

PLYMOUTH REDEVELOPMENT COMMISSION

December 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 December 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, Mayor Senter and Utility Superintendent Davidson. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Hopple and Felde moved and seconded to approve the minutes of the last Regular Session meeting of November 21, 2023 as presented. The motion carried.

Public Hearing – Amendments to TIF #2 & Establishing TIF #8

NOTICE TO TAXPAYERS AND ALL OTHER PERSONS AFFECTED OF ADOPTION AND CONTENT OF A RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION AND NOTICE OF PUBLIC HEARING ON SAID RESOLUTION	On November 21, 2023, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") to: (i) expand the TIF #2 Area by removing several parcels from the TIF #2 Allocation Area located in the TIF #2 Area to create the Water Street Allocation Area (to be commonly known as the "TIF #8 Allocation Area") as set forth in the Amending Declaratory Resolution; and (ii) add the construction of a new townhome/commercial development and the development of a brewery/restaurant within the TIF #8 Allocation Area to the Original Plan ("2023 Plan").	Council Chambers, 124 North Michigan Street (Garro Street Entrance, Second Floor), Plymouth, Indiana, to receive and hear remonstrances from persons interested in or affected by the proceedings pertaining to the proposed Amending Declaratory Resolution and 2023 Plan. At the time fixed for hearing or at any time prior thereto, any person interested in the proceedings may file a written remonstrance with the Secretary of the Commission in the Clerk-Treasurer's office set forth above. At such hearing, which may be adjourned from time to time, the Commission will hear all persons interested in the proceedings and all remonstrances that have been filed. After considering this evidence, the Commission will take final action by either confirming, modifying and confirming, or rescinding the Amending Declaratory Resolution. Dated November 30, 2023. PLYMOUTH REDEVELOPMENT COMMISSION November 30, 2023 PN352033 hspaxlp
Taxpayers of the Plymouth ("City") Redevelopment District, and all other persons affected hereby, are notified that the Plymouth Redevelopment Commission ("Commission") did on February 12, 2001, adopt Resolution No. 2001-38, as amended to date (collectively, "Declaratory Resolution"), establishing the East Jefferson/Central Business District Area (commonly known as and hereinafter referred to as "TIF #2 Area") and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on March 26, 2001, as amended (collectively, as amended, "Confirmatory Resolution" and hereinafter with the Declaratory Resolution, the "Area Resolution") and approving the Economic Development Plan, as amended, for the TIF #2 Area ("Original Plan").	The Amending Declaratory Resolution, the 2023 Plan and supporting data including maps and plats describing the TIF #2 Area and the TIF #8 Allocation Area have been prepared and can be inspected at the office of the Clerk-Treasurer of the City, 124 North Michigan Street, Plymouth, Indiana. Notice is further given that the Commission will hold a public hearing on December 19, 2023 at the hour of 5:30 p.m., local time, at the Plymouth City Hall,	

Commissioners Ellinger and Pedavoli moved and seconded to open the public hearing. The motion carried.

City Attorney Surrisi states this is to make some amendments to TIF District #2 allocation area. He explains there are some parcels that are a part of the city's parking lot at the corner of Water and Garro Streets, along with the proposed brewery at 101 S. Michigan Street, that are in the current TIF #2 allocation area. He states they will be carved out of that allocation area and put into the TIF#8 Water Street allocation area, which will be those parcels, as well as the two parcels that the two homes are sitting on just to the north of the parking lot that are currently not in the TIF #2 area. He states this will also add the Water Street Townhomes Project, and the Yellow River Brewery Project to the project list of the TIF #8 Water Street allocation area. He states those are the two main changes and these are all associated with the bond issuance they will discuss in a little while to support those two projects.

Felde asks what the name of the new allocation area will be.

Surrisi responds by stating it is the TIF #8 Water Street allocation area.

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

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

Hoham Drive Update

Surrisi states the Hoham Drive project will be hibernating until the Spring.

Miley adds that it is nice to have the road open again.

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

Resolution No. 2023-1086, Resolution of the Plymouth Redevelopment Commission Pledging Tax Increment

Surrisi states there are two resolutions associated with the Water Street Townhomes Project and the Yellow River Brewery Project they just talked about. He states that is associated with the bond issuance to generate the funds in order to provide support for the two projects. He reminds the Commission that the proposal is to provide \$800,000 in support for the Water Street Townhomes Project and that will be local matching funds to help get the \$520,000 that the State of Indiana has pledged to that project through the READI grant program. He states this will also provide \$150,000 in support of the Yellow River Brewery Project. He states what this resolution does is that it pledges the tax increment that is generated in all of TIF District #2 and the newly created TIF District #8 towards the payment of those bonds. He states over the last couple of weeks they had a request for proposals out to banks all around the State and particularly made outreach to local banks as well to solicit proposals for purchase of those bonds. He states they received an acceptable proposal from an affiliate of 1st Source Bank. He adds last Friday the proposals were due. He states the Clerk-Treasurer and himself had a meeting to discuss the proposal with our financial advisors at Baker Tilly and found this proposal was within the parameters they had put on the request for proposals and make it work. He states the final revised documents have not been provided by Baker Tilly yet but as soon as we receive those, we will get them to you. He states they had said they were accepting proposals with an interest rate up to 8% and this one had a 7.5% interest rate. He explains the financial analysis that Baker Tilly prepared was based on the 6.5% interest rate. He states based on market conditions and this being a bond that is backed by a strong TIF District #2 that has a long history of successful tax collections. He states it does not have property tax backup element, which is something the 2012 bonds they issued for TIF District #2 for the park improvements did have. He states even though they prepared that initial analysis at 6.5% interest rate that they were not surprised to see it come in at 7.5% interest rate, which is within the range they said they would consider. He adds he has not seen the final revised amortization schedule, but as soon as they get that they will provide it. He states at a high level, what Baker Tilly shared with them is that over the course of the 8-year-term of the bond that it will be an additional \$50,000 in interest that it will end up costing. He states that is the primary change and in order to make up for that, they will have to bring approximately \$40,000 in additional funds to closing in order to spread that out over time. He states it is not quite as much as the additional interest over the 8-year-term to get that done. He explains they have given direction to Baker Tilly and Lisa Lee, their bond council at ICE Miller, to move toward closing. He states they had initially targeted a date of the 28th to try to get that accomplished.

Miley asks if they need to wait on Baker Tilly to come back with a more definitive analysis before approval.

Surrisi responds by stating this can be approved as this just commits to pledging the TIF to those areas to pay for the bonds. He states the changes were within the realm of parameters so it was not anything that would have required any changes to the bond ordinance the city council had approved or any approvals that you would need to make.

Miley asks if this resolution needs approval from the Plan Commission and the City Council. Surrisi disagrees.

Felde asks for clarification that in order to pay for the bond of the new TIF District, that they will need to use money from TIF #2 as well.

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Surrisi responds in agreeance as it is adjacent to the new TIF. He states the way this was set up is that it is part of the TIF #2 economic development area, which is the overall map. He states the TIF #2 economic development area also has the TIF #2 allocation area, which are two different statutes, so in order to capture the tax increment in that area, it needs to be designated an allocation area. He states the development area is where you can do projects and the sort. He states they created this new allocation area in the overall TIF #2 economic development area to better segregate the taxes that are generated off of those two developments. He states it is still permissible to use the dollars from TIF #2 to help support this new TIF.

Hopple asks for clarification that TIF #2 is not going to be going away.

Surrisi responds by stating TIF #2 will still be around a little over eight years.

Commissioners Felder and Hopple moved and seconded to approve Resolution No. 2023-1086, Resolution of the Plymouth Redevelopment Commission Pledging Tax Increment as presented. The motion carried.

RESOLUTION NO. 2023-1086

RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION PLEDGING TAX INCREMENT

WHEREAS, the Plymouth Redevelopment Commission ("Commission") on February 12, 2001, adopted a declaratory resolution, as amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on March 26, 2001, as amended to date (hereinafter, collectively with the Declaratory Resolution, the "Area Resolution") establishing the East Jefferson/Central Business District Economic Development Area (commonly known as and hereinafter referred to as "TIF #2 Area"), as an economic development area under IC 36-7-14 and IC 36-7-25.

WHEREAS, the Commission, by the Area Resolution, established the boundaries of the TIF #2 Area and declared this area to be an economic development area, and the TIF #2 Area is more particularly described in the map attached to and incorporated in the Area Resolution;

WHEREAS, the Common Council approved the creation of the TIF #2 Area;

WHEREAS, pursuant to the Area Resolution, the economic development plan for the Area, as amended to date (collectively, "Plan") was approved;

WHEREAS, the Area Resolution established allocation areas including the East Jefferson/Central Business District Allocation Area (commonly known as and hereinafter referred to as the "TIF #2 Allocation Area") and the Water Street Allocation Area hereinafter collectively with the TIF #2 Allocation Area, the "Allocation Areas") in accordance with IC 36-7-14-39, for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Areas (collectively, "Tax Increment") to pay debt service on bonds issued to finance redevelopment and economic development projects and to pay certain other costs permitted by the Act and this Resolution;

WHEREAS, the City is issuing its Taxable Economic Development Revenue Bonds, Series 2023 (Water Street Townhomes Project) ("Bonds"), pursuant to a Trust Indenture between the City and a financial institution serving as trustee ("Trust Indenture"), the proceeds of which will be used to finance all or a portion of the construction of capital improvements permissible under IC 36-7-11.9, IC 36-7-12 and IC 36-7-14, together with all necessary appurtenances, related improvements and equipment needed to serve the development of certain economic development facilities consisting of a new townhome/commercial development (collectively, "Project"), capitalized interest, if necessary, a debt service reserve, if necessary, and costs of issuance, in or physically connected to the Allocation Areas;

WHEREAS, the Commission has determined to pledge all Tax Increment generated in the Allocation Areas, minus the Annual Fees, on a parity with the Outstanding Bonds (as to the pledge of the tax increment collected in TIF #2 Allocation Area (hereinafter, "TIF #2

Increment") (each as defined in the Trust Indenture), received by the Redevelopment Commission and herein pledged to the payment of debt service on the Bonds ("Pledged TIF Revenues");

WHEREAS, in order to finance a portion of the Project the Commission has determined that it is in the best interest of the City and its residents to pledge the Pledged TIF Revenues, on a parity with the Outstanding Bonds (as to the pledge of TIF #2 Tax Increment); and

WHEREAS, the Commission believes that pledging the Pledged TIF Revenues will help further the accomplishment of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE PLYMOUTH REDEVELOPMENT COMMISSION, THAT:

1. The Commission hereby finds that the pledge of Pledged TIF Revenues, on a parity with the Outstanding Bonds (as to the pledge of TIF #2 Tax Increment), to finance a portion of the Project will help accomplish the Plan for the TIF #2 Area and will promote the economic development and redevelopment of the City.

2. The Commission hereby irrevocably pledges Pledged TIF Revenues, on a parity with the Outstanding Bonds (as to the pledge of TIF #2 Tax Increment), to the payment of debt service on the Bonds for a term of years not to exceed the term of the Bonds.

3. Other than the Outstanding Bonds, the Commission has no prior liens, encumbrances or other restrictions on its ability to pledge the Pledged TIF Revenues.

4. The Commission reserves the right to enter into other obligations or leases payable from Tax Increment, in whole or in part, and to pledge the Tax Increment on a parity with the Pledged TIF Revenues to the Bonds to be issued for the Project in accordance with the following requirements for the purpose of raising money for future local public improvements in, serving or benefiting the Allocation Areas ("Parity Obligations"). The authorization and issuance of such Parity Obligations shall be subject to the following conditions precedent:

(a) All payments due on the Bonds and any Parity Obligations payable from Tax Increment shall be current to date in accordance with the terms thereof, with no payment in arrears;

(b) For Parity Obligations payable from Tax Increment without a special benefits tax levy under IC 36-7-14-27, another property tax levy or a pledge of any other taxes of general applicability authorized to pay such Parity Obligations, the Commission shall have received a certificate prepared by an independent, qualified accountant or feasibility consultant ("Certifier") certifying the amount of Tax Increment estimated to be received in each succeeding year, adjusted as provided below, which estimated amount shall be at least equal to one hundred

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twenty-five percent (125%) of debt service or lease rental requirements on the outstanding Bonds and the proposed Parity Obligations for each respective year during their remaining terms. In estimating the Tax Increment to be received in any future year, the Certifier shall base the calculation on assessed valuation actually assessed or estimated to be assessed as of the assessment date immediately preceding the issuance of the Parity Obligations; provided, however, the Certifier shall adjust such assessed values for the current and future reductions of real property tax abatements granted to property owners in the Allocation Areas and the Certifier may take into account the effect of reassessment on the Tax Increment to the extent it can be reasonably estimated. Parity Obligations secured by a special benefits tax levy under IC 36-7-4-27, by another property tax levy, by a pledge of local option income taxes, or by an agreement with a major taxpayer in the Allocation Areas that guarantees the payment of debt service or lease rentals on the proposed Parity Obligations may be issued without meeting the requirements of this paragraph; and

(c) Payments of any Parity Obligations or junior obligations shall be payable semiannually in approximately equal installments on February 1 and August 1.

5. This resolution shall be effective upon passage.

Adopted December 19, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

[Signature]
President

Attest:

Nancy Chen Felle
Secretary

Resolution No. 2023-1090, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area for the East Jefferson/ Central Business Area (TIF #2) and Declaring the Water Street Economic Development Area (TIF #8)

Surrisi states this is the resolution the public hearing was on, which is the last step in the process of amending TIF #2 and creating this new allocation area. He explains you approved the declaratory resolution to start this process at your last meeting. He states the Plan Commission added these projects to the TIF #2 project list in September, but as we were creating this new allocation, these projects needed to be approved again. He explains their role in the process is to say if the project is in line with the goals of the Comprehensive Plan of the city, which at the time it was the Comprehensive Plan adopted in 2013. He states in the same meeting these projects were reapproved, they also adopted a new Comprehensive Plan and made reference to both of those plans. He explains the city council affirmed what the Plan Commission had done saying these plans and changes to the TIF Districts were in line with the goals of the Comprehensive Plan as well. He states it is now back to you after your public hearing, to confirm those changes to the TIF Districts. Surrisi references in your packet, you received a tax impact statement. He explains that is required whenever you change your map of the allocation area to bring in or take in new parcels that you have to do an analysis of what impact it will have on the overlapping taxing entities. He states Baker Tilly prepared that and the overall finding is that it is not going to have any impact on the overlapping taxing entities. He adds that is the city, the townships, the county, the library, the solid waste district, the school, etc. He states at least 10 days prior to the public hearing today, that was sent out to all those entities and we have not received any written comments or people wishing to voice concern on that.

Commissioners Ellinger and Pedavoli moved and seconded to approve Resolution No. 2023-1090, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area for East Jefferson/ Central Business Area (TIF #2) and Declaring the Water Street Economic Development Area (TIF #8) as presented. The motion carried.

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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"

WHEREAS, the Plymouth Redevelopment Commission ("Commission"), on February 12, 2001, adopted its Resolution No. 2001-38, as amended (collectively, as amended, "Declaratory Resolution"), as confirmed by a Confirmatory Resolution adopted on March 26, 2001, as amended (collectively, as amended, "Confirmatory Resolution"), establishing the East Jefferson/Central Business District Economic Development Area (commonly known as and hereinafter referred to as the "TIF #2 Area");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the TIF #2 Area;

WHEREAS, the Area Resolution designated the East Jefferson/Central Business District Allocation Area in accordance with IC 36-7-14-39 ("TIF #2 Allocation Area") for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the TIF #2 Allocation Area;

WHEREAS, on November 21, 2023, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to: (i) expand the TIF #2 Area by adding certain parcels set forth in Section 1 of the Amending Declaratory Resolution to the TIF #2 Area; (ii) amend the TIF #2 Allocation Area by removing certain parcels set forth in Section 2 of the Amending Declaratory Resolution; (iii) designate the "Water Street Allocation Area" consisting of the parcels set forth in Section 8 of the Amending Declaratory Resolution; and (iv) add the construction of a new townhome/commercial development and the development of a brewery/restaurant within the Water Street Allocation Area, in, serving or benefiting the TIF #2 Area to the list of projects in the Original Plan;

WHEREAS, the Commission submitted the Amending Declaratory Resolution and supporting data to the Plymouth Plan Commission ("Plan Commission") and on December 5, 2023, the Plan Commission issued its written order approving the Amending Declaratory Resolution;

WHEREAS, the Common Council, by resolution adopted December 11, 2023, approved the order of the Plan Commission, the expansion of the TIF #2 Area and the creation of the Water Street Allocation Area;

WHEREAS, the Commission published notice of the adoption and content of the Amending Declaratory Resolution in The Pilot News, which notice also gave notice of a hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, the Commission on December 19, 2023, conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

NOW, THEREFORE, BE IT RESOLVED BY THE PLYMOUTH REDEVELOPMENT COMMISSION, THAT:

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the City to amend the Area Resolution as set forth in the Amending Declaratory Resolution.

Section 2. The Amending Declaratory Resolution approved by the Commission on November 21, 2023, a copy of which is attached hereto and incorporated herein, is hereby confirmed.

Section 3. The Secretary is hereby directed to record this resolution with the Marshall County Recorder and provide a record stamped copy to the Marshall County Auditor.

Section 4. This resolution is effective upon passage.

Adopted at a meeting of the Plymouth Redevelopment Commission held on this 19th day of December, 2023, in Plymouth, Indiana.

PLYMOUTH REDEVELOPMENT COMMISSION
President
Vice-President
Secretary
Member
Member

ATTEST:

Secretary

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

Discussion of Improvements to Commerce Street

Surrisi states we are working with VS Engineering on this and we have put out a request for bids on that. He states we are intended to receive those bids at the Board of Public Works and Safety meeting next week and then will bring it back to you for consideration at your January meeting. He states VS Engineering had heard from a couple of the contractors that were interested in bidding as it would be difficult for them to get good bids in over the Christmas holiday as it was due right after Christmas so they asked if it was possible to extend that. He states the plan is to extend the bids until the Board of Public Works meeting of

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January 8th. He states VS Engineering has made outreach to all of the contractors that had been provided the bid packets so they are aware. He explains we will make a formal announcement of that at the Board of Public Works and Safety meeting next week. He adds they should still be in line to get those on the eighth and present those to you at your meeting in January to consider. He believes they have 60 days to select a contractor on that under the contract specifications. He adds there will be time to evaluate those after the first of the year. He states they have had that happen before and it always seems like if there is not an urgency, particularly with it being Winter, that you can give contractors more time so they are not rushed. He believes you get better numbers most of the time so it seems like a good idea to do that.

Miley states he was on the PIDCO board when a lot of these early discussions took place. He states if he is still on this commission after the first of the year, if this is something he should abstain from.

Surrisi responds by stating he does not see it being an issue. He explains the standard for abstaining is usually if you have any pecuniary interest in the transaction. He states it is a nonprofit and you are not on the board anymore and you do not have a financial gain by doing this so he does not believe it will be an issue.

PIDCO Development Agreement

Surrisi states this agreement is formalizing what was discussed either earlier this year or even last year. He explains this was an incentive that was associated with the development of the manufacturing center out on Commerce Street that PIDCO built and has a long-term lease with Plymouth Molding Group there. He states this would provide up to \$30,000 in incentives over 2025-2026 to PIDCO in support of other developments on their land in TIF District #3 and it is tied into the TIF that is captured off of the Plymouth Molding Group building.

Fred Webster representing PIDCO states this was in lieu of tax abatements.

Commissioners Ellinger and Felde moved and seconded to approve the PIDCO Development Agreement as presented. The motion carried.

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 Centennial Crossings is still on the agenda and will probably stay on the agenda until they get everything finalized with the acceptance of the infrastructure out there. He asks Davidson if he has heard any more about that.

Utility Superintendent Davidson responds by stating we have approached a couple people either with Construction Management and Design, Inc. (CMD) or associated with CMD, Inc. and they seem to be surprised that it has not moved forward. He explains we do not seem to be aware of who's hand this is in but going into the Winter, he doubts it will happen. He states it will be their responsibility to maintain it until it is turned over to the city. He believes it is something that needs to be prodded along a little bit before it will be dedicated to the city.

Surrisi states this is on the agenda as a placeholder to be sure we are thinking about that.

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TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business:

Miley states it has been a pleasure being on this commission with all of you and we have had some great board members. He states we have done a lot of great work and a lot of industrial development growth in the communities. He lists we have done housing, infrastructure, quality of place, and have been a pretty active board. He states he would like to attribute a lot of that to Mayor Senter and his vision for the City of Plymouth. He would also like to attribute it to City Attorney Surrisi as being the guy to move things along and get it done. He thanks both of them for everything they have done as it has been a pleasure working with you all. He states he will miss them all and wishes them the best of luck on their future endeavors. He wishes luck to the new City Attorney Houin.

Houin asks to bear with him as he gets up to speed.

Miley responds by stating if they are still around that it would be great to work with you and be involved as things are going along. He believes you will do an amazing job.

Houin apologies as Mayor-Elect Listenberger wanted to be here tonight but he is currently quarantined.

Miley states they are excited to work with a new administration and keep Plymouth going forward.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$8,550.50
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Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$6,657.94
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TIF 1

Clerk-Treasurer	Transfer to Other Funds to cover portion of Sewer Bond Payment	\$27,500.00
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TIF 2

Clerk-Treasurer	Transfer to Other Funds to cover RPS-Phase 1 Bond Payment	\$68,480.00
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Pilot News	Legal Ad-Public Hearing TIF District 2 & 8 Resolution	\$47.41
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Pilot News	Legal Ad-Public Hearing TIF District 2 Bond for Townhomes	\$41.37
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Total Amount of Claims \$111,277.22

Commissioners Hoppole 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 – November, 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)

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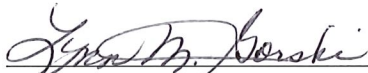
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- 2000 TIF Trial Balance – November, 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – November, 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – November, 2023 (TIF #4 South Gateway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

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

Adjournment

The next meeting is scheduled for January 16, 2024 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 Hopple and Ellinger. The motion carried.



Lynn M. Gorski
Clerk-Treasurer