

PLYMOUTH REDEVELOPMENT COMMISSION

January 21, 2025

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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 January 21, 2025, at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Lana Ball, Craig Hopple, and Brian Wray who were present at the meeting. Commissioner Debra Venti attended virtually but was not visual. Commissioner Robin Cupka 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.

Oaths of Office were administered to the following Members:

Mike Miley
Lana Ball
Craig Hopple
Brian Wray

Commissioners Hopple and Ball moved and seconded to approve the minutes of the last Regular Session meeting of December 17, 2024, as presented. The motion carried.

Commissioners Hopple and Ball motioned and seconded to elect the slate of officers as seen below. The motion carried.

President - Mike Miley
Vice President – Craig Hopple
Secretary – Debra Venti

Commissioners Ball and Hopple motioned and seconded to continue holding the Redevelopment Commission meetings on the third Tuesday of each month at 5:30 p.m. The motion carried.

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

There were no updates at that time.

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

Water Street Townhomes Project Update

Houin stated they are underway with construction of the Townhomes and have been pouring concrete. He stated he was surprised they were pouring concrete with how cold it was, but they are obviously not out today when it was five below zero. He stated they are anxious to get the project moving and are doing good work.

Water Street Townhomes Pay Application #1

Gorski stated that Kevin Berger of Culver Sandhill Farms submitted this to pay for items completed so far which included site work and concrete in the amount of \$213,261.27.

Commissioners Hopple and Wray moved and seconded to approve the Water Street Townhomes Pay Application #1 as presented. The motion carried.

Houin explained to the newer members that the Redevelopment Commission previously issued a bond at the end of 2023 and \$800,000 of the proceeds of that bond are intended to support this project so that pay request would come out of those bond proceeds.

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

There were no updates at that time.

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TIF #4: South Gateway/Western Downtown Economic Development Area

There were no updates at that time.

TIF #5: Western Avenue Economic Development Area

There were no updates at that time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Centennial Crossings Update

Houin stated that Burke Richeson of Construction Management and Design (CMD) reached out late last Fall, and they were anxious to get the streets dedicated because they did not want to plow them this Winter, but they were still awaiting plans from their engineers. He stated that until they have all the information submitted and approved by the department heads and the Technical Review Committee (TRC) that they could not even consider the dedication. He stated he had not heard any more about another housing phase, but they were interested in it so as soon as he heard word that he would let them know.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

Other Business:

There was no other business at that time.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$4,977.14
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TIF 1

Old National Bank	Semi-annual lease for City Hall Construction Project	\$157,750.00
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Baker Tilly	Annual compliance filing for bond obligations	\$358.25
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TIF 2

Bank of New York Mellon	Semi-annual Principal and Interest	\$61,640.00
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Transfer to TIF P&I Fund	Semi-annual Principal and Interest	\$61,640.00
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Bank of Oklahoma	Water Street Townhomes Principal and Interest	\$54,375.00
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TIF 3

ONE Marshall County	Professional Fees – MOU dated 11.19.24	\$30,000.00
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1 st Source Bank-Trustee	Bond Payment for Aquatic Center	\$221,715.57
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enFocus	enFocus Services for Economic Development	\$17,011.60
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TIF 6

Bank of New York Mellon	2020 Bond for Centennial Crossings	\$53,185.96
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Bank of New York Mellon	2020 Bond for Centennial Crossings	\$63,987.50
Transfer to Wastewater	Infrastructure for Centennial Crossings per Res#2021-951	\$180,000.00
TIF 7		
Bank of Oklahoma	2019 Bond for Pretzel's	\$470,295.00
TIF 1; 3; 6		
Baker Tilly	Professional Services-Cold Storage Project; Hoosier Tire Expansion; Centennial Crossings Phase III	\$5,380.00
All TIF Districts		
Baker Tilly	Professional Fees per agreement	\$2,500.00
Redevelopment Authority		
Old National Bank	Semi-Annual Bond for City Hall Construction Project	\$157,837.50

Total Amount of Claims \$1,542,653.52

Commissioners Ball and Wray moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

Acceptance of Communications

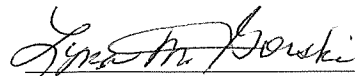
The following communications were provided to the Commissioners:

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

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

Adjournment

The next meeting was scheduled for February 18, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:45 p.m. after a motion and second motion by Commissioners Ball and Wray. The motion carried.



Lynn M. Gorski
Clerk-Treasurer