

PLYMOUTH REDEVELOPMENT COMMISSION

September 15, 2020

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The Plymouth Redevelopment Commission met in regular session at 5:35 p.m., Tuesday, September 15, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, Indiana.

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

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the regular session of August 18, 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 said that the review appraisals are complete; the environmental report is being revised. Once the environmental report is complete, they can begin purchasing rights-of-way.

Update on Pioneer Drive Reconstruction Project

Gaul said the initial subgrade is on the road; the contractor worked on driveways today. Gaul said that he and representatives from Lochmueller Group met with property owners on site to answer their questions and concerns about the project.

TIF #2

Update to Riverpark Square Phase 2 and Greenway Trail Phase 3

City Attorney Surrisi reported that Mike Reese from the Troyer Group talked with the park board on several options. The park board preferred the placement of the pavilion to be moved closer to the playground rather than the center of the park. The Troyer Group came up with the concept of the sensory garden and preferred this be placed off to the side of the park rather than the center while keeping it accessible. The sensory garden was preferred by the park board over the community garden. Next, the prior version of the veteran's plaza was preferred over the most recent version. For the natural playground the "stone" features were preferred by the board and may be integrated into the design. This will be funded later this year and they will look for bids in the spring/summer of next year.

TIF #3

Aquatic Center Update

City Attorney Sean Surrisi updated the commission members on the parking lot at the Aquatic Center and said that it has been completed. The grass has also been seeded and the parking lot has been striped. Hoosier Racing Tire has donated \$50,000 for the canopy that overhangs the drop-off area. Vanadco Signs poured the foundation for the sign. A variance will be put in front of the Board of Zoning Appeals for the electronic messaging sign on US 30 by MCEDC and Vandaco Signs.

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Manufacturing Center Update and Lease Proposal

Jerry Chavez said that this project is slated to cost \$2.1 million with \$400,000 being regional cities funding. Centier Bank is financing this project for \$1.7 million in a conventional loan. The building is set to be 43,000 square feet and will be expandable to 120,000 square feet. There is already a strong interest in the project with two leads. The building will require an additional \$3.7-3.8 million to create a turn key building. Rick Slagel with Majority Builders stated that an additional \$2 million is anticipated to be invested by a new contributor.

Commissioners Hopple and Ellinger moved and seconded to bring up this discussion at the next meeting. The motion carried.

TIF #4

River Gate South Project

Commissioners Ellinger and Hopple moved and seconded to table the discussion for this project. The motion carried.

TIF #5- No Updates

TIF #6

Update to Centennial Crossings

The plan for the Planned Unit Development has been amended and will be going in front of the Plan commission in order to get the amendment approved and sent to the Council to be finalized.

Chavez gave an update on MCEDC activities.

Approval of Redevelopment Invoices

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

- July progress payment to Lochmueller Group in the amount of \$3,952.03 for the Hoham Drive project to be paid from TIF 1
- July progress payment to Lochmueller Group in the amount of \$3,201.14 for the Pioneer Drive project to be paid from TIF 1
- \$1,900 to J Carnine & Co for appraisal of 2809 Jim Neu Dr. to be paid for from TIF 3
- Transfer of \$5,587.21 from the City Building Construction Fund to TIF 1

Commissioners Ellinger and Hopple 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 – August, 2020 (TIF #1)
- 2000 TIF Trial Balance – August, 2020 (TIF #2)
- 2005 TIF Trial Balance – August, 2020 (TIF #3)
- 2016 TIF Trial Balance – August, 2020 (TIF #4)

Commissioners Ellinger and Hopple moved and seconded to accept the communications as presented. The motion carried.

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Other Business

For the first round of small business COVID relief grants there were eight businesses receiving \$2,500 grants and three businesses receiving \$10,000 loans. The second round of applications will be accepted until October 2, 2020.

The next meeting is scheduled for October 20, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:16 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.



Jeanine M. Xavier, IAMC / CMC
Clerk-Treasurer

