

# PLYMOUTH REDEVELOPMENT COMMISSION

June 17, 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 June 17, 2025, at 5:40 p.m.

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

Miley stated they did not have a quorum so they could not formally approve anything. He called for a special session of the Redevelopment Commission on Monday, June 23, 2025, at 5:30 PM.

## 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

There were no updates at that time.

## 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**

Kevin Berger of Culver Sandhill Farms LLC stated that there was not much of an update from what you could see from the outside. He stated the next item to go on the outside would be to put the stormwater system in and then siding should start next month. He stated they were working on interior infrastructure now such as electrical, plumbing, and heating. He stated they were working out a schedule with Fire Chief Steve Holm to have three shifts of the Fire Department do a walkthrough so they could see how the framing came together to provide them with some knowledge on new construction methods that may be happening that they don't normally get to see.

Miley asked if they were on schedule.

Berger replied that he was on schedule, and they were still on track for November.

### **Water Street Townhomes Pay Application #5**

There was no quorum to approve this invoice.

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## Other Business:

### **Plymouth Community Aquatic Center (Dr. Susan Bardwell Aquatic Center) Update**

Bob Sturtevant, President of Plymouth Aquatics, and Francis Ellert, Treasurer of Plymouth Aquatics, were in attendance to update the Redevelopment Commission on the rebranding of what was formerly known as the Dr. Susan Bardwell Aquatic Center. Provided below is their statement of purpose.

**June 17, 2025**

**Plymouth Community Aquatic Center** (formerly Dr Susan Bardwell Aquatic Center)

**Plymouth Aquatics** (formerly known as We Love Swimming, Inc.)

***"Improving the lives of others through swimming"***

A volunteer board has been formed of thirteen (13) community leaders that value swimming as a life skill. Collectively they view the **Plymouth Community Aquatic Center** as a *community center*. The center will be operated and managed by a not-for-profit community grass roots organization known as **Plymouth Aquatics**.

**Plymouth Aquatics (PA)** board plans to fundraise \$300,000 annually to support the operations and sustainability of the operations of the community center. This includes corporate and individual gifts as well as advertising inside and outside the facility. To date \$100,000 has been pledged and collected. Gifts will flow through an account at The Marshall County Community Foundation. Additional revenues will be generated through membership, auction/special events, concessions and food trucks, etc.

The PA board plans to operate the facility with greater efficiency. Employees will have specific job descriptions and training. Cleanliness and safety will be promoted to ensure excellent experience by guests. The PA board is exploring ways to reduce utility costs and other expenditures. The PA board has committed to the city to take care of management, operating expenses, and staffing for the **Plymouth Community Aquatic Center**.

The PA board plans to operate the not-for-profit business with greater clarity, vision and financial disclosure to our partners; Plymouth Schools, City of Plymouth, Plymouth Redevelopment Commission and Marshall County <sup>Economic Development</sup> ~~Redevelopment~~ Commission. A PA board liaison will be selected to regularly connect and communicate with our partners.

The PA board plans to expand programming to ensure steady utilization of the facility for both recreational and competitive activities. New programs are being introduced to expand the regular usage of the facility. Community events will be held throughout the year. New branding for **Plymouth Aquatics** will be rolled out over social media to bolster a new brand and image in Plymouth and surrounding communities. Community leaders will be invited for special events to tour and become familiar with the facility as a new community center. While the operating model is unique for a community facility, it is expected that this organization can thrive with the support from its partners.

**Bob Sturtevant, President**

**Plymouth Aquatics**

Miley stated he had been involved with the Aquatics Center since inception through the Redevelopment Commission and he would hate to see this not succeed. He stated he was pleased there was a new board that would be a lot more active. He stated he would appreciate it if they could share their business plan



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with the Redevelopment Commission when it was complete so they could see how it would succeed and how they plan to operate differently.

Ellert stated they were still trying to compile the last three years of expenses to get it into a sustainable business plan going forward. He stated that was what was next on his agenda.

Miley stated they were not in any big hurry, but they were putting a lot of money into this.

Ellert stated they feel they need to get this established so they could finish out this year in good shape, and they know what the plan was moving forward so they do not have to live as hand to mouth as they have. He stated it would be better for the morale of their employees and everyone else who had volunteered their time. He added that it would also be good for the citizens of Plymouth who have committed a lot of resources towards this center, so the board felt they had an obligation to do that.

Sturtevant stated this new not-for-profit was responsible for the operations as they would be paying the expenses such as electricity, utilities, and everything on the inside of the building. He stated what they would not be responsible for the building itself so the stakeholders would have to help them in that regard if there were needs or items failing. He stated this was not something the operator would be responsible for. He stated they plan to take the operation out of the red and intend to raise \$300,000 each year.

Miley said that was ambitious.

Sturtevant replied that it was manageable as the building was in a perfect place for advertising, banners, etc. as they could raise at least \$150,000/year based on the location.

### Approval of Redevelopment Invoices

There was no quorum available to approve these invoices.

### Acceptance of Communications

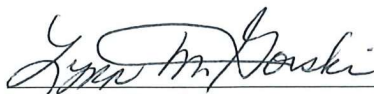
The following communications were provided to the Commissioners:

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

There was no quorum available to approve the communications.

### Adjournment

The next meeting was scheduled for June 23, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:03 p.m.



Lynn M. Gorski  
Clerk-Treasurer