

REGULAR SESSION, COMMON COUNCIL, April 24, 2023

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on April 24, 2023. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana and was called to order at 6:34 p.m.

Mayor Senter led the Pledge of Allegiance and Councilman Ecker offered prayer.

Mayor Senter presided for Council Members Greg Compton, Duane Culp, Don Ecker Jr., Jeff Houin, Robert Listenberger, Randy Longanecker and Shloh Carothers Milner. City Attorney Surrisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Culp and Ecker moved and seconded to approve the minutes of the regular session of the Common Council on April 10, 2023 as presented. The motion carried.

Councilman Culp states that last week with George Schricker's façade that he did some research. He states that during that research he found another business that had received grant money and they still paid out of the Commercial Revitalization Rebate Grant money. He states that he would like to at least reopen that and get an opinion. He states in his opinion he wants to make this right. He believes it was an injustice on George Schricker's part and when he spoke, he thought he was doing right but in the long run he did find another business that received grant money as well. He would like to reopen that and take another vote and have discussion again.

Mayor Senter explains that they can talk about this now or they can talk about it in other business later on in the agenda.

Compton asks if the other business that received grant money as well was the REES Theatre or not.

Culp responds by stating it was and they received a \$300,000.00 grant and although it was for the roof. He states from his understanding in reading the ordinance is that it covers roof, façade and everything else on the outside. He states he doesn't want to limit it to just the roof at \$300,000.00 as that was what it was for when they got \$25,000.00 and that was a grant. He believes with that they are not being fair.

Compton explains that he rethought this a little bit too in the mail that went out. He states that it is up to the discretion of the city council to grant that or not grant that. He states that the REES and the Wild Rose Moon are similar in a way that they are both non-profits. He explains that he would be a little more towards accepting that because of that as they are not getting extra cash to use for other items as well. He states that it is still within the realm of the total amount. He believes that additionally he would like to make a comment as they are still on this subject. He states that last

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meeting someone said there was \$1.5 million in this account and why are they discussing it this way. He states the reason there is \$1.5 million in there is because it is foundation money. He states that money is supposed to be there 100 years from now and they use the interest off that to pay out and keep supporting the community in the future. He states what he would also suggest is that they put a budget together so that money is invested or if it isn't and whatever money they make off that \$1.5 million they use that in the budget for next year. He states that next year's investment money would go into the following year or use that as the money to keep improving the city.

Culp states that from his understanding is that whole thing started with the \$1 million from the sale of the hospital so the interest is a half a million currently. He states unless they went back and changed the ordinance that they would entertain tightening it.

Listenberger states that he brought up the point that they need to be fair and consistent. He states that he was a little bit blindsided last time because for anyone that had ever requested had gotten 100% of their ask. He states that he is all for changing the ordinance but he would want to be a little more aggressive in the new ordinance and that would be his take on it. He states that is all he wants is to be fair and consistent and as a board they need to be that way. He states he would want to be part of a board that is that way.

Mayor Senter states as he looks back on it now that he apologizes to Schricker as he talks about this downtown as being an Arts Meca where people from all over Northern Indiana and wherever can come. He explains that he did not represent that well enough at the meeting two weeks ago and that is his fault as well so he appreciates the fact that this is being brought back up.

Listenberger states that if they want to talk about a new ordinance then that is great and maybe a committee can be put together for that.

Culp believes they should take care of tonight and make it right first.

Listenberger agrees and thanks Culp for bringing this up.

Houin states that he is not going to say anything tonight that he didn't say last time. He explains that he understands the concerns and the reasoning for it but the bottom line is like what Listenberger stated about being fair and consistent. He states if they want to change how they award the grant then they need to examine the ordinance and change the requirements and not make arbitrary decisions during the process. He states they need to apply it consistently like they have always done and as Culp pointed it out, they have done it in the past by approving the full 20% regardless of other grant funding and that is the right thing to do in this case. He thanks Culp for bringing this up.

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Compton states they need to establish a budget to do that. He states they are just approving whatever comes in but if they have a set amount that they set up to apply for monies to renew projects throughout the city for construction and look at those and award those with the monies they have budgeted for that. He states that otherwise they do not know how much they are going to be spending throughout the year and they dip in to the foundation money.

Listenberger reminds Compton that they have only three at the most requests per year ever.

Compton states that maybe they will have more if they do it this way.

Listenberger states that he hopes they do and they only have two or three per year and most of those are never for the full \$25,000 so he does not think they are overspending in this incentive plan. He states with three or four a year that he cannot remember the full \$25,000 since he has been on Council that was ever given.

Mayor Senter asks Compton if he would be willing to be on that committee if they put a committee together.

Compton responds by stating that he would love to.

RESOLUTION NO. 2023-1045R

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF GEORGE SCHRIEKER
FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

WHEREAS, the City has established the Commercial Revitalization Rebate Program to encourage property owners to renovate existing buildings and to make other real property improvements. The encouragement is in the form of a rebate to the property owner of an amount not to exceed twenty percent (20%) of the actual project costs directly related to the eligible improvements, not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, George Schrieker, has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 113 & 115 N. Michigan St. for a new roof, new awning, masonry work, and painting. The Council met in a public meeting on April 24, 2023, and re-opened the evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$84,109.50. The purpose and intent of this resolution is to approve the application as set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows:

Section 1. George Schrieker's application for a Commercial Revitalization Rebate Program grant for 113 & 115 N. Michigan St., Plymouth, Indiana is hereby approved.

Section 2. The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 113 & 115 N. Michigan St., Plymouth, Indiana. In no event shall the rebate to the applicant exceed Sixteen Thousand Eight Hundred Twenty-One Dollars and Ninety Cents (\$16,821.90).

Section 3. The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 24th day of April, 2023.

ATTEST:


Mark Senter, Presiding Officer


Lynn M. Gorski, Clerk-Treasurer

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Council Members Culp and Listenberger moved and seconded to increase the worded grant amount to 20% of the full project cost. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

*City of Plymouth Founders Celebration**Proclamation*

April 24, 2023

“WHEREAS, The City of Plymouth, Indiana today is celebrating our 150th Anniversary of becoming a city; and

WHEREAS, The Town of Plymouth, along the banks of the Mighty Yellow River, was founded in 1834 and was named the county seat of Marshall County on July 20, 1836; and

WHEREAS, The town was founded by James Blair, William Polk and John Sering who at the time were building the Michigan Road. These three names makeup the street names at Founder's Park; and

WHEREAS, In April of 1873 a petition was drafted by Daniel McDonald and James Maxey to secure the required number of petitioners which ordered an election to be held on April 25th to decide if the citizens wanted to be a city rather than a town; and

WHEREAS, The results of that election were 3 to 1 in favor of a city and the town board of commissioners was dissolved. A month later the new city had an election of officers and Horace Corbin was elected Mayor.

NOW, THEREFORE, I Mark Senter, Mayor of the City of Plymouth do hereby proclaim today, April 23rd to April 29th as CITY OF PLYMOUTH WEEK throughout our community and call upon all citizens to recognize our heritage and the people and organizations that preserve our city's past for the enjoyment of residents today and in the future!”

Mark Senter, Mayor

City of Plymouth

City Attorney Surrisi presented CF-1's for tax abatements which is presented as follows:

- CF-1 RP – Marshall County Life Center, Inc.
- CF-1 RP – Weir Enterprises, LLC
- CF-1 RP – Farm Innovators, Inc.
- CF-1 PP – Hoosier Racing Tire 2019

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Council Members Ecker and Longanecker moved and seconded to approve all the CF-1's as presented. The motion carried.

City Attorney Surrisi presented Ordinance No. 2023-2213, An Ordinance Regarding Legal Advertisement Fees for the City of Plymouth on first reading.

City Attorney Surrisi presented Resolution No. 2023-1050, A Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an "Economic Revitalization Area" Pursuant to I.C. 6-1-1-12.1 et. seq. (American Containers, Inc.)

RESOLUTION NO. 2023-1050
RESOLUTION OF THE CITY OF PLYMOUTH
DECLARING CERTAIN REAL ESTATE TO BE
WITHIN AN "ECONOMIC REVITALIZATION AREA,"
PURSUANT TO I.C. 6-1-1-12.1 et. seq.
(AMERICAN CONTAINERS, INC.)

WHEREAS, the State of Indiana has provided for real and personal property tax deductions for the rehabilitation or redevelopment of real property located in economic revitalization areas, as defined pursuant to Indiana Code § 6-1-1-12.1-1 et seq.; and,

WHEREAS, pursuant to Indiana Code § 6-1-1-12.1-2, the Common Council of the City of Plymouth may find that a particular area within the city is an economic revitalization area as contemplated by statute; and,

WHEREAS, American Containers, Inc. has petitioned the Common Council to find a certain tract of real estate to be declared an economic revitalization area as defined because the parcel has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of character of occupancy, and other factors which have impaired values and prevented the normal development of the property and its use; and,

WHEREAS, the Common Council of the City of Plymouth, after examining the application of American Containers, Inc. and after hearing evidence thereon has determined that the tract of real estate does in fact lie within the corporate limits of the City of Plymouth as described in the attached Exhibit "A," more commonly known as 2526 Western Avenue, Plymouth, Indiana, and the same should be designated an economic revitalization area in accordance with Indiana Code § 6-1-1-12.1-1 through and including Indiana Code § 6-1-1-12.1-6.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. After considering the evidence presented at a public meeting on April 24, 2023:

- a. the estimates of real property investment of \$3,550,000.00 and personal property investment of \$2,500,000.00 are reasonable for projects of this nature; and,
- b. the estimated number of employment positions to be maintained and created with the investment is a reasonable projection; and,
- c. the estimated total annual salaries of those individuals who will be employed within the economic revitalization area is reasonable; and,

4. the totality of the capital investment is sufficient to justify declaring the designated real estate an economic revitalization area and thereby authorizing deductions in accordance with state law.

Section 2. The real estate described in the attached Exhibit "A" is real estate within the corporate limits of the City of Plymouth, Indiana, and is hereby declared to be an economic revitalization area as defined in Indiana Code § 6-1-1-12.1-1, et seq., and is therefore eligible for deduction from the assessed value of proposed real and personal property improvements.

Section 3. The applicant's Statement of Benefits is hereby approved, subject to a confirmatory resolution, to be adopted by this Council after a public hearing.

Section 4. This declaratory resolution shall be submitted to a public hearing to be convened on the 8th day of May, 2023 at 6:30 p.m. (or immediately after the Board of Public Works and Safety meeting on the same date) in the Council Chambers, City Hall, 124 N Michigan St. (Garro St. Entrance, Second Floor), as provided by law.

Section 5. The Common Council's designation as an economic revitalization area of the real estate described in Exhibit "A" shall terminate after a public hearing held by the Common Council in accordance with applicable law, if the applicant fails to substantially complete the proposed development or create and maintain the level of employment related benefits described in the Statements of Benefits.

Section 6. The Clerk-Treasurer is hereby authorized and directed to make all necessary filings, to cause to be published all notices required by law, and to notify the appropriate officers of each taxing unit that has authority to levy property taxes in the geographical area within which the real estate described in Exhibit "A" is located, all as provided by state law.

PASSSED AND ADOPTED by the Common Council this 24th day of April, 2023.

ATTEST: 
Lynn M. Gonski, Clerk-Treasurer


Mark Seater, Presiding Officer

Legal Description and Map (Exhibit A)

A part of lot No. 4, located in the South Half of Section 29, Township 34 North, Range 7 East, City of Plymouth, Marshall County, Indiana, described as follows: Beginning at the Mag located at the Northeast corner of said lot 4, thence South 00°00'00" West (basis of bearing) along the centerline of the former Vanderburgh railroad right-of-way a distance of 1169.23 feet to a 50' corner on the Northerly right-of-way line of U.S. Highway No. 30, thence South 87°22'45" West along said highway right-of-way line a distance of 1169.13 feet to the East right-of-way line of the 1/2 section line of Section 29, thence North 00°22'45" West along said East right-of-way line and thence East a distance of 1169.13 feet to a Mag located on the North line of said lot No. 4, thence North 89°54'07" East a distance of 464.44 feet to the point of beginning. Containing 12.29 acres, subject to all easements, rights-of-way, and restrictions of record.



Subject location: 2526 Western Avenue, Plymouth, IN 46563

Greg Hildebrand with Marshall County Economic Development Corporation (MCEDC) was here to speak on behalf of the resolution. He explains that this is a \$6 million project with \$3.55 million in real estate and \$2.5 million in personal property. He expects this to add 4-5 additional employees and he has Michael Isban and Philip Brumbaugh here to explain more on their project.

Isban states they have submitted their application again and they have had good treatment from the city and the council previously. He states they are expanding and you may have heard about

this when they talked about getting a variance for the position of the building on the property. He states that they are going to add just a little over 31,000 square feet of manufacturing space. He states that fortunately they are going to demolish the existing offices across the front of the building and then they will be rebuilding them facing north just to the topside of the building when they add space for manufacturing. He explains this expansion will be in their plastics department which is very much involved with the pharmaceutical work that they do both for glass providers and pharmaceutical companies like Merck, West Company and Pfizer. He states these are all companies they work with them and there are a few offshore that they supply like Amgen in Ireland who they do business with.

Isban states that despite the fact that the good news about the pandemic is it is much more dormant in circumstances that there is still a lot of business going on within their own company and plans for a new design box. He states the new equipment is important for them to be able to provide heat sealing as well as sonic welding, which he believes they are the only plant in the country to do so. He states that is a new development for them that the pharmaceutical companies are expecting of them so they have purchased some equipment. He states it wasn't until Friday that Brumbaugh finished the last process of changing some of the design of this equipment and brought it into the plant. He states he is finally able to provide the appropriate samples for a number of the pharmaceutical companies. He explains that they are going from group packaging to syringe packaging for some of these injectables that they are going to do going forward. He states the expansion is simply dedicated to the plastics division of their business.

Isban states they are fortunate to make corrugated boxes for many people in their community within a 300–400-mile radius of here for corrugated boxes. He states that unfortunately not like Amazon but on a much smaller basis of course as they are not in league with international paper to compete for that type of business. He states they also make corrugated honeycomb for companies like Young Door, JELD-WEN and Masonite as they are the major manufacturers in the country and they are the supplier. He adds they are now the countries largest supplier of corrugated honeycomb for the flush-door industry and it is something they are proud of as it took them 50+ years to become the leader instead of the secondary source for everyone.

Isban states because of that variety and support that it has given them that they have been fortunate enough to be successful in all climates. He states going forward they need more manufacturing space because they have had to go back and rent space for down at 1901 Western Avenue so they can store things until they can get this facility built and expanded to accommodate

all the plastic packaging that they need to grow further with the pharmaceutical accounts that they have. He states they have supplied that information and the building itself is about a \$3.5 million expansion for them and they are about to sign a contract with Ancon Builders who has provided to the proposal to them most recently. He states the second portion of their request has to deal with personal property equipment that will support this expansion. He lists a secondary Bobst Vision Die Cutter as well as a Simca Specialty Folder/ Sonic Welder that Brumbaugh has developed that will now do the heat sealing as well as the Sonic Welder for their plastic accounts. He states that is about \$2.5 million worth of equipment and they are hoping they would consider tax relief for that to cover their investment for a period of time.

Mayor Senter asks what a flush door is.

Isban responds by stating the door behind him is a paneled door and that is considered a molded door. He explains there is a bunch of paper fillers that go inside of that. He states that a flush door is an old glue on straight up and down facing on top of a door frame and that is where they are expanding corrugated honeycomb inside to keep that straight and level and not varying in warp or anything like that.

Ecker asks with the new piece of equipment coming in how the input/ output is going to look.

Isban responds by stating the improved output is that they average about 4 pieces a minute with the hand operation that they have now. He states they have multiple pieces of equipment and run extended shifts to meet the demand. He states that Brumbaugh has estimated and ran test runs showing they are going to be running 30 pieces a minute on the new piece of equipment. He expresses that it will keep them out of overtime because they are supposed to work a 4-day shift for 10 hours a day but they hardly ever get to give people Fridays off in that department because they just need the output. He states they will actually get to give people some Fridays off now and he thinks it will be in a welcome way to them as well. He states that it is probably a 5-1 ratio of improvement for them.

Ecker clarifies that it will not only improve labor output but it will also reduce the overtime cost as well.

Isban states they would be anxious to do that as well.

Ecker states the several times that American Containers has come before this council seeking tax abatements with promises of new jobs and each time, they have come through they have exceeded and overdelivered. He states the number he threw out for employees and talking to others in a previous meeting that it gave him a strong indication that is a low number.

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Isban states he expects it is but they do not want to overpromise what they cannot deliver. Ecker believes the other thing that is important to understand as well is they are talking about competitive wages and full benefits and that is important for the employees of this community.

Mayor Senter states that mayors and councils love to see products throughout the country and what American Containers did three years ago during 2020 was spectacular with Pfizer and everything and that means a lot to them. He states that they appreciate that.

Council Members Ecker and Compton moved and seconded to approve Resolution No. 2023-1050, A Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an "Economic Revitalization Area" Pursuant to I.C. 6-1.1-12.1 et. seq. (American Containers, Inc.) as presented. The motion carried.

Isban states that one of these days they may see a third-generation member of their family and business come before you. He explains that his son Cole joined their company a little over a year ago and he is relocating to the Georgia facility.

Hildebrand wished to add on to his comments by stating this is the world headquarters for American Containers and anytime you can have world headquarters that it is key to your community.

Surrisi states for Stellar Communities there isn't much to share at this time.

Council Members Ecker and Milner moved and seconded to accept the following

communications:

- Minutes of the Board of Public Works and Safety meeting of April 10, 2023
- April 24, 2023 Check Register
- March 2023 Clerk-Treasurer Financial Reports
- March 21, 2023 Redevelopment Commission Minutes
- 2022 TIF Management Annual Report of the Redevelopment Commission submitted in Gateway

The motion carried.

There being no further business to come before the Council, Council Members Longanecker and Milner moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 7:02 p.m.

APPROVED



Mark Senter, Mayor



Lynn M. Gorski
Clerk-Treasurer