

PLYMOUTH REDEVELOPMENT COMMISSION

July 16, 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 July 16, 2024, at 5:38 p.m.

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

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of June 18, 2024, as presented. The motion carried.

Annual Presentation to Overlapping Taxing Units

Kyle Carlson of Baker Tilly presented the TIF Annual Report Presentation to the Redevelopment Commission and the Overlapping Taxing Units that were in attendance.

Miley stated that he and Venti met with the Mayor to discuss a joint work session with the city administration. He explained that the Mayor suggested that the Redevelopment Commission go around the city and identify projects that may be available for them to be a part of. He commented they would have to be new ones compared to the list that was already there. He urged everyone to review the list first and then go out and identify potential projects.

Houin stated he would be happy to show any of them at any time the list they have compiled. He stated this was an idea that started back during the Mayor's campaign and continued when they got into office; they dedicated the room to what was called an idea wall. He expressed that any idea, whether it was a development project, administrative program, developing relationships, etc., would go up on the idea wall. He stated they regularly reviewed them and said that on the opposite wall they have a section for in progress and completed. He stated that when ideas start getting worked on, they go into the in-progress category, and a couple have already been moved over to the completed section. He explained it was a visual reminder of all the things that they want to at least consider and where they were.

Miley encouraged the board to review the wall and then drive around the city. He added that it should not be just the TIF districts, as some of those TIF funds could help projects in other areas of the city depending on what they were. He stated they could then have the joint work session with the city administration for what was in the works and have further discussions about it.

Houin clarified that a work session would be a special meeting of the Redevelopment Commission. He stated it would have to be a public meeting, but the idea was that it would not be held to conduct business but rather a brainstorming discussion meeting.

Miley stated he had been on the commission for a while and had always struggled with the thought that if they were a bank and people went to them with ideas that needed funding, he asked how much involvement they had in creating some of the plans. He stated with feedback from the Mayor and Heidi Amspaugh of Baker Tilly that the Redevelopment Commission could be as involved as they wanted to help develop some of the plans for the different districts.

Houin stated they certainly could not accomplish it on their own, and they needed everyone to play a part.

Miley believed the Mayor was overjoyed that there were people wanting to participate and were actually looking for ideas.

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Houin thanked Carlson for everything he had done for them. He stated that as a city council for the past eight years, he saw Amspaugh and Carlson and listened to their presentations, but in the last six months he had worked very closely with them and said they were an invaluable source of information and knowledge. He stated they were really great partners for the city.

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

Hoham Drive Update

Houin stated that he spoke with Street Superintendent Marquardt earlier that day to get an update but had not received all the details as they had a construction meeting the following morning. He stated that what he did share with him was that the striping was about 90% complete and all they had left to do was some backfill and landscaping work. He stated there was no completion date yet, but he expected the roadway to be opening very soon. He stated he really wanted to thank some of the department heads and mentioned Sellers, Marquardt, and Utility Superintendent Davidson. He stated that when the Mayor first came into office and they got involved with the project, there were a lot of delays and problems, and through working with the department heads and their partners at Lochmueller Group, they put a lot of pressure on the contractors, and they had really moved it up. He stated the Mayor said this was what he wanted to happen but said the credit truly went to the department heads. He shared from his understanding that NIPSCO did pay their invoice for the additional work they caused.

Gorski stated at last month's meeting the claim was approved to pay Milestone Contractors for the NIPSCO mistake in the amount of \$34,526.61, which was paid that day, so it went back into their fund.

Houin stated it was said before he was involved that NIPSCO was going to be held responsible for mistakes that they created, and so far, they have. He stated it was nice to receive good news on the project.

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

Water Street Townhomes Project Update

Houin stated that right before the meeting he was at the Regional Development Authority (RDA) board meeting to update them on their READI 1.0 projects, and this was one of them. He stated he had been working with Kevin Berger on it, and at the July 8th, 2024, Board of Public Works and Safety meeting, Berger had opened bids for the first stages of construction, which would include the concrete work, framing and lumber, and the doors and windows. He stated those would be the big expenses that would be reimbursed through the READI grant. He stated there were some challenges with financing the project as construction costs have skyrocketed in recent years, along with interest rates increasing. He stated they were working with Berger to get creative about how to move the project forward. He said if all went well, he was looking at beginning the actual construction in early September and said the hope was to see dirt being moved in less than two months.

Michigan Street Master Plan Update

Houin stated they pivoted a little on the project and said that when they had the public meeting to show the initial concepts, Jones Petri Rafinski (JPR) received a lot of feedback both at the meeting and offline. He explained that the initial plan was for them to use the feedback to create a revised concept design but were asked to pump the brakes on it a little bit because at the same time they had spoken to INDOT about what coordination may look like as Michigan Street through downtown is SR 17. He explained that anything they wanted to do had to be approved by INDOT, and they wanted to be sure they were planning ahead on it so that they could coordinate with any plans INDOT had, any construction timelines, and get the necessary approval. He stated they had a couple of meetings and they were gathering information. He explained that INDOT was doing some analysis of their previous costs and future plans so that whatever they came up with, they wanted to make sure they were on the same page with INDOT so they would not scrap their plans. He stated that until they had more information from INDOT, they did not want to spend more time and money having JPR develop more plans that might have to be changed. He stated they were anticipating

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that around this time of the year they would have a revised concept. He stated they were trying to get MACOG involved as they had a lot of data about traffic counts and other developments in the region. He said they wanted to compile as much information as possible before they moved forward with the design plans.

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

There were no updates at that time.

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

There were no updates at that time.

TIF #5: Western Avenue Economic Development Area

There were no updates at that time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Centennial Crossings Update

Houin stated they were still trying to finalize the paperwork so they could dedicate infrastructure to the city. He stated that they learned at a Technical Review Committee (TRC) meeting that the developer was still trying to get the final as-built drawings from the firm they worked with. He stated it was becoming common in that industry that there was turnover that had caused some of the work to fall behind. He stated the City was putting pressure on the developer, and the developer was putting pressure on the engineers to get the drawings finalized.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

Allie Shook – Marshall County Career Innovation Center:

Houin explained the next project was simple from the city's perspective but very complex from Lifelong Learning Network's (LLN) perspective. He introduced Allie Shook, who is the Director of LLN, and stated that a portion of the Plymouth Community School Building would be utilized by LLN to provide the Career and Technical Education (CTE) courses, which used to be called vocational courses through the CTE Cooperative. He explained the way the financing worked was they had all the pieces in place for the capital portion of the project, but they were still raising money to finish out the equipment, personal property, and supplies they needed to fully furnish those spaces. He stated in talking to Shook about what their needs were and the other partners who were contributing that he and the Mayor felt that the Redevelopment Commission may be a source of additional support to get them across the finish line. He stated that based upon those conversations, they were recommending that they contribute \$250,000 as a one-time lump sum payment that would be used by the Marshall County Career Innovation Center to complete the project. He stated if they saw from the information Carlson presented earlier, there was currently approximately \$2.5 million available in TIF #3 and there were no projects in the immediate horizon for that TIF area, so the recommendation was to use funds out of TIF #3. He stated he had been working with Carlson and Amspaugh, and they had a meeting the day before with Lisa Lee of Ice Miller LLP, who had been the attorney advising them on Redevelopment matters. He stated they identified the authority they had under the statute, and he was going to work with Lee on the process if they chose to approve the request. He stated they had it lined up if they decided to move forward with it.

Shook stated it had been in the process for a few years at that point, and they had recently closed on the new market tax credits, which helped them to continue moving forward. She stated they still had the need to fully furnish the area that the adults and kids could use. She stated in an overarching view of what was happening with the Career Innovation Center, they would be able to offer CTE courses and be able to add capacity to their classes.

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She shared the following:

- Vet Science went from a half day shared program to a full-day shared program.
- Options for school-based enterprise. Used the example of kids being able to do grooming work with pets.
- Awareness that technical skills in advanced manufacturing was needed. Listed courses such as Advanced Manufacturing 4.0, Precision Machining, etc.
- Ability to earn dual credits through Ivy Tech and any industry certifications they can professionally provide.
- Adult Education was booming. Classes included Welding, CMC Training, ESL, etc.
- Recently named one of the top GED test centers in the State.
- Working to provide what their workforce needed. Employers would be allowed to send employees for certifications.
- Spanish options available for leadership courses.

Hopple stated the school wanted to have the ability to provide opportunities for those types of things, but another layer was that they wanted to keep the adults and kids in the community so they could reap the benefits of their expertise in those areas. He stated it was what the Career Center would do for their community as well. He stated the old Lincoln Junior High, which was now the Lincoln Education Center, offered nursing classes, criminal justice classes, adult education, etc. He stated it was neat to see the parking lot filled with cars from other schools taking advantage of the opportunities they were able to provide.

Shook stated that when they discuss the Career Innovation Center, they often get hyper-focused on the area where the construction was happening, but from an Adult Workforce Development and CTE standpoint, they have expanded. She shared that they offered fire and rescue classes where one could earn their fire and rescue certifications that are needed to be hired by the fire department as a full-time fireman or woman. She explained that it was a two-part course that in year one they could learn fire and rescue first, and then in year two they would move on to EMT so they could be fully certified and ready to go when they graduated. She stated from an economic development standpoint and what Marshall County needed was to be focused on their needs, which were manufacturing and healthcare, as well as people for them. She stated that needs would ebb and flow as time went on, where some may not make sense in a few years, and they would bring on the next class that did make sense. She stated this was the first year they offered Certified Clinical Medical Assistant (CCMA) as a second-year program for their health careers class. She stated they used to offer Certified Nursing Assistant (CNA) for the second-year program, but their numbers became low, so they met with a lot of people around the area in different positions from a healthcare standpoint and asked what they would like to see and offered options from a State Education standpoint. She stated that CCMA was what came to the top for them, and they had a 96% pass rate at the end of the year.

Felde asked, with the request being \$250,000, what were the furnishings they were asking for.

Shook replied that they would need equipment and furnishings for training, the standard tables and chairs, TVs, and other equipment for the standard classes. She explained that for culinary classes, they would need different stools and operations; for vet science, they would need lab tables, kennels, refrigerators for medicine, towels, chairs, etc.; and for building trades, they would need different types of saws and equipment required for that field. Lastly, she said that for advanced manufacturing, they would need plasma-cutter tables, 3D printers, precision machining, etc.

Miley asked if he read correctly that building trades would be changing their focus from building houses to getting more detailed and specific on trades such as plumbing, electrical, etc.

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Shook replied in agreement and explained that in the past few years they needed to refocus on what made the most sense for the kids. She stated there was a lot that factored into it and shared that one of them was that they had kids going into building trades who did not have a lot of foundational knowledge of what they were using and what equipment they were using; it was concerning and dangerous. She explained that from an education standpoint that shop class was no longer offered as kids were getting before, so they tried to be more impactful. She stated their year one class was foundational, and it was inside the school. She explained that they were doing a lot of building, framing, and working through a book as well, but said they try not to be too heavy on textbooks because kids wanted to get their hands dirty, hammer things, and cut things up and shared that they were building a shed, benches and chairs, etc. She stated they were looking at blueprints and really looking at what it meant to build something. She stated in year two they still went out in the community and did work throughout the area. She stated they were working closely with Habitat for Humanity, and they were going to Bourbon twice a week, where the houses were being built, so they were still getting the opportunity to see a house being built from beginning to end. She shared that she always tells Dean Byers with Habitat for Humanity that if they create one volunteer for Habitat for Humanity out of this group of kids, this is a win. She stated they were able to partner with the city through a Memorandum of Understanding (MOU) with the Building Commissioner from a permitting standpoint to do some work around the community for some folks who need it. She stated at the end of the year they did some work for the Heartland Art Center, so there were ways for kids to job shadow and get involved in different areas on their own. She stated they went from one teacher to two, so they were able to double their numbers and are up to 49 kids in building trades for next year.

Felde stated when she spoke about technical equipment for manufacturing, she asked if the money was for those items as they were very expensive.

Shook agreed that they were very expensive and stated that some of the cobots and robots were in the advanced manufacturing class and said that a couple of years ago the school received a grant to purchase some of that equipment.

Hopple stated there were a lot of neat opportunities available to the adults and kids in the community and that it was money well spent. He shared that his youngest was in the child development class in her junior and senior year, and she took a test and received a certificate, so she could walk into any preschool and be the teacher right then and there. He explained it was a nice opportunity for kids and it was valuable for their community.

Houin stated in talking with Ice Miller and Baker Tilly, who identified the statutory provisions that allow for this, that a Redevelopment Commission can contract with an entity whose principal function includes the provision of educational, work training, and worker retraining programs designed to prepare individuals to participate in the competitive and global economy. He stated he did not believe they could write anything more descriptive of what LLN is doing with the Career Innovation Center. He stated it certainly fit within the authorized use of Redevelopment funds. He explained that if they chose to move forward with the request to contribute \$250,000 out of TIF #3 funds, it would take a couple of steps, which would include going back to them with a resolution to amend the plan for TIF #3 to include this and then creating an agreement between the Redevelopment Commission and LLN to contribute towards the programs. He stated what he asked for that night was to give him the direction to move forward with it.

Miley asked Shook if this was money they would like to spend this coming school year.

Shook replied that they could spend it as soon as they received it.

Commissioners Hopple and Venti moved and seconded to authorize City Attorney Houin to begin the process to add the Marshall County Lifelong Learning Network to the TIF #3 project list as presented.

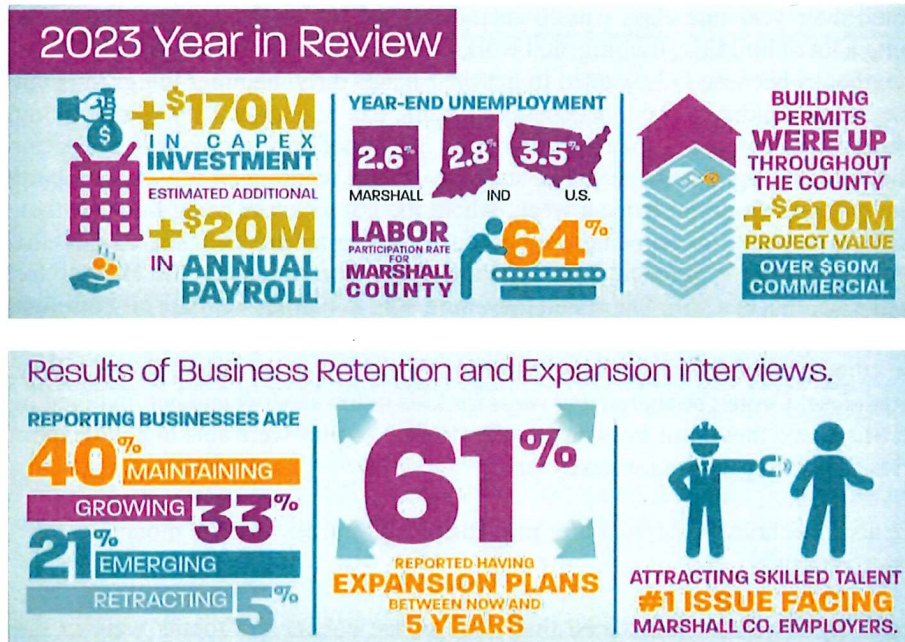
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MCEDC – Annual Economic Development Agreement:

Greg Hildebrand with Marshall County Economic Development Corporation presented the MCEDC 2023 Annual Report.



Felde asked about the status of Divert Inc.

Hildebrand replied that they were going well. He explained that they take organic matter that would normally go into a landfill and divert it into natural gas. He stated their first step was to collect it from the different grocery distributors and sort through it while they were now in the next step where they were creating a slurry. He stated they were loading tanker cars of that slurry and moving it out, and said they just added a shift in the last couple of months, so they were currently working two shifts. He explained the next step would be adding the digester here in Plymouth so that slurry didn't get shipped out and they could begin the production of natural gas.

Felde asked if they would be expanding their building if that were to happen. Hildebrand agreed. Felde asked how many employees they had at that time.

Hildebrand replied that last time he spoke with them, they had close to 30 but he could check on it.

Miley asked if that was before or after the additional shift.

Hildebrand replied that was what they were looking to fill with the shift and said it had been there for a month or two. He stated the only item he had a lot of questions about was Indiana Wheel Company. He stated a couple of years ago it was a Chinese corporation, and they were championing the fact that these were restoring jobs. He stated it was odd how times had changed as Chinese companies were no longer welcome to help restore jobs. He stated the Chinese were no longer involved with it, as an American investor went in and purchased them out. He stated they were now going to a fully automated wheel line.

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Felde asked if he could clarify what the business was as she was not really understanding. She asked if the Redevelopment Commission had ever been involved with them.

Miley replied that he did not believe so.

Hildebrand replied that Indiana Wheel Corporation made steel wheels and said that they should have the line installed by the end of the year.

Felde asked if the fee for the agreement covered the U.S. 30 Coalition.

Hildebrand replied that \$10,000 was for the U.S. 30 Coalition.

Miley added the total was \$40,000, with \$30,000 going to the MCEDC and \$10,000 going to the US 30 Coalition.

Felde stated she saw \$37,500 and asked where the \$10,000 came in.

Hildebrand replied that the \$37,500 should read \$40,000.

Houin commented that the form of the agreement that was sent out needed to be revised. He stated that it was his mistake because he was asked if the previous version could be sent with the dates adjusted. He stated the U.S. 30 Coalition had raised their dues so they would circulate a corrected version as the number on that document should be \$40,000.

Felde asked if they should wait on a revised agreement.

Houin replied that they could approve the agreement with a revised amount and they would prepare a revised document.

Miley commented that it would give him the authority to sign it.

Commissioners Ellinger and Felde moved and seconded to approve the corrected MCEDC Annual Economic Development Agreement to reflect the amount of \$40,000. The motion carried.

Other Business:

There were no updates at that time.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$36,650.49
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TIF 1

Old National Bank	Lease Payment for City Hall Renovation Project	\$157,750.00
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TIF 2

Bank of New York Mellon	Bond Payment – Riverpark Square Phase 1	\$62,520.00
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Bank of Oklahoma	Bond Payment – Water Street Townhomes	\$53,945.83
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TIF 3

Rieth-Riley Construction	Paving – Commerce St, Pioneer Dr & Gary Dr	\$856,228.33
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All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,500.00
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Additional

TIF 3

1 st Source Bank	Bond Payment – Aquatic Center	\$221,715.57
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TIF 6

Bank of New York Mellon	2020 Bond Payment – Centennial Crossings	\$71,200.24
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Bank of New York Mellon	2022 Bond Payment – Centennial Crossings	\$40,302.76
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TIF 7

Bank of Oklahoma	Bond Payment – Pretzel's	\$468,843.00
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Total Amount of Claims \$1,969,156.22

Commissioners Hopple and Venti moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

Acceptance of Communications

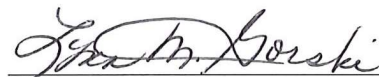
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – June 2024 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – June 2024 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – June 2024 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – June 2024 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – June 2024 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – June 2024 (TIF #7 Pretzels Air Parcel)

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

Adjournment

The next meeting was scheduled for August 20, 2024, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 7:17 p.m. after a motion and second motion by Commissioners Hopple and Venti. The motion carried.



Lynn M. Gorski
Clerk-Treasurer