

PLYMOUTH REDEVELOPMENT COMMISSION

December 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 December 16, 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 attended virtually. Other attendees included Mayor Robert Listenberger, City Attorney Jeff Houin, 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 Davis and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of November 18, 2025, as presented. The motion passed by roll call vote with all in favor.

Commissioners Davis and Ball motioned and seconded to continue holding the Redevelopment Commission meetings on the third Tuesday of each month at 5:30 p.m. The motion passed by roll call vote with all in favor.

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

Houin stated that interior work was progressing with the major item of concern being a snowstorm that came before the final layer of asphalt was placed on the parking lot. Kevin Berger was hopeful that they would be able to install temporary striping in the parking lot until Spring, when the final layer can be placed on the parking lot.

Other Business:

Bob Sturtevant from Plymouth Aquatic Center provided an update.

- **Impact** – Averaging 750-1000 visits per week for the last two month.
- **By the Numbers** – Record numbers for the Plymouth Sharks, they have 55 members with 24 new members. The Plymouth High School swim team had added a record number of freshmen swimmers. Free Sunday's is going well, averaging 50-75 swimmers each Sunday. In the first 5 months (July-November) comparing last year at the same time, they have a 4% decrease in

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expenses, goal is 10%, 73% increase in revenue equates to \$100,467. Reserve fund balance at the Marshall County Community Foundation is \$138,402.

- **Largest Expenses** – Nipsco, Payroll and Mechanical and Maintenance.
- **Board Outlook** – Optimistic and would like to thank all the support from Plymouth residents, Public Officials, committee members and local businesses. Local businesses we have been getting sponsorships, the Gala at the Rees hosted 200 individuals and raised close to \$60,000.

Nick Dybas of enFocus provided a quarterly report for Q3 & Q4. The Q3 project was a code enforcement process map and to improve the process flow. Q3 project enFocus contributed 340+ hours toward this project, resulting in a cost saving of \$25,900 in consulting services. In Q4 the project was the Fire Department change management, including analyzing call data, surveying the fire staff including volunteers, analyzing the budgets and capital plans for the next five years, reviewing the surveys and preparing assessments and recommendations. In Q1 of 2026 we would be presenting the report analysis and recommended actions.

Miley encouraged commission members attend one of the enFocus meetings that are held on Friday's, not all can attend at one time, so contact the Mayor's office if you a planning on attending.

City Attorney Houin presented enFocus agreements for 2026. The first one is for City projects for a cost of \$15,000.00 to complete the Q4 2025 Fire Department Management project and the second one is for Airport Expansion & Readiness Plan for a cost of \$75,000.00. The Airport Expansion & Readiness Plan is to plan for development around and adjacent to the Plymouth Airport because of the growth of AlphaFlight and their CTE program. AlphaFlight has committed to purchasing the first 4 aircraft produced by Maloy Aircraft this is a revolutionary aircraft and training program that is designed to cut the time for training commercial pilots in half. This airport plan will take a different skill set to work on this project. Between the two agreements it will be a total of \$90,000.00 for the year.

Commissioners Davis and Hopple motioned to approve both agreements. The motion passed by roll call vote with all in favor.

Approval of Redevelopment Invoices

Paid from:

Hoham Drive Grant – TIF 1

Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$2,318.14
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Milestone Contractors	Nipsco Delay Settlement	\$99,881.79
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TIF 2

Clerk-Treasurer Transfer	Transfer for Water Bond	\$27,500.00
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Clerk-Treasurer Transfer	2012 Bond Payment Transfer (River Park Square Phase 1)	\$64,880.00
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TIF 3

enFocus	enFocus Services for Economic Development	\$4,295.47
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All TIF Districts

Baker Tilly	Professional Fees per agreement	\$2,800.00
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Total Amount of Claims \$201,675.40

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Commissioners Davis and Ball moved and seconded to approve the Redevelopment Invoices as presented. The motion passed by roll call vote with all in favor.

Acceptance of Communications

The following communications were provided to the Commissioners:

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

Commissioners Hopple and Ball moved and seconded to accept the communications as presented. The motion passed by roll call vote with all in favor.

Mayor Listenberger thanked everyone for their volunteer time on this commission and announced that Kara Steele would be replacing Brian Wray as a new member for 2026.

Adjournment

The next meeting was scheduled for January 20, 2026, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:18 p.m. after a motion and second motion by Commissioners Hopple and Davis. The motion passed by roll call vote with all in favor.



Lynn M. Gorski
Clerk-Treasurer