad to learn those from the invoices because the description here didn't tell you much.

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

Acceptance of Communications

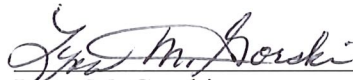
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – August, 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – August, 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – August, 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – August, 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2019 TIF Trial Balance – August, 2023 (TIF #7 Pretzels Air Parcel)
- Illustrative READI Project Financing – Baker Tilly

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

Adjournment

The next meeting is scheduled for October 17, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:01 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.



Lynn M. Gorski
Clerk-Treasurer