

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

Be it remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on April 13, 2020. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana and was called to order at 6:37 p.m.

Mayor Senter led the Pledge of Allegiance and Councilman Ecker offered prayer.

Senter presided for Councilmembers Greg Compton, Duane Culp, Don Ecker and Randy Longanecker. City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xavier were also present. As allowed by Governor Holcomb's Executive Orders #20-04 and 20-09, Council Members Jeff Houin and Robert Listenberger attended the meeting electronically. Council Member Shiloh Milner was absent.

Members Ecker and Longanecker moved and seconded to approve the minutes of the regular and executive Common Council meetings on March 23, 2020 as presented. The motion carried.

Clerk-Treasurer Xavier presented a request for approval of a payment plan for the resident at 126 E Harrison Street. He is moving out and selling the property. He has been living in Michigan for several months and while he was away, there was a leak at this house. He has requested to pay \$100 per month until the final bill (approximately \$300) is paid in full. Xavier explained that there will be no additional bills for this customer since the account is final.

Ecker asked if this would include waiving penalties. Xavier said yes.

Council Members Ecker and Longanecker moved and seconded to approve the payment plan as presented and waive penalties. The motion carried.

City Attorney Surrisi presented Resolution No. 2020-903, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2020-902, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2020-897, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, the

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

Economic Development Plan, and the Allocation Area for the US 30/Pine Road Economic Development Area (TIF #3).

Surrisi explained that this is the council's step towards including a parcel of land north of the Marshall County Jail as part of TIF #3 for the remaining life of that TIF district, which is approximately 15 more years. The intent for the land is to build a 50,000 ft<sup>2</sup> manufacturing center, similar to the shell building that Pretzels, Inc. now occupies. There is a company that has been identified for the project with the intent that they will have financing in place and take over the building once the shell is completed. Surrisi explained that there will be a lease agreement between the Redevelopment Commission and Marshall County Economic Development Corporation that covers the interest on MCEDC's construction loan until the time period when the end user either enters into a long-term lease agreement or purchases the building. Final approval of the lease would come back to the council at a future meeting, have a three-year term, and be an estimated annual payment of \$80,000 per year. Surrisi said that since the end user has already been identified, he does not anticipate that the lease would be for the full three years.

Councilman Compton asked what the city's liability would be for this project. Surrisi said that if the deal with the potential manufacturing company falls through and MCEDC does not find a replacement, the Redevelopment Commission could be on the hook for the \$80,000 per year for three years.

It was discussed that before the council is asked to approve the Redevelopment's lease agreement, an executive session may be held to discuss the now confidential manufacturing company that is currently working with MCEDC to eventually occupy the building. Compton voiced his concern that with unknown economic repercussions of the COVID-19 pandemic, the council needs to be diligent about how funds are being spent and budgeted.

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

Surrisi agreed and said that part of the process for adding another project to this TIF district is to get a report from an accounting firm showing that there is sufficient tax revenue to cover existing bond obligations in addition to this project. This is required for the aquatic center's bond financing.

Xaver asked if the utility departments are aware of the type of manufacturing that is proposed for this building so they can determine if volume of utility consumption will raise any concerns. Utility Superintendent Davidson said he is not aware. Surrisi said there was a preliminary meeting about a year and a half ago between city officials and the primary investor of the potential company. He does not think they are heavy utility users and would require minimal usage water and sewer services.

Council Members Ecker and Culp moved and seconded to approve Resolution No. 2020-903, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2020-902, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2020-897, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, the Economic Development Plan, and the Allocation Area for the US 30/Pine Road Economic Development Area (TIF #3). It passed by roll call vote.

AYES:	Compton, Culp, Ecker, Listenberger, Longanecker
NAYS:	None
ABSTAIN:	Houin
ABSENT:	Milner

City Attorney Surrisi provided an update on the Stellar Communities Grant. He said they are still waiting on a response from the IRS regarding the submission of the not-for-profit application. Due to the COVID-19 pandemic, there have been delays in the completion of the by-laws for the local Stellar not-for-profit organization. There have been discussions within Marshall County and OCRA as to how the grant funding will be affected by the COVID-19 response. Jody Gold, the

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

director of OCRA, stated that the Stellar funds are safe and set aside for the Stellar effort and will not be redirected for COVID-19 relief funding. However, on a local level, there are questions as to whether some of these projects should be on hold until the ramifications of COVID-19 are known, including financial standing and the needs of the people in the communities. Surrisi said the committee plans to continue quarterly meetings. OCRA will be in Marshall County on June 2<sup>nd</sup> to see the locations of the proposed county-wide projects.

Council Members Ecker and Longanecker moved and seconded to approve the following CF-1 submissions:

- IWC Real Estate. LLC
  - Personal Property (Res 2019-861)
  - Real Property (Res 2019-859)
- Farm Innovators, Inc, Real Property (Res 2017-726)
- Pretzels, Inc
  - Personal Property (Res 2016-711 & Res 2018-787)
  - Real Property (Res 2013-574 & Res 2016-711)
- Weir Enterprises LLC (Res 2018-788)
- Zentis, Personal Property (Res 2020-889)

The motion carried.

Mayor Senter offered the privilege of the floor.

Airport Manager Bill Sheley requested the council's approval to forgive 3 months of airport-related rent for AlphaFlight. He said they have doubled the airport's typical monthly fuel sales since commencing operations at the airport in the Spring of 2019. The school has closed for 2.5 weeks to be good neighbors to the other tenants at the airport. Sheley added that the FAA has confirmed that they are okay with foregoing this rent due to the COVID-19 situation.

Ecker asked if this is opening the door for other tenants to request the same forgiveness. Sheley said that AlphaFlight is a commercial lease, while the others are not. Ecker also asked if there are reserves to support the loss of revenue for that 3-month period. Sheley said he does not think it would significantly impact the airport's funds but did defer to Clerk-Treasurer Xaver.

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

Xaver said that the airport's income is what helps fund their budget.

Sheley added that he will be speaking with the FAA tomorrow regarding a grant restitution payment between \$20,000 and \$30,000 to the Plymouth Airport from the CARES Act. He anticipates that the city will receive these monies in April.

Listenberger cautioned that the response be well thought-out, as this is the first COVID-19 relief request that has come before them. He anticipates more small businesses will be coming forward with requests. Compton voiced the same concerns and suggested that this be tabled until the next meeting.

Sheley added that AlphaFlight did not request this relief. It was a suggestion from the BOAC as a gesture to thank them for being our best customer, spurring growth at the airport over the last year, and to help them during this difficult time. The Board of Aviation Commissioners did approve the rent forgiveness and AlphaFlight is aware that the ultimate decision lies with the Council.

Council Members Ecker and Compton moved and seconded to table the request. Listenberger stated that he feels the Council should consider establishing a policy for COVID-19 relief requests so that all cases are treated fairly. He appreciates AlphaFlight's contributions and does not have a concern with the dollar amount in their situation. He is more concerned about how future requests will be handled. The motion carried.

Members Longanecker and Compton moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of March 23, 2020
- BakerTilly Letter Dated April 9, 2020 RE: Centennial Crossing Project Taxable Economic

The motion carried.

REGULAR SESSION, COMMON COUNCIL, APRIL 13, 2020

There being no further business to come before the Council, Members Longanecker and Compton moved and seconded to adjourn the meeting. The meeting adjourned at 7:21 p.m.

---

Jeanine M. Xaver, IAMC, CMC  
Clerk-Treasurer

APPROVED

---

Mark Senter, Mayor