

PLYMOUTH REDEVELOPMENT COMMISSION
SPECIAL SESSION
February 11, 2020
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The Plymouth Redevelopment Commission met in special session at 5:30 p.m., Tuesday, February 11, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, Indiana.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple, and Melissa Christiansen. Attorney Sean Surrisi, City Engineer Rick Gaul and Deputy Clerk-Treasurer Abby Collins were also in attendance. Commissioner Tom Pedavoli arrived after roll call.

TIF #1

Hoham Drive Reconstruction Project – Supplemental Contract with Lochmueller

City Engineer Rick Gaul reviewed the LPA consulting contract between the city and Lochmueller, including the scope of work, schedule, and compensation. He noted that the agreement total is \$39,415.00. The agreement does allow for additional services and fees that can be added at the city's discretion to help with extra work, such as eminent domain acquisitions.

Gaul also reviewed the following letter that was submitted to INDOT in order to receive the 80/20 reimbursement matching funds:

January 28, 2020

Mr. John Krueckeberg
Project Manager
Indiana Department of Transportation
LaPorte District
315 Boyd Boulevard
LaPorte, Indiana 46350

Re: Des. No. 1600926
Project No: 1600926
Location: Hoham Drive Reconstruction
LPA: Plymouth, Indiana

We hereby request the authorization of federal funds in the estimated right of way acquisition costs, as follows:

Land, Improvements & Damages	<u>\$570,900.00</u>
Relocation Entitlements	<u>\$0.00</u>
Incidental R/W Costs	<u>\$6,750.00</u>
Recording Fees	
Partial Mortgage	
Releases	
Property Management	
Costs	

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(Securing Structures,
Rodent Control,
Mowing, Etc.)

Total Authorization Requested	<u>\$577,650.00</u>
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These costs are in addition to agreements for consultant services for right-of-way acquisition, which will be processed for authorization. These costs are for 100% of the required amount.

In response to the letter, INDOT sent the Local Public Agency Project Coordination Contract: EDS# A249-20-L200035, Des No.: 1600926, CFDA No.: 20.205. This agreement between the city and the State of Indiana finalizes the state's commitment to pay 80% of the cost as outlined above. The maximum amount of federal funds allocated to this project is \$493,652.00.

Commissioners Hopple and Ellinger moved and seconded to approve the documents as presented.

Miley asked Gaul to expand on the urgency to get the documents approved. Gaul said that INDOT's fiscal year ends in June, therefore the state's agencies start to shut down around the beginning of May. If the city waited until the next fiscal year, funding would not be available until late in the year. Gaul said they are wanting to begin land acquisitions soon.

The motion to approve the documents carried.

TIF #4

Update on River Gate South Project

City Attorney Surrisi said following the last Redevelopment Commission meeting, the developer was notified of the payment denial and given the punch list items. Surrisi, Miley, Ellinger, and several city department heads were part of a conference call with the developer, Scott Sivan, to get a timeline of when these punch list items will be completed. The developer determined that the remaining items should cost approximately \$20,000 to complete. The city's estimate has that total at \$53,990.03.

The largest and most costly project will be getting the sidewalks and parking lot fixed to meet ADA requirements. The city estimates that cost to be just over \$41,000.

Surrisi said that on the legal side of this deal, the commission has no obligation to make any payment at this point in time. He reviewed the agreement, including the sections regarding natural termination and the effort of both sides to act responsibly, cooperatively, and in good faith in their joint efforts to finalize the development.

The final development payment per the signed agreement is \$183,290.00. Should the commission decide to release a partial payment and retain only the estimated cost of the remaining punch list items, \$53,990.03, then the payout would be \$129,299.97.

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Ellinger said that during the phone conference, he felt the developer was making too many excuses for the work not being completed and verified. His opinion was that the city not release any funds at this time.

Commissioners Ellinger and Felde moved and seconded to deny payment.

Miley said he would like the developer to provide a schedule and plan moving forward. Felde asked that the developer also be responsible for putting the landscaping back that would have been present the day the took over the project.

The motion to withhold payment passed.

The next meeting is scheduled for February 18, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:19 p.m. after a motion and second by Commissioners Pedavoli and Felde. The motion carried.



Abby Collins
Deputy Clerk-Treasurer