

PLYMOUTH REDEVELOPMENT COMMISSION

September 16, 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 September 16, 2025, at 5:33 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Lana Ball, Nate Davis, Brian Wray and Robin Cupka who were present at the meeting. Commissioner Craig Hopple was absent. 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 and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Clerk-Treasurer Gorski administered the Oath of Office to Nate Davis.

Commissioners Wray and Davis moved and seconded to nominate Lana Ball as Secretary. The motion carried.

Commissioners Davis and Wray moved and seconded to close nominations for Secretary. The motion carried.

Commissioners Ball and Wray moved and seconded to approve the minutes of the last Regular Session meeting of August 19, 2025, 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. 2025-1166, A Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission

Houin introduced the resolution and reminded the commission on the process to spend funds. He listed that the project had to be a part of the TIF Project Plan for said district. He explained this was for the proposal from R2 Solutions to do an efficiency analysis for the Plymouth Aquatics Center to determine if there are ways to save money on energy costs. He stated to consider that proposal, the TIF Project Plan needed to be amended to include that. He listed the following process below.

- **Redevelopment Commission:** Declaratory Resolution – Declaration saying the project would be appropriate to fund from said TIF district.
- **Plan Commission:** Order of the Plan Commission – Verifies compliance with City's Comprehensive Plan.
- **City Council:** Resolution – Secondary verification of compliance with City's Comprehensive Plan.
- **Redevelopment Commission:** Confirmatory Resolution – Public hearing and final approval.

Houin clarified that they were not voting on approving that contract tonight but rather the first step in the process of amending the TIF plan to allow them to consider that contract at a future meeting. He stated there would still be plenty of time to review and consider whether to approve the final contract.

Cupka asked if they could see any history regarding places that R2 Solutions had saved their client's money.

Houin replied that they could certainly inquire about that. He stated he did not have any of that information. He believed that Tony Reck of R2 Solutions would be happy to set up a meeting whether in person or virtual if they have any questions.

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Cupka stated it seemed R2 Solutions would only be able to save the city \$10,000 and we would be paying them \$16,600.

Commissioners Wray and Davis moved and seconded to approve Resolution No. 2025-1166, A Resolution of the Plymouth Redevelopment Commission Amending a Declaratory Resolution of the Plymouth Redevelopment Commission as presented. The motion carried.

RESOLUTION NO. 2025-1166

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 adopted, as amended to date (collectively, as amended, "Confirmatory 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 Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution";

WHEREAS, the Area Resolution approved the 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, the Commission now desires to amend the Area Resolution and the Original Plan to add the capital expenditures for facility improvements to the Plymouth Aquatic Center (formerly Bardwell Aquatic Center) pursuant to IC 36-7-14-2.5 ("2025 Aquatic Center Project"), all in, serving or benefiting the Area, to the Original Plan (as amended, "2025 Plan"); and

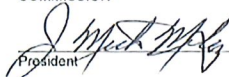
WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and the Original Plan, after conducting a public hearing, if it finds that:

- (i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and
- (ii) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

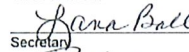
Section 10. This resolution is effective upon passage.

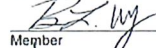
Adopted at a meeting of the Commission held September 16, 2025 in Plymouth, Indiana.

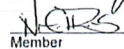
PLYMOUTH REDEVELOPMENT
COMMISSION


President

Vice President


Secretary


Member


Member

Attest:


Secretary

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

Section 1. The Area Resolution and the Original Plan are hereby amended to add the 2025 Aquatic Center Project to the Original Plan.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan to add the 2025 Aquatic Center Project to accomplish the 2025 Plan, which 2025 Project is expected to serve or benefit the Area.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution, as amended, and the 2025 Plan conforms to the plan of development for the City.

Section 4. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution, the Original Plan and the implementation of the 2025 Plan by the enhanced and improved services to be provided by the 2025 Aquatic Center Project.

Section 5. The Commission hereby finds that the estimated costs of the initial 2025 Projects is approximately \$16,600.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Plymouth Plan Commission ("Plan Commission") for its approval.

Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments.

Section 8. The Area Resolution and the Original Plan, each as amended, conform to the plan of development for the City.

Section 9. All other provisions of the Area Resolution and the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

TIF #4: South Gateway/Western Downtown Economic Development Area
There were no updates at that time.

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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.

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 they were installing the siding, and on the interior, they had a delay with the electricians. He stated once the electrical was installed, they would install the drywall and finish up all the units. He stated once they discover when NIPSCO would be moving the wires over to the new poles, then they could schedule paving for the parking lot and alley. He stated the city council did agree to install streetlights along Water Street so they could install the sidewalks as well. He stated to their knowledge, by the end of November, they should still be scheduled for completion.

Miley asked what type of streetlights and if they were in the plan originally.

Houin replied that they were not in the plan originally because they're on the city property and not a part of the project. He stated he did not see the exact diagram, but they match as closely as they could to what was one block farther south on Water Street across from River Park Square. He explained that they wanted to match them exactly, but they were not manufactured anymore.

Other Business:

There were no updates at that time.

Approval of Redevelopment Invoices

Paid from:

TIF 3

enFocus	enFocus Services for Economic Development	\$4,668.63
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All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,800.00
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Total Amount of Claims \$7,468.63

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

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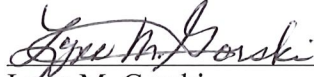
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Commissioners Wray and Ball moved and seconded to accept the communications as presented. The motion carried.

Adjournment

The next meeting was scheduled for October 21, 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 Ball and Wray. The motion carried.

A handwritten signature in dark ink, appearing to read "Lynn M. Gorski", is written over a horizontal line.

Lynn M. Gorski
Clerk-Treasurer