

Agenda
CITY OF PLYMOUTH REDEVELOPMENT COMMISSION
Tuesday, May 20, 2025

REDEVELOPMENT COMMISSION

5:30 P.M.

Council Chambers

124 N Michigan St., Plymouth
Garro Street entrance, 2nd floor

Microsoft Teams

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Meeting ID: 245 999 131 860 5

Passcode: xQ3yx3Um

1. Call to Order
2. Roll Call
3. Approve Minutes
 - Regular Session of April 15, 2025
4. **Public Hearing – Confirmatory Resolution to Amend TIF #3 Plan**
5. TIF #1: U.S. 30 / Oak Road Economic Development Area (1993)
6. TIF #2: East Jefferson / Central Business Economic Development Area (2000)
7. TIF #3: U.S. 30 / Pine Road Economic Development Area (2005)
 - **Resolution No. 2025-1158, A Resolution Confirming a Resolution of the Plymouth Redevelopment Commission Adopting on March 18, 2025, entitled “Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission”**
8. TIF #4: South Gateway / Western Downtown Economic Development Area (2016)
9. TIF #5: Western Avenue Economic Development Area (Winona)
10. TIF #6: Plymouth/Goshen Trail Economic Development Area (Centennial Crossings)
 - **Centennial Crossing Project Update**
11. TIF #7: Pretzels Air Parcel
12. TIF #8: Water Street Allocation Area
 - **Water Street Townhomes Project Update**
 - **Water Street Townhomes Pay Applications #4**
13. Other Business:
 - **Determination Release of Excess Assessed Valuation in each TIF District**
14. Approval of Redevelopment Invoices
15. Acceptance of Communication:
 - 1993 TIF Trial Balance – March, 2025 - U.S. 30/Oak Rd. EDA (TIF #1)
 - 2000 TIF Trial Balance – March, 2025 - East Jefferson/Central Business EDA (TIF #2)
 - 2005 TIF Trial Balance – March, 2025 - U.S. 30/Pine Rd. EDA (TIF #3)
 - 2016 TIF Trial Balance – March, 2025 - South Gateway/Western Downtown EDA (TIF #4)
 - 2019 TIF Trial Balance – March, 2025 - Plymouth-Goshen Trail EDA (TIF #6)
 - 2019 TIF Trial Balance – March, 2025 - Pretzels Air Parcel (TIF #7)
 - 2025 Marshall County Circuit Breaker Report
 - Report from County on 2023 Payable 2024 TIF Parcels with Gross, Net Base and Incremental AV for TIF the 1993, 2000, 2005, 2016, 2019, 2020, and 2024 TIF Districts
16. Adjournment