

Agenda
CITY OF PLYMOUTH REDEVELOPMENT COMMISSION
Tuesday, December 19, 2023

REDEVELOPMENT COMMISSION
5:30 P.M.

Council Chambers
124 N Michigan St., Plymouth
Garro Street Entrance, 2nd floor

Microsoft Teams meeting

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1. Call to Order
2. Roll Call
3. Approve Minutes
 - Regular Session of November 21, 2023
4. **Public Hearing – Amendments to TIF #2 & Establishing TIF #8 Area**
5. TIF #1: *U.S. 30 / Oak Road Economic Development Area (1993)*
 - **Hoham Drive Project Update**
6. TIF #2: *East Jefferson / Central Business Economic Development Area (2000)*
 - **Resolution No. 2023-1086, Resolution of the Plymouth Redevelopment Commission Pledging Tax Increment**
 - **Resolution No. 2023-1090, Resolution Confirming the Resolution of the Plymouth Redevelopment Commission Adopted on November 21, 2023, entitled “An Amending Declaratory Resolution by the Plymouth Redevelopment Commission Expanding the East Jefferson/ Central Business District (TIF #2) Economic Development Area, Amending the Allocation Area and Economic Development Plan and Establishing the Water Street Allocation Area for Purposes of Tax Increment Financing”**
7. TIF #3: *U.S. 30 / Pine Road Economic Development Area (2005)*
 - **Discussion of Improvements to Commerce Street**
 - **PIDCO Development Agreement**
8. TIF #4: *South Gateway / Western Downtown Economic Development Area (2016)*
9. TIF #5: *Western Avenue Economic Development Area (Winona)*
10. TIF #6: *Plymouth/Goshen Trail Economic Development Area (Centennial Crossings)*
 - **Centennial Crossing Project Update**
11. TIF #7: *Pretzels Air Parcel*
12. Other Business:
13. Approval of Redevelopment Invoices
14. Acceptance of Communication
 - 1993 TIF Trial Balance – November, 2023 - U.S. 30/Oak Rd. EDA (TIF #1)
 - 2000 TIF Trial Balance – November, 2023 - East Jefferson/Central Business EDA (TIF #2)
 - 2005 TIF Trial Balance – November, 2023 - U.S. 30/Pine Rd. EDA (TIF #3)
 - 2016 TIF Trial Balance – November, 2023 - South Gateway/Western Downtown EDA (TIF #4)
 - 2019 TIF Trial Balance – November, 2023 - Pretzels Air Parcel (TIF #7)
 - Plymouth TIF-EDC – Final Action Resolution (2023) (4891-6639-7843)
 - Plymouth TIF-EDC – Financing Agreement (2023) (4865-1869-6852)
 - Plymouth TIF-EDC – Trust Indenture (2023) (4885-9439-2468)
 - Plymouth TIF-EDC – Bond Purchase Agreement (3rd Party Bank; 2023) (4874-7943-7971)
 - Plymouth Water Street Tax Impact Statement – Baker Tilly
15. Adjournment

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