

PLYMOUTH REDEVELOPMENT COMMISSION

August 20, 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 August 20, 2024, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Billy Ellinger, Debra Venti, and Robin Cupka, who were present at the meeting. Commissioners Nancy Felde and Craig Hopple were absent. Other attendees included City Attorney Jeff Houin, Clerk-Treasurer Lynn Gorski, and Mayor Robert Listenberger. 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 July 16, 2024, as presented. The motion carried.

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

Hoham Drive Update

Houin shared that Hoham Drive was open but not officially complete yet. He explained there were a few punch-list items, but the biggest item was that they were waiting for the poles to be delivered so they could install the new stoplight at Hoham Drive and Michigan Street. Until then, they could not call the project complete, but for all intents and purposes, the road was open, and traffic was flowing.

Ellinger asked if they had the bases poured and underground work completed for the poles and asked if they were just waiting on the poles.

Houin replied that he could not say for sure as he tried to confirm some of the items prior to the meeting with Street Superintendent Jim Marquardt, who was out of town at a conference, so he could not get all the details. He stated he was not sure of the timeline, but they were anxiously waiting to close it out.

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

Water Street Townhomes Project Update

Houin stated that he was meeting with Kevin Berger and the South Bend Elkhart Regional Partnership that week about the READI paperwork and documentation process. He stated that with any construction there would be delays and said they were trying to get things moving and added that he had started to receive supplies for the project. He said the hope was that very soon they would begin seeing construction there.

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

Houin reminded them that, at the last meeting, they had agreed to provide funding for the Career Innovation Center. He stated he was still working with Lisa Lee of ICE Miller to get the proper resolutions prepared so they could get formally approved. He commented that he was hoping that they would have it for that meeting, but they did not.

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 he had not heard anything new from the developer.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

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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 \$48,598.88

TIF 2

Jone Petrie Rafinski Master Planning Service/Michigan Street \$531.25

TIF 3

1st Source Bank Trustee Fee for 2021 Refunding Bond for Aquatics Center \$1,000.00

Rieth-Riley Construction Paving – Commerce St., Pioneer Dr., & Gary Dr. \$45,070.65

All TIF Districts

Baker Tilly Professional Fees per Agreement \$2,500.00

Additional

TIF 2

Jones Petrie Rafinski Master Planning Service/Michigan Street \$218.75

Total Amount of Claims: \$97,919.53

Commissioners Ellinger and Venti moved and seconded to approve the Redevelopment invoices as presented. The motion carried.

Acceptance of Communications

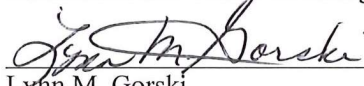
The following communications were provided to the Commissioners:

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

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

Adjournment

The next meeting was scheduled for September 17, 2024, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:40 p.m. after a motion and second motion by Commissioners Venti and Ellinger. The motion carried.



 Lynn M. Gorski,
 Clerk-Treasurer