

# PLYMOUTH REDEVELOPMENT COMMISSION

October 18, 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 October 18, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Dr. Tom Pedavoli and Melissa Christiansen who were present at the meeting. Commissioner Craig Hopple was absent. Other attendees included Mayor Senter, City Attorney Surrisi, Clerk-Treasurer Gorski and Utility Superintendent Davidson. The public was 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 September 20, 2022 as presented. The motion carried.

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

### **Hoham Drive Update**

Surrisi reminds the Commission that once the Hoham Drive Project gets to the construction stage that INDOT will take it over and they contract with the contractor so we had to pay our local match funds to them. He explains that is one of the invoices that was being approved today. He states that they just received today from the INDOT office that they have given the notice to proceed to Milestone who was the selected contractor. He states that Utility Superintendent Davidson had requested some of the utility information from the contractor and that has been provided. He states that they are currently in a holding period now until they start in the Spring. He mentions that in between not and then and the utilities in the area have time to relocate their utilities.

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

Surrisi states that River Park Square Phase 2 is going well. He states they are hopeful that sometime next month they will wrap up with everything if it goes as planned. He states that the remainder of work includes the Veteran's Plaza and the electrical work at the Pavilion.

He states that the nearby Footbridge is nearing completion as well. He states that the middle of next month it will be done as well. He explains that they have most of the railing installed and they will just have to weld the rest of the railing on at the west end and then some touching up on painting. He states that Michiana Contracting is the subcontractor on both of those projects for the electrical. He states that once they get done with the park that they are going to move over to the lighting on the bridge. He explains that ideally the Mayor hopes to hold a ribbon cutting on the weekend of construction being done.

## 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 has been communicating with Bruce Breeden at Telamon in reference to their construction schedule. He states that he was informed that the contractor should start bringing materials in on October 24, 2022. He explains that they are still finishing the project over at the schools so it seems like they are on target and he has yet to hear about any issues with material availability. He states that he has also been speaking with Breeden in reference to the possibility of a 30% rebate using the Inflation Reduction Act. He states that by delaying the hookup with NIPSCO until January that they would receive a rebate check from the Federal Government for 30% of the total cost including most of the consultant design work. He states that the money will be received after a year of completion as long as it is not activated until 2023.

Davidson mentions that the City Attorney forwarded some information in regards to a meeting with Baker Tilly. He states that they are also going to have some information and a webinar next Wednesday that they will be watching to make sure they are going through the right hoops so they are not left out.

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

There were no updates at this time.



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### TIF #5: Western Avenue Economic Development Area

Felde asks since they are unsure of what is going on there if it is appropriate to have MCEDC to do an inquiry on that or is that a city thing to do.

Surrisi responds by stating that he knows that the business has put the project on a pause because they are engaged in some litigation with the manufacturer of their equipment. He states with that pending it has delayed their operations.

He explains on a separate note, not having anything to do with that litigation. He states that the Clerk-Treasurer and himself were contacted back in August by Winona Building Products and did some discussions with the County Auditor's Office. He states that there was some mistake in the Auditor's Office that has resulted in not collecting as much TIF revenue from the equipment there then it should have been. He states that this occurred when one of the Winona entities had transferred the equipment ownership to another entity. He stated in which this scenario was contemplated in all the Resolutions approved by the Redevelopment Commission designating them designated tax payer that TIF revenues could be generated off of personal property that it designated that entity or any of their designees as successors. He states that when the new entity was created that the county office did not register that it was linked to the same TIF area. He states that when it came time to make a bond payment this time around it was noticed that there was a gap in revenue. He states that the whole time they have not had as much in TIF revenues as what the bond payment is so Winona has been making up the difference to their lender that is not being covered fully by TIF revenues. He states that the plan that they initially had to build three new manufacturing lines is what the model was based on. He states that in no effect to the City Redevelopment Commission because the shortfall is owned by the company. He states that he had a call Friday afternoon from Lisa Lee, who is the bond council in the transaction, that she had been contacted by Winona's lender in question to why they had not received any money. He states that the city had not been given money to disperse due to this mistake. He states that Lee encouraged him to reach out to Heidi Amspauagh at Baker Tilly, in which he sent an email today, that perhaps there is a way to craft a solution to fix the problem. He explains that money that should have been collected in TIF District #5, for a period of time, got dispersed to all the overlapping taxing entities so they received more money than they should have. He states that in working with Baker Tilly that they could craft up a solution where over a course of a few years that a little bit of that money is deducted from the taxing entities to make up for the overpayment that was received and get back on track. He states that once he hears anything that he will talk with the Clerk-Treasurer on what they can do to help with that. He states that in August when they had received the information that they left it to the county to fix things and go forward but if there is a way to make up that shortfall from the error then they will work on trying to do that.

### TIF #6: Plymouth/Goshen Trail Economic Development Area

#### **Update on Centennial Crossings**

Surrisi states that are still working out there but he expects that they will be getting the city their estimates on the infrastructure values so they can accept dedication of the infrastructure. He states that currently they are holding on that but in the coming months they will probably be able to take the updates off the agenda as there will be nothing else happening.

### TIF#7: Pretzel's Air Parcel

There were no updates at this time.

### Other Business:

There were no updates at this time.

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## Approval of Redevelopment Invoices

### **Check Register:**

#### **Paid from TIF 1 & TIF 2**

Baker Tilly	Continuing Disclosure for Lease Rental Bond 2017 (TIF 1) - \$1087.00	
	Continuing Disclosure for Bond 2012 (TIF 2) - \$1087.00	\$2,174.00

#### **Paid from Hoham Drive Grant – TIF 1**

IN Dept of Transportation	Hoham Drive Reconstruction	\$510,031.21
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### **Pending Invoice:**

#### **To be paid from TIF 1, TIF 2, TIF 3, TIF 4**

Baker Tilly	Professional Services – TIF Neutralization 2023	\$1,940.00
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### **Pending Invoice:**

#### **To be paid from Hoham Drive Grant – TIF 1**

Lochmueller Group	Engineering Service for Reconstruction of Hoham Drive	\$19,615.65
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**Total Amount of Claims \$533,760.86**

Commissioners Ellinger and Pedavoli moved and seconded to approve all the Redevelopment Invoices with the addition of Lochmueller's invoice for engineering service at Hoham Drive. The motion carried.

## Acceptance of Communications

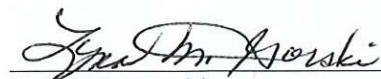
The following communications were provided to the Commissioners:

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

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

## Adjournment

The next meeting is scheduled for November 15, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:44 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer