

PLYMOUTH REDEVELOPMENT COMMISSION

July 19, 2022

Page 1 of 3

The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on July 19, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple and Dr. Tom Pedavoli who were present at the meeting. Commissioner Melissa Christiansen was absent. Other attendees included Utility Superintendent Davidson, Mayor Senter and Clerk-Treasurer Gorski. The public was not able to see and hear the meeting through Microsoft Teams.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of June 21, 2022 as presented. The motion carried.

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

Hoham Drive Update

Commissioner Miley states that the board had received a consulting contract with Lochmueller in their packets. He states that these were just the contract documents and all of the backup material for that project. He adds that there is no action to take and that this was just for their information.

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

River Park Square Phase Two Project

Miley states that construction is going well and the contractor is working back and forth between the park and the bridge as they have won both bids.

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

Wastewater Solar Project

Utility Superintendent Donnie Davidson was here to speak on the Wastewater Solar Project. He explains that the day after last month's meeting, he had received approval from NIPSCO on the agreement. He states that since then they have completed their advertisement and they had a pre-bid meeting today with two contractors present. He states that they will be receiving bids July 25th during the Board of Public Works and Safety meeting and then they hope to award bids after review on August 8th. He states at that point once the bonds are in place, a proceed will be given on the project. He states that he has spoken with Telamon today and he doesn't think that it would be much of an issue to meet the December deadline. He adds that he questioned whether or not everything had to be complete. He states that Telamon explained they were pretty relaxed at this point and as long as they see progress taking place such as the support for the panels and conduits that they fully expect the work to go on through the winter. He adds that they hope to get all the underground work completed before winter. He also adds that Telamon stated, NIPSCO frowns on when people get approval and then two years later no work has been done so he believes they are in good shape.

Miley asks what the estimated completion time for this project was.

Davidson responds by stating that it was estimated December and there is not necessarily a date in December yet. He states that a lot of this is still edging on the availability of materials. He states that they have even opened it up a little bit wider for some of the materials that were specked. He states that they have tried to locate some comparable materials which would give the contractors a better option as far as not depending on one or two suppliers which may help on the pricing as well.

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

Miley explains that City Attorney Surrisi has been in contact with Scott Sivan about finishing up the punch list for River Gate South. He states that there is about \$10,400.00 they are retaining until the list is complete. He adds that Sivan stated that they would be in a position this fall to be finished up so that Redevelopment may release those funds. He explains that they are in a much better position than they had been.

PLYMOUTH REDEVELOPMENT COMMISSION

July 19, 2022

Page 2 of 3

TIF #5: Western Avenue Economic Development Area

Mayor Senter states that he has drove back as far north as he could several times to see if there were cars there and or employees. He adds that he has been back there three times and has seen nothing, so he is unsure if Winona is even in existence right now.

Felde adds that the last two weeks when she has observed that there have been no vehicles there either.

Mayor Senter states that they are going to look at that because they have a tax abatement with the city.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

There were no updates at this time.

TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business:

Miley references last meeting when Surrisi gave them an update on the READI grant projects and a bid letting date for getting the applications in was mentioned August 15th, 2022. He states that would be prior to their next meeting so Surrisi was suggesting they do a letter of support for that project. He adds that it really doesn't bind them to any financial obligations at this time. He asks the board for permission to sign a letter of support drafted by Surrisi prior to their next meeting.

Commissioners Hopple and Ellinger moved and seconded to approve the request as presented. The motion carried.

Approval of Redevelopment Invoices

Check Register

Paid from TIF 1

Old National Bank	Lease Rental Payment – City Hall Renovations	\$158,250.00
-------------------	----------------------------------------------	--------------

Paid from TIF 3

1 st Source Bank-Trustee	Principal/ Interest & Reserve Fund for Aquatic's Center Redevelopment Bond	\$249,430.03
-------------------------------------	-------------------------------------------------------------------------------	--------------

Paid from TIF 7

Bank of Oklahoma	Principal & Trust Fee for Pretzel's 2019 Redevelopment Bond	<u>\$103,703.50</u>
------------------	----------------------------------------------------------------	---------------------

Total Amount of Claims \$511,383.53

Commissioners Felde and Pedavoli 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 – June 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – June 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – June 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – June 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – June 2022 (TIF #7 Pretzels Air Parcel)

PLYMOUTH REDEVELOPMENT COMMISSION

July 19, 2022

Page 3 of 3

- Redevelopment Memo – 7-14-22

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

Adjournment

The next meeting is scheduled for August 16, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:40 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.



Lynn M. Gorski
Clerk-Treasurer