

PLYMOUTH REDEVELOPMENT COMMISSION

September 20, 2022

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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 September 21, 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 attended virtually. Other attendees included Mayor Senter, City Attorney Surrisi, Utility Superintendent Davidson and Clerk-Treasurer Gorski. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of August 16, 2022 as presented. The motion carried.

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

Hoham Drive Update

Surrisi states that this project letting occurred on September 14, 2022. He states that the low bidder was Milestone at \$2,546,956.04. He states that there was an error in the memo that was slightly under the engineering estimate. He states that to a degree it was correct but it was not correct as to the funding side of things. He explains that as the engineers go along and the project develops, they reassess their estimates and what was provided was their most recent estimate which was \$2,694,261.00. He states that wasn't the number that initial estimate and the funding availability was based off of. He states that either way they were pretty close. He states that the actual number that was originally estimated in the funding was \$2,404,087.00. He explains that what that meant was the project was \$212,819.00 over budget for what INDOT had committed in their 80% funding. He states that he has reached out to INDOT and they have agreed to fund that excess at 80% so they are looking at an additional \$42,000 for expense in the end that would be attributable to the Redevelopment Commission. He explains that is pretty good given the environment of construction costs going up that the estimates held pretty true. He adds they are also really fortunate that INDOT has the funding available to step up to that 80% as certain contracts say if it exceeds over what is committed that it could have had to been 100% locally funded.

Hoham Drive Reconstruction Project Amendment No. 3

Surrisi states that this amendment was a no cost amendment because there was just over \$45,000 in engineering expenses that had been budgeted that were unexpended. He states that they recommended rather than just letting the funds go away that the city could recategorize them into categories of work that are still being performed in case they have some overages going forward. He states that they proposed moving \$3,058.00 out of 404/401 Permit Application, \$4,800.00 out of INDR Construction in a Floodway Permit, \$2,420.00 out of Geotechnical Investigation, and \$35,220.00 out of Right-of-Way Engineering. He states that an additional \$2,500.00 is getting added to Topographic Survey, an additional \$6,778.00 is getting added to Road Design and Plans, and an additional \$36,220.00 is getting added to Utility Coordination. He states that they have about six months of working with the utilities as they have time to relocate all of their infrastructure. He explains that rather than letting all that money go away and them getting stuck with the bill that this was a smart move to make

He states that he did notice today that there was a slight error in this. He states that they had in the 404/401 Permit Application line only \$242.00 being left after moving the \$3,058.00 out. He states that he noticed that left off an expense for \$242.00 for a permit along with another expense for \$58.62. He states by doing this change it makes it look like this line is underfunded by \$58.62. He states that in the grand scheme of things it shouldn't matter to much but he did reach out to Lochmueller to see if they need to shuffle \$58.62 from one of the other categories so it fixes that category. He states that he requests the Redevelopment Commission to ratify the contract amendment that Mike Miley and the Mayor had approved with the caveat that if they have to make some minor adjustments at Lochmueller's suggestion to correct that small miscalculation that they would be able to do that.

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Felde asks if this relates to having a resident inspector in any way or if this is money just for any extra work that might show up.

Surrisi responds by agreeing that it is for any extra work that might show up.

Commissioners Felde and Pedavoli moved and seconded to ratify the Hoham Drive Reconstruction Project Amendment No. 3 as presented. The motion carried.

LPA Award Contract Letter

Surrisi states that this letter was just for their information as it was just notified that Milestone was the apparent low bidder and there will be plenty of other contracts coming in the near future that INDOT will want signed.

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

Surrisi states that River Park Square Phase 2 is going well. He states that they are on track to finish later this Fall and if you drive by today, they are working on the Veteran's Plaza. He states in the last month they poured the concrete for the new parking area along Garro Street. He adds that just last week they put up the shelter so things are looking good there.

Miley asks how the bridge is coming along.

Surrisi responds by stating that they just learned today that there will be a couple week delay and now they are looking at the end of October for being done. He explains there are some fasteners that they use to attach the decking to the bridge and they are being held up. He states that they have the decking but the fasteners are lagging behind. He states that they have finished all the painting on the structure last week and they are painting the railing in the shop and they will be installing that later this week. He states that the primary things left are the installation of the railing, the decking, and the lighting. He adds that the lighting will be on the structure, the railing, and there will be some other lighting pointing at it.

Hopple wished to add that this has generated a lot of excitement for the community. He has already heard comments about additional parking on Garro Street.

Felde asks Surrisi if he gets reports on these or if he has to get ahold of them.

Surrisi responds by stating that usually he receives an email once a week. He states that since he has taken over the INDOT employee and responsible charge job last year when Rick Gaul retired, he had gotten laxer on it. He states that they used to have a meeting every two weeks but he told the Project Manager that if there was something they needed the city to do then to just call him. He states that it has worked out very well and usually every Friday afternoon he will go out to inspect on site.

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 states that he does not have much to report other than that the contract has been processed. He states that he did request a construction schedule and he had received a verbal that it would be about two more weeks on the Washington School project and once that is complete, they think that their intent is to move over and start on the Wastewater Treatment Plant. He states that to date he has not heard of any material shortage. He explains that they have been looking into what they plan to do with the ground underneath the solar panels. He states that at this point they have not decided upon anything. He states that one of the ideas was something to do with pollinators and they had the DNR/ NRSC person out to provide ideas and pricing for some of that. He adds that they are looking for something that grows a little bit lower as to not interfere with the solar panels.

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Felde asks if they are going to kill all of the grass to construct first.

Davidson responds by stating what they plan to do is to kill everything underneath it and then start at that point. He states that they will then do whatever they plan to do as far as plantings then there would be a spray in the Spring to make sure they eliminate all weeds and things like that.

Felde states that she has a shade sun plant called Blue Mistflower and it is a native perennial and it is in full bloom right now with a sky-blue color. She states that it is rather vigorous and it only grows so high so it may be perfect if a person could get a lot of that.

Davidson asks if there is someplace, they can look at that.

Felde responds by stating that she is unsure as she had got it from someone's garden.

Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3) as Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended.

Surrisi states that this is a proposed resolution to amend the project list or TIF #3 to add a couple of projects. He states that the first one is improvements to Commerce Street from Pioneer to where the gravel path is to the Water Plant. He states that this was part of the prior negotiations with PIDCO and Pretzels Inc. back in 2019 when Pretzels was competing with a site in Kansas for expansion. He states that PIDCO had agreed to donate the land to the deal in exchange for the city taking on Commerce Street and finishing the paving. He states that when PIDCO developed the whole industrial park there the street was never finished and was then dedicated to the city. He explains that was something that the Mayor agreed to in that process and they never got around to the formal dedication of that. He explains that six months ago PIDCO had engaged a surveyor but that surveyor has moved very slowly in getting the street described and drawn out. He states that Don Wendel with the PIDCO board has been heading that up and with him pushing the surveyor they should be getting that soon. He states that once they do, they should be making a presentation to the Board of Public Works and Safety to accept the street. He states that this resolution is to get this on the project list so ideally, they will get a proposal from VS Engineering to get a cost of a design for this will be. He adds that with all the traffic out there that this will be good for the area to get this taken care of.

He states the second project is one that they have talked about at least privately and with less detail publicly for many years now is the proposed hotel project on Miller Drive just west of the Aquatic Center. He states that Dave Miller is here on behalf of VanVactor Farms. He states that they are still in negotiations with the hotel developer, AJ Patel of JSK Hospitality, to operate the hotel. He states that at this point he feels confident enough to share these details. He states that they are hoping that they will reach a deal with Miller's company this Fall so they can get the project going this year or next Spring. He states that the proposal has yet to be determined but the incentive amount they have been looking at is \$360,000.00 toward the transaction. He states that from his discussions with Mr. Patel, the concept has been however those funds are brought to bare that over the course of the year with TIF disbursements they may be able to make some payments. He states that there is plenty of time to figure that out and that this Resolution just gets this project on the list so that once they know the details the Redevelopment Commission can consider moving forward with that.

Dave Miller states that they have been working on this project for a while and Covid ended up getting in the way but things are back on track. He states that as far as Redevelopment being involved that this Hotel would continue to feed the TIF over the years. He states that a hotel costs anywhere from 10-20 million dollars to put up so the math on 3% taxes a year feeds it back fairly quickly for years to come.

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Felde asks how the amount of \$360,000.00 came about.

Miller responds by stating that years ago when they were working on the project with MCEDC they came up with the \$360,000.00 as a discounted land price so that number has been around for years. He adds that is beneath the market value but it was the amount agreed upon years ago. He states that the project was originally supposed to be directly beside the Aquatic Center but the hotel people deemed that too small of a site for what they wanted to do. He states that when they came in, they stated that they could do the lot directly east of the Hacienda building and it would fit better and then leave an open pad next to the Aquatic Center for potentially a standalone restaurant or something of that nature. He states that the idea originally was that the hotel would share parking with the Aquatic Center and that just would not work due to needs of the hotel and needs of others in the area.

Ellinger asks for clarification that there are two lots there between the Hacienda and the Aquatics Center.

Miller responds by stating that there is one lot that they own that goes all the way from US 30 to Miller Drive, north to south.

Miley asks if the westbound border is the street that goes into that shopping area where Hacienda is.

Miller responds by agreeing and states that he believes that MCEDC owns the other area.

Christiansen wished to state that this is really exciting news and she is very happy this is coming closer to fruition as it will be a big benefit to Plymouth. She then took her leave from the meeting.

Felde asks if this resolution has to have that dollar amount in it.

Surrisi responds by stating that one of the statutory requirements is that you are supposed to put an estimate of cost. He states for example with the Commerce Street project they do not have one yet so he put to be determined. He states that it does not commit them to spending that amount. He states that it is to give some kind of sense of what the project scope is.

Felde asks if this will be to cover any part of the construction or is there a category.

Surrisi responds by stating that in the original discussions MCEDC was going to take more of an active role and they were going to go after state tax credits that were called Redevelopment Tax Credits. He states that funding was going to offset or help offset the land costs. He states that is where that \$360,000.00 amount came from. He adds that Covid delayed everything. He states that Jerry Chavez left MCEDC, who was the primary contact with the hotel developer. He explains that once they picked everything back up after Covid and the hotel developer stated that the hotel industry was getting back on its feet. He states that they were already invested in the design and they had to put a deposit down to hold the brand name for the hotel. He states that they stated that their financial picture is counting on the \$360,000.00 incentive number that was in the initial plans before they started down the road. He states what shape that takes and how it is delivered and what it goes toward is all to be decided upon once they have an agreement to enter into. He states that this resolution will just start that process where they go to the Plan Commission, City Council, and then back here for a hearing to add it to the project list.

Commissioners Pedavoli and Hopple moved and seconded to approve Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3) as Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended as written. The motion carried.

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RESOLUTION 2022-1016

A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3) AS ORIGINALLY ESTABLISHED BY THE ADOPTION OF RESOLUTION NO. 2004-161 AND AS SUBSEQUENTLY AMENDED

WHEREAS, by Resolution 2004-161, confirmed on February 23, 2004, the Plymouth Redevelopment Commission ("Commission") established the allocation area and the original projects for what is formally named the US 30/Pine Road Economic Development Area ("the Area"), and commonly referred to now as TIF # 3. Subsequent amendments by various resolutions have expanded and clarified matters regarding the Area through the years; and,

WHEREAS, the Area established by said Resolution continues to operate; and,

WHEREAS, the Commission has investigated, studied, and considered the need for further economic development in the Area; and,

WHEREAS, the Commission has determined that it would be beneficial to the Area, and that it would be beneficial to the public health, welfare, and economic well-being of the community-at-large, to support the construction of two projects: 1) improvements to Commerce Street west of Pioneer Drive; and 2) the development of a new hotel located at Parcel ID # 50-42-31-101-084,003-019; and,

WHEREAS, the Commission's contribution toward the improvements to Commerce Street is in an amount yet to be determined and its contribution toward the hotel development is anticipated to be approximately \$360,000.00; and,

WHEREAS, the substance of this Resolution must also be confirmed by the Plymouth Plan Commission and the Plymouth Common Council. If approved by those entities, the matter returns to the Commission for a public hearing and the consideration of a confirmatory resolution. Public debate is welcomed and encouraged.

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

Section 1. Resolution No. 2004-161, and its later amendments, is hereby further amended by adding to the Specific List of Projects set forth within the Economic Development Plan, the following:

- Construction of Improvements to Commerce Street west of Pioneer Drive; and,
- Support for the development of a new hotel located at Parcel ID # 50-42-31-101-084,003-019.

Section 2. The expense to the Commission for contributing to the improvements to Commerce Street are not yet determined, and the expected cost of supporting the hotel development is anticipated to be approximately \$360,000.00.

Section 3. The Commission makes the following findings:

- All proper notices have been or will be sent and published, as required by law;
- A public hearing on this Resolution will be held at a future meeting of the Commission, as required by law;
- The added projects are both reasonable and appropriate when considered in relation to the Area's original plan and the purposes of Indiana Code 36-7-14;
- The added projects delineated in Section 1. are adjacent and connected to the allocation and development Area;
- It will be of public utility and benefit to amend the Resolution and the Plan to include the projects as described in Section 1; and,
- The added projects that are the subject of this Declaratory Resolution conform to the Comprehensive Plan for the City of Plymouth.

Section 4. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, the concurrence of the Plymouth Plan Commission, the concurrence of the Plymouth Common Council, and after a public hearing by the Redevelopment Commission to consider a confirmatory resolution, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 20th day of September, 2022.

PLYMOUTH REDEVELOPMENT COMMISSION

[Signature]
President
[Signature]
Vice President
[Signature]
Member
[Signature]
Member
[Signature]
Member

ATTEST:

[Signature]
Lynn M. Gorski, Clerk-Treasurer

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

Ellinger asks Surrisi about the Rivergate South Apartments finishing up their punch list.

Surrisi responds by stating that he has heard nothing new on that other than receiving an email from Scott Sivan that stated they were ready to get going on that. He states that he has not heard anything more since then.

Ellinger states that he has not noticed anything new down there.

Surrisi states that he has taken a wait and see policy on that for if they want to get it done to receive their last little bit of money but he is not going to chase them down.

TIF #5: Western Avenue Economic Development Area

There were no updates at this time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

Surrisi states that he and the Mayor went out there today to check out the top coat on their streets. He states that he is guessing that they will be approaching the city, sometime before the end of the year, to accept those streets into the city network. He states that it looked like they were still building out the last apartment buildings and finishing up some landscaping on some of the houses.

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Davidson states that they were approached by Burt Richardson about the dedication process and they had informed him of the formal process on that. He states that includes the asset list as they need a dollar amount for their asset list and so on so they understand that. He states that they have started to develop that list and the as built drawings for all the utilities as well.

Miley asks how much the asset list includes.

Davidson responds by stating that it would be anything dedicated to the city so that would include the asphalt, streets, etc. He states that some of it will still be privately owned by the apartments and all the water, sewer, and storm sewer will be dedicated.

Miley states that it looks nice out there and asks if they are doing well.

Surrisi responds by stating that from everything he has heard is that they are full up with people waiting for the last units to be developed.

TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business:

Discussion on First Round READI Grant Awards

Surrisi states that Kevin Berger from Easterday Construction and himself attended the meeting together. He states that the meeting was held September 19, 2022 in Elkhart. He states that they scheduled it for a four-hour meeting from two to six but fortunately it only lasted a little over two. He states that they did a lot of work ahead of time but he describes that they watched the whole legislative process of it all be hashed out right in front of them. He states that what they ended up doing with a five-member board was that they viewed all the submissions. He adds that he thinks there were 50-60 capital project applications.

He states that altogether they were awarded \$50 million from the State of Indiana. He states that the State of Indiana then contracting with the accounting firm Ernst & Young to help the State with administration of the grant because all these dollars are from the Federal American Rescue Plan Act. He states that this helps the State show they are in compliance of the Federal Act. He explains that they contracted for 3% of the entire \$500 million that the state awarded through this program. He states that they then allocated 3% that the Regional Development Authority could use for their administrative cost to make sure they are in compliance with all of the laws as well. He states that right away that took \$3 million out of the \$50 million as 6% of the award went to administrative costs to pay the accountants, lawyers, etc. He states that left them with \$47 million and the first thing that they did preliminarily was to set aside \$7 million for programming. He states that sometime from late September to early October that they are going to announce a programming application for programs. He restates that this first round of applications was for capital projects.

He states that left them with \$40 million to award to capital projects. He states that there were 19 projects that all of the board members categorized as a top tier project. He explains that with their scoring they set up an A-Tier, B-Tier, and a C-Tier. He states that 19 projects in the A-Tier where the ones were they all had ranked an A. He states that those were the ones they considered for funding and then they went through all of them. He states that they then started bartering over which ones are going to get funded fully and which ones would be funded at a certain percentage of what they asked for.

He states that the ones that made the cut from Plymouth were Water Street Townhouses and the Harrison Street Trail Project. He states that a couple members spoke highly about the Montgomery Ward Commerce Center and said that it was a B-Tier as it needed to be more fully fleshed out. He states that they were encouraged to reapply if they went through with the legislation of a READI 2.0 next legislative session. He

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stated that the Water Street Townhouses were awarded 65% of the funding request that was asked for in the application. He states that meant \$520,000.00 in READI funding was allocated towards that project. He states that Kevin Berger is going to reassess the project based upon that. He states that the people from the Regional Development Authority from the State are supposed to reach out to them in the next couple of weeks to have a preliminary meeting to talk through the project and see where things are at and how to access the funding once they are ready to move forward. He states that Berger was encouraged and that this is still a viable project even though 35% of the funding is not coming toward it. He explains that one of the first thoughts was instead of the 12-13 units that were planned that maybe they could look at not acquiring the two homes there and just building nine units that just run along the parking lot there.

Miley asks if the change in the plans will affect the funding.

Surrisi responds by stating that is something that they need to talk through with the people at READI. He states that he is hopeful that it won't affect that given that they are only funding it at 65% because it is tough to make up the difference. He states that depending on how those discussions go that the Redevelopment Commission will be receiving another Resolution in the near future to add that to the project list.

He states that he has a meeting tomorrow with Laura Walls at MCEDC to see what the future is for the Montgomery Ward Center project and whether or not they will reevaluate that. He states that he has already had discussions with Jeremy Price who is the property owner today to let him know how the grant process went. He states that there could be the possibility that even though they may not have formal plans for the Commerce Center as immediately as the Water Street Townhouses that they may add that to the project list at the same time so they are prepared if something else came up.

Surrisi states that also in Plymouth, the Lifelong Learning Network received full funding of \$1.7 million for their CTE Programs. He states that is one that he believes will be really good for the local economy and education that is happening here.

Approval of Redevelopment Invoices

Check Register:

Paid from Hoham Drive Grant – TIF 1

Lochmueller Group	Engineering Service for Reconstruction of Hoham Drive	\$600.00
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Pending Invoices:

To be paid from Hoham Drive Grant – TIF 1

Lochmueller Group	Engineering Service for Reconstruction of Hoham Drive	\$1,431.83
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To be paid from TIF 1

Marshall County Crossroads	Contribution toward READI Grant Application	\$15,000.00
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Total Amount of Claims \$17,031.83

Commissioners Ellinger 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:

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- 1993 TIF Trial Balance – August 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – August 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – August 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – August 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – August 2022 (TIF #7 Pretzels Air Parcel)
- Redevelopment Memo 9-15-22

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

Adjournment

The next meeting is scheduled for October 18, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:17 p.m. after a motion and second by Commissioners Ellinger and Pedavoli. The motion carried.



Lynn M. Gorski
Clerk-Treasurer