

## PLYMOUTH REDEVELOPMENT COMMISSION

August 18, 2020

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, August 18, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, Indiana.

As allowed by Governor Holcomb's Executive Order #20-04 and 20-09, Commissioners were able to attend the meeting virtually. President Mike Miley called the meeting to order. Miley, along with Commissioners Billy Ellinger, Craig Hopple, and Melissa Christiansen attended the meeting virtually. Commissioner Nancy Felde attended the meeting in person. Other attendees included City Attorney Sean Surrisi, City Engineer Rick Gaul and Clerk-Treasurer Jeanine Xaver. Commissioner Tom Pedavoli was absent.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the regular session of July 21, 2020. The motion carried.

### TIF #1

#### **Update on Hoham Drive Reconstruction Project**

City Engineer Rick Gaul updated the commission members on the Hoham Drive Project. He presented amendment #2 to the preliminary engineering contract, which includes the summary of the amendment, a copy of the amendment, and the fee justification table. These changes are primarily due to the revisions made to the Stormwater Detention System. The additional cost is \$14,700 and brings the total engineering cost of the project to \$376,005.00. This project is eligible for the 80/20 INDOT matching grant. Originally, INDOT indicated that they would not have the funds to pay for the additional changes, however they have asked that Engineer Gaul go ahead and put the change request in for additional funding.

Commissioners Ellinger and Felde moved and seconded to approve amendment #2 to the preliminary engineering contract. The motion carried.

#### **Update on Pioneer Drive Reconstruction Project**

Gaul said the work on this project began last week. He continues to get updates from the inspection services on the progress of the project.

#### **Potential Future Project**

City Attorney Surrisi notified the commission that the city just underwent review of a financial plan for capital improvement projects which included the 5-year forecast of TIF's 1, 2, and 3. An upcoming project could include the extension of Veteran's Parkway, which would be in conjunction with Marshall County. The scope of the project would connect Veteran's Parkway from North Michigan Street west to Oak Road (north of Showland Cinemas) and continue west to connect with Jack Greenlee Drive where the new INDOT substation is located. It will be an 80/20 split just like the Hoham Drive project. They are hoping to apply for the grant cycle with Marshall County being the lead agency on the project. The bulk of the funding would come in 2024-2025 at a balance of about \$600,000. There will be more information provided at a later date. Part of the first phase of the project, which was completed several years ago, was the wetland mitigation in anticipation of phase 2 starting at a later date.

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TIF #2

**Update to Riverpark Square Phase 2 and Greenway Trail Phase 3**

The Troyer Group came up with two conceptual designs that will be distributed with budget estimates for Stellar Communities. For local funding purposes, both projects could be considered as part of Phase 2 of Riverpark Square.

TIF #3

**Aquatic Center Update**

Jerry Chavez, president of Marshall County Economic Development Corporation, updated the commissioners on the parking lot. It has now been paved. He showed a picture of the completed parking lot.

TIF #4

**River Gate South Project**

City Attorney Surrisi provided an update. He said the decorative balls on the fence have not been replaced and the limestone in the flower beds have yet to be replaced. There was asphalt put in in the parking lot so that the drainage can go inland to the drain pipes.

TIF #5 - No updates.

TIF #6

**Update to Centennial Crossings**

Surrisi provided an update. There are several buildings currently in construction at Centennial Crossings. City representatives have recently met with the developer to decide on the type of street lighting that will be installed. Centennial Crossings will be requesting adjustments to the Planned Unit Development at the Plan Commission's September meeting regarding the distance between the single-family homes.

The Park Board is also engaging with the developer on a preliminary design to extend the Greenway Trail through the development and connect to the northern side of Price's Pond. They have a proposal from the Troyer Group and are looking to submit a grant application that would provide funding to extend the Greenway Trail along Randolph Street up to Plymouth-Goshen Trail.

Approval of Redevelopment Invoices

Clerk-Treasurer Xaver presented the following invoices for the Commission's approval:

- June progress payment to Lochmueller in the amount of \$8,461.45 paid from TIF 1 for Hoham Drive
- May, June, and July progress payments to Lochmueller for Pioneer Drive from TIF 1 pricing at \$12,787.43, \$11,795.75, and \$23,479.51

Commissioners Hopple and Ellinger moved and seconded to approve payment of the invoices as presented. The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – July, 2020 (TIF #1)
- 2000 TIF Trial Balance – July, 2020 (TIF #2)

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- 2005 TIF Trial Balance – July, 2020 (TIF #3)
- 2016 TIF Trial Balance – July, 2020 (TIF #4)

Commissioners Felde and Pedavoli moved and seconded to accept the communications as presented. The motion carried.

Other Business

The next meeting is scheduled for September 15, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:04 p.m. after a motion and second by Commissioners Ellinger and Felde. The motion carried.

  
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Jeanine M. Xavier, IAMC / CMC  
Clerk-Treasurer

