

PLYMOUTH REDEVELOPMENT COMMISSION

November 17, 2020

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The Plymouth Redevelopment Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on November 17, 2020 at 5:30 p.m.

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, Ellinger, Felde, and Hopple attended the meeting virtually. Other attendees included City Attorney Sean Surrisi, Mayor Senter and Clerk-Treasurer Jeanine Xaver. Commission Members Tom Pedavoli and Melissa Christiansen were absent.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last regular meeting of October 20, 2020, as presented. The motion carried.

TIF #1

Update on the Hoham Drive Reconstruction Project

City Engineer Rick Gaul updated the commission members on the Hoham Drive project. In late October they received the okay to purchase the right of way. They have not heard anything more on this yet.

Update on the Pioneer Drive Reconstruction Project

City Engineer Rick Gaul updated the commission members on the Pioneer Drive Project. Pavement and mulch were down. The county is concerned about the striping on the pavement getting put down. Miley added that the county was also worried about not getting the pavement down on 7B. There will be an update on this next meeting.

Surrisi referred to a potential extension of Veteran's Parkway. A resolution to add this to the TIF project list would be coming to the commission next year. The city council had voted to okay the cooperation with the county for the INDOT funding of the project. USI Consultants designed the first phase of the project will be working on the application again this time. The project should be awarded around January or February.

TIF #2

Nothing new at this time.

TIF #3

Aquatic Center Update

The groundwork for the Electronic Messaging Board on US 30 was to be started on the week of the meeting. Surrisi mentioned that he and MCEDC were working on a new project for TIF #3 for a future meeting.

TIF #4 – No Updates at this time

A flowerbed and sidewalk update will be given at the next meeting.

TIF #5 – No Updates at this time

Felde asked if there was anything happening at the old Del Monte site due there being some activity at the building. Surrisi stated that there was nothing that he knew of other than there was a prospective buyer in the summer that did not work out.

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TIF #6

Update on Centennial Crossings

Surrisi gave an update on the Centennial Crossings Project. All five of the buildings are under roof and the senior building is also under roof. The water and sewer systems are already installed at the site and they were working on the storm sewer. Developer Al Collins told Surrisi that they are currently two months ahead of schedule at the moment due to the nice weather this fall.

Felde asked if the black piping that she saw on the site was for the storm works. Rick was not sure but was guessing that it may be a private pipe. Felde mentioned that they were large black corrugated pipes. Rick stated that he is still not sure, but it may very well be.

Other Business:

Surrisi told the commission that the mayor will submit another invoice for the next meeting from the US 30 Coalition. They have been working on lobbying efforts for US 30 to be turned into a freeway. They are partnering with the Northwest Indiana Chamber efforts for getting the western counties more engaged. Valparaiso seemed to be making their way into being more engaged. This is a priority project according to the Governor of Indiana. The group is hoping to get this started next year.

Approval of Redevelopment Invoices

No invoices to approve at this time.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – October 2020 (TIF #1)
- 2000 TIF Trial Balance – October 2020 (TIF #2)
- 2005 TIF Trial Balance – October 2020 (TIF #3)
- 2006 TIF Trial Balance – October 2020 (TIF #4)
- MCEDC Letter

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

Other Business

The next meeting is scheduled for December 15, 2020 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:51 p.m. after a motion and second by Commissioners Felde and Hopple. The motion carried.

Jeanine M Xaver,
Clerk-Treasurer