

PLYMOUTH REDEVELOPMENT COMMISSION

November 15, 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 November 15, 2022 at 5:30 p.m.

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

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of October 18, 2022 as presented. The motion carried.

Commissioners Ellinger and Hopple moved and seconded to open the public hearing to amend the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3). The motion carried.

There were no comments from the public at this time.

Commissioners Ellinger and Hopple moved and seconded to close the public hearing to amend the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3). The motion carried.

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

Hoham Drive Update

There were no updates at this time.

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

There were no updates at this time.

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 about 60% of the materials have been delivered to the site, and have been invoiced for. He states that they have started driving the posts today and they expect about two weeks of installation for the posts. He states that they have distributed a letter to the area residents informing them of what is going on and they will try to limit the noise to normal hours. He states the time frame will be from 8 am to around 5:30 pm. He states that he has met with the underground boring company which is going to be installing all the conduit for the installation and that is expected to start after Thanksgiving. He states that his goal is to get that done around the transformer before it gets too cold and the ground freezes as that would be safer. He explains that they have also sat in on a Baker Tilly presentation on infrastructure grants that are available and those are being done correctly. He states that those will be filed and they cannot start using the unit until after January 1st to qualify for these funds which can be upwards of 30%. He states it is well worth that and the timing will be just about right for that as well. He states at that point once it is approved, the city would get the rebate exactly one year later but that is well worth the wait as far as he is concerned.

Resolution No. 2022-1022, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3)

Commissioners Hopple and Ellinger moved and seconded to approve Resolution No. 2022-1022, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3) as presented. The motion carried.

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RESOLUTION NO. 2022-1022

A CONFIRMATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3)

WHEREAS, on September 20, 2022, by Resolution 2022-1016, the Plymouth Redevelopment Commission ("Commission") took the first step toward amending the Economic Development Plan for The US 30/Pine Road Economic Development Area ("TIF # 3") to support the following projects: 1) construction of improvements to Commerce Street west of Pioneer Drive; and 2) support for the development of a new hotel located at Parcel ID # 50-42-31-101-084.003-019. Thereafter, on October 4, 2022, the Plymouth Plan Commission adopted Resolution No. 2022-1017, which confirmed that the proposed amendments to TIF # 3 conform to the City's plan of development. Then, on October 10, 2022, by Resolution No. 2022-1020, the Plymouth Common Council approved the Plan Commission's written order and found that Resolution No. 2022-1016 conforms to the plan of development for the City of Plymouth; and,

WHEREAS, the Commission must now conduct a public hearing to take evidence and then decide if the proposed amendments to TIF # 3 are in the best interests of the City and are consistent with the purposes of Indiana Code § 36-7-14. The purpose and intent of this Confirmatory Resolution, if adopted after public hearing, is to approve the proposed amendments to TIF # 3.

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

Section 1. Resolution No. 2022-1016, including its Economic Development Plan, Project List, and Findings, is now confirmed in its entirety.

Section 2. The Commission makes the following additional findings:

- a. All proper notices have been sent or published as required by law;
- b. A public hearing on this Resolution was held on November 15, 2022, as required by law;
- c. The amendments to TIF # 3 and its projects are both reasonable and appropriate when considered in relation to the Economic Development Plan and the purposes of Indiana Code § 36-7-14;
- d. The projects for the TIF # 3 are either adjacent or connected to the allocation and development area, or directly serve and will be of great benefit to further the area and beyond; and,
- e. The amendments to TIF # 3 and its projects conform to the Comprehensive Plan for the City of Plymouth.

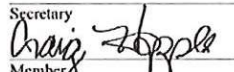

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 15th day of November, 2022.

PLYMOUTH REDEVELOPMENT COMMISSION


President

Vice President

Secretary

Member

Member

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

TIF #4: South Gateway / Western Downtown Economic Development Area
There were no updates at this time.

TIF #5: Western Avenue Economic Development Area

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There were no updates at this time.

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:

There were no updates at this time.

Approval of Redevelopment Invoices

Check Register:

Paid from Hoham Drive Grant – TIF 1

Lochmueller Group

Engineering Service for
Reconstruction of Hoham Drive

\$2,550.13

Total Amount of Claims \$2,550.13

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

Acceptance of Communications

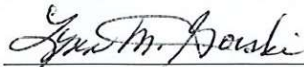
The following communications were provided to the Commissioners:

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

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

Adjournment

The next meeting is scheduled for December 20, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:36 p.m. after a motion and second by Commissioners Ellinger and Hopple. The motion carried.



Lynn M. Gorski
Clerk-Treasurer