

PLYMOUTH REDEVELOPMENT COMMISSION

February 18, 2025

Page 1 of 4

The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana, on February 18, 2025, at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Lana Ball, Craig Hopple, Brian Wray and Robin Cupka who were present at the meeting. Commissioner Debra Venti attended virtually. 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.

Oath of Office was administered to the following Member:

Robin Cupka

Miley read aloud a poem from an article by Jeff Rea who was the President and CEO of the South Bend Regional Chamber, "Are you a builder or a wrecker?". See poem below.

A Builder Or a Wrecker

As I watched them tear a building down
A gang of men in a busy town
With a ho-heave-ho, and a lusty yell
They swung a beam and the side wall fell

I asked the foreman, "Are these men skilled,
And the men you'd hire if you wanted to build?"
He gave a laugh and said, "No, indeed,
Just common labor is all I need."

"I can easily wreck in a day or two,
What builders have taken years to do."
And I thought to myself, as I went my way
Which of these roles have I tried to play'

Am I a builder who works with care,
Measuring life by rule and square?
Am I shaping my work to a well-made plan
Patiently doing the best I can'

Or am I a wrecker who walks to town
Content with the labor of tearing down?
"O Lord let my life and my labors be
That which will build for eternity!"

Author Charles Franklin Benvegar

originally published in 1967 in "The Songs of the Free State Bards" compiled by Vincent Godfrey Burns.

Miley believed this article really fit what the Redevelopment Commission should be about.

Commissioners Hopple and Wray moved and seconded to approve the minutes of the last Regular Session meeting of January 21, 2025, as presented. The motion carried.

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

There were no updates at that time.

PLYMOUTH REDEVELOPMENT COMMISSION

February 18, 2025

Page 2 of 4

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

There were no updates at that time.

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

There were no updates at that time.

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

There were no updates at that time.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

TIF#8: Water Street Allocation Area

Resolution No. 2025-1143, A Resolution to Transfer Interest in Certain Real Property from the City of Plymouth to the Plymouth Redevelopment Commission

Houin reminded the commission that TIF #8 was carved out of TIF #2 to incorporate the Water Street Townhomes Project and the Yellow River Brewing Project. He stated what was being considered that night was a couple transfers of interest in real estate. He stated on the parcels where construction was underway of the Water Street Townhomes, that originally the city owned the parking lot and there were two houses to the north. He explained the houses were purchased by Culver Sandhill Farms LLC and the parcels were all replatted a couple years ago into two parcels. He stated the one to the east was where the buildings were being constructed and the one to the west that would be the parking lot for the development. He stated because there was different ownership of the original parcels, after they were replatted, they were both jointly owned by the City of Plymouth and Culver Sandhill Farms LLC. He stated the first resolution was to allow the City of Plymouth to transfer its ½ interest in each of those parcels to the Redevelopment Commission as they were sponsoring the project, so it made sense for the Redevelopment Commission to handle the real estate. He stated to make that transfer; both the City Council and Redevelopment Commission would have to adopt reciprocal resolutions transferring interest. He explained that the City Council had already adopted their resolution to transfer interest so the resolution presented that night would be receive the interest in both parcels from the City of Plymouth.

Commissioners Wray and Hopple moved and seconded to approve Resolution No. 2025-1143, A Resolution to Transfer Interest in Certain Real Property from the City of Plymouth to the Plymouth Redevelopment Commission as presented. The motion carried.

Resolution No. 2025-1144, A Resolution of the Plymouth Redevelopment Commission to Transfer Interest in Real Property

Houin congratulated the Redevelopment Commission on being the proud owner of a divided one-half interest in two parcels of real estate. He recommended a swap in half interests with this resolution so that Culver Sandhill Farms LLC could become the sole owner of the eastern parcel where they are currently building the townhomes and that the Plymouth Redevelopment Commission would become the sole owner of the western parcel where they would construct a parking lot to be maintained by the City of Plymouth. He stated that Kevin Berger of Culver Sandhill Farms had already signed the quick claim deed transferring interest to the Redevelopment Commission so it would be prudent to sign the half interest in the eastern parcel to him.

PLYMOUTH REDEVELOPMENT COMMISSION

February 18, 2025

Page 3 of 4

Commissioners Ball and Wray moved and seconded to approve Resolution No. 2025-1144, A Resolution to of the Plymouth Redevelopment Commission to Transfer Interest in Real Property as presented. The motion carried.

Water Street Townhomes Pay Application #2

Miley asked for an explanation on pay applications as there were new members that year.

Gorski replied that this was a bond and Easterday Construction (Culver Sandhill Farms LLC), who was working on the townhome project, would like to be reimbursed for their labor so they submit a pay application. She stated that once it was approved, it would be sent to the bond company who then reimbursed Easterday Construction for their expenses.

Houin stated that as part of the bond issuance, the funds from sale of the bonds are not handed over to the Redevelopment Commission or any government entity that issues a bond, but they are rather held by a trustee bank until these pay applications are approved and submitted.

Commissioners Hopple and Wray moved and seconded to approve the Water Street Townhomes Pay Application #2 as presented. The motion carried.

Water Street Townhomes Project Update

Kevin Berger of Easterday Construction (Culver Sandhill Farms) stated that the weather had slowed them down and they were currently building forms to do the stairs and porches, which would be the next item to go in. He stated the floors were currently covered with concrete blankets and they plan to pour the floors soon. He stated they were in the process of releasing all the shop drawings for the framing so that they should be coming in the next four weeks. He explained it was weather dependent on how they move at this point.

Miley asked how cold it could be to pour concrete.

Berger replied around -30 degrees, but it would take special things to do that, and we are not dressed enough to do that. He stated for them, if it gets below 10 degrees it becomes too uncomfortable to work.

Wray asked what the timeline was for project completion.

Berger replied that the current timeline was to be completed by next Fall so the worst-case would-be November. He stated he would like to get it rented before weather like this hit so they would try to accelerate it but currently it was looking to be complete by mid-November.

Other Business:

There was no other business at that time.

Approval of Redevelopment Invoices

Paid from:

All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,800.00
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Hoham Drive Grant - TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$2,863.55
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TIF 3

PLYMOUTH REDEVELOPMENT COMMISSION

February 18, 2025

Page 4 of 4

enFocus

enFocus Services for Economic Development

\$4,377.78

Total Amount of Claims \$10,041.33

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

Acceptance of Communications

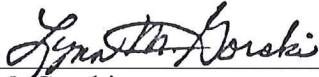
The following communications were provided to the Commissioners:

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

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

Adjournment

The next meeting was scheduled for March 18, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:47 p.m. after a motion and second motion by Commissioners Hopple and Ball. The motion carried.



Lynn M. Gorski
Clerk-Treasurer