

# PLYMOUTH REDEVELOPMENT COMMISSION

May 21, 2024

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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 May 21, 2024, at 5:30 p.m.

President Mike Miley led the Pledge of Allegiance.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hoppie, Debra Venti and Robin Cupka who were present at the meeting. Other attendees included Mayor Listenberger, City Attorney Houin, City Engineer Sellers, Clerk-Treasurer Gorski and Street Superintendent Marquardt. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Ellinger and Venti moved and seconded to approve the minutes of the last Regular Session meeting of April 16, 2024, as presented. The motion carried.

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

### **Hoham Drive Update**

Street Superintendent Marquardt informed the board that the Hoham Drive project was moving along pretty well, even with utility location problems. He added that they were working on adjusting the level for the storm drain, a temporary drive was opened up for the hotel customers and employees, and are still working with the bank on their traffic patterns. He stated once it is all done, they feel the surface work for the roads and concrete will all go fairly smoothly. He expressed that they are hoping for a better outcome than they had in September but are not sharing any dates in case they run into any other issues.

Miley asked if it had been good for them to remap that entire system.

Marquardt replied that there was a delay in one line that took them forever to put in, but they finally put it in. He stated that they are hoping it will be completed before September.

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

### **Water Street Townhomes Project Update**

Houin stated that the board could look out the window and see the project update for themselves. He pointed out that the houses were down and the leveling almost finished. He was uncertain when Berger would be starting, but he was ready. He explained that he had received regular calls from Territorial Engineering as they have been waiting because they cannot record the replat until the houses are demolished. He stated he would be able to tell them yes so they could record it and start scheduling construction work.

### **Michigan Street Master Plan Update**

Houin stated that the Michigan Street Master Plan is still in Jones Petrie Rafinski (JPR) Engineers' hands as they are still working on the revisions to it, based on the previous comments. He stated that he, Mayor Listenberger and Bob Heiden of JPR met with Randy Danielson at the REES Theatre and discussed the plan for the LaPorte St./Michigan St. corner near the REES Theatre and how it would fit with the Master Plan. There were some concerns regarding the curb extensions depicted in front of the REES Theatre that may be a little much. Houin explained that Older Adult Services regularly drop off handicap or elderly patrons and, they want to ensure that they have an area where they can pull the bus up and unload passengers with their lift without interfering with traffic flow. He stated those kinds of things are being taken into consideration and the REES is eager to move forward with work around that corner. He explained that they need to ensure the Master Plan is finalized to ensure everything fits together for any future work. They are waiting for an updated version from JPR so they may have more public input and show them what the design looks like.

Miley asked what the process would be going forward after the revisions.

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Houin replied that there is nothing indefinite as the current motivation for the Master Plan is that the REES Theatre would like to finish the work around their corner. He stated that they would like to have a plan for all of downtown, so future work will fit in with what the REES Theatre is planning. He explained that, as far as actually doing the work on the rest of the downtown, they do not have a specific timeline as they have been investigating some potential financing options, but nothing has been identified yet.

Miley clarified that he was talking about the finalization of the plan. He commented that there was mention of more public input.

Houin replied that they are expecting a more detailed plan in the next month or two. He explained that the first set was a design concept, then JPR would come back with a more detailed plan that they can display and schedule more public meetings to schedule input. He added that even that is probably several years down the road before they actually start any of the work. He stated that those plans could change before they actually get started and explained that within the next couple of months, they should have something more detailed from JPR that can be shared with the public.

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

Marquardt updated the board on the Commerce Street Project and said they were almost done but ran into a bad spot, on Gary Drive.

He explained that on the back side to the west where Gary Drive goes around to the Truck Stop and comes out the other side of the USDA office, they had gotten some stone in there and seemed to be going well as it paved well, but by the end of the weekend, ruts had developed in the pavement which caused pretty good soft spots. He informed the board that they called Rieth-Riley and had them meet with City Engineer Sellers and proposed to dig out an area and pour in 220 tons of Number 2 stone and then another 109 tons of Number 53 stone. He explained that the Number 2 stone would be to help bridge it, to help it lock in together better, as Number 2 is a bigger stone. He also explained that they would put Number 53 stone on top and discussed an item called, "Geogrid," to put underneath it, which is similar to a plastic mat. He added that they would also have to redo the base and surface of it, which caused a change in the change order to alter roughly \$45,821.00; although, they have seen some savings otherwise, but do not have the total yet.

He informed them that he received a letter regarding Commerce Street that showed the cost for the subgrade treatment a little bit higher than quoted, so he's assuming the cost will go over a little more than expected. He stated Gary Drive could be under just a little, and they would save a bunch for the subgrade treatment on Pioneer Drive. He stated that when they milled it down, they milled it down 11 inches and still showed asphalt. He explained that they never put subgrade treatment on Pioneer Drive, so that is a significant savings. He wanted to keep the board aware, since they are financing the project, that it may come out a little higher, but is hoping it won't be much more than originally expected. He informed them that everything was practically paved and striped and they were calling in locates to start work on the section of Gary Drive.

Miley asked if they would know more by the next meeting.

Marquardt replied that they should have numbers by then.

Ellinger commented, "We want to be sure it is fixed correctly."

Miley agreed and added that you just don't know when you will get into that stuff.



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Marquardt stated that it looked good, and they were aware that they had some soft areas, so they took out some material and put in stone. He stated that when it was paved it looked great that day with all the trucks running over it, but by the weekend it was bad.

Ellinger asked if there was extra money in the funds. Gorski agreed.

TIF #4: South Gateway / Western Downtown Economic Development Area

There were no updates at the time.

TIF #5: Western Avenue Economic Development Area

There were no updates at the time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

**Update on Centennial Crossings**

There were no updates at the time.

TIF#7: Pretzel's Air Parcel

There were no updates at the time.

Other Business/ Determination Release of Excess Assessed Valuation in each TIF District:

Heidi Amspaugh of Baker Tilly stated that every June 15<sup>th</sup>, the Redevelopment Commission has the opportunity to pass-through Incremental Assessed Value (AV) that they are capturing in their TIF Areas. She explained that what that means is that a portion of the Incremental AV they are capturing as TIF can be passed through if they are collecting enough TIF to pay for what they need to pay for. She stated that historically they have only passed through one TIF area, which is the TIF 1 US 30/ Oak Road allocation area, and for the past several years they have been passing through \$20 million of AV. She stated before that it was \$30 million for a long time. She explained the question has now come about whether the level of the pass through that they had in place, the \$20 million, is necessary as there may be other projects that they want to do in serving or benefiting that TIF area. She stated Baker Tilly was asked to put together what it would look like if they would take it down \$1 million to \$19 million of pass-through or what it would look like if they were to pass-through \$18 million of Incremental AV. She stated she would get into the numbers but what she means is that they are passing through less AV to the overlapping taxing units. She stated what she means by overlapping taxing units, is all the units listed below.

City of Plymouth - Center Township Taxing District
Marshall County
Marshall County Cumulative Fund (2)
Center Township
Plymouth Civil City
Plymouth Civil City Cumulative Fund (2)
Plymouth Community School Corporation
Plymouth Public Library
Marshall County Solid Waste Management

Amspaugh explained that when AV goes up, tax rates go down and when AV goes down, tax rates go up. She stated if you are taking away Incremental AV that you have been passing through to the overlapping taxing units, then their AV's are going to go down, and their tax rates are going to come up a little bit. She stated at the same time, that it would change the amount of TIF revenue that they are all receiving in that TIF area. She wanted to provide them with an illustration of what those options were, so if they wanted to decide that they would like to change it, they would have the information that they would need to make that decision. She presented three scenarios for the estimated impact of passing through assessed values to overlapping tax units from \$18,000,000 to \$20,000,000.

Hopple asked if they knew what projects they might be looking toward starting.

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Houin replied that as long as he could remember, everybody involved had lamented the fact that Oak Drive was built without any sidewalks. He stated in the last year, they have seen the result of that with the unfortunate fatality. He explained that, similar to the downtown streetscape, the City Council moved to hire Troyer Group to conduct a corridor study to develop a plan for Oak Drive from the US 30 interchange, all the way to around the hospital, to add sidewalks and bicycle infrastructure. He explained that they had asked them to provide two versions of the plan, with one being the gold-plated, if they were starting from scratch and money was no object to what they would want it to look like. He stated that they are obviously not starting from scratch and money is very much an object, so they have also asked them to give them the opposite extreme, which is the more cost-effective, simplest version that can be done and implemented fairly quickly. He added that they had started to lay the preliminary ideas and develop the designs. He explained that they would like to use TIF money to start some of the early phases and start building the pedestrian and bicycle infrastructure to provide a safer alternative for anyone traveling on Oak Drive. He stated he believed the recommendation, from speaking with the Clerk-Treasurer, was to pass through \$18 million instead of the \$20 million that they had historically, so they could start accumulating some funds to implement the plans as quickly as possible.

Hopple asked if this was another way of getting more revenue for the projects as the cost of everything continues to increase.

Houin responded in agreement and stated that if there is money available in the TIF funds and the projects are fairly simple, such as restriping, installing very basic separation bollards or pouring short sections of sidewalk, then they do not have to wait for grant applications and approval processes, the projects can simply be started. He added that although they cannot estimate what the timeline would be or what the cost would be, they want to be in a position to move as quickly as possible.

Cupka asked if they would still apply for the grants and then pay the TIF back.

Houin replied that it was dependent on how ambitious they want to be. He stated that he is hopeful that these plans can be phased in, so there may be smaller sections they can do fairly quickly with money that is available on hand. He stated some of the larger options, and maybe some of the ideas out of the gold-plated version, they can plan for as a long-term Redevelopment project that can involve bond issuances and longer-term financing.

Gorski added that as far as grants, the TIF money can be utilized as the matching portion of the grant.

Houin stated that is another option for the larger projects that they can leverage.

Amspaugh mentioned that TIF revenues can be leveraged for community-wide projects, as well as the language of serving and benefiting can be interpreted by lawyers to label it as a public safety project, or a major project for the benefit of the whole city. She stated that the revenues can be used for that if everyone agrees there is an economic benefit to using TIF funds to pay for the specific project.

Miley commented that he believed they had done that before.

Houin stated that it is especially so with utility projects as they benefit the entire community.

Amspaugh added quality of life projects as well.

Houin explained that they are trying to develop a shelf full of plans and a little money on hand. If grant opportunities come up, or they have the ability to move forward, they can be ready to go and move quickly to start seeing some of the improvements.



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Miley asked for clarification that Amspaugh, Houin, and Gorski have all spoken about this and have come up with this group effort.

Amspaugh added that the Mayor was also involved in the discussions. She shared her excitement for everyone to see the TIF report as it would be a very good tool for them to make some good decisions moving forward as far as projects they want to get executed. She added that they can be pay-as-you-go projects or if they want to leverage the TIF stream to pay for a bigger project, they will be able to accomplish that.

Felde asked Amspaugh about the financial report they received from the Clerk-Treasurer's office that shows monies of \$350,000.

Amspaugh replied that is the fund balance.

Felde asked if they allowed the \$20 million pass-through, would they still have that much money?

Amspaugh replied that they would continue to receive the \$377,000 a year that they have been receiving.

Felde asked the board what the advantage is to \$30,000-\$60,000 more, because with these ideas they will have time to change it next year as well if there is a project ready to start.

Gorski stated that they are passing the money through now, but it will not be available until 2025.

Amspaugh stated this pass-through is for 2025, payable in 2026, so there is a delay.

Miley asked if the delay was really two years.

Amspaugh responded in agreement and stated there have been some bigger projects that have been discussed but, they are very preliminary at this point.

Felde asked if they could have a list of what their current TIF projects are. She asked if it was Hoham Drive and Pioneer Drive or if Pioneer Drive was coming out of TIF 3.

Gorski replied that Pioneer Drive was coming out of TIF 3.

Felde asked for confirmation that Hoham Drive was coming out of TIF 1. Gorski agreed. Felde asked if it was the only project they had at the moment.

Gorski added that there are also bonds.

Felde stated that they expire in a few years.

Amspaugh stated the TIF was pledged towards the obligation to 2040 so they could have the whole TIF live out until 2040.

Felde asked what the expiring 2017 bond is.

Gorski replied that it is the City Hall renovation.

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Amspaugh stated as a Financial Manager, knowing that future projects are being discussed, whenever she sees these bonds being paid off, the city really has an opportunity to do another significant project if that is something they decide to do or want to do as they will have the revenue stream option.

Felde commented that they still have time and can do the \$20 million pass-through. She stated they can wait to see the projects come up and react to them.

Commissioners Hopple and Ellinger moved and seconded to release \$18,000,000 in pass-through based on the recommendation from Baker Tilly. The motion carried with Felde opposed.

## Approval of Redevelopment Invoices

### **Paid from:**

#### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$18,741.45
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#### **All TIF Districts**

Baker Tilly	Professional Fees per agreement	\$2,500.00
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#### **To be paid from TIF 2**

Jones Petrie Rafinski	Master Planning Service/Michigan Street	\$1,818.75
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**Total Amount of Claims \$23,060.20**

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

## Acceptance of Communications

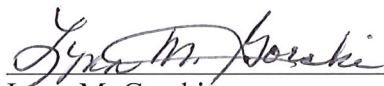
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – April 2024 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – April 2024 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – April 2024 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – April 2024 (TIF #4 South Gateway / Western Downtown EDA)
- 2019 TIF Trial Balance – April 2024 (TIF #7 Pretzels Air Parcel)
- 2024 Marshall County Circuit Breaker Report
- Report from County on 2022 Payable 2023 TIF Parcels with Gross, Net Base and Incremental AV for TIF the 1993, 2000, 2005, 2016, 2019, 2020, and 2024 TIF Districts

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

## Adjournment

The next meeting is scheduled for June 18, 2024, 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 motion by Commissioners Ellinger and Felde. The motion carried.



Lynn M. Gorski

Clerk-Treasurer