

# PLYMOUTH REDEVELOPMENT COMMISSION

October 21, 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 October 21, 2025, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Lana Ball, Nate Davis, Craig Hopple and Robin Cupka who were present at the meeting. Commissioner Brian Wray was absent. Other attendees included City Engineer Dan Sellers and Clerk-Treasurer Gorski. The public was able to see and hear the meeting through Zoom and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Commissioners Ball and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of September 16, 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

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

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**

There were no updates at that time.

**Harman Restaurants Pay Application #1**

Miley introduced a request for payment from Tim Harman's Yellow River Tap & Brewery. He stated we approved \$150,000 about a year and a half ago for this project and this was the first time the money had been requested. He stated they have requested payment and submitted invoices here to support this.

Cupka stated she did not remember this coming up at all and was shocked when she saw this.

Miley asked if she was there during that time. He stated that Harman came in and made a presentation for them.

Gorski stated in January of 2024, the Redevelopment Commission got a bond to support the Water Street Townhomes, along with supporting the Yellow River Tap & Brewery renovations. She stated in the bond the Townhomes received \$800,000 and Yellow River Tap could receive up to \$150,000.

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Cupka asked if any other person who wanted to have a business downtown could approach us then for money.

Miley replied that it has happened in the past and referenced the Rees Theatre.

Cupka stated the Rees Theatre is a not-for-profit and she was referencing a for profit business.

Hopple asked what the invoices were for.

Gorski replied that the invoices were for the deck on the outside, windows on the front and side of the building, and the signage on the building. She stated the total without sales tax on all the invoices provided was \$164,439.32. He stated it was off from the total because he included sales tax, and the city does not pay sales tax. He stated with that amount he would be reimbursed for that \$150,000.

Commissioners Ball and Davis moved and seconded to approve the Harman Restaurants Pay Application as presented. The motion carried.

## Other Business:

Miley stated they all got the email from the City Attorney regarding the approval from the Plan Commission on updating our project list and it still had to go to city council. He stated it would not happen until later that month so that was on hold for them until next month.

## Approval of Redevelopment Invoices

### **Paid from:**

#### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$1,227.23
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#### **TIF 3**

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

Baker Tilly	Professional Fees per agreement	\$2,956.44
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#### **RDA O & R**

Old National Bank	Redevelopment Authority – Trustee Fee 9.11.25	\$1,000.00
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**Total Amount of Claims \$9,573.70**

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

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

Adjournment

The next meeting was scheduled for November 18, 2025, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:38 p.m. after a motion and second motion by Commissioners Hopple and Ball. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer