

PLYMOUTH REDEVELOPMENT COMMISSION

September 17, 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 September 17, 2024, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Billy Ellinger, Craig Hopple, and Robin Cupka, who were present at the meeting. Commissioners Nancy Felde and Debra Venti were absent. Other attendees included City Attorney Houin, Clerk-Treasurer Gorski, and Mayor Listenberger. 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 August 20, 2024, as presented. The motion carried.

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

Hoham Drive Update

Houin stated the Hoham Drive project was essentially finished but they cannot officially close the project as they are still awaiting the arm for the streetlight. He added that the stoplights are up and operating but the streetlight to illuminate the intersection still needed to be mounted. He stated once that comes in, they would install that, and they would officially close the project.

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

Water Street Townhomes Project Update

Houin stated construction had not started yet. He stated they had been working with Kevin Berger and the Regional Development Authority (RDA) as there had been a delay with the financing for the project. He stated that construction costs had increased, and interest rates had increased but the RDA had committed to working through it. He stated there are solutions, but they are awaiting information to be relayed back. He stated that Berger had started to collect materials and contracts had been awarded but he was waiting for the final sign off from the bank before he can start moving dirt and getting the project started soon.

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

Houin stated that a couple months ago the Redevelopment Commission had agreed to contribute to the Marshall County Career and Innovation Center, and he was still waiting for ICE Miller to prepare all the resolution documents and ensure they are doing that correctly. He stated he would take much of the blame for that up until the end of August, as he was preoccupied with the READI 2.0 grant submissions, and he was still trying to catch up on everything he got behind on due to that. He stated that was one thing they must follow up on and find out where they stand. He stated there are times when he had to shift his focus, but he did not want them to believe he was not prioritizing that project. He stated his hope was that at the next meeting, he would have resolutions to formally present to them. He stated on that same topic, he had received an email that day from Allie Shook that the Career Innovation Center was having an open house meet and greet and they were all invited. He stated they would be able to meet with some of the instructors and learn about courses and they would be holding it that Thursday evening, September 19, 2024, from 4:00 PM – 7:00 PM at Biddle Point. He stated they would be selling tickets for the event, but the Redevelopment Commission would be invited as special guests of Shook, and she would be happy to have them there.

Miley asked if they needed to let her know if they would be attending or not.

Houin replied that he did not believe they had to, but it may be a good courtesy.

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.

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TIF #6: Plymouth/Goshen Trail Economic Development Area

Centennial Crossings Update

Houin stated the last update for that project would be the dedication of the streets and he had received an email from Burke Richeson that they finally received some drawings back from the engineers. He stated they are working with the street department and utilities department to ensure everything meets the city requirements so they can move forward with that.

TIF#7: Pretzel’s Air Parcel

There were no updates at that time.

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	\$23,696.96
Marshall County EDC	Annual Economic Development Services & US30 Coalition	\$40,000.00

All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,500.00
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Total Amount of Claims \$66,196.96

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

Acceptance of Communications

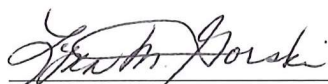
The following communications were provided to the Commissioners:

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

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

Adjournment

The next meeting was scheduled for October 15, 2024, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:38 p.m. after a motion and second motion by Commissioners Ellinger and Hopple. The motion carried.



 Lynn M. Gorski
 Clerk-Treasurer