

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 1 of 8

The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana, on April 15, 2025, at 5:30 p.m.

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

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

Kyle Carlson of Baker Tilly presented the 2024 TIF Management Report.

Miley asked what impact Senate Bill 1 had on their revenues in the TIF districts.

Carlson replied that they would be better able to estimate that going forward as the last step came down to the Governor to sign it. He stated if he did not sign it then nothing would change but they had not fully investigated creating analysis yet for their various clients on what the impact may look like as they were not sure where that bill would line up as there had been several changes along the way. He explained there were several mechanisms that protect the TIF so there may not be huge changes. He referenced personal property in the bill as some of the TIF's had personal property. He stated they would be able to remove the 30% floor meaning that the taxpayers did not have to pay 30% of their investment anymore except that it remains in TIF areas that were outstanding already. He stated for the Pretzels and Winona areas that had personal property in the TIF area already, that the 30% floor would remain. He stated if there was a taxpayer in the city's tax base that had less than 2 million in personal property investment, then they would not have pay personal property taxes anymore but that did not affect the TIF. He stated there would be impacts with the extra deductions for the homestead properties and the apartment properties that they had in the bill as it would be driving down the assessed value so the tax rate would increase. He stated in some cases that the additional tax rate could help the TIF if the tax rate goes up because that would be more TIF dollars. He stated there was more work to be done on investigating those impacts but those were some highlights he looked at over the last few days. He stated they could work closely with Gorski and Houin to brainstorm what may be helpful for them all to see going forward. He stated it would be tricky with all the nuances in the bill and a lot of items included. He explained that the bill protected the TIFs in a few different places which was nice to see.

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

Houin stated that the prior night the city council approved the resolution confirming the Plan Commission Order finding that the proposed amendment to TIF 3 complied with the Comprehensive Plan so they could move forward to the next step in amending the TIF plan to allow for the contribution to the Lifelong Learning Network (LLN). He stated the next step was to hold a public hearing and confirm the final declaratory resolution for that amendment. He explained with there only being a day between the council meeting and that day that they did not have time to advertise for this meeting so it would be on the May agenda. He added that it had already been submitted to Pilot News for advertising so they would have a public hearing on that amendment on May 20, 2025.

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 2 of 8

Miley thanked the council for their actions the prior night in support of the resolution. He stated they had good discussions at the meeting.

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 that the exterior was going up fast, and that it was usually the interior that took longer.

Kevin Berger of Easterday Construction (Culver Sandhill Farms) stated that they had windows, plumbing, tubs, and showers installed. He stated it would slow down as the finishes take longer.

Houin added that the timeline was still to be open by the end of the year late November into December for when they are expecting to have townhomes for people to move into.

Venti asked if they confirmed a business to move into the retail portion of the building. She also asked if it was one retail space or two.

Berger replied they had not found anyone yet and that it would be one retail space.

Houin replied that they receive a fair amount of retail space requests downtown and that it would be filled before it was ready to open.

Other Business:

Houin wished to add that they had been meeting with enFocus every week and Miley had been able to join them for a lot of those meetings. He added that they had divided the focus into quarters, and they finished quarter one. He stated they were preparing a presentation to show the progress and achievements throughout quarter one and they saw a draft of that last week and that report would be coming soon. He stated they had been invaluable in the planning and the projects they were working on and just in the draft it was amazing to see all the progress made in the first three months of quarter one.

MCEDC Presentation

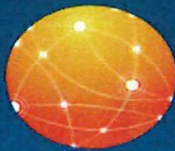
Greg Hildebrand of Marshall County Economic Development Center (MCEDC) presented the MCEDC Annual Report for 2024 as seen below.

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 3 of 8

ANNUAL REPORT 2024



MARSHALL COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Planning for Change

"The only constant is change" – *Heraclitus*

This past year, 2024, was highlighted by change locally, regionally and certainly nationally. Marshall County Economic Development Corporation (MCEDC) was busy in 2024 with several projects throughout the county. MCEDC appreciates the continued support of our investors. Without this support MCEDC would not be able to bring the many resources available throughout the region, state, and nation to local industry.

While the quote above is very recognizable, but who it is attributed to is not. One of the changes in 2024 that we are all becoming more accustomed to is Artificial Intelligence (AI). When I put the quote in Google to

search for attribution AI provided a short history of the individual, where it originated, and how it has been used.

AI and how it will be incorporated into our everyday lives, our place of work and how we are educated continue to be discussed and evaluated. Technology is a great example of how change brings about obsolescence and forces the adoption of the new. We have all had that piece of software that we have come to depend on. We are very efficient and knowledgeable about it, but as the hardware and operating systems evolve and improve the favorite piece of software is no longer able to be installed and utilized.



Students from all area schools were part of the Made in Marshall County event sponsored by MCEDC.

Being forced to change is uncomfortable and inefficient during the transition. What once worked and we were comfortable with suddenly no longer works and we stumble to learn in a short period of time. This is where planning for change can be useful and of real importance. Staying up with the changes incrementally, adopting and welcoming the changes can make the process more efficient and effective.

This concept is true in economic development, and community building. The amenities that once attracted population and workforce have changed. The motivations for living and calling a place home are not the same as they were in previous generations.

Planning for sustainable and responsible growth requires new ideas, new metrics and a different set of amenities. If you evaluate where the communities are growing, where the workforce is located, and industry following, it is easy to see that communities that have invested in the amenities and making efforts to

be relevant to a younger more vibrant community are making the larger strides.

This takes planning to accomplish. Leadership with vision and commitment to communicate to the community the changes that are necessary. Leadership that can dedicate the resources required to make the planned changes and the fortitude to see them through.

Marshall County enjoys a diverse industrial base of different types of manufacturing. This is something that should continue to be embraced. This diversity helps to insulate the local economy from the extremes of the business cycle.

Part of this diversity is cultivating an entrepreneurial ecosystem that encourages and makes entrepreneurial success a priority. This includes making the resources available and easily accessible. Mentorship to help entrepreneurs learn and expand their abilities. Entrepreneurs by nature are forward looking, problem solvers. They see a problem as an opportunity to solve problems and monetize that solution.

The ecosystem doesn't stop there. It helps nurture these entrepreneurs as they develop small businesses, hire employees, make capital investments and continue to grow and change the landscape of the community

around them. Planning for this change is what makes growth sustainable and responsible.

Communities and local economies require growth to improve living standards, increase government revenue for public services, create jobs, and achieve sustainable development.



City of Plymouth officials were on hand for the ribbon cutting ceremony at the Riverside Commons Apartments. A collaborative project between the City of Plymouth, the Town of LaPaz and Easterday Construction to bring housing to Marshall County.

Marshall County Economic Development Corporation's mission is to expand and diversify the economy of the County and its communities by fostering investment in new and existing facilities and creating entrepreneurial capacity.

Local investment in MCEDC is what allows us to accomplish this mission. While change is constant and inevitable, helping to manage, shape, and direct change locally requires planning and your investment in MCEDC is an investment in that process. Thank you to our investors and we look forward to working with you again in 2025.

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

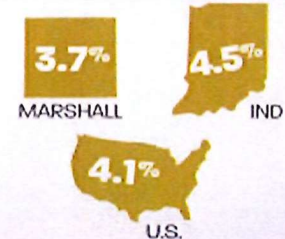
Page 4 of 8

2024 Year in Review



MARSHALL CO.
\$24.12
INDIANA
\$28.90
US
\$34.91

YEAR-END UNEMPLOYMENT



Business Retention and Expansion

Why is it important

One of the most fundamental goals of the Economic Development Organization is to help local employers grow and retain business locally. Eighty percent of new jobs and capital investment comes from companies that already exist locally.

Marshall County is no exception, and the Business Retention and Expansion (BRE) program is the main tool we use to accomplish this goal. In 2023 Marshall County Economic Development Corporation transformed how the Business Retention and Expansion program was implemented, and it is paying dividends.



Shells Inc. in Bourbon Invested in 3D sand core printing. This process can bring changes in metal castings to market quicker. Marshall County industry continues to expand and improve productivity through the adoption of these newer technology processes.

Instead of doing random sampling of industry every four years, we transitioned to interviewing a third of our employers every year. 2025 will be the third year and we are on track to accomplish this goal.

One of the obstacles that these visits have made clear is the need to develop and attract talent to the region. While employers are embracing automation to make their facilities more efficient, this requires a workforce with the skills to manage, troubleshoot, and repair this equipment.

Other positions such as engineering, supervisors, accounting and other educated skilled positions are currently a difficulty local manufacturing and other employers are struggling to fill. Internships and apprenticeships can help fill these positions.

An additional benefit of participating in a BRE visit is the opportunity to interact with local leaders. Many times, on these visits MCEDC staff will be accompanied by local elected

or community leaders to learn more about the employer. This gives the employer an opportunity to engage with local leadership and form a collaborative effort to help solve any issues that may be present.

These interviews are kept confidential and relatively short to be respectful of the employer's time. Information that is gleaned from these interviews is aggregated and reported on to give insight into the area manufactures as a group.

Any employer that has not been approached to participate in a BRE interview can contact Lora Shively at MCEDC to set up a time. If you have been approached but have avoided scheduling the visit, please reconsider. It is not a large investment of time, we gain a lot from these visits and more often than not the employer walks away learning about programs or initiatives that they were previous unaware of.

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 5 of 8

Impact of the Northern Indiana Regional Development Authority

RCI FUNDS

\$42M

LEVERAGED FOR
\$338M IN PRIVATE
AND PUBLIC
FUNDING

READI FUNDS

\$50M

LEVERAGED FOR
\$448M IN PRIVATE
AND PUBLIC
FUNDING

READI 2.0 FUNDS

\$42.5M

ANTICIPATED TO
LEVERAGE **\$613M**
IN PRIVATE AND
PUBLIC FUNDING

TOTAL FROM IEDC

\$134.5M

TOTAL INVESTMENT
AS MANAGED BY
THE RDA **\$134.5M**

WILL RESULT IN **\$1.5 BILLION** OF TOTAL INVESTMENT IN PROJECTS ACROSS THE REGION.



Marshall County Economic Development Corporation

2025 Board of Directors

Town of Argos

Ron Lee

Town of Bourbon

Patti Kitch

Town of Bremen

Greg Miller – Vice Chairman

Town of Culver

Don Fox

Town of LaPaz

Chelsea Smith
– Secretary / Treasurer

City of Plymouth

John DeSalle

Marshall County

Commissioners

Eric Holsopple

Marshall County

Council

Lorna Vervynckt

MCEDC At Large

Bill Davis – Chairman

Staff

President/CEO

Greg Hildebrand
Greg@marshallcountyedc.org

Office Manager

Pam Davis
Pam@marshallcountyedc.org

Project Manager

Lorna Shively
Lorna@marshallcountyedc.org

Contact Information

Marshall County Economic Development Corporation

2864 Miller Drive | Plymouth, IN 46563
Phone: (574) 935-8499 | Fax: (574) 936-2645
www.marshallcountyedc.org



MARSHALL COUNTY
ECONOMIC DEVELOPMENT CORPORATION

"Crossroads" of Indiana

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 6 of 8

Hildebrand stated that he spoke to the crew at the old Indiana Heat Transfer facility, and it had been an IDEM violation in that building with Cummins inherited it after a long court case. He stated the property around the building had always been Cummins, but the building itself was deeded to Indiana Heat Transfer, but it had been settled. He added they took asbestos out of there and that the crew said IDEM would be in there to administer a test just to tear the building down.

Miley asked if there was still groundwater testing that needed to be done.

Hildebrand replied that once they get the building down to a slab that they would be able to start on testing and that would unfortunately take a while. He added there was another building they were looking at in the area that had been vacant for a while, and it was the Lyondellbasell Advanced Polymers building on the corner of Pidco Drive and Flora Street.

Hildebrand gave an update on Divert Inc. and stated that across the road on Pioneer Drive that another building was being erected called SDC. He explained the steel was almost in and SDC was a die cast company from Missouri. He stated that Lauren Graber of Digger Specialties in Bremen purchased that company and chose to relocate it to Plymouth. He said the hope was that it would be annexed into the city shortly. He added that one of the areas they were focused on was that year was available ground for development. He stated they had areas already that were zoned for industry, but they did not have city utilities which made it tough to develop. He explained he had secured a grant for the City of Plymouth, and they would have an engineering study done out on the southwest corner of the city to run utilities out there that was already zoned industrial to make it more attractive.

Hildebrand wished to emphasize on the point about the Susan Bardwell Aquatic Center that the MCEDC name was being used in conjunction with them. He explained that they had helped to get them established and they have a couple subsidiary non-profits that were established through MCEDC as pass-through corporations only and they do a couple wire transfers a year through those subsidiaries. He stated that none of the money invested into MCEDC has been used on that Aquatics Center. He explained there was some shorthand used in a memo describing the situation and instead of referencing the subsidiary, the shorthand was used as "MCEDC," so it made it seem that MCEDC was footing the bill. He wished to reassure them that the \$30,000 invested into them through the Redevelopment Commission does not go to the Aquatics Center.

Hildebrand stated that the final ProPEL Study was finished and ready to be distributed and as soon as the legislature had finished their session in Indianapolis then it would be distributed. He stated they were waiting to see what it had as the biggest concerns for Marshall County was Oak Road, Pioneer Drive, and the railroad between them. He stated for some reason they want to evaluate each of those as individual connections despite consistently relaying to them that the area needed to be evaluated as a whole. He explained they have been lobbying to improve the intersection at Pioneer Drive and put access roads all the way over to Oak Road. He stated the easiest thing to do would be to cul-de-sac all those roads and put intersections in but that would really hurt their economic development and opportunities for access to the road.

Rees Theatre

Jim Hartung of the Rees Theatre wished to provide an update and started with their mission statement and history. He stated the Rees had become the hub for artistic, educational, and cultural events. He listed concerts, political meetings, private celebrations, chamber of commerce, school events, business dinners, reunions, weddings, and celebrations of life in the Rees. He stated that the seed money from the Redevelopment Commission and the vision got them to where they needed to be. He stated as they move forward, they have a lot of ideas and things that must happen to get the visions to grow. He stated he

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

Page 7 of 8

would like to get on the agenda to help with their shared success and sustainability efforts as they move to the next phase.

Miley stated that he had received a call from Randy Danielson updating him on where they were at. He stated in meeting with the enFocus group that there was a lot coming up in the city and it was a good idea to update the Redevelopment Commission on items out there so they could prioritize.

310 N. Michigan Street

Louis Hiza of 310 N. Michigan Street updated the commission on a Revitalization & Small Business Incubator Plan designed to active foot traffic, support local entrepreneurs, and preserve Plymouth's architectural heritage. He stated it would take both public and private equity to accomplish. He explained he would like to get on the agenda to present a formal plan for what the final product may look like.

Venti stated that incubation centers would allow someone to not have as much overhead to hire someone and with 10 small retail places, they would be creating 20 new jobs. She stated it could even be short-term where they would allow only three years to stay and then a new company could be allowed to come in and turn fresh new business ideas in.

Hiza stated that would be the idea to structure the retail leases in a way to get people off their feet and once they have gotten to the stage where they have decent revenue and profit/loss that they would like to bring someone else in and provide them with a shot. He stated for low overhead, they would provide utilities, internet, etc. and they would just have to show up and set up shop. He stated they would want to create a situation where people were walking through the building, and the little shop would get more eyeballs than setting up elsewhere or if they were just marketing online.

Venti believed it would be good for holidays and downtown shopping events.

Hiza stated he would like to work with the city on events they host downtown and be a part of it. He pictured holiday themed walkthroughs, live music, etc. He stated they wanted to anchor the north end of this corridor and revitalized that they would expect a lot of foot traffic on a day-to-day basis.

Approval of Redevelopment Invoices

Paid from:

All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,800.00
-------------	---------------------------------	------------

TIF 2

Marshall County Auditor	Processing of deeds for Water St. Townhomes	\$10.00
-------------------------	---	---------

TIF 3

enFocus	enFocus Services for Economic Development	\$4,340.26
---------	---	------------

Total Amount of Claims \$7,150.26

Commissioners Ball 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 – March 2025 (TIF #1: U.S. 30/Oak Road Economic Development Area)

PLYMOUTH REDEVELOPMENT COMMISSION

April 15, 2025

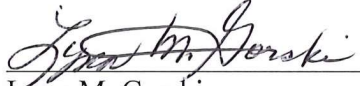
Page 8 of 8

- 2000 TIF Trial Balance – March 2025 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – March 2025 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – March 2025 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – March 2025 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – March 2025 (TIF #7 Pretzels Air Parcel)
- 2024 TIF Management Report
- 2024 TIF Management Report Presentation – Presented to Common Council on 04/14/2025
- Old National 2025 Annual Certificate

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

Adjournment

The next meeting was scheduled for May 20, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:26 p.m. after a motion and second motion by Commissioners Hopple and Ball. The motion carried.



Lynn M. Gorski
Clerk-Treasurer