

Agenda
CITY OF PLYMOUTH REDEVELOPMENT COMMISSION
Tuesday, May 19, 2020

REDEVELOPMENT COMMISSION

Council Chambers

5:30 P.M.

124 N Michigan St., Plymouth
Garro Street entrance, 2nd floor

1. Call to Order
2. Roll Call
3. Approve Minutes
 - Regular Session of April 21, 2020
 - Special Session of April 27, 2020
4. Public Hearing: To receive and hear remonstrances and objections from all persons interested in or affected by the proposed projects and proceedings pertaining to amending the economic development area, the economic development plan and the allocation area for the US 30 / Pine Road Economic Development Area (TIF #3) and added to the specific list of projects for TIF #3 support for Marshall County Economic Development Corporation's construction of one or more industrial manufacturing centers for new business attraction, through participation in a lease of said facilities.
5. TIF #1
 - Hoham Drive Project Update (PW-16-072)
 - Initial Property Acquisition Start-Up
 - Underground Detention Basin
 - Pioneer Drive Project (PW-19-037)
 - Inspection estimate for construction monitoring
 - Undated Construction Estimate
6. TIF #2
7. TIF #3
 - Aquatic Center Update
 - Manufacturing Center Update
 - Resolution No. 2020-904, A Confirmatory 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) for the Purposes of Tax Increment Financing
8. TIF #4
 - River Gate South Development Project Update
9. TIF #5
10. TIF #6
 - Centennial Crossing Project Update
11. Other Business: Determination of Excess Assess Valuation in each TIF District
12. Approval of Redevelopment Invoices
13. Acceptance of Communication
 - 1993 TIF Trial Balance – April, 2020 (TIF #1)
 - 2000 TIF Trial Balance – April, 2020 (TIF #2)
 - 2005 TIF Trial Balance – April, 2020 (TIF #3)
 - 2016 TIF Trial Balance – April, 2020 (TIF #4)
 - Baker Tilly Tax Impact Statement disclosing potential impact of expanding the Existing Area and Existing Allocation Area and capturing Tax Increment
 - 2018 Payable 2019 TIF Extract Data from Marshall County for TIF Districts 1, 2, 3 and 4
14. Adjournment