

PLYMOUTH REDEVELOPMENT COMMISSION

May 20, 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 May 20, 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, Debra Venti, Brian Wray and Robin Cupka who were present at the meeting. Other attendees included City Attorney Houin, Clerk-Treasurer Gorski, and Mayor Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Hopple and Wray moved and seconded to approve the minutes of the last Regular Session meeting of April 15, 2025, as presented. The motion carried.

Public Hearing – Confirmatory Resolution to Amend TIF #3 Plan

Commissioners Ball and Venti moved and seconded to open the public hearing as presented. The motion carried.

There were no comments at that time.

Commissioners Wray and Hopple moved and seconded to close the public hearing 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. 2025-1158, 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”

Commissioners Wray and Venti moved and seconded to approve 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” as presented. The motion carried.

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RESOLUTION NO. 2025-1158

RESOLUTION CONFIRMING A RESOLUTION OF THE PLYMOUTH REDEVELOPMENT COMMISSION ADOPTED ON MARCH 18, 2025, ENTITLED "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 after public hearing, as amended to date (collectively, with the Declaratory Resolution, "Area 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 Area Resolution approved the Economic Development 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, on March 18, 2025, the Commission adopted its Amending Declaratory Resolution ("Amending Declaratory Resolution"), amending 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, all in, serving or benefiting the Area, to the Original Plan;

WHEREAS, the Commission submitted the Amending Declaratory Resolution and supporting data to the Plymouth Plan Commission ("Plan Commission") and the Plan Commission has issued its written order approving the Amending Declaratory Resolution;

WHEREAS, the Common Council, by resolution adopted April 14, 2025, approved the order of the Plan Commission;

WHEREAS, on or before May 9, 2025 the Commission published notice in *The Pilot News* of the adoption and content of the Amending Declaratory Resolution, which notice also gave notice of a hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits and any affected neighborhood associations; and

WHEREAS, the Commission on May 20, 2025, conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

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

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to amend the Area Resolution and the Original Plan as set forth in the Amending Declaratory Resolution.
2. The Amending Declaratory Resolution approved by the Commission on March 18, 2025, copies of which are attached hereto and incorporated herein, is hereby modified and confirmed.
3. The Amending Declaratory Resolution, as modified and confirmed, shall be attached to and incorporated in this resolution.
4. This resolution is effective upon passage.

Adopted May 20, 2025.

PLYMOUTH REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member

ATTEST:

Clerk-Treasurer

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Houin stated that the Redevelopment Commission had already indicated their intent to make the contribution of \$250,000 to the Lifelong Learning Network (LLN) for the Marshall County Career Innovation Center (MCCIC) so he would recommend they adopt a formal motion to approve the request.

Commissioners Wray and Venti moved and seconded to approve the request as presented. The motion carried.

Houin asked for clarification that the procedure would be that LLN would have to submit an invoice to the Redevelopment Commission that could be paid based upon that approval.

Gorski replied that they would also have to submit a new spending plan to the Department of Local Government Finance (DLGF).

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

Houin stated they had gone through the process of having infrastructure dedicated to the city but he had heard no updates on any possible expansion plans.

TIF#7: Pretzel's Air Parcel

There were no updates at that time.

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TIF#8: Water Street Allocation Area

Water Street Townhomes Project Update

Houin stated it was harder to see the progress now that they moved inside but he had seen multiple trades people going in and out of the building constantly doing work on the infrastructure inside. He stated the City's Wastewater Department had Garro Street closed for a couple of days last week installing stormwater and sanitary sewer lines. He stated from his understanding that they were still on track with their timeline so by the end of the year they should be complete and open. He added that he did not have direct confirmation as Bradley Corporation was handling the leasing, but a couple of units had at least been verbally committed to.

Water Street Townhomes Pay Application #4

Houin stated this would allow the Trustee Bank to pay the invoices.

Commissioners Hopple and Ball moved and seconded to approve the Water Street Townhomes Pay Application #4 as presented. The motion carried.

Other Business:

Determination Release of Excess Assessed Valuation in each TIF District

Gorski stated in their packets they received a breakdown from Baker Tilly regarding passthrough scenarios in TIF #1. She stated her recommendation based upon the revenues and expenses in TIF #1, would be to pass through \$15 million in assessed value and maintain no pass through on any of the other TIF's.

Miley asked for clarification that it would be down from the \$18 million released last year. Gorski agreed. Miley asked Gorski to touch on the revenues and expenses.

Gorski replied that currently in TIF #1 they had cash of \$148,000 and estimated tax revenue that year in TIF #1 was \$348,000 for total cash of \$496,000. She stated in the budget that year it was estimated to spend \$461,000 so that would leave them \$35,000 cash at the end of the year so that would be why the recommendation would be to pass through only the \$15 million which would potentially leave give them an additional \$90,000 in cash for 2026.

Commissioners Wray and Hopple moved and seconded to release \$15,000,000 in pass-through based on the recommendation from Clerk-Treasurer Gorski. The motion carried.

Miley commented that there was an interesting council meeting last Monday and he read about it in the paper. He wished to thank Debra Venti and Anna Kietzman for their vision and foresight in presenting some ideas to the council. He stated they had some people in this community who were in this community that were builders and not wreckers. He stated it was exciting to see some energy being generated and he was proud to be a part of the community.

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	\$12,545.14
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Baker Tilly	Professional Fees for Bond Compliance	\$1,648.15
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MCEDC	Annual Economic Development Services & US 30 Coalition	\$40,000.00
Pilot News	Legal Ad – Public Hearing to amend plan	\$52.01
enFocus	enFocus Services for Economic Development	\$4,350.06

TIF 6

Bank of New York Mellon	Trustee Fee for 2022 Series B Bond	\$1,350.00
Bank of New York Mellon	Trustee Fee for 2022 Series B Bond	\$1,575.00

Total Amount of Claims \$64,320.36

Commissioners Ball and Venti moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

Acceptance of Communications

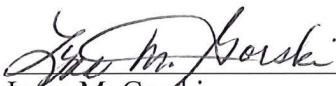
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – April 2025 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – April 2025 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – April 2025 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – April 2025 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – April 2025 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – April 2025 (TIF #7 Pretzels Air Parcel)
- 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

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

Adjournment

The next meeting was scheduled for June 17, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:46 p.m. after a motion and second motion by Commissioners Wray and Venti. The motion carried.



Lynn M. Gorski
Clerk-Treasurer