

REGULAR SESSION, COMMON COUNCIL, November 25, 2024

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on November 25, 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 President Pro-Tempore Don Ecker Jr. led the Pledge of Allegiance.

President Pro-Tempore Don Ecker Jr. presided over Council members Duane Culp, Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. Mayor Robert Listenberger was absent. City Attorney Jeff Houin and Clerk-Treasurer Lynn 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 November 12, 2024, as presented. The motion carried.

Council members Longanecker and Krathwohl moved and seconded to open the public hearing for the PIDCO Tax Abatement. The motion carried.

NOTICE OF PUBLIC HEARING

Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on real property by Plymouth Industrial Development Corporation, located at 2925 Commerce Drive, Ply-

mouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN.

The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on November 12, 2024. A description of the affected area is available and can be inspected in the County Assessor's Office. Said hearing will be held on Monday, November 25, 2024,

in the Council Chambers of the City Building, 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the proposed project. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 13th day of Novem-

ber, 2024.
Lynn M. Gorski
Clerk-Treasurer
City of Plymouth, Indiana
November 13, 2024 PRC00947762v46

Houin reminded the board that this was the tax abatement request from Plymouth Industrial Development Corporation (PIDCO) for the property on Commerce Drive where Plymouth Molding Group (PMG) was currently located. He stated that Greg Hildebrand of Marshall County Economic Development Center (MCEDC) was present, along with some members of the PIDCO board, to answer questions.

Hildebrand stated he was there to speak in favor of this real property tax abatement. He explained that back in 2021, when this building was built, PMG was in a different facility on Jim Neu Drive, and they were shoehorned in that building and could not take on any additional work. He stated they were looking at the possibility of moving outside of Plymouth as they could not find any facility, so PIDCO stepped up and built them a building and leased it to them. He stated that PIDCO does not have any employees and there was some thought that they would not be eligible for a tax abatement as PIDCO was not creating any jobs within PIDCO. He stated that the fact of the matter was that PMG had created jobs and would have been eligible. He explained the property was under a Triple Net Lease (NNN) and PMG was responsible for the taxes and they had recently paid those

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taxes, so they are 100% covered for that year. He stated that going forward they are asking for a 7-year phase-in tax abatement on their real estate. He stated they had created eight new jobs since they relocated, and their wages have gone from \$16/hr. to over \$20/hr. He stated that at that time they had an incentive deal that they worked out with the Redevelopment Commission (RDC) and with this abatement, they would forego that agreement.

Houin stated wished to elaborate more on the RDC agreement that was mentioned. He explained because there was no tax abatement at the time, there was an agreement with the RDC, where they would share some of the TIF captured from that property with PIDCO in lieu of a tax abatement. He stated if the tax abatement was approved that night, then the RDC had planned to rescind that agreement. He stated that it had not had any effect yet so they can rescind it prior to any of the TIF proceeds being captured and divided.

Council members Starr and Longanecker moved and seconded to close the public hearing for the PIDCO Tax Abatement. The motion carried.

City Attorney Houin introduced Ordinance No. 2024-2234, An Ordinance to Amend Ordinance No. 2023-2215R, The 2024 Salary Ordinance on second reading.

Houin stated this would add the position of City Plan Director to the current year ordinance so that their newly hired Plan Director can start December 1st. He stated that they are already setting up the office and he was ready to get going.

Council members Culp and Morrow moved and seconded to approve Ordinance No. 2024-2234, An Ordinance to Amend Ordinance No. 2023-2215R, The 2024 Salary Ordinance on second reading The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

City Attorney Houin introduced Ordinance No. 2024-2234, An Ordinance to Amend Ordinance No. 2023-2215R, The 2024 Salary Ordinance on third reading.

Council members Starr and Krathwohl moved and seconded to approve Ordinance No. 2024-2234, An Ordinance to Amend Ordinance No. 2023-2215R, The 2024 Salary Ordinance on third reading The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

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ORDINANCE NO. 2024-2234

AN ORDINANCE TO AMEND
ORDINANCE NO. 2023-2215R, THE 2024 SALARY ORDINANCE

Statement of Purpose and Intent

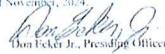
The purpose and intent of this ordinance is to effectuate the proposed amendments to Ordinance No. 2023-2215R, An Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2024, and to implement other policy changes regarding operation of the Department of Building Commissioner.

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

Section 1. Within the provisions of Ordinance No. 2023-2215R addressing the BUILDING COMMISSIONER, a new line creating the Planning Director is now added as follows:

Planning Director \$ 69,408.72 per yr

PASSED AND ADOPTED this 25th day of November, 2024.


Don Ecker Jr., Presiding Officer

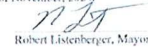
ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 26th day of November, 2024, at 4:00 p.m.


Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 26th day of November, 2024.


Robert Listenberger, Mayor

Council members Longanecker and Morrow moved and seconded to take Resolution No. 2024-1118, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Rich-Mons Group LLC for a Commercial Revitalization Rebate Program Grant off the table. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

Longanecker asked if there were any updates from Rich-Mons Group.

Manuwal replied that they were slowly working on the inside doing demo work. He stated that one of the prior tenants broke in and decided they wanted to move back in so he informed the property owners to change the locks on their doors and put, "No Trespassing" signs, as nobody could live in that situation.

Council members Longanecker and Morrow moved and seconded to deny Resolution No. 2024-1118, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Rich-Mons Group LLC for a Commercial Revitalization Rebate Program Grant. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

Council members Longanecker and Milner moved and seconded to take Resolution No. 2024-1129, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Tim Harman and Harman Restaurants, Inc. for a Commercial Revitalization Rebate Program Grant off the table. The motion passed by roll call vote.

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Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

Ecker asked Harman for an update.

Harman replied that he had forwarded the invoices to Gorski last week.

Ecker asked what the number was for the bids.

Harman replied that he had two bids, with one being \$23,826.77 and the other being \$20,400.

Krathwohl asked how much of the funds were utilized back in July for the first rebate.

Gorski replied that the first resolution, which was Resolution No. 2024-1108, was a request for two decks, but he only ended up doing one deck. She stated that the total of the one deck was \$98,221 and 20% of that was \$19,644.20, for which the claim had been prepared and would be presented for their approval on December 9th, 2024. She explained that this resolution was for a reimbursable amount of \$4,080. She stated in total between the two resolutions, it would be \$23,724.20.

Council members Culp and Starr moved and seconded to approve Resolution No. 2024-1129, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Tim Harman and Harman Restaurants, Inc. for a Commercial Revitalization Rebate Program Grant. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

RESOLUTION NO. 2024-1129

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF TIM HARMAN AND HARMAN RESTAURANTS, INC.
FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

WHEREAS, the City has established the Commercial Revitalization Rebate Program to encourage property owners to renovate existing buildings and to make other real property improvements. The encouragement is in the form of a rebate to the property owner of an amount not to exceed twenty percent (20%) of the actual project costs directly related to the eligible improvements, not to exceed Twenty-Five Thousand Dollars (\$25,000.00), and

WHEREAS, Tim Harman and Harman Restaurants, Inc., has made an application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 101 S. Michigan Street to install signs. The Council met in a public meeting on November 12, 2024, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$20,400.00. The purpose and intent of this resolution is to approve the application as set forth below.

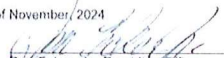
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows:

Section 1. Tim Harman and Harman Restaurants, Inc.'s application for a Commercial Revitalization Rebate Program grant for 101 S. Michigan Street, Plymouth, Indiana is hereby approved.

Section 2. The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 101 S. Michigan Street, Plymouth, Indiana. In no event shall the rebate to the applicant exceed Twenty-Five Thousand Dollars (\$4,080.00).

Section 3. The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 12th day of November, 2024.


Bob Ecker, Jr. Presiding Officer

ATTEST


Lynn M. Gorski, Clerk-Treasurer

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Longanecker stated that he would like to thank the Parks Department for getting the electric service in and decorating the corner of Jefferson and Michigan Streets. He stated his other item that evening was that in driving around, he was starting to see a lot of signs put in easements. He noted around 6-8 non-political signs at Casey's on the corner of Columbus and Jefferson Streets.

Houin stated that there was no action that needed to be taken for the 2024 Certification of Compliance with Nepotism and Contracting Policies but those have all been signed that night.

Clerk-Treasurer Gorski explained that the City had received three donations: Two in the amount of \$1,250.00 to be used for Sponsorship Decals on Police Cars. One donation from Lincolnway Auto Body and the other from Bowman's Tin Shop. The third donation was from Josh & Chanra Fase for the K9 Fund in the amount of \$800.00. She asked if the council wished to accept the donations with the restricted terms, conditions and purpose attached to each donation and that the money would be receipted into the respective funds.

Council members Starr and Morrow moved and seconded to approve the donations as presented. The motion carried.

Gorski informed the council that they had received the proceeds from the city auction. She explained the net proceeds were \$24,871.07 and the funds were receipted into the respective departments who supplied items for the auction.

City Attorney Houin introduced Ordinance No. 2024-2235, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance on first reading.

Houin stated when they first discussed and approved the 2025 Salary Ordinance, that there were three positions that had previously been salaried positions. He listed the Promotion of the City Coordinator, Human Resources Manager, and Parks and Recreation Director. He stated it was decided to convert those positions to hourly due to the new federal rules for overtime compensation but as of recently a federal judge had put a halt on those rules and he would guess with the incoming administration that they would never go into effect. He stated that this amendment to the ordinance would convert those three positions back to salaried positions at the same rate previously approved in the ordinance. He stated this was on first reading that night so it required no action but he wanted to ensure he explained what it was about so they could consider it at the following meeting.

City Attorney Houin introduced Resolution No. 2024-1131, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Real Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Plymouth Industrial Development Corporation).

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Council members Culp and Krathwohl moved and seconded to approve Resolution No. 2024-1131, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Real Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Plymouth Industrial Development Corporation). The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

RESOLUTION NO. 2024-1131
RESOLUTION OF THE CITY OF PLYMOUTH
CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION
DESIGNATING CERTAIN REAL ESTATE
WITHIN THE CITY OF PLYMOUTH TO BE WITHIN AN
"ECONOMIC REVITALIZATION AREA" FOR PURPOSES OF
REAL PROPERTY TAX ABATEMENT
PURSUANT TO I.C. 6-1.1-12.1 et. seq.
(PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION)

WHEREAS, on November 12, 2024, the Common Council of the City of Plymouth, adopted Resolution No. 2024-1128, entitled a "Resolution of the City of Plymouth Declaring Certain Real Estate to be within an Economic Revitalization Area Pursuant to I.C. § 6-1.1-12.1 et. seq.," and,

WHEREAS, the Declaratory Resolution found that a certain area in the City of Plymouth was an economic revitalization area within the meaning of I.C. § 6-1.1-12.1, (the Act) as amended, for the purpose of allowing deductions from the assessed value of real property improvements and the personal property acquisitions, and,

WHEREAS, pursuant to Sections 2.5(b) and 2.5(c)(2) of the Act, the Clerk-Treasurer has filed the Declaratory Resolution, and related documents with other appropriate taxing units and the Marshall County Assessor, and,

WHEREAS, pursuant to Section 2.5(c)(1) of the Act, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with I.C. § 5-3-1; and

WHEREAS, at a public hearing held by the Common Council on the 25th day of November, 2024 at 6:30 p.m. in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written protest, remonstrance and objections, and considered the same, if any, and all other evidence presented, and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 and Section 4.5 of the Act

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

Section 1. After consideration of the evidence presented at the public hearing on the 25th day of November, 2024, the Common Council finds the qualifications for an economic revitalization area have been met, and waives any noncompliance for failing to designate the area as an economic revitalization area before the initiation of the eligible improvements.

Section 2. Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for personal property tax abatement and is limited to two

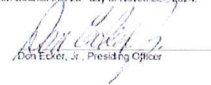
(2) calendar years from November 12, 2024, the date of the adoption of the Declaratory Resolution.

Section 3. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted real property tax abatement for a period of seven (7) years, according to the following schedule:

| YEAR OF DEDUCTION | PERCENTAGE |
|-------------------|------------|
| 1 st | 100% |
| 2 nd | 85% |
| 3 rd | 71% |
| 4 th | 57% |
| 5 th | 43% |
| 6 th | 29% |
| 7 th | 14% |

Section 4. By the Common Council determining the public utility and benefit of the proposed real and personal property improvements in the revitalization area, this resolution constitutes final action pursuant to Section 2.5(c) of the Act. Further, this resolution shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor and dual attestation.

PASSED AND ADOPTED by the Common Council this 25th day of November, 2024.


Don Ecker, Jr., Presiding Officer

ATTEST


Lynn M. Gossel, Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2024-1132, A Resolution of the City of Plymouth Common Council Authorizing the Clerk-Treasurer to Transfer Funds from the Rainy-Day Fund to the Hoham Grant Fund (4504).

Houin stated this was for the work completed on Hoham Drive.

Culp asked what the increase in funds was for.

Houin replied these funds were needed to pay the outstanding invoices. He stated the largest item was that they were still working with NIPSCO to get their reimbursement. He stated they were waiting on NIPSCO to complete their review to decide how much and when they would reimburse the city for the extra expense they caused. He stated part of the funding was also because of some errors made with the grant and they were not getting the reimbursement amount originally planned for in the budget.

Council members Krathwohl and Starr moved and seconded to approve Resolution No. 2024-1132, A Resolution of the City of Plymouth Common Council Authorizing the Clerk-Treasurer

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to Transfer Funds from the Rainy-Day Fund to the Hoham Grant Fund (4504). The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

RESOLUTION NO. 2024-1132

A RESOLUTION OF THE CITY OF PLYMOUTH COMMON COUNCIL
AUTHORIZING THE CLERK-TREASURER TO TRANSFER FUNDS
FROM THE RAINY DAY FUND TO THE HOHAM GRANT FUND (4504)

WHEREAS, the City established the Hoham Grant Fund to hold local match money necessary for the grants award to the City by the Indiana Department of Transportation (INDOT);

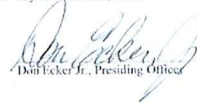
The purpose and intent of this resolution is to transfer cash from the Rainy Day Fund to the Hoham Grant Fund for use governed by provisions contained in I.C. 36-1-8-5.1(g).

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

Section 1. The Clerk-Treasurer is directed to transfer from the Rainy Day Fund to the Hoham Grant Fund in the sum of Four Hundred Thirty-Five Thousand Dollars and no cents (\$435,000.00) is hereby authorized and approved.

Section 2. Once construction is completed and all payment and any reimbursements have been received, the Clerk-Treasurer is directed to transfer the remaining balance of the Hoham Grant Fund back to the Rainy Day Fund.

PASSED AND ADOPTED this 25th day of November, 2024.



Don Ecker Jr., Presiding Officer

ATTEST:



Lynn M Gorski, Clerk-Treasurer

City Attorney Houin introduced Modified Resolution No. 2024-1133, A Resolution of the City of Plymouth Common Council Approving an Order of the Plymouth Plan Commission.

Houin stated this was a modified version of the resolution they denied at their last meeting. He reminded the council that this was to amend the TIF plan for TIF #3 and it goes through several steps in the process as it was originally approved by the RDC, approved by the Plan Commission for conformity with the Comprehensive Plan, approval from the council, before going back to the RDC for final approval and a public hearing at that time. He stated the concern when it was denied, from his understanding, was for the contribution for the Marshall County Career Innovation Center (MCCIC) so this modified version specifically stated that it would be approved with the understanding that the portion for MCCIC be removed. He stated it would only be approving the amendment to the TIF district to allow the RDC to engage outside consultants to manage capital projects on behalf of the RDC, with the intent to contract with enFocus for oversight on projects pertaining to the RDC.

Ecker asked if this resolution was drafted by ICE Miller.

Houin replied in agreement and stated that ICE Miller was the bond counsel and legal advisor to the RDC, and this was a modification of that original resolution. He read aloud the modification to the resolution as listed below.

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WHEREAS, on October 15, 2024, the Commission adopted a resolution amending the Original Declaratory Resolution ("Amending Declaratory 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 in the supervision of capital projects pursuant to IC 36-7-14-39 and IC 36-7-25 ("2024 Projects"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2024 Plan");*

WHEREAS, it is the intent of the Commission to modify the Amending Declaratory Resolution to *revise the definition of the 2024 Projects by removing item (i) in the fourth WHEREAS clause as noted in italics above; and*

Morrow stated he had a question about the legal verbiage of this. He asked why they would not just submit a new resolution.

Houin replied that this was more efficient as this was the language that was approved by the RDC and Plan Commission. He stated that was why the full language was still included in this as their approval specifically listed that the (i) portion be removed from the resolution. He explained if they had to redraft the entirety of the resolution, then the new version would have to be a completely new resolution, which would cause them to have to go back and restart the process over again. He stated this would just modify what was originally presented to them.

Morrow stated he thought he said that it had to go back through the Plan Commission.

Houin replied that it would not, and it would continue the path, which was one more meeting with the RDC for a public hearing and final approval. He stated if they start over, then they would have to start from the beginning (RDC, Plan Commission, Common Council, RDC).

Krathwohl asked for clarification that this would just remove the italicized portion of the resolution.

Houin replied that it would allow the RDC to give final approval to the portion of the amendment to contract with outside consultants and remove the portion to allow for contribution to MCCIC.

Culp asked what this resolution did.

Houin replied that the intent was that the RDC would like to utilize TIF funds to contract with enFocus, who was a consulting organization out of South Bend. He listed that they had assisted ONE Marshall County with their formation, helped to prepare both the city's READI 2.0 housing grant application and the Heartland Arts Center READI 2.0 application. He stated that the city would like to continue working with enFocus on the housing project, as well as other projects that the RDC was considering with TIF funding. He stated to continue working with them, they would have to contract throughout 2025 and the RDC would like to utilize funds to pay that contract for a total of over \$66,000 from the period covering September of that year and go through all of 2025.

Culp asked for clarification that they removed the contribution to MCCIC of \$350,000.

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Houin replied that the contribution would have been \$250,000 to the MCCIC through Lifelong Learning Network (LLN).

Culp asked if they were going to create a TIF zone.

Houin replied that they were not creating any new TIF zones. He stated the intent was to utilize the funds currently available in TIF #3, but they would have to amend the TIF plan to allow those funds to be spent on those specific purposes stated in the resolution. He clarified that this was not changing any of the TIF collection or allocation areas. He stated that the resolution that night would simply allow the RDC to use money that they already collected to contract with enFocus.

Council members Ecker and Milner moved and seconded to approve Modified Resolution No. 2024-1133, A Resolution of the City of Plymouth Common Council Approving an Order of the Plymouth Plan Commission. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Milner, Starr

Councilmembers Opposed: Longanecker, Morrow

PLYMOUTH COMMON COUNCIL
 MODIFIED RESOLUTION NO. 2024-1133
 A RESOLUTION OF THE PLYMOUTH COMMON COUNCIL APPROVING
 AN ORDER OF THE PLYMOUTH PLAN COMMISSION

WHEREAS, the Plymouth ("City") Redevelopment Commission ("Commission") on February 23, 2024, 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 "IE #3 C-Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolutions 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, on October 15, 2024, the Commission adopted a resolution amending the Original Declaratory Resolution ("Amending Declaratory Resolution") and the Original Plan to add the *its 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 in the supervision of capital projects pursuant to IC 36-7-14-39 and IC 36-7-25 ("2024 Projects"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2024 Plan");

WHEREAS, the Plymouth Plan Commission ("Plan Commission") approved the Amending Declaratory Resolution and 2024 Plan on November 6, 2024;

WHEREAS, it is the intent of the Commission to modify the Amending Declaratory Resolution to revise the definition of the 2024 Projects by removing item (ii) in the fourth WHEREAS clause as noted in Italics above; and

WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act") requires the approval of action of the Plan Commission by the Common Council of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF PLYMOUTH, INDIANA, THAT:

Section 1. The action of the Plan Commission on November 6, 2024 is hereby approved by the Common Council.

Section 2. The Amending Declaratory Resolution and 2024 Projects, as required to be modified by the Commission, is hereby approved by this Common Council.

Section 3. The Clerk-Treasurer is hereby directed to file a copy of the Amending Declaratory Resolution and the approving Order of the Plan Commission with the permanent minutes of this meeting.

Section 4. This resolution shall be in full force and effect from and after its passage.

Passed by the Common Council of the City of Plymouth, Indiana, this 25th day of November, 2024.

COMMON COUNCIL OF THE CITY OF PLYMOUTH, INDIANA

 Presiding Officer

ATTEST:

 Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana, this 25th day of November, 2024 at 9:00 p.m.

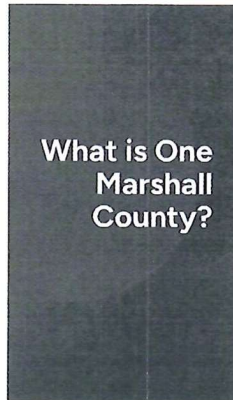
 Clerk-Treasurer

Signed and approved by me, the Mayor of the City of Plymouth, Indiana, on this 26th day of November, 2024 at 9:10 p.m.

 Mayor

Houin introduced Chelsea Smith, Treasurer of ONE Marshall County, for a presentation with materials distributed that night as nothing was provided for the packets.

Smith gave a presentation for ONE Marshall County.



Overview

- One Marshall County is an organization created to empower strategic community and economic development initiatives

Mission

- To foster a unified vision for Marshall County's growth and prosperity through collaboration, innovation, and community-led initiatives

Foundation

- Evolved from the volunteer-led Crossroads Marshall County initiative
- Unites diverse stakeholders, including government, nonprofits, businesses, and residents
- Guided by a diverse Board of Directors, 28 members.
- Organized into five thematic committees: Housing & Infrastructure, Quality of Life, Quality of Place, Education & Workforce Development, Business Innovation & Growth

Progress to Date

- **Board Formation**
 - Recruitment and launch (March 2024)
 - Bylaws approved (April 2024)
- **Support for READI 2.0 & Gift VIII applications**
 - Offered workshops and information for several Marshall County applications
 - Provided a formal letter of support from One Marshall County
- **Committee Work**
 - Forming Thematic Committees: identifying and inviting members
 - Committees will work in Marshall County communities, identifying needs and opportunities for projects and collaboration



Jonah Best

Town of Bourbon

Mike Burroughs

Marshall County Commissioners

Keegan Campbell

American Engineering

Matthew Celmer

MoonTree Studios

Kevin Danti

Town of Cuver

Roger Ecker

Town of LaPaz

Keith Fraine

Town of Bremen

Bethany Hartley

Advisory, Regional Representative

Eric Holsopple

St. Joseph Health Systems

Jeff Houin

Advisory, Legal Counsel

Justine Johnson

Poor Handmaids of Jesus Christ

Robert Listenberger

City of Plymouth

Amanda Morris-Feldman

First Federal Savings Bank

Lisa Mullaney

Town of Argos

Gary Neidig

ITAMCO

Jason Nine

Southwire

Marty Oosterbaan

Cuver Redevelopment Commission

Shawn Peterson

Community Redevelopment Partners

Jeremy Riffle

Tricon School Corporation

Andy Seddelmeyer

Cuver Academics

Chelsea Smith

1st Source Bank

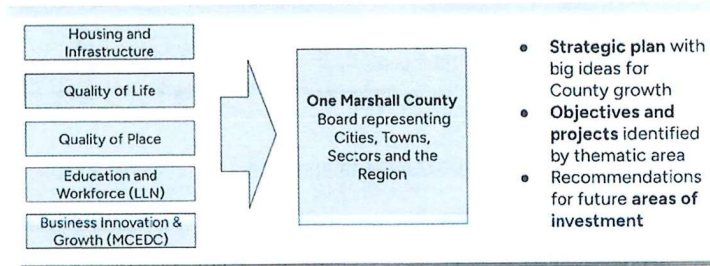
Nicholas Witwer

Marshall County Council

Linda Yoder

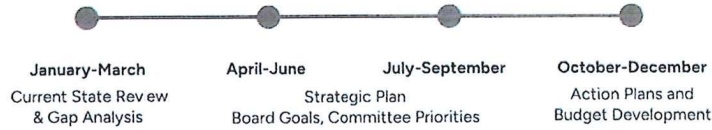
Marshall County Community Foundation/
United Way of Marshall County

2025 Plans and Deliverables



2025 Timeline

Progress Reports will be provided to contributing Municipalities once strategic planning process is completed



2025 Annual Budget

| Funding Sources | |
|---------------------------------|------------------|
| Municipal Sponsorships | \$115,000 |
| Corporate Sponsorships | \$50,000 |
| Grants & Matching Contributions | \$50,000 |
| Total | \$215,000 |
| Expenses | |
| Operational Expenditures | \$15,000 |
| Personnel | \$100,000 |
| Professional Services | \$100,000 |
| Total | \$215,000 |

- Consultant (enFocus) working with Board of Directors, leading committees and strategic planning
- Budget for calendar year considers paid staffing after strategic planning and Board committee planning has been completed
- Staffing and operations sustained through annual sponsorships

Our Ask

- Authorize **\$40,000** for One Marshall County of prior FY 2024 commitment
- MOU provided to staff to execute

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Morrow asked if their Board of Directors were appointed. He asked if Triton's Superintendent were to leave, if he would automatically be replaced by the new superintendent, or if somebody from the School Corporation had to appoint someone else on the board.

Houin replied that some of the board members were appointed by certain governing bodies and listed the Mayor as the City of Plymouth's representative. He listed that the other members, and listed Jeremy Riffle of Triton School Corporation, were not there by virtue of being school superintendent. He stated that bylaws call for a diverse group of representation from education, manufacturing, small business, finance, etc. He stated that the board recruited members that satisfied those areas. He explained if Riffle were to leave and no longer be a board member, then the board would look for a replacement that would represent education. He stated that it did not have to be the Triton Superintendent, or any superintendent, but it had to be someone involved with education so that area was represented on the board. He stated the difference would be if the Town of Culver's representative left the board, then the Town of Culver would be asked to appoint a new representative as a replacement.

Morrow asked for clarification that there were no terms for the appointments.

Houin replied that there were terms, and he could provide the bylaws if requested. He stated it was like many other non-profit boards where there were terms for each of the directors and they could be reelected, or a replacement could be elected. He stated the goal would be to have representation from many different areas of the county both geographically and economically so there was a diverse representation.

Morrow stated that this was a great group of individuals, and he supported ONE Marshall County, but he was thinking about how this organization could be messed up with the buddy system 10 years from then. He stated that bothered him a little bit.

Houin stated that a nonprofit would typically elect replacement directors when one leaves the board. He stated if Smith were to leave the board, then they would look for someone from the financial industry to replace her. He stated there were some at-large members that could be anyone.

Ecker stated one of the things he had seen throughout the years was with the creation of an action plan that they eventually deviate and take on more and more. He stated they end up not having the resources or focus to steer the plan back and that was where enFocus comes in. He asked what was in place to keep ONE Marshall County on their path without them deviating in too many directions and not accomplishing anything.

Smith replied that developing the strategic plan early on was their priority for what it was that they need to focus on, and they would have to be very diligent about which items they make

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their priority. She stated those would be provided to them as they are developed but they were trying to use all their thematic areas and all the subcommittees to determine those first and they would prioritize them to continue working on them. She stated it would be like the City of Plymouth Comprehensive Plan as they have all those priorities that they want to try and accomplish but it comes down to how they put them in line with what was most important. She stated those are what are on the backburner of what was most important. She stated they would try to keep the same momentum as they did with the Comprehensive Plan.

Ecker stated his concern comes down to what they try to describe, and they experience burnout which causes a loss of momentum.

Smith stated that many of the boards and different things they are involved in that they run into the same faces, so Matthew Celmer had been trying to get new faces and new blood involved. She stated that was an issue that all non-profits had been dealing with currently with the same people. She believed with paid staff in place, that they could fix that.

Ecker stated that the \$40,000 had already been budgeted for the year.

Houin explained that ONE Marshall County had come to them in August of 2023 to present the concept that was still forming that grew into ONE Marshall County. He stated at the time they were suggesting coming back and requesting \$50,000 from City and \$20,000 from RDC. He stated in the 2024 budget, Gorski adjusted that to \$40,000 in the City budget and \$30,000 from the RDC budget to match contributions made to MCEDC. He stated it was already budgeted, and the intent was for ONE Marshall County to come back earlier in the year to explain what had been accomplished with the formation and to request that \$40,000, but the READI 2.0 process was announced in the Spring, and with the short timelines, READI 2.0 became the focus where everyone had to direct their attention and efforts. He explained now that everyone was not scrambling, they could go back and evaluate the budget and plan going forward. He stated the request was that they contribute the \$40,000 that was budgeted for 2024 and that would be used for the 2025 operating budget for ONE Marshall County. He stated if they were to come back for a further request, that it would not be until 2026. He stated this way, they could contribute the money already budgeted without affecting that budget.

Morrow asked what the other stakeholder's responsibilities and commitments were.

Houin replied that Plymouth RDC had already approved the \$30,000 contribution. He stated that Culver RDC had a meeting tomorrow, and they were working to set up a meeting with Bremen RDC.

Smith added they were working on those.

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Houin stated that the other towns and other governments in Marshall County are also included in the request, but they were still working through the process of getting those agreements.

Ecker asked if there was any word from the county.

Houin replied that there was no word from the county yet. He explained that Plymouth had been a leader in the process from the very first meetings where they did not know how this organization was going to look. He stated Plymouth had been right out in front in recognizing the importance of this organization and then working to get it moving.

Council members Krathwohl and Starr moved and seconded to approve the MOU between ONE Marshall County and the City of Plymouth. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, Starr

Councilmembers Opposed: N/A

Houin re-invited the council to attend the annual recap celebration of the Comprehensive Plan at the Heartland Arts Center. He listed the date as December 5th, 2024 at noon. He stated that lunch would be provided and requested them to contact the Promotion of the City Coordinator Laura Mann if they plan to attend so they can prepare enough food for everyone.

Ecker reminded everyone there was a Christmas Lights Parade that Saturday at 6:00 pm.


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

- Minutes of the Board of Public Works and Safety meeting of November 12, 2024
- November 25, 2024, Check Register
- November 12, 2024 Technical Review Committee Minutes
- October 2024 Clerk-Treasurer Financial Reports
- August 8, 2024 Park Board Minutes
- October 8, 2024 Board of Aviation Commissioners Minutes
- October 15, 2024 Redevelopment Commission Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. President Pro-Tempore Ecker declared the meeting adjourned at 7:22 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED

Don Ecker Jr., President Pro-Tempore