

PLYMOUTH REDEVELOPMENT COMMISSION

October 15, 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 October 15, 2024, at 5:30 p.m.

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

Commissioners Ellinger and Felde moved and seconded to approve the minutes of the last Regular Session meeting of September 17, 2024, as presented. The motion carried.

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

Hoham Drive Update

Houin stated for the Hoham Drive project he was unsure if they had got the light installed however Sellers may have more information. He stated that Sellers had been provided with a lot of information on the additional costs incurred because of NIPSCO's delays and he understood that was under review. He stated it was specifically asked that the attorneys do not attend the meeting, so he did not go.

Sellers stated there was a participating part that INDOT would be a part of and a non-participating part where they asked INDOT for an additional \$50,000 extra to cover the budget so they would be responsible for about 10% of that. He stated the nonparticipating part, they would ask NIPSCO for \$265,256 for issues with the gas main where they delayed the project for a year and put it into the wrong spot afterwards.

Ellinger asked if that amount would cover the whole expense. Sellers agreed.

Miley asked who the general contractor was. Sellers replied with Milestone Contractors. Miley asked if they were participating in those negotiations at all.

Sellers replied they were, and they had forwarded him their estimates, documentation of charges, etc. He stated what happened was prices were upped within the span of a year and the estimates did not account for those delays. He stated they also had to hold materials on site for longer than expected so they had renew their lease for the ground where the materials were stored upon, so it was a snowball effect.

Miley asked if there was any penalty provision for the contractor.

Sellers replied that he was not sure as it was an LPA funded job, so the contract was really between INDOT and the contractor.

Houin stated there were a lot of parties involved with Milestone as the general contractor and Lochmueller Group as the construction engineers. He explained from his involvement that they have been extremely helpful in trying to get this sorted out with NIPSCO and INDOT. He stated that NIPSCO should be responsible, but they were awaiting their response. He stated when the city previously sent NIPSCO an invoice for work the city had to do to correct their mistake, it was paid. He stated he also recalled that former City Attorney Sean Surrisi sent NIPSCO a letter putting them on notice that they expect them to be responsible for additional costs, but they never responded to it. He stated at this point, they were expecting NIPSCO to finish their review and reimburse the city for the costs they caused.

Sellers stated NIPSCO had responded that they had received his information, and they said in a meeting to expect 4-6 weeks to review the paperwork.

Felde asked if Milestone came up with the amount on their own or if Lochmueller was involved.

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Sellers replied that Lochmueller had also participated in the negotiations. He stated that some of the money were Lochmueller fees, around the amount of \$60,000. He stated there were many more details he could get into but that was the long and short of it.

Miley asked for clarification that at this point they were just awaiting a response from NIPSCO.

Sellers replied in agreement and stated that he would expect some negotiation as well.

Miley asked when the meeting occurred when they said 4-6 weeks for a response.

Sellers replied the meeting was held back on September 11, 2024, but unfortunately, they had to wait for the right paperwork to send to NIPSCO and that did not happen until last week.

Houin stated it was yesterday where they responded saying they confirmed receipt of the information Sellers had sent them.

Ellinger asked if part of the delay was due to land acquisition.

Sellers replied that was a part of the preliminary engineering and he would not have expected that to delay the construction contract.

Houin clarified that Sellers and himself were not involved at the time for this situation, however from his understanding, NIPSCO had to relocate a high-pressure gas line, and everyone had to be off site while it happened. He stated that caused everyone to be on hold for a year while it kept being pushed out.

Felde asked if the arm for the streetlight was in place or not as that was the last item they were awaiting before closing the project.

Sellers replied he had not verified that yet, however Street Superintendent Marquardt was most likely aware. He stated at that point in time that he did not believe it was installed.

Felde stated they waited a month, and he had not been out there to look.

Sellers stated he was out there a couple days ago, however he missed that as they did a walk-through of the project. He stated there were some minor corrections they needed to do mostly on the sides of the road, fencing, locating wires that needed replaced, and some grates that needed changed around.

Felde asked when it was scheduled to officially close the project. She asked if they had to wait for the negotiations. Sellers agreed.

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

Water Street Townhomes Project Update

Houin stated Kevin Berger of Culver Sandhill Farms and himself met with the Regional Development Authority (RDA) to discuss the timing and financing just that last week. He stated Berger was waiting for Everwise Credit Union to sign off on the project. He stated there were verbal commitments, however he did not have anything in writing yet. He stated he requested some additional items from the city that were sent to him, so it was paperwork game while they wait for the underwriters to sign and stamp the bond paperwork. He stated in the meantime he was doing everything he could to stockpile the materials as he was ready to start construction.

Venti asked if their plan was to have this under roof before winter.

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Houin replied that he was not sure if he would be able to get that under roof before winter, however he was ready to move dirt and start foundation work. He stated there was a lot of site work they were wanting to do but he was ready to go.

Venti asked if he would be waiting until Spring.

Houin replied that he wanted to start six months ago, and he believed there was a lot of site work that could be done even through the winter.

Felde asked when the site was taken over, where would the people who normally use that parking lot park. She asked if it would be across the road or wherever they find space.

Houin replied in agreement and stated there was a city parking lot across the street, along with parking at River Park Square. He stated the parking lot would be closed when Berger starts construction.

Felde asked if Berger would be using street parking for mobilization.

Houin replied that he did not know that, but he was not sure if Berger knew that yet.

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

Resolution No. 2024-1123, Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission

Houin stated that a few months ago the Redevelopment Commission agreed to contribute \$250,000 to the Marshall County Career Innovation Centre (MCCIC) and the first step would be to update the economic development plan for TIF #3. He stated there were two updates in the resolution, with the first being that contribution to MCCIC and the other would be the ability to spend money from that TIF Area on management for capital projects. He stated through the READI 2.0 grant application process, the city worked with enFocus, who's a consulting service out of South Bend that attracts talent to the South Bend area on fellowships. He stated during those fellowships, they put them on projects throughout the region from private clients, government clients, nonprofits, etc. He listed they have been guiding the ONE Marshall County effort, helped them with their READI 2.0 grant applications, helped Heartland Arts Center with their Lilly grant application, along with many other projects in Marshall County. He stated they had really done a phenomenal job and brought in bright young people who would work with them for a couple of years before they moved on. He commented they are usually masters level graduates who are often a lot smarter than any of us. He stated the city had been in discussions with them about helping with other projects for the city and they wanted to add that into the Resolution so they can come back to that as they may come back to the Redevelopment Commission with a contract for any of those engagements. He stated by putting that into this resolution, they then give that option in the future.

Miley asked what section references management on capital projects.

Felde stated she was not holding that resolution and asked if there was a copy.

Houin stated he had emailed it out separately from the packet. He replied by reading aloud the WHEREAS clause in the resolution as seen below.

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WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to add the: (i) capital expenditures for educational institutions that help prepare individuals to participate in the competitive and global economy, including for the Marshall County Career Innovation Center to be operated by the Marshall County Life Long Learning Network; and (ii) engagement of consulting services to assist the Commission supervision of capital projects pursuant to IC 36-7-14-39 and IC 26-7-25 (collectively, "2024 Projects"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2024 Plan"); and

Felde asked for clarification that they knew they would be approving the contribution to the MCCIC, but engaging consultants was new.

Houin replied in agreement as that was something they had not presented them with anything for their approval on that. He stated it was added into the plan to provide them with that option as they were hoping to come back to them with a contract with enFocus.

Felde asked if this was added for convenience.

Houin replied in agreement and explained if they approved this resolution that it would have to go to the Plan Commission, City Council, and then back to them for final approval. He stated since they started talking about it, they decided to add that into this resolution so that the option was there, and they do not have to go through the process again.

Miley stated he noticed there was a cost estimate for the 2024 Project and asked if there was a reason they did not list their contribution there in the document.

Houin replied that the \$350,000 would be more than enough and the \$250,000 was what they agreed to contribute to the MCCIC and \$100,000 provides plenty of extra room for anything else in the future so they do not have to go through the process again.

Felde asked if they all realized that the money would be coming out of Redevelopment funds.

Houin replied that if they did not, he would explain it to them.

Felde believed they would be happy to approve it.

Cupka stated it did not necessarily mean they would spend the \$100,000.

Felde stated they would manage.

Miley stated they had already promised \$250,000.

Houin explained when the Plan Commission voted on it that there was nothing in their approval process that addresses the cost involved. He stated the only review they had was that it complies with the Comprehensive Plan that was adopted the prior year.

Venti asked if there was an itemized list or materials on the \$250,000 that Allie Shook of MCCIC had allocated it to.

Houin replied he did not have a detailed list as Shook had provided some explanation as it would primarily be for equipment in the classrooms. He stated some would be the standard desks and tables while the rest may be specialized as these would be Career and Technical Education courses. He provided the example of the culinary program having their full commercial kitchen and the veterinary program would have exam and lab equipment. He explained it would be those types of equipment and supplies. He stated he would

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reach out for some more details at that point. He commented that they would be building a new bus garage to replace the one that was converted.

Venti asks for an itemized list for what this money was going to. She stated with that information, they would know what else was not making the list and they could see what else she would need.

Houin replied that he would reach out and ask her about it. He stated he was more than happy to reach out and coordinate something, but he did not believe any of them should hesitate if they wished to go look at the progress as Shook would be thrilled to show it off.

Commissioners Ellinger and Venti moved and seconded to approve Resolution No. 2024-1123, Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission as presented. The motion carried.

RESOLUTION NO. 2024-1123

RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING A DECLARATORY RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION

WHEREAS, the Plymouth ("City") Redevelopment Commission ("Commission") on February 23, 2004, adopted a declaratory resolution, as amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted, as amended to date (collectively, as amended, "Confirmatory Resolution"), establishing the US 30/Pine Road Economic Development Area, commonly referred to as TIF #3 ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Plan, as amended to date (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area") for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area;

WHEREAS, the Common Council of the City approved the creation of the Area and Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to add the: (i) capital expenditures for educational institutions that help prepare individuals to participate in the competitive and global economy, including for the Marshall County Career Innovation Center to be operated by the Marshall County Life Long Learning Network; and (ii) engagement of consulting services to assist the Commission supervision of capital projects pursuant to IC 36-7-14-39 and IC 26-7-25 (collectively, "2024 Projects"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2024 Plan"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and the Original Plan, after conducting a public hearing, if it finds that:

- (i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and
(ii) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE PLYMOUTH REDEVELOPMENT COMMISSION, THAT:

Section 1. The Area Resolution and the Original Plan are hereby amended to add the 2024 Projects to the Original Plan.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan to add the 2024 Projects to accomplish the 2024 Plan, which 2024 Projects are expected to provide enhance educational services and assist in the supervision of capital projects in, serving or benefitting the Area.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution, as amended, and the 2024 Plan conforms to the plan of development for the City.

Section 4. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution, the Original Plan and the implementation of the 2024 Plan by the enhanced and improved educational services to be provided by the 2024 Projects.

Section 5. The Commission hereby finds that the estimated costs of the initial 2024 Projects is approximately \$350,000.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Plymouth Plan Commission ("Plan Commission") for its approval.

Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments.

Section 8. The Area Resolution and the Original Plan, each as amended, conform to the plan of development for the City.

Section 9. All other provisions of the Area Resolution and the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution is effective upon passage.

Adopted at a meeting of the Commission held October 15, 2024 in Plymouth, Indiana.

PLYMOUTH REDEVELOPMENT COMMISSION

President
Vice President

Secretary
Member
Member

Attest:

Secretary

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 that Burke Richeson of Construction Management and Design (CMD) reached out and asked to be put onto the Technical Review Committee (TRC) agenda. He stated he would infer that they have the final as-built drawings, and they would be willing to start discussion of dedication of the streets to the city. He stated he was also contacted earlier that day about enforcement of speed limits on those streets and he told him very clearly that it was private property and there was nothing they could do and once the streets were dedicated to the city that they could start enforcing speed limits. He believed there was some motivation on their part to get it done.

Felde asked Richeson's relation was to the project.

Houin replied that Richeson was the attorney for CMD who built Centennial Crossings.

TIF#7: Pretzel's Air Parcel

Houin stated there was an error in the County Auditor's Office that caused them to not collect the TIF funds for that area which cost Hershey Salty Snacks, formerly Pretzels, quite a lot of money and they had been talking with Marshall County Economic Development Corporation (MCEDC) as their representatives and Hershey about other ways the city could help them out. He stated it was not the city's fault, but they wanted to be good partners and investigate ways to help them recover their loss. He stated he and the Mayor had a meeting with Hershey last month and they told them they were okay and they were going to move on. He stated they looked forward to working with them on their next expansion project whenever that comes along.

Miley asked if they were fine with that.

Houin replied that he did not believe they were happy about it, but they had accepted it.

Mayor Listenberger asked how much it was.

Houin replied that it was close to \$700,000 that it cost them. He believed it was because it was a much larger deal for Pretzels than it was for Hershey to absorb that loss.

Miley stated in discussion about Hershey, he understood they had a fire a week or two ago. He assumed it was not bad as he did not see any articles.

Mayor Listenberger explained it was one of their ovens and they had to douse it good with water. He stated he did not know the status of it.

Sellers commented that it was good they got the road fixed out there.

Other Business:

2025 TIF Annual Spending Plan

Gorski stated that the Department of Local Government Finance (DLGF) this year required all Redevelopment Commissions to come up with an annual spending plan and one had been provided in their packet. She stated the DLGF did not provide any real indication on how they wished for it to look and the plan that was in their packet was the budget she put together for the Redevelopment Commission based upon bond fees, principal & interest, professional fees, etc.

Felde asked why they had so many categories that were zeros and listed "Military Expenses."

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Gorski replied that the spreadsheet was put together by Baker Tilly and those were the categories that the DLGF would allow them to do. She stated that historically they have not done many of those.

Felde stated under educational and training programs, they do not have the \$250,000 they committed to MCCIC.

Gorski replied that she believed those were built into their professional fees. She stated the categories were guidelines but because she did not have a fund in their financial software called, "Educational and Training Programs for Redevelopment," that it was built into the professional expenses. She stated the DLGF wanted a general idea and if they ended up overspending anything there, they would need to create another one of those reports that says they can spend that.

Felde asked if the anticipated \$4,612,825 matched the monies they had available to spend. Gorski agreed. Felde asked if it was a perfect match or if it was over/under.

Gorski replied they had more money than that.

Commissioners Felde and Ellinger moved and seconded to approve the 2025 TIF Annual Spending Plan as presented. The motion carried.

Venti asked what was going on with the old Fire Station because it was dilapidating rapidly. She stated she had to call the police a month ago as the door was wide open, air conditioner rolling, the lights were always on upstairs, and the side of the brick was dilapidating.

Houin replied that they were aware and there was currently a daycare leasing the property. She stated they utilize the space three times a week, so not a lot of time, and they had started discussing other options for the building. She stated they were looking into other options on what it would take to fix it. He stated that Brent Martin was involved with the previous restoration, and he was going to reach out to a contractor he had worked with for the Heartland Arts Center and ask them to provide an estimate.

Mayor Listenberger replied that the last time they looked at the project to renovate it completely that they were talking about millions. He stated that was quite a while ago and that price had only gone up since. He stated they were just hoping they could scrape the paint, fix the steeple, but it was not that simple to fix as it was a historic building.

Venti stated that the doors were dilapidated, the barn doors were too, the bell was about to fall, and all she was doing was trying to make them aware of it as she walked by it every day. She stated it was a shame and absolutely a problem. She stated she was not sure if the city would ever consider selling it or leasing it to someone else who could put in the money to fix it. She stated the side facing her was falling in.

She asked where they were with the railroad station as it was opened again on the south side.

Houin replied that he did not know if Building Commissioner Dennis Manuwal had been out to inspect it as he would be responsible for code enforcement. He stated as far as the building itself, it belonged to the railroad and if someone wished to purchase it, that you could submit an offer through their online real estate portal, and they would review it. He added there was nobody you could call or email directly, but you could go through their portal and make a request. He explained the city was not able to make an offer on it.

Venti stated they could offer \$1.

Felde asked what railroad company.

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Houin replied that it was owned by CSX Rail, however the rail line was leased to the Chicago, Fort-Wayne, and Eastern Railroad (CFE) with their office out of Fort Wayne. He stated he spoke to people at CFE, and they were super nice and helpful, but they only leased the tracks so any of the adjacent real estate or structures were purely through CSX. He stated they were not a company they could just call.

Venti asked if the city could start fining them.

Houin replied that they could for code violations. He stated if there was an immediate danger then he could issue orders related to the repair or demolition of the building. He stated he did not believe anyone wanted it to be demolished unless someone wanted to step forward with a plan or financing. He did not believe they had any other options from the city perspective.

Venti stated she knew the building was falling in and they had one more year left of life in it.

Houin stated it may get to the point that the only option they have left would be to issue a demolition order.

Venti stated if they are on the Redevelopment Commission, they have a responsibility to identify eyesores that are blatant like the corner of Jefferson and Michigan Streets. She stated there was a plan and that the soil was being tested. She asked where they were on that.

Houin replied that as far as he was aware that IDEM was still monitoring that, and they were not allowed to do anything until monitoring was complete.

Venti asked how long that would take.

Miley believed that it had been three years already.

Gorski stated the building was demolished before she took office in 2022.

Houin stated when he spoke to Park Superintendent Mike Hite about it that he really wanted to clean it up and remove some of the concrete that was not necessary, plant grass, and keep it mowed. He stated he can mow but they cannot do anything else until IDEM was finished.

Miley stated the moment you believe they are done; someone shows up and they are camped out there for a couple days.

Venti asked if there was any way they could follow up. She stated they had one more year until Blueberry was there again. She explained even local people come in and ask what was going on with the corner. She stated if they have people that want to beautify the area then that area would be huge. She stated she could sit and make phone calls every day and would gladly do it.

Houin replied that he would reach out to Hite and see what he could find out.

Venti stated she had the time to do it, and they were busy, so she did not mind helping but these are important. She emphasized the fire station because it was a shame.

Ellinger explained the problem was the whole face of the building was affected by the soft brick.

Venti stated that the paint was just peeling off and the whole building was flaking. She stated there was dry rot all over the wood and it was something they needed to bring attention to.

Felde asked if the daycare paid their utility bill when the air conditioning was running with the door open.

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Houin replied that they did not, and the city paid for those.

Felde stated that was a good deal they had. She asked if that could be renegotiated.

Houin replied that it could be, and they already started looking towards what would happen with that space in the future. She stated that part of the issue with that was that at the time, utilities were not being used, so nobody knew what the utility costs were going to be. He commented that the city was also not paying taxes on the building, but now they were as it was being rented out, it was no longer tax exempt. He stated those were all estimated in the original lease with the provision that it would be adjusted at the end of each lease term, and they learned that year that it was all before covid, and nobody looked at it again. He stated they had been looking at that and trying to figure out the best course for the lease/use of the building.

Venti stated it may be something that nobody wanted to talk about but selling that building to someone who could invest, put money into it, and go would be a good idea. She commented there was a restaurant down in Pascagoula, Mississippi called Scranton’s that they achieved what she was discussing. She stated it was an old, dilapidated building they saved and turned into a restaurant.

Houin replied that he could only speak for himself, but he did not believe he would turn anyone down and thought it was worth discussing any options and ideas.

Venti stated if they were renting the building to someone, they would have to do the due diligence of taking care and putting money into the building as the current option was not the best option they have right now.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$20,235.93
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All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,500.00
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RDA Sinking

Old National Bank	Redevelopment Authority – Debt Services 2.1.2024	\$155,737.50
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Old National Bank	Redevelopment Authority – Debt Services 8.1.2024	\$154,287.50
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RDA O & R

Old National Bank	Redevelopment Authority – Trustee Fee 9.11.2024	\$1,000.00
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Total Amount of Claims \$333,760.93

Gorski stated they had recently went through an audit with the State Board of Accounts (SBOA) and back in 2017 when city hall was renovated, they created a Redevelopment Authority. She stated that Redevelopment Authority had their own Tax ID number and Bank Account. She stated they were tracking part of it in their financial software but not all of it. She stated there were three accounts and they were tracking one and not the other two. She stated that SBOA decided they needed to start tracking all three accounts so to do that, they had three claims for their approval that evening only because the Redevelopment Authority had not met since 2017, when it was established, so that was another thing they had to start doing by at least meeting annually to approve those claims.

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Felde asked regarding Lochmueller Group, how many more months of invoices did they plan to have for them as their fees are mindboggling.

Sellers replied that he was not sure.

Gorski replied that she would assume the fees would be going down as there was not much activity left with Hoham Drive, aside from the negotiations with NIPSCO. She stated until the project was closed out that there would still be invoices.

Felde stated since they were very close to them closing and there was negotiation that she did not want to pay their fee to negotiate. She asked who reviewed their invoice when it came in and looked at it to ensure it made sense. Sellers replied that it would be him. Felde stated she hoped he would keep an eye on them as she did not want to pay them to negotiate their own fee. She stated she sees the project as 99% done.

Sellers stated they still had to keep track of where the money was going as it was ongoing until the job was complete.

Felde commented that they could rationalize that negotiating was keeping track on where the money was going.

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

Acceptance of Communications

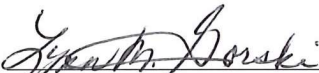
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – September 2024 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – September 2024 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – September 2024 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – September 2024 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – September 2024 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – September 2024 (TIF #7 Pretzels Air Parcel)
- 2025 TIF Annual Spending Plan

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

Adjournment

The next meeting was scheduled for November 19, 2024, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:16 p.m. after a motion and second motion by Commissioners Felde and Venti. The motion carried.



Lynn M. Gorski
Clerk-Treasurer