

PLYMOUTH REDEVELOPMENT COMMISSION

December 15, 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 December 15, 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, Hopple and Christiansen attended the meeting virtually. Other attendees included City Attorney Sean Surrisi, Mayor Senter, City Engineer Gaul and Clerk-Treasurer Jeanine Xaver. Commission Member Tom Pedavoli was absent.

Commissioners Felde and Hopple moved and seconded to approve the minutes of the last regular meeting of November 17, 2020, as presented. The motion carried.

TIF #1

Update on the Hoham Drive Reconstruction Project (PW-16-072)

City Engineer Rick Gaul gave an update on the Hoham Drive Reconstruction Project. Previously the commission had entered into a contract with the Lochmueller Group for this project and during that meeting there was a question on if there would be funding available. Gaul had found out that Federal Funding for this was available. In order to get this funding, the commission needed to execute the agreement with INDOT in order to have 80% of Amendment #2 to be refunded.

Clerk-Treasurer Xaver asked what the full cost of the amendment was. Gaul stated that it was around \$14,000 but would need to look that up for a more accurate number.

Commissioners Ellinger and Felde moved and seconded to confirm the Mayor's Signature on Amendment #2 and entry in to the contract.

Update on the Pioneer Drive Reconstruction Project (PW-19-037)

City Engineer Rick Gaul gave an update on the Pioneer Drive Reconstruction Project. The City made an agreement with the County that the city would put down dense palliative and maintain the road. The County had put down some of the dense palliative and it was falling apart before the city could put the top layer on. The only way to fix this would be to wedge and level it with asphalt. This was finished the day after Thanksgiving. They have met with Walsh & Kelly about the wedge and level. The mobilization was \$5,350 the wedge and level came to \$10,600 for a total of \$15,950.

Gaul presented Change Order #1 and mentioned that during closeout the Dense Palliative would be deducted from the contract amount and this would be around \$4,800. Which would make the new contract amount \$645,465.75

Commissioner Ellinger asked if this change order would still keep the commission within budget. Gaul confirmed this and stated that he had met with Lochmueller and they believe that the project would still be underbudget. Gaul asked for the approval from the commission to approve Change Order 1.

Commissioners Ellinger and Hopple moved and seconded to approve Change Order 1 as presented. The motion carried.

TIF #2

City Attorney Surrisi gave an update on River Park Square Phase Two. There was recently a meeting with members of the park board, park superintendent, Laura Mann, Nancy Felde, and Sean Surrisi starting the

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discussion on this phase. The grant funds will be put into OCRA soon and the approval would be expected in early 2021.

TIF #3

Aquatic Center Update

City Attorney Surrisi gave an update on the Aquatic Center. Surrisi was looking at the possible options for future operations due to the non for profit who has the lease with the city suing of Rick Miller due to default and damages. Surrisi mentioned that the construction of the sign for the aquatic center would be done soon.

Manufacturing Center Update

City Attorney Surrisi gave an update on the progress of the Manufacturing Center. Quite a bit of the groundwork had been done at the site and steel for the building had arrived. They were hoping to start pouring foundations within the next week or two after the meeting.

TIF #4

City Attorney Surrisi mentioned that some additional improvements have been done to the buildings at the Rivergate Apartments. Commissioner Ellinger brought up how he liked how the lights on the footbridge that connects to River Park Square look. Ellinger commented on a section of the fencing is lying on the bank of the river needs to be removed before it is washed away. Surrisi stated that he would bring this up to Mike Hite.

TIF #5 – No Updates at this time

TIF #6

Update on Centennial Crossings

Surrisi gave an update on the Centennial Crossings Project. The contractors on the project are making great strides on the buildings and lift station. The sewer and drainage work are still in progress.

Other Business:

There was no other business at this time.

Approval of Redevelopment Invoices

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

- September progress payment to Lochmueller Group in the amount of \$9,602.71 for the Hoham Drive Reconstruction Project to be paid from TIF 1
- October progress payment to Lochmueller Group in the amount of \$617.96 for the Hoham Drive Reconstruction Project to be paid from TIF 1
- September progress payment to Lochmueller Group in the amount of \$11,859.47 for the Pioneer Drive Project to be paid from TIF 1
- October progress payment to Lochmueller Group in the amount of \$22,571.89 for the Pioneer Drive Project to be paid from TIF 1
- Transfer of \$27,500.00 to the Water Department for semi-annual payment for pledge to bond to be paid from TIF 1
- Payment to U.S.30 Coalition in the amount of \$5,000.00 for an additional assessment to be paid from TIF 1
- Payment to Baker Tilley in the amount of \$1,250.00 for professional fees for lease rental bonds for City Office Building to be paid from TIF 1

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- Transfer of \$63,360.00 to TIF principal and interest fund for semi-annual bond payment to be paid from TIF 2
- Payment to the Troyer Group in the amount of \$27,000.00 for River Park Square Phase 2 October Services to be paid from TIF 2

Commissioner Hopple asked what the additional \$5,000.00 to the U.S. 30 Coalition was being paid for. Surrisi stated that that additional assessment was to help bring in a new lobbyist to help bring Laporte County and Porter County to the table. This claim covers those additional expenses.

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

The following communications were provided to the Commissioners:

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

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

Other Business

The next meeting is scheduled for January 19, 2020 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:06 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.

Jeanine M Xaver,
Clerk-Treasurer