

# PLYMOUTH REDEVELOPMENT COMMISSION

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

President Mike Miley called the meeting to order for Commissioners Nancy Felde, Dr. Tom Pedavoli and Kurt Christiansen who were present at the meeting. Commissioners Billy Ellinger and Craig Hopple were absent. 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 Felde and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of September 19, 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 following the news that there have been developments in the Hoham Drive project. He states there have been some more delays and they had thought they were going to be on schedule for the road closure that was going to happen before installation of the new storm sewer outlet. He states that had been delayed a little more and they thought they finally had clarity that NIPSCO was out of the scene and Milestone was going to take over the site to start work but once they actually closed Michigan and started the work, they found the gas line that NIPSCO installed was not in the right spot. He explains it was in the spot where their storm sewer line was supposed to go so now there are discussions about how to adjust to that and make plans to meet all the separations of the different types of lines and work. He adds there is another project meeting tomorrow morning.

Utility Superintendent Davidson states they had provided them with some suggestions on how to correct the problem. He explains the two options are to either move the gas main to where it is supposed to be or drop the water main so they have a separation so they can go under the existing gas mains. He states both options are NIPSCO's issues but they are hoping to get some clarity tomorrow if they can have some attendance from NIPSCO there.

Surrisi states the regular NIPSCO representative they have worked with said he is not going to be there and that he will be on vacation. He states it sounded like his higher ups would like to see some cost estimates on how these different options would run. He states they are still hopeful they are going to get a solution on what to do to adjust this storm sewer pipe and actually close the road for a few days sometime yet this season to get that work done. He explains Milestone will then continue to work on the water main but the project won't get concluded until next year with the paving happening. He states around Thanksgiving that everything will be pulled off the job and they will be opening Hoham Drive for the Winter. He states NIPSCO originally had some temporary patches in Hoham Drive where they excavated to do their gas line relocations but that was anticipating that Milestone was going to immediately be coming in and milling out that to do the road but since that had to change due to our delays that our Engineers at Lochmueller designed a suitable pavement patching specification and provided that to NIPSCO. He states NIPSCO has since patched those holes so it should hold up over the Winter for traffic and plowing. He states that is where they are at and he will try to keep you posted but they are hoping for some news tomorrow.

Felde asks if he believes there will be an acceptable solution that will be completed before Thanksgiving.

Surrisi responds by stating the original plan when Milestone was coming onto the scene to do work on the water main and to do the storm sewer, at least the connection across Michigan Street, was that they would work until about Thanksgiving and then they would be done. He states they still hope that they will in the next week or so figure out what the plan is and then they will be able to do that work across Michigan Street and they will still continue to work just until the weather gets bad. He believes they are estimating that it will be around that time before they have to call it for the year.

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

Felde asks if Surrisi has discovered if there is acceptability of downtown street trees as a project.

Surrisi responds by stating he had made a note about that but he has yet to review the plan. He states he will make another note. He states his hunch is that it can be in there.

Surrisi states they had hoped to start the bond process for the Water Street Townhomes but that will be postponed until your next meeting as they are still working through that but should have everything ready to roll then. He explains the project did go before the Board of Zoning Appeals (BZA) this month and it received the variances it needed and the replat of the land had been finalized. He explains everything else is ready to go but they have to get the finances moving. He states he has not heard this for sure but he is getting the sense that it will be Spring before they break ground on the project.

Mayor Senter asks if the inspections are done on River Park Square Phase 2. Surrisi agrees.

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

### **Discussion of Commerce Street Projects**

Surrisi states he has put the project financials in front of the commissioners. He adds he had mistakenly assumed that it was a part of the link with the drawings sent out in the packet but it wasn't. He explains he is not looking for action tonight but if you have time over the next month to look at those cost estimates they have had. He explains they had VS Engineering make several different designs. He states the primary project they would like to advance with the goal of putting it out to bid over the Winter and constructed in the Spring are the improvements to Commerce Street. He explains that would be the street that leads back to the Pine Water Treatment Plant and serves Pretzels, Inc., Plymouth Molding Group, and Harrington Noodles all on that street. He explains the first cost estimate there shows the estimate cost to build out the road from Pioneer Drive to where it turns in to gravel now to the west.

Miley asks if that is the first estimate that was handed out tonight.

Surrisi responds in agreeance and states that is the \$205,700.00. He explains there are some alternates based on different subgrade treatments that may be needed. He explains on the last page is another estimate having to do with Commerce Street going further West from where it turns into gravel to basically the back entrance of the western parking lot that Pretzel's has there with frequent traffic in and out of there. He states that estimate shows \$146,900.00 along with some alternates that show an additional cost. He states what they were looking at was trying to package those two Commerce Street projects, with the primary being the eastern portion on the first page and do an alternate bid for the other to see the costs that come in. He states he will try to work with VS Engineering to put that together and out to bid sometime this Winter so they can look to start in the Spring. He explains the other projects were designed as well and have these estimates. He states there are things that are probably needs in the future and might be something to coordinate with the Street Department for their normal projects and figure out how and when they could accomplish these. He explains on the first page, the second estimate there is Pioneer Drive which goes from the right-of-way of the State on US 30 to the north entrance of Gary Drive. He states Gary Drive makes a horseshoe on the western side of Pioneer Drive. He states on the southern entrance, it goes to Love's Truck Stop and several businesses and then it comes back around in the north. He explains this would renew the pavement all the way up to the northern part of the loop for Gary Drive. He expresses if you have been out there that it is pretty rough once you get off US 30 and go north on Pioneer Drive. He states this shows \$390,000.00 estimate there and there are several other large subgrade treatment alternates and those depends on what is discovered once they mill out the road for what they run into there. He states the Street Department has done core samples in various areas of these that has helped inform the work that VS Engineering did. He explains that is an expensive one and the other two on the second page are segments of Gary Drive.

Miley asks if they are holding out any hope that they may receive some help from INDOT on Pioneer Drive.

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Surrisi responds by stating they can certainly ask. He states when they did the last Pioneer Drive project that they were not met with much enthusiasm but Rick Gaul did make some outreach. He explains it is something they can certainly reach out to them about.

Felde asks if she is reading this right that the Commerce Street project is about 600 linear feet.

Surrisi responds by stating that sounds about right.

Felde asks what the length of the gravel site is that runs to the water plant. She asks how many more linear feet that would be. She states she does not see that here as the little map on the front does not really show or provide a scale. She explains that it looks like it is a little bit more than 600 feet and it could potentially be doubling that.

Davidson responds by stating it would probably be another 400-500 linear feet.

Felde states the drawing looks like it would be more than that.

Davidson states he is just estimating.

Surrisi states he will verify that.

Miley states the alternate paving project for Commerce Street goes past the parking lot for Pretzel's. He asks if the pond is before or after the parking lot.

Surrisi responds by stating it is before.

Miley asks if it is between the building and the parking lot.

Surrisi responds by stating he believes so.

Davidson states it is.

Surrisi states he will get some more information on that and if you have any questions over the next month then next month, we will have discussions about moving forward with putting the Commerce bid in over the Winter.

Surrisi states for the Hotel Project he spoke with the hotel developer, about a month ago, and he said he anticipated submissions of plans to the city but as far as he knows, we have not seen that yet. He explains part of the developer's goal was to get the ground broken yet this year so he will keep you posted. He states having talked to him, he has already closed on the financing that they have and they are ready to go but they just have to get their engineers moving.

#### 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.

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## TIF#7: Pretzel's Air Parcel

There were no updates at this time.

## Other Business:

### **MCEDC – Annual Economic Development Agreement**

Surrisi states this agreement is the same as last year and Greg Hildebrand with Marshall County Economic Development Corporation (MCEDC) is here if you have any questions.

Hildebrand thanks the Redevelopment Commission for being a partner with them and states their contribution goes a long way to help them. He explains they had over \$140 million in investments into the county last year and that is the highest it has been for several years. He states about 500 jobs were retained.

Felde asks if that \$140 million was in new investment. Hildebrand agrees. Felde states in 2020 and 2021 the Redevelopment Commission had granted \$30,000 for this. She states they had been providing \$12,000 recently for the US 30 Coalition. She states for the \$37,500, there was also another payment in this amount for February. She asks with this being another payment, if the February payment was for last year. Hildebrand agrees. Felde asks for him to break down the payment for what is to MCEDC and what is to the US 30 Coalition.

Hildebrand responds by stating the \$30,000 is for MCEDC while the \$7,500 is for the US 30 Coalition.

Felde asks why have we been giving them \$12,000 up until recently.

Surrisi responds by stating there were a couple changes. He explains they changed the way they were making that payment through some guidance from the State. He states the US 30 Coalition is an advocacy group that has leadership from all along the US 30 corridor that is trying to make it a freeway from Valparaiso all the way to the Ohio line. He states there is Marshall County representation on that in which the Mayor is a board member, with Surrisi being the proxy if the Mayor is unable to attend the board meetings. He lists Hildebrand as a board member as well as Mike Burroughs from the County Commissioners. He states ever since we started with this coalition, the city has paid the entire Marshall County dues and that had been \$12,000 and last year it went up to \$15,000. He explains the County Commissioners had agreed to split that cost with us so that is why it went from a \$12,000 payment down to the \$7,500 payment.

Felde asks when it went to \$15,000.

Surrisi responds by stating in the beginning of 2022.

Felde states records show we gave them \$12,000 in 2022 plus a \$5,000 special supplement.

Surrisi states last year they were in need of additional fees.

Felde asks if those were for lobbying.

Surrisi responds by stating part of it. He states they had a lot of success bringing on a lobbyist last year and they received approval of the INDOT approved Propel Study that studied the US 30 corridor and the US 31 corridor for improvements. He explains that was a large part in due to the efforts they had with the organization. He explains last year they were a little behind with their finances so they decided to up the annual contributions for all the members and counties from the \$12,000 to the \$15,000 so that would explain the payment for this year.

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Commissioners Pedavoli and Felde moved and seconded to approve the Annual Economic Development Agreement in the amount of \$37,500. The motion carried.

Gorski asks if this is an agreement for 2024 or for 2023.

Surrisi responds by stating it is now through 2024. He states with the transition in leadership at MCEDC last year, they did not approve the prior agreement until February of this year.

## Approval of Redevelopment Invoices

### **Paid from:**

#### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$7,173.32
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#### **TIF 1**

Lochmueller Group LLC	Annual Economic Development Agreement 2023	\$37,500.00
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**Total Amount of Claims \$44,673.32**

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

## Acceptance of Communications

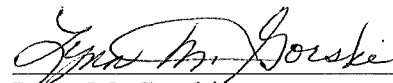
The following communications were provided to the Commissioners:

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

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

## Adjournment

The next meeting is scheduled for November 21, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:53 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer