

# PLYMOUTH REDEVELOPMENT COMMISSION

August 19, 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 August 19, 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, Brian Wray and Robin Cupka who were present at the meeting. Other attendees included City Attorney Houin, City Engineer Dan Sellers, Clerk-Treasurer Gorski, and Mayor Listenberger. The public was able to see and hear the meeting through Microsoft Teams and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Mayor Listenberger stated that Debra Venti had resigned as she no longer lived in Plymouth anymore. He stated she still wanted to be involved as she lives here three quarters of the year, but her residency was in Mississippi. He thanked her for serving and he was hopeful of a replacement by the following meeting.

Miley echoed that Venti was very involved and engaged in the city. He stated she was someone who wanted to see Plymouth grow and prosper and that they were fortunate to have her.

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

## **TIF Annual Report**

Kyle Carlson of Baker Tilly presented the TIF Annual Report.

### 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

#### **Plymouth Aquatics Center – Sustainability Project Request**

Bob Sturtevant, President of Plymouth Aquatics, presented a sustainability project request for the Aquatics Center and thanked them for the support they provided up to this point so far. He explained that this new organized group planned to make the city proud and show that this was a wise investment once this was all said and done. He stated without the TIF support that they would not have the Aquatics Center. He stated they are attempting to create a vibrant community center for the City of Plymouth and surrounding area by promoting swimming as a life skill. He stated in the last six weeks they had made incredible strides in that regard and financially they were responsible for reporting back to the Redevelopment Commission on how things look. He stated one surprise in all their expenses and revenue for an entire year, and the deficit was \$35,703, which was far less than they had anticipated when they first got involved in this. He stated their response to that was a draft budget so they can project for the next 12 months. He explained they chose a 10/1 fiscal year, and they had come up with a revenue of \$500,000 and total expenses of \$425,000, netting \$75,000. He stated they have financially raised \$100,000 and put that in a reserve fund at the Marshall County Community Foundation. He stated it would not be for operating expenses, but it can be pulled for operating expenses when needed, but it would primarily remain a reserve fund. He explained they would build that year after year. He stated that it was \$100,000, all before they started fundraising which was good progress as some major donations have come forward. He stated one of the other large items they started doing was Free Sunday Swims for the hours of 12 PM – 4PM. He stated this would be for every Sunday, not just the Summer, and the numbers they have been seeing were 65-100, which projected would be 3,600 visits annually. He stated for Friday nights, which would be twice a month, projected at 1,400 visits annually. He stated with day passes and members added up, they were estimating 22,000-28,000 visits in one year. He explained there were people using this facility. He added that none of this accounted for when the High School was holding events. He stated that in one year they have done 240 lessons, 65 private

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events, and 147 total competitive swimmers. He stated the main purpose here was to talk about the proposal they received from Tony Reck, President of R<sup>2</sup> Sustainable Solutions. He stated the reason why being more energy sustainable was important to the Aquatics Center was because it was their number one bill. He stated they are close to \$200,000 for utilities which was unacceptable. He stated that there was \$178,000 of electricity/gas and \$17,000 in water. He stated with alternative sources; they could cut the bill in half. He stated the reason this was important to the city was because this was their asset. He stated the heating and air conditioning was being strained currently because it was burning through all this energy. He stated that it should be important to the city and Redevelopment Commission. He explained that Reck had proposed to be their energy consultant to walk them through all the steps that they would need to take to get those alternative energy solutions. He stated the city and Redevelopment Commission would not be charged with finding solar, heat pumps, or some of those solutions. He stated those would be solutions that Plymouth Aquatics would be tasked with working on with Reck. He stated the request to the Redevelopment Commission would be to help them by covering the consulting expense as it would pay dividends in the future. He stated they were not in a position financially yet to be taking on that expense on their own.

Tony Reck of R<sup>2</sup> Sustainable Solutions stated one of the reasons he gave attention to the Aquatics Center was because he grew up on the swimming team. He stated it was personal to him as he did not want to see it go under. He stated in his hometown of Frankfort, IN, the YMCA just closed, so they do not have their Aquatics Center anymore. He stated it came down to the expenses associated with running the facility. He explained his focus was to look at the energy. He presented his report as seen below.



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Mike Miley  
President  
Redevelopment Commission Plymouth, IN

**Subject: Request for complete scope 1&2/energy analysis and mitigation strategy analysis of the Susan Bardwell Aquatic Center located at 2740 Miller Dr, Plymouth, IN 46563**

Mike,

In response to your request, I am pleased to present a proposal that will outline the necessary steps needed to achieve the goals that you have requested. This proposal reflects the basic understanding of your request and what may be required to achieve said goals.

**Background:**

In August of 2025, Mike Miley requested the scope 1 & 2/energy and mitigation strategy analysis of the Susan Bardwell Aquatic Center, located in Plymouth, IN, to be conducted by R-Squared Sustainable Solutions to establish necessary bench-marking and to create a sustainability action plan to address necessary means of reducing the overall carbon footprint of the center and to reduce the financial impact from purchased energy.

Mike Miley is requesting from R-Squared Sustainable Solutions a proposal to:

1. Conduct a complete carbon analysis of their scope 1 & 2 emissions.
2. Conduct a thorough analysis of the data by providing a written report focusing on a triple bottom approach of planet, people and profit.
3. Provide recommendations/mitigation strategies outlining steps that may be taken to reduce carbon emissions and energy demand
4. Provide an analysis on the impact on human health and the environment.
5. Create a renewable energy assessment
6. Creation of a Sustainability Action Plan outlining the necessary steps to achieve the goals stated by Mike.



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## Scope 1 & 2 emissions analysis

The purpose of the emissions analysis is to ascertain a complete accounting of the total CO<sub>2</sub>e for all elements that the Susan Bardwell Aquatic Center is responsible for. This process will entail one to two site visits for data collection and analysis of the overall operations of the Susan Bardwell Aquatic Center along with one to two virtual meetings.

This process will require the collection of data such as:

- Purchased electricity (monthly electric bills for the year and spreadsheet provided by the energy supplier)
  - Monthly electric bills for the year in question
  - Data spreadsheet provided by energy supplier
- Purchased fuels for mobile combustion equipment (landscaping equipment.)
  - Amounts purchased and dollar amounts
  - Fleet vehicle data
  - miles driven
  - types of vehicles
  - amount of fuel purchased and/or dollar amount
- Purchased fuels for stationary combustion equipment (HVAC systems/Heating fuels-natural gas/propane)
- Fugitive emission data (Air Conditioning systems/chillers).

This data will be analyzed and CO<sub>2</sub>e emissions will be calculated based on most recent data sets established by the Greenhouse Gas Protocols.

## Recommendation Strategies:

A complete analysis of the facility will be conducted to assess potential mitigation strategies to lower CO<sub>2</sub> emission by utilizing small improvements throughout the facility at a minimal cost. This may include but not limited to the following activities:

Minor Improvements in:

- HVAC system
- Lighting
- building envelop
- Energy conservation
- Water conservation
- upgrades to higher efficiency rated equipment/appliances
- upgrades to outdated and poorly functioning equipment

Research will be conducted to identify potential resources to minimize cost and to provide guidance in initiating these improvements. Meetings will be conducted with internal and external stakeholders to assist in identifying and implementing these improvements. An additional site visit may be required to complete the assessment.

## Renewable Energy Assessment

In order for the replacement of purchased electricity (scope 2 emissions), a complete and thorough assessment of potential renewable energy sources will be conducted. This assessment will investigate the potential for photovoltaic systems (rooftop and/or ground install), wind, geothermal, and need for battery backup system. State and local laws and regulations will be evaluated to ensure compliance with the selected system. A engineering plan will be developed with schematics depicting the location, size, and energy production of the system(s) best suited for the facility. One to two site visits may be required for the assessment. Internal and external stakeholder engagement will be conducted and organized by R2 Sustainable Solutions.

## Communication and Accessibility Needs:

Communication will be require and vital to the assessments and collection of data. Information will need to be collected from various 3rd party value chain members and provided to R2SS in a timely manner. The assignment of a point person(s) would be highly recommended in order to minimize redundancies and missed deadlines. Majority of communication will occur during the reporting of the CO<sub>2</sub>e emissions data.

## Prepare Final Report:

R2SS will complete and present a final Sustainability Action Plan to Susan Bardwell Aquatic Center. This report will detail the following items:

- 1.CO<sub>2</sub>e emissions data for scope 1 & 2 emissions
- 2.Double impact study detailing the impact on social and environmental aspects.

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3.Mitigation strategies to reduce emissions

4.Renewable energy assessment

a. system type and rationale

b.size

c.location

d.energy production

e.capital investment cost

f.payback period

g.NPV 30 year outlook

h.IRR

i.ROI

j.Overall cost analysis (monthly)

5.Additional information may be added as needed.

6.Creation of a sustainability Action Plan for Susan Bardwell Aquatic Center.

## Cost Estimates and Time Frame for the above Scope of Work and Deliverables:

The total cost to complete the Sustainable Action Plan is as follows:

- Scope 1 & 2 CO2e accounting--\$8,600
  - 3-4 Weeks
- Mitigation analysis--\$1,700
  - 1-2 Weeks
- Renewable energy assessment--\$1100.00
  - 1-2 Weeks
- Sustainability Action Plan--\$5,200
  - 2-3 Weeks

Total cost of SAP: \$16,600

Payments to be made:

40 percent at time of signed agreement--\$6,640

60 percent at completion--\$9,960

\*The overall time frame may exceed 3month depending on additional request from external stakeholders and unforeseen delays in any step of the process.

Please feel free to contact me if you have any questions, need additional information, or would like me to explain further the scope of work and deliverables.



Tony Reck, President

## Endorsement

The undersigned accepts this proposal for the analysis of the scope 1& 2 emissions, mitigation strategy analysis and the creation of a Sustainable Action Plan and hereby Authorize R2 Sustainable Solutions to proceed with the services outlined above.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Hopple asked what timeline was expected for this project.

Reck replied depending upon how quickly NIPSCO and the water utility company could provide him with the 2024 data, that he could finish his assessment and have a report ready within 3-4 months total time if not less. He stated it was dependent upon how quickly data came in and how quickly he could work. He stated he would need to take a couple tours of the facility to look at the plumbing to see where and how the water was flowing. He stated he saw some things that raised some eyebrows already that would be quick and easy fixes. He stated that a lot of the low-hanging fruit he was hoping for would add a quick 10% of savings had already been addressed.

Ball asked Reck if he had tackled a project like this before.

Reck replied that he had just finished a project on a 280,000 square foot automotive manufacturing facility as they had to reduce their carbon footprint by 50% by 2030 and be carbon neutral by 2039. He stated that would mean they would be off the grid. He stated they would soon be generating their own electricity.

Ball asked regarding an indoor pool.

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Reck replied that he had not for an indoor pool so that would be a little different.

Hopple stated he had noticed an increase in social media for the Aquatics Center, whether it was promoting Sundays, Fridays, or events. He stated it was nice to see the community could see what was going on at the Aquatics Center so whoever was handling that for them, he applauded them.

Sturtevant stated the management who had been running the Aquatic Center was still the same. He stated with the direction we had been taking; they had just grabbed momentum. He explained they also had Lauren Overmyer of Vanadco Signs, and Nicole Ferguson so it was collective. He stated it wasn't perfect yet, but they wanted to continue to iron it out.

Ball asked if there was any research done on who was from Plymouth and outside of Plymouth and if they attracted those people who were outside the area.

Sturtevant replied that for memberships they had all their contact information and one thing they started was mandatory signing in with free swimming. He stated it was important to stay in touch with newsletters, communications, etc.

Reck stated the total cost of this would be \$16,600. He explained he would maintain on this project until they reach 50% efficiency.

Houin stated the city had been working with Reck and a different company on a couple of other projects that the city represents and they moved quickly. He stated that unfortunately government does not work that quickly, so he wished to explain the process. He explained they had previously approved a resolution to create Plymouth RDC Center LLC, that would eventually acquire ownership of the Aquatics Center. He stated that was still in progress so they did not own the Aquatics Center yet, but they would get there. He stated to spend any money out of Redevelopment funds; it first had to be a part of the TIF Plan for that TIF district. He stated if this was something that they were interested in doing, they would have to go through the process of amending the TIF Plan, like the enFocus contract and Marshall County Career Innovation Center. He stated if there was interest, the city could move forward in that direction, but this request was something that could not be approved now.

Commissioners Hopple and Ball moved and seconded to authorize steps to amend the TIF plan as presented. The motion carried.

Houin stated that Miley was in the office yesterday signing documents approved at the last meeting for Plymouth RDC Center LLC. He listed the Operating Agreement and the Assignment and Assumption Agreement for the master lease. He stated he was working with Shawn Peterson to revise the existing leases to see if anything needed updated and there was currently no agreement with the operating entity, so they were looking to formalize that relationship. He stated more of those documents were coming and hopefully they would be finalized by the next 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

There were no updates at that time.



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## 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 in discussion with the developer he was assured that they were still on track to be finished sometime toward the end of November. He stated they were working on a waiting list but because the town homes were not completed yet, they had not finalized the leases. He stated they were optimistic about the occupancy there.

## Other Business:

There were no updates at that time.

## Approval of Redevelopment Invoices

### **Paid from:**

#### **TIF 3**

|                             |   |            |
|-----------------------------|---|------------|
| 1 <sup>st</sup> Source Bank | Trustee Fee for 2021 Refunding Bond for Aquatics Center | \$1,000.00 |
| enFocus                     | enFocus Services for Economic Development               | \$4,273.07 |

#### **All TIF Districts**

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

**Total Amount of Claims \$8,073.07**

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

## Acceptance of Communications

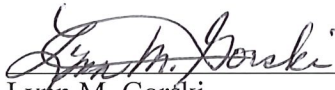
The following communications were provided to the Commissioners:

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

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

## Adjournment

The next meeting was scheduled for September 16, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:45 p.m. after a motion and second motion by Commissioners Wray and Hopple. The motion carried.



Lynn M. Gorski  
Clerk-Treasurer