

# PLYMOUTH REDEVELOPMENT COMMISSION

March 18, 2025

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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 March 18, 2025, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Craig Hopple, Brian Wray, Robin Cupka and Debra Venti who were present at the meeting. Commissioner Lana Ball was absent. Other attendees included City Attorney Houin, City Engineer Sellers, Deputy Clerk-Treasurer Williams, and Mayor Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

## **Oath of Office was administered to the following Member:**

Debra Venti

Commissioners Hopple and Venti moved and seconded to approve the minutes of the last Regular Session meeting of February 18, 2025, as presented. The motion carried.

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

There were no updates at that time.

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

There were no updates at that time.

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

### **Resolution No. 2025-1148, A Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission**

Houin reminded the commission that this was a proposal to amend the plan for TIF #3 and that they are not able to act on any projects within the TIF Allocation Area unless it was included in a plan for that TIF area. He explained that any proposed projects require an amendment to add them to the project list for said TIF. He stated this proposal was a project supporting the Lifelong Learning Network (LLN) for part of the Marshall County Career Innovation Center (MCCIC) that was under construction and should be close to completion. He stated the proposal was to contribute \$250,000 to purchase equipment for that facility and what they didn't have last fall when they considered this but was in their packet now was a list of equipment they were proposing to purchase. He stated it was tools and equipment for the automotive program. He stated when this was discussed last year, there were two projects. He listed the first as the project proposed that night and the other was to contract with enFocus for project management services with the city. He stated that the procedure was that it had to be approved by resolution at the Redevelopment Commission, then forwarded to the Plan Commission, where they must confirm that the plan conforms with the city's comprehensive plan, then it would be sent to the city council where if they approve the resolution, it would come back to the Redevelopment Commission for a public hearing and a final approval. He stated the amendment that evening was proposed last year and defeated at the city council meeting but was amended to only include the enFocus contract and remove the contribution to LLN because that was the opposition from the council. He stated that the revised amendment was then approved, and they had contracted with enFocus and they were doing a phenomenal job of helping them to organize and manage the various projects across the city, especially in the Redevelopment areas.

Houin explained that this resolution was once again attempting to amend the project plan for TIF #3 to allow for a contribution of \$250,000 to LLN for the Automotive Career and Technical Education (CTE) program. He stated he did not want to speak for anyone on the council but the major objections to the amendment at that time was that it was not a project in the TIF #3 area, and they were opposed to contributing money to the school corporation. He stated for the first concern that IC 36-7-25-3 specifically stated that the Redevelopment Commission could support projects, improvements, or purposes that are not located in those areas or the redevelopment district if the projects, improvements, or purposes directly serve or benefit those areas. He stated that the Redevelopment Commission would need to determine that the



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CTE provided through these programs serves and benefits all areas of the city including TIF #3. He stated the other objection was that they were opposed to contributing money to the school corporation. He explained that this was not a contribution to the school corporation as LLN was an independent entity and they were supporting the CTE Vocational Cooperative and neither of which are the school corporation. He stated they do support education, and it would be housed on the campus of Plymouth High School so that was where a connection could be found with Plymouth Community School Corporation. He stated to him it seemed like an odd objection because in all the years he had been involved in public finance, the major opposition to TIF districts in general was that they take money that could otherwise go toward the school corporation as tax incremental financing captured those property taxes that would normally be distributed to all taxing entities including school corporations. He stated that was exactly why by State Statute the Redevelopment Commission was required to have a non-voting advisory representative from the School Board so Cupka's reasoning for being here was to advocate for the interest of the school corporation which could potentially lose out on funding because of TIF districts. He stated there was also an amendment to Indiana Code in 2022 where they added a provision to IC 36-7-25-7 which explicitly allowed a Redevelopment Commission to support educational programs, work training programs, worker retraining programs, or any other programs designed to prepare individuals to participate in the competitive and global economy. He stated that was exactly what LLN and the CTE Cooperative were doing.

Allie Shook of LLN introduced herself and stated they are far along with the construction that was happening, and they wanted to be specific about the equipment that was being purchased and that would be for the one area that was not completed yet. She stated the automotive building was being constructed currently and most recently got walls. She stated they had applications open as she mentioned before automotive was not something they had in Marshall County for many years. She stated it had been a long time where kids had to drive to Knox for this program. She stated they should not have to do that and that we should be offering opportunities here for them that they know could make an impact on our community and county. She stated that they were fortunate to have automotive here now and from an application standpoint that they were already way over capacity for the number of kids that would like to be in this program. She stated the desire, drive and need for the kids was there. She stated they had an automotive advisory team of members who run dealerships and shops here in the city and throughout the county who have been a part of this process in identifying the need to fill out this program appropriately for what our region needed.

Hopple echoed what Shook said that this would not just benefit the children of Plymouth but the children of Marshall County. He listed Triton, Argos, etc. as all those kids were welcome to come to that program as well so it was a real positive to offer this.

Shook stated they have already had conversations with Jason Rivich who was their Director of Adult Education about what adult program they could have in that same space in the evening. She stated this was not just for the juniors and seniors in High School, but they look to build out that space and process for everyone including adults. She stated she was having conversations with Aaron Esper who was the new North Central CTE Cooperative Director about what they could also do from an elementary standpoint. She stated she liked to reference Saturday enrichment as she used to do in elementary school. She stated that you were able to pick off a list of skills to learn for that day. She believed they could get back to that and this was one of those spaces. She stated that they would not have an eight-year-old work on a car but there were items they could work on with them to help enrich the area and community to grow.

Venti asked when they would be ready to go.

Shook replied they would be ready in August and were shooting for the Fall.

Cupka stated this was a great opportunity to retain people in Marshall County as they do not need their kids looking elsewhere for employment as everyone needed their cars to run. She stated the CTE offered

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everything that were jobs we would always need, and they could keep their students here in Marshall County and retain them.

Wray stated with this being passed before and in anticipation of this being passed that night, how do they ensure that it gets approved at the next level. He asked Shook what her options were if they were not approved.

Shook replied that if they did not receive the funds then they would have to look elsewhere. She stated they would have to look at different options and opportunities, but it would have to be scaled back if they do not have the funds. She stated that it could grow over time but that it would have to be something they would have to look at. She stated there were certain funds and grants that they could apply for to piece things together.

Wray asked for clarification that she had applicants.

Shook replied that they were ready to go and needed this. She stated this would be a situation where it would be scaled back as they would still like to start in August. She stated they often receive a lot of curveballs in education but hoped that they do not have to explore other options as this was important. She stated this was incredibly impactful and they were creating and entertaining individuals in our area to stay in our area and that was super important from multiple standpoints. She stated that night she was talking automotive as this money would be used for automotive, but they were doing the same thing with healthcare, manufacturing classes, etc. as it was bridging the divide between schools and industry. She stated that getting kids hands on experience was extremely important and for building trades, they are currently assisting with the rehabilitation of the corner building for David's Courage. She stated that was impactful as those were things they should be doing by helping those who need it while also learning a trade which they hope the kids could continue to do right here in Marshall County. She stated she was guilty of this as well by focusing heavily on kids, but the same things were happening with the adult classes. She stated that Rivich just got a construction grant, and they were starting a building trades program for adults in April.

Venti stated what they talked about before was an ask for what exactly they were going to purchase as they were not wanting them to use inadequate equipment but rather the state-of-the-art equipment so when they go to these jobs, they are educated on that. She stated it was better to have them trained on equipment that they would use for these jobs.

Shook replied that she would be more than transparent with an asset list on what they purchase, and they would invite them to come and see it. She stated that was why those advisory councils have been important as she had no clue on what automotive may need. She stated that she was confident they could rely upon John Oliver and others for what these kids may need as some things were high dollars that some kids may not ever touch as they had specialized services for those but what they were getting equipment for were for items that they would utilize all the time.

Miley asked if there was a separate advisory board for LLN.

Shook replied that LLN had their own board of directors separate from the school. She stated that LLN was a 501(c)(3) non-profit with Triton Superintendent Jeremy Riffle as the board president.

Miley stated what benefited Plymouth benefits Marshall County and vice versa. He stated that he would like to strongly stress that this commission was builders and not wreckers.

Houin wished to keep the Redevelopment Commission focused on the legal aspect of this. He stated that there was a lot of excitement on this project, and they all agree that what benefits Plymouth benefits the



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region but those were not adequate justifications for approving this resolution. He stated what must be determined was if this project would serve and benefit the TIF #3 development area, which is the US 30/Pine Road Development Area. He asked if an improved workforce training program benefit that part of the city and would this project be constituted as an educational program, work training programs, worker retraining programs, or any other programs designed to prepare individuals to participate in the competitive and global economy. He stated if they agree that it meets those requirements, and they support the proposal then they could vote in favor of the resolution.

Commissioners Hopple and Wray moved and seconded to approve Resolution No. 2025-1148, A Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission as presented. The motion carried.

## RESOLUTION NO. 2025-1148

### RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING A DECLARATORY RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION

WHEREAS, the Plymouth ("City") Redevelopment Commission ("Commission") on February 23, 2004, adopted a declaratory resolution, as amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted, as amended to date (collectively, as amended, "Confirmatory Resolution"), establishing the US 30/Pine Road Economic Development Area, commonly referred to as TIF #3 ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution";

WHEREAS, the Area Resolution approved the Plan, as amended to date (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area") for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area;

WHEREAS, the Common Council of the City approved the creation of the Area and Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to add the capital expenditures for educational institutions that help prepare individuals to participate in the competitive and global economy, including for the Marshall County Career Innovation Center to be operated by the Marshall County Life Long Learning Network pursuant to IC 36-7-14-39 and IC 26-7-25 ("2025 Project"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2025 Plan"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and the Original Plan, after conducting a public hearing, if it finds that:

- (i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and
- (ii) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE PLYMOUTH REDEVELOPMENT COMMISSION, THAT:

Section 1. The Area Resolution and the Original Plan are hereby amended to add the 2025 Project to the Original Plan.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan to add the 2025 Project to accomplish the 2025 Plan, which 2025 Project is expected to provide enhance educational services serving or benefitting the Area.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution, as amended, and the 2025 Plan conforms to the plan of development for the City.

Section 4. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution, the Original Plan and the implementation of the 2025 Plan by the enhanced and improved educational services to be provided by the 2025 Project.

Section 5. The Commission hereby finds that the estimated costs of the initial 2025 Projects is approximately \$250,000.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Plymouth Plan Commission ("Plan Commission") for its approval.

Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments.




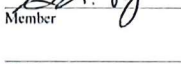
Section 8. The Area Resolution and the Original Plan, each as amended, conform to the plan of development for the City.

Section 9. All other provisions of the Area Resolution and the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution is effective upon passage.

Adopted at a meeting of the Commission held March 18, 2025 in Plymouth, Indiana.

PLYMOUTH REDEVELOPMENT  
COMMISSION

  
President  
  
Vice President  
  
Secretary  
  
Member

Member

Attest:

  
Secretary

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

There were no updates at that time.

## TIF #5: Western Avenue Economic Development Area

There were no updates at that time.

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

### **Centennial Crossings Update**

There were no updates at that time.

## TIF#7: Pretzel's Air Parcel

There were no updates at that time.

## TIF#8: Water Street Allocation Area

### **Water Street Townhomes Project Update**

Houin stated they had dropped off lumber that day and they should start framing soon. He stated they were pouring the basements last week and Core Mechanical Services was out that day doing utility connections.

### **Water Street Townhomes Pay Application #3**

Houin introduced pay application #3 for their consideration.

Commissioners Venti and Hopple moved and seconded to approve the Water Street Townhomes Pay Application #3 as presented. The motion carried.

## Other Business:

There was no other business at that time.

## Approval of Redevelopment Invoices

### **Paid from:**

#### **All TIF Districts**

Baker Tilly	Professional Fees per agreement	\$2,800.00
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#### **Hoham Drive Grant - TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$15,766.64
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#### **TIF 2**

Marshall County Auditor	Processing of 3 deeds for Water St. Townhomes	\$30.00
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Marshall County Recorder	Recording of 3 deeds for Water St. Townhomes	\$75.00
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#### **TIF 3**

enFocus	enFocus Services for Economic Development	\$4,386.39
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#### **Redevelopment Authority**

Pilot News	Legal Ad for Annual Financial Report	\$35.33
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**Total Amount of Claims \$23,093.36**

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Commissioners Wray and Venti 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 – February 2025 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – February 2025 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – February 2025 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – February 2025 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – February 2025 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – February 2025 (TIF #7 Pretzels Air Parcel)

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

### Adjournment

The next meeting was scheduled for April 15, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:01 p.m. after a motion and second motion by Commissioners Venti and Wray. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer