Be it remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on March 23, 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 6:30 p.m.

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

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

Members Culp and Houin moved and seconded to approve the minutes of the regular Common Council meeting on March 9, 2020 as presented. The motion carried.

The following legal notice was advertised on March 12, 2020:

#### City of Plymouth REES Theatre Community Center Project Public Hearing Notice

On or about March 31, 2020, the City of Plymouth, on behalf of the REES Theatre, Inc., intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Public Fa-

cilities Program & Stellar Designation. This program is funded by Title I of the federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: the interior renovation/completion of the existing REES Theatre building to be utilized as a community center. The total amount of CDBG funds to be requested is \$750,000. The amount of CDBG funds proposed to be used for activities that will benefit low-and moderate-income persons is \$408,150. The Applicant also proposes to ex pend an estimated \$1,180,265 in non-CDBG funds on the proiect. These non-CDBG funds will be derived from the following sources: cash on hand generated via the REES Theatre, Inc., various philanthropic do nations and an interim bank loan.

The City of Plymouth, on behalf of the REES Theatre, Inc., hold a public hearing on Monday, March 23, 2020, at 6:30 p.m., in the Plymouth City Hall Council Chambers, located at 124 North Michigan Street, Plymouth, Indiana to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Jeanine Xaver, Plymouth Clerk Treasurer at (574) 936-2124 not later than Friday, March 20, 2020. Every effort will be made to make reasonable accommodations for these persons.

Information related to this project will be available for review prior to the public hearing as of March 12, 2020 at the Mayor's Office located at 124 North Michigan Street, Plymouth, Indiana between the hours of to 4:00p..... 9:00 a.m. to Monday-Friday invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to: Jeanine Xaver, Clerk Treasurer, 124 North Michigan Street, Plymouth, Indiana 46563, no later than Friday, March 20, 2020, in order to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and provide assistance to those displaced has been prepared by City of Plymouth and is also available to the public. However, this project will result in no displacement of any persons or businesses. For additional information concerning the proposed project, please contact Shannon McLecd, Project Coordinator, at (812) 663-7385 or email her at shannon@pprgrant.com. March 12, 2020 PN311365 hepexip

Council Members Houin and Ecker moved and seconded to open the public hearing. The motion carried and the mayor declared the public hearing open.

Shannon McCloed, federal grant writer and administrator with Priority Project Resources, addressed the council regarding the Rees Theatre Project. She said that the previous grant application, which was submitted to the state about eight months ago, was denied. Since that time,

the Marshall County Stellar Community Committee identified this project as part of their application. Marshall County did receive that award, so now the Rees Theatre Project has the potential to access up to \$750,000 through Stellar funding. McCloed reviewed the scope of the project, stating that this final phase of the project will be the complete renovating of the interior of the building. The total cost of the project remains the same as their previous submission, approximately \$1.9 million. The funding breakdown is as follows:

- \$750,000 Stellar funds
- \$154,000 Marshall County Community Foundation Fund
- \$575,000 City of Plymouth Redevelopment Commission
- \$300,000 Regional Cities funds
- \$150,000 Rees Theatre Project Committee to take out a loan and/or fundraise to make up the difference

City Attorney Surrisi added that the city's monetary pledge at this time is through the Redevelopment Commission. The city serves as the main recipient of the funds with the Rees Theatre group as the sub-recipient. McCloed added that the city will act as the pass-through agency of the funds.

The privilege of the floor was offered with no public questions or comments.

Council Members Houin and Compton moved and seconded to close the public hearing. The motion carried.

The following legal notice was advertised on March 9, 2020:

# Legals NOTICE OF PUBLIC HEARING ON VACATION OF ALLEY Notice is hereby given that

Notice is hereby given that Schoberg & Schoberg, Inc. and Paul and Valori Schoberg, 509 W. Adams St., Plymouth, Indiana have filed a petition with

## 116 Legals

the Clerk-Treasurer of the City of Plymouth, Indiana seeking to vacate two alleys located within the block of 500 W. Adams Street and 500 West Washington Street. The proposed area to vacate include two (2) platted but unimproved alleys, each

#### 116 Legals

approximately one block in length, the first running north and south from West Adams Street to West Washington Street in the 500 block of those streets and the second running east and west (and crossing the first) parallel to West Adams and West Washington Streets, all within the City of Plymouth, Marshall County, Indiana.

Notice is further given that, pursuant to IC 36-7-3-12, the Common Council of the City of Plymouth shall conduct a hearing on said petition to vacate on Monday, March 23, 2020. The public hearing shall be held at 6:00 p.m. in the second floor Council Chambers of the City Building, 124 N. Michigan Street (Garro Street Entrance), Plymouth, Indiana. Said hearing shall be conducted in com-

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pliance with IC 5-14-1.5 and at said hearing any person aggrieved by the proposed vacation may object to it as provided by IC 36-7-3-13 on one or more of the following grounds:

The vacation would hinder the

The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.

The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

The vacation would hinder the public's access to a church, school, or other public building or place. The vacation would hinder the

The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contigu-



ous.

After said public hearing, the Common Council may consider the passage of an ordinance vacating said alley, all as provided for under Indiana Law.

Dated this 3rd day of March, 2020.

Council Members Houin and Ecker moved and seconded to open the public hearing. The motion carried.

Rick Huff and Paul Schoberg were present to discuss the request from Schoberg & Schoberg, Inc. and Paul and Valori Schoberg for vacation of the two alleys within the blocks of 500 W Adams

Street and 500 W Washington Street. Huff reviewed the utilities in the area and noted that there are no water or sewer lines that run through either alley.

Houin asked if there have been any more recent surveys of the property because the attached survey is from 1998. He noted that it appears from the Marshall County GIS website that the east/west alley runs from the west side to the north/south alley, not all the way through the building that is currently standing at 507 W Adams Street. Huff said he is not aware of any other surveys.

City Attorney Surrisi added that he sent notification of the vacation request via email to NIPSCO, Centurylink, Comcast, and Choicelight. He heard back from Comcast and NIPSCO; both said they do not have services in the alleys.

Ecker asked if Street Superintendent Marquardt had any comments or concerns regarding the request. Surrisi said that he was provided the documentation and did not voice any comments or concerns.

Houin asked Surrisi for clarification; if the vacation is granted, any easements that are in place that are not part of the 1998 survey would now be the property owner's responsibility to verify and liability would not fall on the city. Surrisi said yes.

Mayor Senter offered the privilege of the floor. There were no comments or questions.

Council Members Houin and Longanecker moved and seconded to close the public hearing.

The motion carried.

Mayor Senter presented Ordinance No. 2020-2164, An Ordinance to Vacate Two Alleys Within the Block of 500 W. Adams Street and 500 W. Washington Street, on first reading.

Council Members Houin and Longanecker moved and seconded to suspend the rules and hear this ordinance on all three readings. The motion carried.

Council Members Houin and Longanecker moved and seconded to adopt Ordinance No. 2020-2164, An Ordinance to Vacate Two Alleys Within the Block of 500 W. Adams Street and 500 W. Washington Street, on second reading. It passed by roll call vote.

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

Council Members Ecker and Longanecker moved and seconded to adopt Ordinance No. 2020-2164, An Ordinance to Vacate Two Alleys Within the Block of 500 W. Adams Street and 500 W. Washington Street, on third reading. The motion carried.

The following legal notices were advertised on March 10, 2020:

citizens of Plymouth, Marshall Indiana, that a public á the Common Council of the City of Plymouth on a request for property and personal property improvements by Culver Tool and Engineering, Inc., located at 1901 Walter Glaub Drive, Plymouth, IN. A statement of benefits is on file in the on both rea Clerk-Treasurer's office, 124 N. will be conducted Michigan St., Plymouth, IN. tax abatement

nated within an Economic Revi-The real estate has been desig

talization Area pursuant to IC 6-1.1-12.1-1 on March 9, 2020. A description of the affected area is available and can be inspected in the County Assessor's Office.

Sald hearing will be held on Monday, March 23, 2020, in the Council Chambers of the City mouth, IN at the Common Persons appearing at such Building, 124 N. Michigan St. Council meeting at 6:30 p.m. (Garro Street entrance), right to be heard on public hearing shall

contact the ADA Coordinator at Disabled persons needing special accommodations,

Dated this 10th day of March

Jeanine M. Xaver Clerk-Treasurer March 13, 2020 - P March 13, 2020 PN31 (299 hspextp

City of Plymouth, Indiana

please contact the ADA Coordinator at Dated this 10th day of March, Disabled persons needing special accommodations, 574-936-2948. Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by

March 13, 2020 - P March 13, 2020 PN311297 hspaxib City of Plymouth, Indiana Jeanine M. Xaver Clerk-Treasurer

the Common Council of the City of Plymouth on a request for tax abatement on both real property and personal property improvements by Culver Tool

and Engineering, Inc., located at 2121 Walter Glaub Drive, Plymouth, IN. A statement of talization Area pursuant to IC Clark-Treasurer's office, 124 N. nated within an Economic Reviarea is available and can be in-The real estate has been desig-A description of the affected spected in the County Asses-Michigan St., Plymouth, IN. 6-1.1-12.1-1 on March 9, file benefits is on

Said hearing will be held on Monday, March 23, 2020, in the Council Chambers of the the sor's Office.

Council Members Houin and Ecker moved and seconded to open the public hearing for both Culver Tool & Engineering, Inc. tax abatements. The motion carried.

Jerry Chavez, president of Marshall County Economic Development Corporation, was present to discuss the tax abatements. Included via conference call, due to the state's COVID-19 social distancing executive order, was Wade Berger, president of Culver Tool & Engineering, Inc.

Chavez outlined the investments:

- 2121 Walter Glaub
  - Real property investment \$1.95 million
  - Personal property investment \$6.52 million
- 1901 Walter Glaub
  - Real property investment \$650,000
  - Personal property investment \$1.2 million

Chavez, on behalf of MCEDC, asked that the council vote favorably for these abatements.

February 28, 2020

Mayor Mark Senter, & Plymouth City Council City of Plymouth 124 N. Michigan Street Plymouth, IN 46563

RE: Culver Tool and Engineering, Inc. (CTE Solutions)

Mayor Senter:

The Marshall County Economic Development Corporation (MCEDC) is pleased to support an application by CTE Solutions for real and personal tax abatement in conjunction with their estimated \$10.05 MM investment.

CTE Solutions (CTE) has its beginning when it was established in 1950 in the automotive broaching industry. In 2013, the company transformed itself to service the medical industry. Since then, the company has outgrown is current facility and employs over 200 FTEs.

CTE will be making over \$2 MM improvements to the real estate at both the 2121 and 1901 Walter Glaub Dr. locations. These improvements are to accommodate nearly \$7.5 MM in additional production equipment across both locations. The bulk of this investment will be at the 2121 address creating 15 additional FTEs at that address. CTE will be adding an additional 10 FTEs to the 1901 operations bringing the total new employees to 25 at an average wage of \$22.44 per hour.

MCEDC respectfully requests that the Plymouth City Council approves the CTE Soultions tax abatement application as outlined in the Confirming Resolution.

On behalf of the MCEDC Board of Directors, we thank you for consideration and action taken on this tax abatement request. We also appreciate support given to economic development and the growth in Marshall County and the City of Plymouth.

Respectfully,

Jerry Chavez President/CEO

Clerk-Treasurer Xaver asked what the percentage and number of abated years are being requested. City Attorney said both abatements are for a 10-year period with the first seven years being at 100% and the last three years at 50%.

Xaver went on to say that the city's property tax cap losses are growing every year. During the 2020 budget process, the city's estimated revenue was less than the planned budget. Noting that the current path will continue to get worse, Xaver encouraged the council to adopt a resolution with a declining scale for tax abatements which would allow the city's assessed value to grow faster and help cut the losses. She also asked that the council review the tax abatement process for future tax abatement applications. Xaver recommended that the structure of tax abatements be such that a certain percentage be granted when considering new jobs/job retention, as is the current process, while an additional percentage be granted as long as those funds are used towards advanced education for low income city residents. She explained that this would be beneficial in multiple ways: it would provide a better educated workforce for existing local businesses and well as those

looking to expand it Plymouth; and it would make available education opportunities that might not otherwise exist for residents. This would further benefit the city and residents by making higher wages available for adults to provide better housing and better education for their own families. She said that the City of Austin, Texas has implemented a similar, successful tax abatement process with enormous success.

Houin said he would be interested in hearing more about the program in Texas. He asked if she was suggesting that the advanced education percentage not be part of the tax abatement for the applicant, but rather the city capturing that percentage of the tax payment and applying it towards that specific program. Xaver said that is correct.

Compton said he agrees with Xaver, especially on the personal property side due to the depreciation of equipment over the abatement time period. He said he spoke with the county offices and intends to contact the state, but these abatements are directly affecting the city's revenue and directly affects the ability to give employees raises or fund the budget. Compton said he appreciates the industries and the economic growth, but thinks we are giving them more than we can afford.

Chavez said he cautions this city council to apply what is done in Austin to Plymouth,

Indiana because Texas has some other incentives that they honor on a regular basis. He said Indiana
does not have a robust incentive program, so communities in Indiana are forced to use incentives
creatively in order to capture the investment that is being sought. Chavez explained that the proposed
abatement for Culver Tool is unique and that is due to the large investment that they are making. He
said forecasts have been done for economic revenue bonds for projects such as the Pretzels, Inc
expansion and Winona Building Products, which detail projected tax revenue beyond the life of the
bonds. Chavez also noted that if the specific tax abatement equipment goes away or is replaced, then
the tax abatement is no longer in place.

Compton said he understands the abatement for the real property, but is concerned that personal property values will be assessed with little to no value after the ten-year period is over.

Mayor Senter offered the privilege of the floor. There were no additional questions or comments.

Council Members Ecker and Houin moved and seconded to close the public hearing. The motion carried.

The following legal notice was advertised on March 10, 2020

#### NOTICE OF PUBLIC HEARING

Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on personal property improvements by LA Poly, Inc., located at 1430 Western Avenue and 1700 Western Ave, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN.

The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on March 9, 2020.

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A description of the affected area is available and can be inspected in the County Assessor's Office.

sor's Office.
Said hearing will be held on Monday, March 23, 2020, in the Council Chambers of the City Building, 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the pro-

posed project.
Disabled persons needing special accommodations, please contact the ADA Coordinator at 574,935,0049.

574-936-2948. Dated this 10th day of March, 2020

Jeanine M. Xaver Clerk-Treasurer City of Plymouth, Indiana March 13, 2020 - P March 13, 2020 PN311285 hspaxlp

#### NOTICE OF PUBLIC HEARING

PUBLIC HEARING

Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Corrmon Council of the City of Plymouth on a request for tax abatement on real property improvements by CAC Holding, LLC., located at 1430 Western Avenue and 1700 Western Avenue

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6-1.1-12.1-1 on March 9, 2020. A description of the affected area is available and can be inspected in the County Assessor's Office.

Said hearing will be held on Monday, March 23, 2020, in the Council Chambers of the City Building, 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the

right to be heard on the proposed project., Disabled persons needing special accommodations, please

contact the ADA Coordinator at 574-936-2948.

Dated this 10th day of March, 2020.

Jeanine M. Xaver Clerk-Treasurer City of Plymouth, Indiana March 13, 2020 - P March 13, 2020 PN311293 hspaxip

Council Members Houin and Longanecker moved and seconded to open the public hearings for LA Poly, Inc. and CAC Holdings. The motion carried.

Chavez reviewed the investment that these companies will be making and asked that the council vote favorably for these abatements.

February 21, 2020

Mayor Mark Senter, & Plymouth City Council City of Plymouth 124 N. Michigan Street Plymouth, IN 46563

RE: LA Poly Inc. Tax Abatement

Mayor Senter:

The Marshall County Economic Development Corporation (MCEDC) is pleased to support an application by LA Poly Inc. for real and personal tax abatement in conjunction with their estimated \$2.1 MM investment.

LA Poly Inc. has purchased the vacant Bay Valley Foods building at 1430 Western Ave. This \$1.2 MM investment into the real estate will accompany an additional \$900,000 investment into equipment for plastic grinding and extruding. There are currently 9 employees working at LA Poly with an additional 11 full time employees expected to be added as a result of this project.

MCEDC respectfully requests that the Plymouth City Council approves the LA Poly Inc. tax abatement application as outlined in the Confirming Resolution.

On behalf of the MCEDC Board of Directors, we thank you for consideration and action taken on this tax abatement request. We also appreciate support given to economic development and the growth in Marshall County and the City of Plymouth.

Respectfully,

Jerry Chavez President/CEO

City Attorney Surrisi stated that these abatements each have 7-year terms on a declining scale for both real and personal property.

Council Members Houin and Ecker moved and seconded to close the public hearing. The motion carried.

Council Members Houin and Longanecker moved and seconded to appoint Jenny Sickmiller to the Economic Development Commission as the council's representative. The motion carried.

Mayor Senter presented Resolution 2020-898, Resolution of the City of Plymouth

Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the

City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Real Property and

Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (Culver Tool & Engineering,

Inc.) and Resolution No. 2020-899, Resolution of the City of Plymouth Confirming the Adoption of
a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within
an "Economic Revitalization Area" for Purposes of Real Property and Personal Property Tax

Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (Culver Tool & Engineering, Inc.).

Councilman Compton moved to approve these two resolutions with the amendment that the scale be a 10%-declining scale for the 10-year period. The motion died due to lack of second.

Council Members Houin and Longanecker moved and seconded to approve Resolution 2020-898, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Real Property and Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (Culver Tool & Engineering, Inc.) and Resolution No. 2020-899, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Real Property and Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (Culver Tool & Engineering, Inc.), as presented.

Houin added that he does not feel the correct perspective is to question whether the city can afford the tax abatement or not. He said this thought process assumes that all the proposed development would move forward with or without the abatement. When considering an abatement, it is an incentive to convince companies to grow, stay, and develop in the city. Houin added that the question becomes what will happen if we do not grant these abatements; will companies continue to

invest in the city's economy. He feels granting abatements are worth the investment in the city's

economic development.

Wade Berger, Culver Tool president, spoke on behalf of the company. He reviewed salary

and benefits packages for their employees and said the business in continuing to grow.

It passed by roll call vote.

AYES:

Culp, Ecker, Houin, Listenberger, Longanecker, Milner

NAYS:

Compton

Council Members Houin and Culp moved and seconded to adopt Resolution No. 2020-900,

Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution

Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic

Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et

seq. (LA Poly, Inc.) and Resolution No. 2020-901, Resolution of the City of Plymouth Confirming

the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of

Plymouth to be Within an "Economic Revitalization Area" for Purposes of Real Property Tax

Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (CAC Holdings, Inc.). It passed by roll call vote.

AYES:

Compton, Culp, Houin, Listenberger, Longanecker, Milner

NAYS: ABSTAIN:

Ecker

City Attorney Surrisi provided an update on the Stellar Communities. He said the Park Board

has engaged The Troyer Group to begin design of Phase II for River Park Square. The Rees Theatre

project is moving forward, as was discussed in the public hearing earlier in this meeting. Governor

Holcomb did announce that Stellar Grant money may be redirected for COVID-19-related responses

in the state, so there are some questions regarding whether the funding will be available. With the

fluid situation regarding the virus, information is still pending.

Council Members Ecker and Culp moved and seconded to approve the following

CF-1: DAC Enterprise (Real Property – Res 2016-694). The motion carried.

Mayor Senter offered the privilege of the floor. Councilman Ecker reminded the public and

council members that there is a Red Cross blood drive on Saturday and he asked that anyone able to

donate try to attend.

Members Longanecker and Ecker moved and seconded to accept the following

communications:

• Minutes of the Board of Public Works and Safety meeting of March 9, 2020

• Minutes of the Board of Aviation Commissioners meeting of February 11, 2020

• Minutes of the Urban Forest and Flower Committee meeting of February 19, 2020

- Minutes of the Park Board meeting of February 3, 2020
- February 2020 Clerk-Treasurer's Financial Reports and Depository Statement/Cash Reconcilement

The motion carried.

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 7:30 p.m.

APPROVED	Jeanine M. Xaver, IAMC, CMC Clerk-Treasurer
Mark Senter, Mayor	