

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on August 12, 2024. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana, and was called to order at 6:30 p.m.

Councilwoman Starr offered prayer, and Boy Scout Troop 251, consisting of Colton & Camden Drake from Argos and Michael Marco from Plymouth, led the Pledge of Allegiance.

Mayor Listenberger presided for Council members Duane Culp, Kayla Krathwohl, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. Council member Don Ecker Jr. attended virtually. Council member Randy Longanecker was absent. City Attorney Houin and Clerk-Treasurer Gorski were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Culp and Starr moved and seconded to approve the minutes of the regular session of the Common Council on July 22, 2024, as presented. The motion carried.

Public Hearing – Additional Appropriations Resolution

Council members Culp and Krathwohl moved and seconded to open the public hearing. The motion carried.

Gorski listed the following appropriation:

- \$18,750.00 for the City Monetary Gift Fund. This is to pay the performers for the Mayor's Summer of Music.
- \$69,034.00 for the General – Building Commissioner Fund. This is for the Electric Vehicle Grant.
- \$225,000.00 for the General – Police Department Fund. This is for three additional Police Vehicles.
- \$74,454.00 for the MVH Fund. This is for the Electric Vehicle Grant.
- \$17,200.00 for the Park Fund. This is for the Electric Vehicle Grant.
- \$5,000.00 for the Community Improvement Fund. This is for the Commercial Revitalization Rebates up until that point, as there was more expended than what was budgeted for 2024.

Culp asked if the squad car request was normal or if there was three more being purchased than what had already been purchased.

Gorski replied that they would be buying three more on top of what was already purchased this year.

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Police Chief Weir stated he is going for 11 new squad cars, as he had 11 that are over 100,000 miles. He stated they broke it down to 3 more squad cars this year, go for more next year, in the third year they would finish it off, and then go back to rotation.

Culp asked if everyone had a take-home vehicle now. Weir agreed.

Morrow stated in discussion with Weir that there is a thought that the mileage of the vehicles won't add up as quickly as in the past as the squad cars they used were being used 24/7. He stated there will now be a lot of them out of service once an officer ends his shift so they should get a longer life out of these cars. He stated they also got out of sequence due to COVID.

Mayor Listenberger stated that typically they do two-to-three every year and a couple years back they got two. He stated in the year of COVID, they received no cars. He explained on top of that they have take-home vehicles, and it had all built up to the need they have today. He stated they looked at a finance package of 11 vehicles and generally they do not like to finance historically for vehicles.

Ecker stated the analysis they did on this would showed they would get longer life and better use out of the vehicles. He stated long-term owning a vehicle, as opposed to leasing a vehicle, also proved to be more cost effective. He stated the other thing they would ask is that if they do look at their next purchase of vehicles is to consider hybrid vehicles as well. He stated that Morrow and himself spoke to a local sales representative about that as well. He clarified that they are not suggesting that is what they will do but he would ask them to consider that as an option as well to improve mileage. He believed it would provide them with longer reliability long-term and an increase in fuel efficiency and they would continue to have the same amount of horsepower in them.

Weir commented he spoke to Steve Kaiser of Oliver Ford the prior day and the prior week as well about trying one of those.

Culp asked how long ago they started take-home vehicles for the whole department.

Weir replied they got to that point last year as the final person received their take-home vehicle.

Culp asked if it is limited on a per mile basis.

Weir replied they did not as they have one officer that lives in DeLong, two officers that live in North Liberty, and one that lives in Knox. He explained those would be their higher mileage areas, but they are not allowed to use them aside from going to and from work, unless they are driving within our county.

Culp asked if that also applied to all the other officers.

Weir replied that every officer within the county is allowed to drive their vehicles within the county and they do not have out of county use aside from to and from work for that reason on mileage.

Morrow stated it was originally a lease-to-own finance agreement that was presented to Weir, and it would have been between \$25,000-\$30,000 more spent if they had financed them. He stated they can afford it according to our Clerk-Treasurer, so he believed they ought to own those vehicles personally.

Council members Morrow and Starr moved and seconded to close the public hearing. The motion carried.

City Attorney Houin introduced Ordinance No. 2024-2227, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning Adoption of Personnel Policy by Reference on second reading.

Ecker stated he had read the revised handbook, and he is comfortable with what he had seen. He stated the changes were highlighted well and he appreciated that.

Council members Ecker and Culp moved and seconded to approve Ordinance No. 2024-2227, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning Adoption of Personnel Policy by Reference on second reading. The motion carried.

City Attorney Houin introduced Ordinance No. 2024-2227, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning Adoption of Personnel Policy by Reference on third reading.

Council members Milner and Starr moved and seconded to approve Ordinance No. 2024-2227, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning Adoption of Personnel Policy by Reference on third reading. The motion carried.

ORDINANCE NO. 2024-2227
AN ORDINANCE TO AMEND
THE CODE OF ORDINANCES OF THE CITY OF PLYMOUTH CONCERNING
ADOPTION OF PERSONNEL POLICY BY REFERENCE

Statement of Purpose and Intent

The purpose and intent of this ordinance is to effectuate the proposed additions and deletions to the City Code adopting the newly revised Personnel Policy, which incorporates a revision to the vacation policy and other updates.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. Title III, entitled Administration, Chapter 35 entitled Personnel Policies in the Code of Ordinances of the City of Plymouth shall be amended by making the following additions and deletions to §35 01 ADOPTION OF PERSONNEL POLICY BY REFERENCE:

(A) The Personnel Policy, as attached to Ordinance No. 2022-2201 2024-2227, passed September-12-, 2022 August 12, 2024, is hereby adopted as the Personnel Policy Manual for the city.

(B) All department heads and city employees are hereby directed to implement the policies as contained in the Personnel Policy Manual. All employment relations are to be managed in accordance with the Personnel Policy Manual, with the exceptions noted in said manual.

(C) All directives, executive orders, and ordinances heretofore in effect on any subject mentioned in any prior Personnel Policy Manual are hereby superseded by the Personnel Policy Manual, attached to Ord. No. 2022-2201 2024-2227, passed September-12-, 2022 August 12, 2024. Any ordinance, directive, or employee rule in conflict with the provisions of the Personnel Policy Manual are hereby repealed, revoked, rescinded and held for naught. Any additions, modification, or deletions to this Personnel Policy Manual shall be done by an ordinance to amend the Personnel Policy Manual and therefore shall require Common Council approval by majority vote.

Section 2. A copy of the Personnel Policy Manual entitled "City of Plymouth Employee Handbook," which is adopted by Section 1 above, is attached hereto for ease of reference, the newly amended sections are highlighted throughout.

Section 3. This Ordinance shall take full force and effect on January 1, 2025, due attestation and publication if required by law.

PASSED AND ADOPTED this 12th day of August, 2024.
Robert Listenberg, Presiding Officer

ATTEST:
Lynn M. Gorski
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 12th day of August, 2024, at o'clock 7:45 p.m.

Treasurer Approved and signed by me this 12th day of August, 2024.
Robert Listenberg
Robert Listenberg, Mayor

REGULAR SESSION, COMMON COUNCIL, August 12, 2024

City Attorney Houin introduced Ordinance No. 2024-2228, An Ordinance to Amend the Code of Ordinances for the City of Plymouth Concerning Use of Golf Carts on Streets and Alleys on second reading.

Council members Morrow and Krathwohl moved and seconded to approve Ordinance No. 2024-2228, An Ordinance to Amend the Code of Ordinances for the City of Plymouth Concerning Use of Golf Carts on Streets and Alleys on second reading. The motion carried.

Mayor Listenberger stated he would like to hold off on third reading until their next meeting if that is agreeable with everyone. He stated that way it will give the citizens a chance and the media to pick up on this to have more input. He allowed a member of the audience to come up and speak on behalf of the request.

Clifford Young (122 E. Adams Street, Plymouth, IN 46563)

Young stated he wanted to know where they came up with the sticker price. He stated he had done a little research and listed that Bremen is \$10, LaPaz is \$20, Bourbon is \$20, Argos is \$40, and Culver is \$60. He added that there is a lot of money in Culver. He then listed that Starke County is \$25. He stated that a lot of people here take their golf carts to the grocery store to get groceries and gas prices and groceries are high. He explained a lot of them are on a fixed income and \$60 is outrageous. He stated that he was alright with the fines as he followed the law.

Mayor Listenberger stated there was a committee that was put together that formed this, but this is good feedback. He stated this is another reason why he wanted to get public input before they do the final reading in two weeks.

Young restated that he saw people all the time go to the grocery store, laundry mat, and Lowes on their golf carts. He expressed that gas prices and everything else are high and golf carts are a little cheaper to run.

Mayor Listenberger asked if the committee could get back together before the next meeting and discuss that.

Young expressed that with these E-Bikes that he sees them running up and down the sidewalk and in River Park Square.

Mayor Listenberger believed that those will be coming up as that same committee that did the golf carts said they wanted to keep meeting to address those.

Young stated there are also the electric scooters that he sees buzzing out of the alley, not slowing down, with cars almost hitting them.

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City Attorney Houin introduced Ordinance No. 2024-2229, Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2025 on second reading.

Gorski stated for the highlighted items that they are going to consider paying specialty pay for police officers an extra .25 per hour. She also added there was changes to longevity pay.

Mayor Listenberger stated he spoke to some of the council members, and he had misunderstood when he thought they discussed some of the clerk positions downstairs and there is some discrepancy in pay. He stated he spoke to Ecker and Morrow, and he did not catch it on first reading that there would be a dollar raise for those that are a little less plus the 3.5% that everyone else is receiving. He stated what he would like to do tonight and talked about that in depth and do the second reading and table it for third reading. He stated they could also table it entirely and do it for second and third reading later.

Culp stated what he saw in this so far, he liked with the exception that two people were changed to hourly and one stayed salary. He stated he spoke to Ecker, and he said he was going to investigate that.

Ecker added that is ongoing.

Mayor Listenberger stated it sounded like there were several items that they still needed to work on.

Council members Culp and Krathwohl moved and seconded to table Ordinance No. 2024-2229, Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2025.

Houin stated regarding tabled ordinances, the next items on the agenda are the tabled ordinance and resolution about the annexation at Bayless Street. He stated those requests had been withdrawn as they were specifically related to the Garden Court Housing Project, and they will see later tonight that there are other proposals for that area. He stated hopefully they will come back with a different annexation request for that property but for right now those requests have been withdrawn and can be removed from the agenda.

Gorski asked for clarification that it is both the ordinance and the resolution. Houin agreed.

The withdrawn requests are as follows:

- Ordinance No. 2024-2225, An Ordinance to Annex Approximately 8 Acres of Real Estate Located Immediately Adjacent to the Corporate Boundary of the City of Plymouth, Indiana.

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- Resolution No. 2024-1107, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 8 Acres of Real Estate Located Immediately Adjacent to the Corporate Boundary of the City of Plymouth, Indiana.

Houin listed the next item as the consideration of contract with Oak Crest Auctions. He stated this came about when Police Chief Weir was cleaning out the storage building behind the Fire Station and there is a lot of stuff in that building that he wished to dispose of and get out of the way. He stated it was determined that the best way to do that would be through a public auction and in discussion with other department heads, the Fire Department had some trucks they did not need anymore, and several other department heads had identified items of personal property they wished to dispose of. He explained the plan was to hold a city-wide public auction for all the personal property items owned and stored by the city that are getting in our way and to get rid of all of them at once. He stated they would like to start planning for that now but not hold the auction until later in October, as with Fire Trucks, the other purchasers would probably be other municipalities, and we would like to give them plenty of time to plan and make arrangements for that auction. He stated the first item related to that on the agenda is asking for approval to enter into a contract with Oak Crest Auctions for public auction.

Council members Morrow and Starr moved and seconded to approve the request to enter into contract with Oak Crest Auctions as presented. The motion carried.

Gorski stated the City had received a donation in the amount of \$1,000 from Lochmueller Group to be used for the Mayor's Summer of Music. She asked if they wished to accept the donation with the restricted terms, conditions and purpose attached to the donation. She stated that the donation will be receipted into the Monetary Gift Fund.

Council members Culp and Krathwohl moved and seconded to approve the donation as presented. The motion carried.

City Attorney Houin introduced Resolution No. 2024-1112, Additional Appropriations Resolution.

Council members Ecker and Culp moved and seconded to approve Resolution No. 2024-1112, Additional Appropriations Resolution as presented. The motion carried.

City Attorney Houin introduced Resolution No. 2024-1113, A Resolution of the Common Council of the City of Plymouth to Approve the Application of JaCar Holdings LLC for a Commercial Revitalization Rebate Program Grant.

Houin introduced that Stephen Carter with JaCar Holdings was present to answer questions.

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Carter stated he is representing the building at 118 W. LaPorte Street requesting matching funds for a total tear out and replacement of the roof. He stated they had attempted to do a patch 3-4 years ago that the council at the time approved for matching funds, but they never followed through with applying for reimbursement because the patch job was deficient. He added that it leaked more after they patched it. He stated they are at the point now where it had to be torn off and replaced and probably some of the decking as it is all original. He stated there is probably five layers up there from the 1950's.

Starr asked what is located there.

Carter replied it is the game store, "Got Game," located right across from the Fire Station on the corner of Laporte and Center Streets.

Culp asked if there were two quotes on this.

Carter replied there were three quotes and listed, Professional Roofing Solutions for \$55,984.68, one from Horner Roofing for \$54,460.15, and one from A&M for \$59,850.00. He stated for the one from A&M Roofing, he had asked them to reduce the ISO Board from 5.2 inches to 2.6 inches, so that brought the price down to \$53,850.00. He stated they have a little money in there for replacing metal sheeting as the base so it may be more than that. He stated they would be rebuilding it and put some grading toward the grains. He stated it is a TPO welded type of material.

Culp asked who the low bid would be.

Carter replied that it would be A&M if you factor in taking out 2.6 inches of ISO Board.

Houin if you look at the quotes submitted that the original quoted price for A&M is \$59,850.00, which would not make it the lowest price, but there is a notation on that quote, which reduces the price by \$6,000.00 bringing it down to \$53,850.00. He stated the resolution is based upon that price and if the cost were to go higher than that then the rebate amount would not increase.

Council members Culp and Starr moved and seconded to approve Resolution No. 2024-1113, A Resolution of the Common Council of the City of Plymouth to Approve the Application of JaCar Holdings LLC for a Commercial Revitalization Rebate Program Grant as presented. The motion carried.

Kathy Bottorff with WTCA asked what the city share would be.

Gorski replied that the city share would be \$10,770.00.

City Attorney Houin introduced Resolution No. 2024-1114, A Resolution of the Common Council of the City of Plymouth, Indiana Authorizing the Sale of Personal Property at Public Auction and for the Distribution of Auction Proceeds.

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Houin stated the auction contract had already been approved and this resolution is asking you to approve for the department heads what items of personal property in each respective department are not needed in the city and to declare those surplus properties so they may be sold. He stated one of the other items identified is a brush truck that the fire department is replacing. He stated when the old brush truck was purchased, the city paid 50% and each of the townships paid a portion of the remaining balance. He stated that Center Township paid 31% and West Township paid 19%. He stated the version of the resolution sent out in the packets was incorrect as he did his math wrong. He stated the way it is now worded is that the city paid 50% and of the remaining 50%, Center Township paid 62% and West Township paid 38%. He stated he did not specify that it was of the remaining 50%, so the Clerk-Treasurer kindly pointed out to him that his math added up to 150% of the purchase price. He stated she had prepared a revised version with the correct percentages. He stated that 50% would be the City of Plymouth, 31% Center Township, and 19% for West Township. He stated the resolution would authorize the net proceeds of the sale of that brush truck to be distributed to those entities according to those percentages.

Morrow asked if those other entities are in favor of this.

Houin replied that they were as he did require their help to figure out what the percentages were as he could not find any records. He stated it was lucky that they had them already.

Council members Krathwohl and Starr moved and seconded to approve Resolution No. 2024-1114, A Resolution of the Common Council of the City of Plymouth, Indiana Authorizing the Sale of Personal Property at Public Auction and for the Distribution of Auction Proceeds as presented. The motion carried.

City Attorney Houin introduced Resolution No. 2024-1115, A Resolution of the City of Plymouth Confirming Support for the Regional Economic Acceleration and Development Initiative (READI 2.0).

Houin stated there are several people in the audience, along with a presentation in relation to this that they would like to present that night. He began with appreciation to those who helped, and he wished to clarify that he may miss some. He stated it all began when South Bend Elhart Partnership asked for grant ideas and just from the City of Plymouth, they had submitted 20+ ideas for projects they thought could become READI 2.0 grant proposals and since then they had narrowed it down considerably. He introduced Anna Kietzman with the Heartland Art Center who will be introducing their portion of the grant proposal. He stated she had a whole team working on her portion and they had been working closely with enFocus, who had also been engaged through the city to work on the housing proposal later that evening. He introduced that Brent Martin with

SRKM Architecture had done work on both projects. He introduced Greg Hildebrand with Marshall County Economic Development Corporation (MCEDC) who had been a partner to Heartland Arts Center. He introduced River Valley Construction who will play a role later in the housing project. He stated this had been a lot of work bringing this together and he had gone through a lot of information and brought it down to what they think are very strong proposals. He provided an overview of READI 2.0 as there had been several projects in the county funded through this, with a couple in Plymouth and listed the Water Street Townhomes Project as one of the projects that will be starting construction real soon. He stated that the Townhomes Project was awarded READI 1.0 grant dollars and READI was such a successful program that the State decided to launch READI 2.0. He explained as a result, the South Bend Elkhart Region, comprised of St. Joseph, Elkhart, and Marshall Counties, was awarded \$45 million in regional funding to distribute through the grant program. He highlighted that this is coming before the council now as the submission deadline for these grant applications is August 30, 2024. He then listed the following information.

Unprecedented Opportunity

- Major funding opportunity through READI 2.0
 - \$45 million in regional funding
 - \$185 million across the state for LEI Blight
 - \$65 million across the state for LEI Arts & Culture
- Expressed desire for READI 2.0 to fund projects in rural communities
 - State commitment of 25% of funding for rural communities
- 20:20:60 funding ratio targets:
 - READI < 20% of total funding
 - Local Public > 20% of total funding
 - Private > 60% of total funding
- Concurrence of arts and housing in Plymouth
 - Heartland Arts Center
 - Plymouth Workforce Housing
- Upcoming Dates
 - READI 2.0 Submission Deadline → August 30, 2024



Kietzman introduced herself as the President of the Heartland Arts Center and she is joined that night by some great partners and teammates. She provided a presentation of their vision and for revitalizing the new Heartland Arts Center at the old Montgomery Ward people. She provided a backstory of the Heartland Arts Center had done and what they continue to accomplish before presenting the presentation below.

Revitalizing Downtown Plymouth

Heartland Art Center, established in the 1970s

The building's unique history and prime location provide an exceptional opportunity to enhance the Plymouth downtown area, revitalize an underutilized property and foster the creative market, impacting artists and communities across five states.

Heartland will focus on 3 thematic areas:

1. Transform the Montgomery Ward building to serve as a regional arts hub
2. Expand educational programming, including the introduction of new classes and workshops:
 - o Ceramics
 - o 2D/Fine Art
 - o Fabrics & Mixed Media
 - o Glass Art
 - o Video Production & A/V Training
 - o Metalworking
 - o Woodworking
 - o Kids Summer Programs
 - o Entrepreneurship Workspaces
3. Foster community connection and quality of place, specifically for rural communities



Renovating Montgomery Ward

Montgomery Ward, opened in 1929

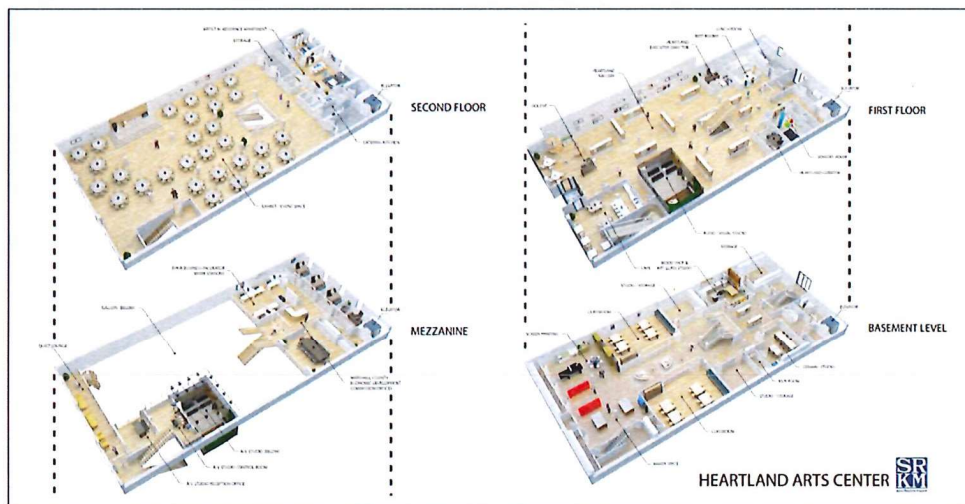
It served as the architectural design for future Montgomery Ward department stores across the United States. The building's rich historical significance represents the cultural heritage of Plymouth. Preserving and renovating it will safeguard this legacy for future generations.

Heartland currently occupies the first floor of the building, however with plans to acquire and renovate the space, the Center aims to develop following additional facilities:

- First Floor - gallery space and art exhibits, sensory room, rental office space, an audio visual studio, coffee bar/lounge and a gift shop
- Second Floor - traveling exhibits and gallery art space and an artist in residence apartment
- Basement - additional arts classrooms/studios, workshop studios, artwork gallery/ student artwork gallery



3D Rendering & Schematic Designs



Project Action Plans

	2025	2026	2027	2028
Phase 1: Complete renovation and repurposing of Montgomery Ward	█			
Phase 2A: Develop new facilities and programs, including: venue/studio rental spaces, entrepreneurship space, video production facilities, etc.	█			
Phase 2B: Expand current program offerings and partnerships		█		
Phase 3: Expand current staffing capacity to reach a wider audience		█		

Outcomes for the Region

The project will provide an increased capacity to cement the Heartland Art Center as a premier venue space in the South Bend-Elkhart Region, including the the following:

- Arts Classes & Workshops
- Gallery & Exhibition Space
- Public Art Festivals
- Monthly Shows & Exhibits
- Youth Summer Programs
- Wild Rose Moon Video Production

This expansion project specifically benefits many audiences attracted to a thriving arts community. These audiences include:

- **Tourism** - an attractive venue for music, arts, and other events can entice tourists to the region, potentially visiting Marshall County and the region at large for a weekend
- **Regional Residents** - provide increased access to arts classes and workshops, bigger and more robust festivals, and larger art gallery for residents across the region
- **Regional Creatives** - attract more established and aspiring artists to the region by allowing artists to display and sell their art, host an art class, and participate in more arts festivals

Expansion of Classes & Workshops:

- 26 Classes/Month
- 60 Students/Month

Improved Experience through Gallery & Exhibition Space:

- 33% more Visitors
- 25% more Art Pieces

Increased Number of Monthly Shows:

- 2 Ticketed Events per Month
- 50% more Attendance for Exhibits and Receptions

Key Partnerships

Partners and stakeholders already identified in this project include:

-  **SRKM Architecture:** Provide architectural renderings for renovated Montgomery Ward building and assist in building renovation
-  **Wild Rose Moon:** Expansion of video production programs in the Heartland Art Center to catalyze video production and artist reach through WNIT and WVPE in the South Bend-Elkhart Region
-  **Marshall County Economic Development Corporation:** Obtain space in renovated Montgomery Ward Building for offices and increase collaboration with Heartland Art Center
- Marshall County Arts & Culture Council:** Promotion and support of Heartland Art Center expansion
- One Marshall County:** Promotion and support of Heartland Art Center expansion
-  **Marshall County Community Foundation:** Assist in fundraising efforts to support project
-  **HOK Architecture:** Provide in-kind design services for future sensory rooms
-  **enFocus, Inc:** Assist in grant writing efforts to support project

Key Partnerships



Proposed Budget Overview

Overall Project Cost = \$8,239,100

Private	Public	READI
\$6,334,100	\$1,905,000	\$2,100,000
GRAND TOTAL		\$8,239,100

Plan to leverage READI to discount cost to renovate the building.

City of Plymouth Request = \$ 1,300,000

Summary of Project Budget		
Construction	Building Purchase	\$350,000
	Renovation	\$4,880,700
	Professional Services	\$358,000
	Grant Writing/Design Services	\$74,200
SUB TOTAL		\$5,662,900
Programs/ Operations Expense	Administrative Staff	\$809,000
	Program Equipment	\$514,000
	Internships	\$187,000
	Volunteers (in-kind)	\$154,200
SUB TOTAL		\$1,664,200
Operations Revenue	Events & Exhibitions	\$535,700
	Rental Income	\$228,300
	Student Fees	\$150,000
SUB TOTAL		\$912,000
GRAND TOTAL		\$8,239,100

Morrow asked what the plan is to raise private dollars. He asked how soon in the process that the money needed to be raised to receive the public money.

Kietzman replied that she will defer the timeline portion of the question as she did not want to get that wrong. She explained there will be a capital campaign that will be involved. She stated they are looking towards their private matches, especially their volunteer base, counts as a private match for much of that funding. She stated that is valued at \$150,000 but much of the funding will come from the capital campaign.

Andrew Wiand introduces himself as President of enFocus. He stated as they put together this budget, there are a lot of volunteer in-kind services that will be a part of the operating budget. He stated that leads the capital campaign through much of the renovation. He stated as the grant award and what they are coming to the council with now would be a resolution with the intent to pursue this. He explained they would like to go through the grant process through the Fall and as those final grant awards and the cost of construction become a reality, they would like to have a good portion of that money raised. He stated within the next year or so they will be in the process of working through those finalized designs and then be able to secure that match to fund that renovation. He stated on an ongoing basis, much of the budget showed the operating elements that will be included over the course of the grant period. He stated that is considered programmatic revenue as it is supported so largely through in-kind volunteers.

Morrow asked what would happen to the grant money if they were lucky enough to receive it. He stated he is not trying to not sound optimistic but \$8 million is a lot. He asked what would happen with the grant if the fundraising would fall short.

Wiand replied with observations from READI 1.0, there is constant monitoring of that grant performance, and midway through the grant period they must document all match sources to be able to adjust any total grant amounts if you are not able to yield a certain amount. He stated for a capital project, you would know that information relatively early on, in forming the engineering construction designs based on what they know over a period of time. He believed mid-year through that grant program is when there would be any action taken against certain matches, but they will be aptly trying to ameliorate that in adjusting the designs along the way if that would become a problem. He stated it is a good question, and there is not always a clear answer from the state and the region. He believed their best guidance is to be on top of what is reasonable and feasible for your budget and adjust downward or add or remove components over time so you can be successful over a period. He stated they had shown a lot of the idealized designs that night as they believe this is the best picture they can paint.

Krathwohl commended Kietzman on the Heartland Arts Center as she loves taking her children there. She stated it is nice to know they have something to do, and she is relieved they are not breaking anything as there is a kid's section they can go to.

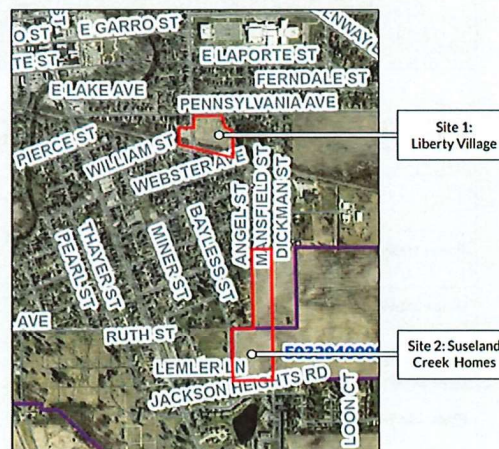
Starr commended Kietzman over the fact they are giving use to that old building.

Listenberger commended Kietzman over the event they held the prior weekend at the Heartland Arts Center.

Houin introduced the second project which is a split housing project at two different sites. He listed the following information:

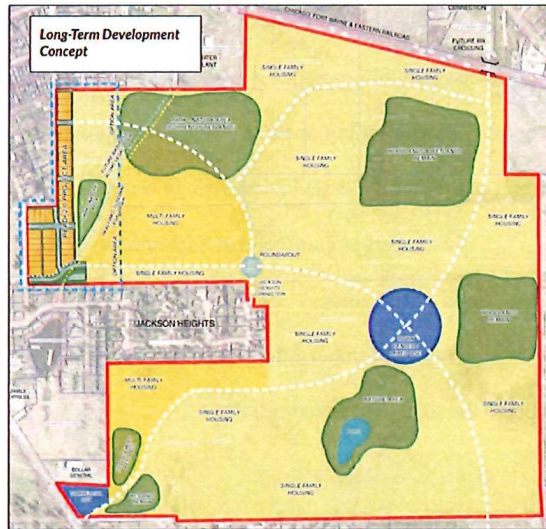
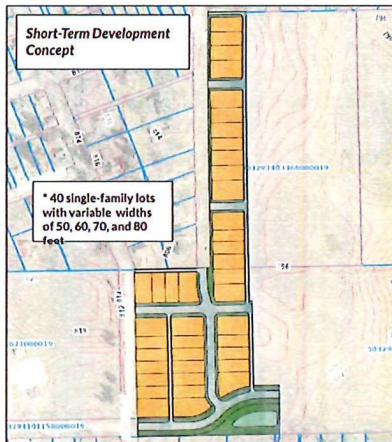
Project Overview

- Two Housing Development Sites:
 - Single-family, duplex, multi-family housing, and mixed-use commercial at Liberty Street and Pennsylvania Avenue
 - Single-family residential development east of Angel/Bayless Street and north of Lemler Lane
- Total Housing Units:
 - 25 units of 1 BR Apartments
 - 5 units of 2 BR Apartments
 - 24 units of 2 BR duplex
 - 49 units of single-family housing
- Additional Development:
 - 4500 SF Commercial Space
 - Community Center





Site 2: Suseland Creek Homes



Phases of Development: 2025 - 2028

	2025	2026	2027	2028
Phase 1: Nine (9) single family homes at Liberty Village				
Phase 2: Seven (7) homes on Bayless				
Phase 3A: Infrastructure to support single family development at Suseland Creek				
Phase 3B: Twenty-four (24) Duplex Units at Liberty Village				
Phase 4: Multi-family housing west of Liberty St				
Phase 5: Mixed-use building at Liberty Village				
Concurrent with Phases 3-5: Single family homes at Suseland Creek*				

Proposed Budget Overview

Overall Project Cost = \$31,160,400

Liberty Village → Total Cost = \$17,221,821

Suseland Creek Homes = \$13,938,579

Private	Public	READI
\$20,971,250	\$ 5,374,925	\$ 5,374,925
GRAND TOTAL		\$31,160,400

* Leverage READI to discount purchase price for homebuyers by subsidizing development costs, splitting land acquisition and site development split between READI and public

City of Plymouth Request = \$ 5,374,925

Summary of Project Costs		
Liberty Village	Acquisition	\$320,000
	Civil/Site Work	\$3,826,821
	Construction	\$13,075,000
SUB TOTAL		\$17,221,821
Suseland Creek Homes	Acquisition	\$850,000
	Civil/Site Work	\$4,088,579
	Construction	\$9,000,000
SUB TOTAL		\$13,938,579
GRAND TOTAL		\$31,160,400

Anticipated Outcomes and Benefits

- Increased availability and diversification of housing options:
 - Target Income Range = 80 - 120%
 - Mix of rental, single-family, multi-family, and duplex units
- Estimated benefit of \$91,730 for each mover with median income of \$108,000 (combination of property taxes and consumer spending)
- Total Estimated Benefit of Movers (adjusted to account for existing residents):
 - One Year = \$7,558,552
 - Five Years = \$37,792,760
- Other economic benefits:
 - Increased employment opportunities in construction
 - Attraction and retention of residents
 - Attraction of employers
 - Public school attendance

Estimated Projects Total

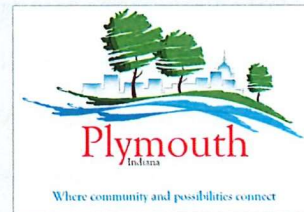
Plymouth Housing Project = \$31,721,100

Heartland Art Center = \$8,239,100

	Private	Public	READI
Plymouth Housing	\$20,971,250	\$5,374,925	\$5,347,925
Heartland Art	\$6,334,100	\$1,905,000	\$2,100,000
GRAND TOTAL		\$39,960,200	

Total City of Plymouth Request = \$ 6,674,925

* City of Plymouth contribution could be but has not been defined as any combination of the following:
RDC, Capital Improvement Budgets, In-Kind, Future budget appropriations



REGULAR SESSION, COMMON COUNCIL, August 12, 2024

Houin clarified what they are asking for tonight is not the funds but the support so they can tell the Regional Development Authority (RDA) that the City of Plymouth is supporting the project and will work together with all the partners to complete the project. He stated the total public support for both projects, if they are both successful, would be \$6,674,925.

Gorski replied that the amount would be \$7,279,925 if you are to add the public matches.

Houin stated he did not do the math on this slide and that is why the Clerk-Treasurer reviews his work. He stated the first thing to ask is where the money will come from and that is an important question. He stated they do not have all the answers tonight as this is an intense project they are still putting applications together for by the end of August. He stated they anticipate a variety of sources, and they are not asking for a commitment to spend that money out of the budget tonight but rather to show support for these projects and your commitment toward working with partners to find a way to make it happen.

Morrow asked if they would have to have a public hearing on this.

Houin replied he believed there would be multiple public hearings. He stated if the grant applications are successful, there would be a lot of steps they would have to go through, such as annexation, subdivisions, zoning, and maybe PUD's. He stated that any money appropriated from Redevelopment would have to go through the TIF process so there are a lot more steps they would have to go through. He stated he wanted to emphasize that the designs shown tonight are conceptual. He stated the final design based upon the results of engineering studies and other design elements may change some. He stated this is the proposed project as it currently stands.

Morrow stated he supports the project as it is awesome. He stated he just believed that the public deserves some input on this. He stated he does not want anyone to believe they ramrodded this through without any public input.

Houin stated that READI 2.0 grant awards will be announced on November 20, 2024 and no final commitments will be asked of you until those grant awards are announced. He stated if they are successful, then they will come back to you through many stages of this project to work with the council, city departments, and the public to finalize all these plans.

Council members Culp and Milner moved and seconded to approve Resolution No. 2024-1115, A Resolution of the City of Plymouth Confirming Support for the Regional Economic Acceleration and Development Initiative (READI 2.0) as presented. The motion carried.

Mayor Listenberger wished to thank everyone who contributed to these READI 2.0 grant projects as it was a lot of work.

REGULAR SESSION, COMMON COUNCIL, August 12, 2024

Houin updated the board on ONE Marshall County and stated they had been really focused on supporting these READI 2.0 grant applications. He stated the ones presented earlier were from Plymouth and there are plenty of others throughout the county. He stated there are also some other housing grant programs that ONE Marshall County is supporting through the Community Foundation and Lilly GIFT VIII grants. He stated hopefully they will have more to announce about those soon.

Houin updated the board on the Comprehensive Plan Committees. He stated they held their first meeting of the Empowerment Committee on Saturday and there is a lot of potential for that committee to come together to give voice to more residents throughout the city. He stated that is still being organized so he does not have a lot of details yet. He stated the other subcommittees continue to work but a lot of focus within the administration recently had been on READI 2.0 grant projects. He stated their intern Mallory Magee had recently finished her time in the city and is moving on to bigger and better things. He added they will miss her a lot and hope that she comes back to continue some of the great work she had been doing.

Council members Morrow and Starr moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of July 22, 2024
- August 12, 2024, Check Register
- 2024 Q2 Council Report – Baker Tilly
- July 2, 2024, Board of Zoning Appeals Minutes
- June 3, 2024, Park Board Minutes
- July 1, 2024, Park Board Minutes
- Oak Crest Auction Contract

The motion carried.

There being no further business to come before the Council, Council members Milner and Krathwohl moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:43 p.m.



Lynn M. Gorski
Clerk-Treasurer

APPROVED



Robert Listenberger, Mayor