

PLYMOUTH REDEVELOPMENT COMMISSION

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

President Mike Miley called the meeting to order for Commissioners Nancy Felde, Craig Hopple and Robin Cupka, who were present at the meeting. Commissioners Billy Ellinger 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 Felde and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of November 19, 2024, as presented. The motion carried.

Public Hearing – Amending Declaratory Resolution

NOTICE TO TAXPAYERS AND ALL OTHER PERSONS AFFECTED OF ADOPTION AND CONTENT OF AMENDING DECLARATORY RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION AND NOTICE OF PUBLIC HEARING ON RESOLUTION

Taxpayers of the Plymouth Redevelopment District, and all other persons affected hereby, are notified that the Plymouth 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 after public hearing, as amended to date (collectively, with the Declaratory Resolution, "Area Resolution"), established the US 30/Pine Road Economic Development Area, commonly referred to as TIF #3 ("Area") and an allocation area ("Allocation Area") located in the Area. The Area Resolution approved the Economic Development Plan, as amended to date (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area.

On October 15, 2024, the Commission adopted its Amending Declaratory Resolution ("Amending Declaratory Resolution"), amending 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's supervision of capital projects pursuant to IC 36-7-14-39 and IC 26-7-25 ("2024 Projects"), all in, serving or benefiting the Area, to the Original Plan. It is the intent and desire of the Commission to modify the Amending Declaratory Resolution to revise the definition of the 2024 Projects by removing item (i) noted in italics above. The Amending Declaratory Resolution, as proposed to be modified, and supporting data, including maps and plats describing the Area and the Allocation Area, have been prepared and can be inspected at the office of the Clerk-Treasurer, 124 North Michigan Street, Plymouth, Indiana.

Notice is further given that the Commission on December 17, 2024, at the hour of 5:30 p.m., local time, at the Plymouth City Hall, Council Chambers, 124 North Michigan Street (Garro Street Entrance, Second Floor), Plymouth, Indiana, will receive and hear remonstrances from persons interested in or affected by the proceedings pertaining to the Amending Declaratory Resolution and determine the public utility and benefit of such actions. At the time fixed for hearing or at any time prior thereto any person interested in the proceedings may file during business hours a written remonstrance with the Secretary of the Commission in the Clerk-Treasurer's office set forth above. At such hearing, which may be adjourned from time to time, the Commission will hear all persons interested in the proceedings and all remonstrances that have been filed. After considering this evidence, the Commission will take final action by either confirming, modifying and confirming, or rescinding the Amending Declaratory Resolution. Dated December 6, 2024. PLYMOUTH REDEVELOPMENT COMMISSION
December 6, 2024 FN361499 hspaar/p

Commissioners Hopple and Felde moved and seconded to open the public hearing. The motion carried.

City Attorney Houin stated this would amend the TIF 3 plan from October. He explained they adopted a resolution to amend the TIF 3 plan that added two items; with the first being capital expenditures for educational institutions that would contribute to the Marshall County Career Innovation Center (MCCIC) through Lifelong Learning Network (LLN) and the second item would be to engage in consulting services to assist with capital projects. He stated after that declaratory resolution was approved by the Redevelopment Commission, it then had to go to the Plan Commission to confirm that it complies with the Comprehensive Plan where it was approved. He stated it then had to go to the City Council for approval for which it was denied. He explained it was reintroduced to the City Council with a proposed amendment to remove the contributions to educational institutions because that was the opposition at the time. He stated the proposed amended resolution was passed by the City Council and that would allow the Redevelopment Commission to amend the TIF 3 plan to engage in consulting services to assist with commission supervision of capital projects.

There were no public comments.

Commissioners Felde and Hopple moved and seconded to close the public hearing. The motion carried.

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

Hoham Drive Update

There were no updates at that time.

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

Water Street Townhomes Project Update

Houin stated the groundbreaking ceremony was held earlier that day with Kevin Berger of Culver Sandhill Farms wanting to move very quickly. He believed they could start moving dirt that week, however they had received several requests from downtown merchants to not close the parking lot until after Christmas and Berger was cooperating with that. He explained the City would own and control the parking lot while the developer would own the townhouses and commercial space of the building. He stated the current parking lot would need to be closed for approximately one year.

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

Resolution No. 2024-1135, A Resolution Providing for the Transfer of Funds from the 2005 TIF Tax Money Fund of the City of Plymouth to the TIF 5 Winona TIF Tax Money Fund, as Requested by the Clerk-Treasurer and Forwarded to the Redevelopment Commission for Action and Passage

Houin stated this would allow the transfer of money from the TIF 3 fund to the Winona TIF fund because Winona had not paid their property taxes. He stated the Winona project was done with developer back bonds, so the City would not be liable for any bond payments and the developer would not get their money back through that program. However, there were still fees to be paid to Baker Tilly for their work and without those tax payments the money had to come from somewhere, so this resolution would move money from TIF 3 to TIF 5 to cover those fees.

Commissioners Hople and Felde moved and seconded to approve Resolution No. 2024-1135, A Resolution Providing for the Transfer of Funds from the 2005 TIF Tax Money Fund of the City of Plymouth to the TIF 5 Winona TIF Tax Money Fund as presented. The motion carried.

RESOLUTION NO. 2024-1135

A RESOLUTION PROVIDING FOR THE TRANSFER OF FUNDS FROM THE 2005 TIF TAX MONEY FUND OF THE CITY OF PLYMOUTH TO THE TIF 5 WINONA TIF TAX MONEY FUND, AS REQUESTED BY THE CLERK-TREASURER AND FORWARDED TO THE REDEVELOPMENT COMMISSION FOR ACTION AND PASSAGE

WHEREAS, the City of Plymouth Redevelopment Commission and Baker Tilly Municipal Advisors entered into an Agreement for Thirty Thousand Dollars (\$30,000.00) on or about February 20, 2024, for Redevelopment reporting and anything redevelopment; and

WHEREAS, the monthly fee of Two Thousand Five Hundred Dollars (\$2,500.00) would be split between all 7 TIF Districts;

WHEREAS, the TIF 5 Winona TIF District did not receive any tax revenue; and

WHEREAS, the Clerk-Treasurer of the City of Plymouth is now requesting a temporary transfer to the TIF 5 WINONA TIF TAX MONEY FUND in the amount of Four Thousand Six Hundred Forty-Six Dollars and Sixty-One Cents (\$4,642.61) to cover the Professional Fees from the 2005 TIF TAX MONEY FUND of the City of Plymouth.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Plymouth as follows:

Section 1. That there shall be transferred Four Thousand Six Hundred Forty-Six Dollars and Sixty-One Cents (\$4,642.61) from the 2005 TIF TAX MONEY FUND of the City of Plymouth to the TIF 5 WINONA TIF TAX MONEY FUND. When tax money is received for TIF 5 WINONA TIF TAX MONEY Fund, this amount shall be transferred back to the 2005 TIF TAX MONEY Fund.

PASSED AND ADOPTED this 17th day of December, 2024.


Plymouth Redevelopment Commission President

ATTEST:


Lynn M. Gorski, IAMIC
Clerk-Treasurer

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Resolution No. 2024-1136, A Resolution Modifying and Confirming a Resolution of the Plymouth Redevelopment Commission Adopted on October 15, 2024, entitled “Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission”

Houin stated this was the resolution the public hearing was on, to amend the TIF 3 plan to allow for expenditure on consultants to assist with capital projects.

Cupka asked if this was for the amount that was promised to the LLN and consulting services.

Houin replied that this was only for consulting services and would not allow for the contribution to LLN.

Felde asked why they need consulting services.

Houin explained that the consulting services would help plan and manage projects that the city was working on.

Felde asked if this was something the new City Plan Director could do.

Houin replied that the City Planner was primarily involved in various aspects of planning and zoning, where enFocus acted more as a project managing consultant, helping them develop the projects more conceptually.

Felde asked if enFocus was the only consulting group or if they could take bids from others.

Houin replied there are others, however enFocus had been identified by the current administration as to who they would like to work with. He stated they have already worked with them on a couple of projects, they have also worked with the Heartland Arts Center and One Marshall County, and they feel the synergy they bring because they are familiar with all these entities was hugely beneficial to the planning of these projects.

Commissioners Felde and Hopple moved and seconded to approve Resolution No. 2024-1136, Resolution Modifying and Confirming a Resolution of the Plymouth Redevelopment Commission Adopted on October 15, 2024, entitled “Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission” as presented. The motion carried.

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RESOLUTION NO. 2024-1136

RESOLUTION MODIFYING AND CONFIRMING A RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION ADOPTED ON OCTOBER 15, 2024, ENTITLED "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 after public hearing, as amended to date (collectively, with the Declaratory Resolution, "Area 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 Area Resolution approved the Economic Development 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, on October 15, 2024, the Commission adopted its Amending Declaratory Resolution ("Amending Declaratory Resolution"), amending 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's supervision of capital projects pursuant to IC 36-7-14-39 and IC 26-7-25, all in, serving or benefiting the Area, to the Original Plan;

WHEREAS, the Commission submitted the Amending Declaratory Resolution and supporting data to the Plymouth Plan Commission ("Plan Commission") and the Plan Commission has issued its written order approving the Amending Declaratory Resolution;

WHEREAS, the Common Council, by resolution adopted November 25, 2024, approved the order of the Plan Commission;

WHEREAS, it is the intent and desire of the Commission to modify the Amending Declaratory Resolution to revise the definition of the 2024 Projects (as defined therein) by removing item (i) as noted below:

4881-0472-4728.2

"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, on or before December 6, 2024 the Commission published notice in *The Pilot News* of the adoption and content of the Amending Declaratory Resolution, which notice also gave notice of a hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits and any affected neighborhood associations; and

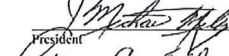
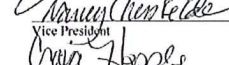
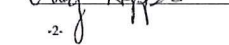
WHEREAS, the Commission on December 17, 2024, conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

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

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to amend the Area Resolution and the Original Plan as set forth in the Amending Declaratory Resolution.
2. The Amending Declaratory Resolution approved by the Commission on October 15, 2024, copies of which are attached hereto and incorporated herein, is hereby modified and confirmed.
3. The Amending Declaratory Resolution, as modified and confirmed, shall be attached to and incorporated in this resolution.
4. This resolution is effective upon passage.

Adopted December 17, 2024.

PLYMOUTH REDEVELOPMENT COMMISSION


President

Vice President

Secretary

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4881-0472-4728.2

Secretary

Member

Member

ATTEST:


Secretary

Houin presented the enFocus agreement to the commission. He explained this agreement would fund their work with enFocus through the end of 2025.

Felde asked the City Attorney to go over the agreement, specifically Project Cost, Team and Resources.

Houin replied this was an annual contract of \$50,000 per year, however because the City had been working with them since September of 2024 and they have not billed us for that time, they are asking the Redevelopment Commission to fund the entire contract from September 2024 through the end of 2025. He explained that was the reason the total contract amount was \$66,666.67.

Commissioners Hopple and Felde moved and seconded to approve the agreement with enFocus. The motion carried.

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 no update; however Centennial Crossing was anxious to dedicate the streets because they would like to not have to plow them, and they would like our police to enforce traffic. He stated we are still waiting for the final reviews.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

Other Business:

Nullification of PIDCO Development Agreement

Houin stated when PIDCO built the building on Commerce Drive that now houses Plymouth Molding Group (PMG), there was a belief that they were not eligible for a tax abatement because PIDCO was the owner, and they were leasing that building to PMG. He stated PIDCO does not have any employees and that was one of the considerations of a tax abatement, then they did not apply for a tax abatement, however they are eligible to receive a tax abatement because it is a triple net lease with PMG. He explained since PIDCO did not apply for the tax abatement in the first place, in lieu of that there was an agreement with the Redevelopment Commission that a portion of the tax increment collected for that property would be paid back to PIDCO and then passed through to PMG. He stated with the understanding they are eligible for a tax abatement, that they did apply for one and it was granted by the City Council, so the tax abatement nullifies any tax increment, and they have agreed to nullify and cancel that development agreement.

Commissioners Felde and Hopple moved and seconded to approve the Agreement to Terminate the PIDCO Development Agreement. The motion carried.

AGREEMENT TO TERMINATE
PIDCO DEVELOPMENT AGREEMENT

The City of Plymouth, Indiana Redevelopment Commission ("Commission") and Plymouth Industrial Development Corporation ("PIDCO") previously entered into a PIDCO Development Agreement ("Agreement") effective January 9, 2024 for the distribution of tax increment finance revenue generated from PIDCO's development and construction of a new manufacturing center located at 2925 Commerce Street, Plymouth, IN 46563.

The Agreement was intended by the parties to serve in lieu of a real property tax abatement. However, on November 25, 2024, the City of Plymouth Common Council approved Resolution No. 2024-1131, confirming the designation of the real property located at 2925 Commerce Street, Plymouth, IN 46563 to be within an "Economic Revitalization Area" and granting a real property tax abatement to PIDCO for the subject property.

Upon granting the real property tax abatement, the Agreement is no longer necessary, and the Parties wish to terminate the Agreement.

Wherefore, the Commission and PIDCO now agree to terminate the PIDCO Development Agreement dated January 9, 2024. All terms of the Agreement are now void and shall have no further effect. Each Party shall resume its same rights and responsibilities that existed prior to the Agreement as if the Agreement had never been entered.

PLYMOUTH INDUSTRIAL DEVELOPMENT
CORPORATION

By: 
Greg Gaultis, President

Date: 12/14/2024

CITY OF PLYMOUTH, INDIANA
REDEVELOPMENT COMMISSION

By: 
J. Michael Miley, President

Date: 12/17/24

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Baker Tilly Agreement for Proposed 2025 Tax Increment Financing Ongoing Assistance (TIF +)

Houin referenced the Baker Tilly Agreement that the Clerk-Treasurer had sent out. He explained this agreement would provide for the continued assistance of Baker Tilly on TIF related requirements.

Commissioners Hopple and Felde moved and seconded to approve the Baker Tilly TIF+ Services Agreement. The motion carried.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant - TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$4,278.28
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$63.42
Ind. Dept. of Transportation	Changer Order	\$51,741.63

TIF 1

Clerk-Treasurer	Txfr for Water Bond	\$27,500.00
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TIF 2

Baker Tilly	Professional Fees	\$14,100.00
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TIF 3

The Pilot News	Legal Ad for Public Hearing	\$55.41
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Clerk-Treasurer	Txfr for Professional Fees-Resolution 2024-1135	\$4,642.61
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All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,500.00
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Total Amount of Claims \$104,881.35

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

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

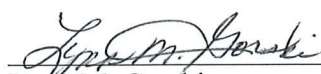
Miley stated that Billy Ellinger had indicated to him and the Mayor that he would like to be replaced on this board.

Mayor Listenberger stated he was working on appointments. He wished to thank all the board members for all their hard work all year long, as it had been a pleasure working with them all year and appreciated them for volunteering their time to serve on this commission.

Miley would like to thank Billy Ellinger for his service on the commission, as he was invaluable when they remodeled the city building with his construction background.

Adjournment

The next meeting was scheduled for January 21, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:15 p.m. after a motion and second motion by Commissioners Hopple and Felde. The motion carried.



Lynn M. Gorski
Clerk-Treasurer