

PLYMOUTH REDEVELOPMENT COMMISSION

January 19, 2021

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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 January 19, 2021 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. Commissioner Hopple attended the meeting in person while Miley, Ellinger, Felde, Pedavoli and Christiansen attended the meeting virtually. Other attendees included City Attorney Sean Surrisi, City Engineer Gaul and Clerk-Treasurer Jeanine Xaver.

Swearing in of the commissioners will be done at the next meeting on February 16, 2021 along with the election of the officers.

Commissioners Ellinger and Felde moved and seconded to approve the minutes of the last regular meeting of December 15, 2020, as presented. The motion carried.

TIF #1

Update on the Hoham Drive Reconstruction Project

City Engineer Gaul gave an update on the Hoham Drive Reconstruction Project. At a previous meeting it was asked how much the full amount of the passed amendment was for this project. Gaul stated that the total amount of the amendment was \$14,700 with INDOT paying \$11,760 and the city paying \$2,940. To proceed a wave evaluation would need to be done to purchase the right of ways. The mayor had signed off on this and offers are being made to purchase the right of way.

City Attorney Surrisi had received notice as to how INDOT would like deeds and easements written. He will be working on tweaking this information as this project continues.

Update on the Pioneer Drive Reconstruction Project

City Engineer Gaul stated that the Pioneer Drive Reconstruction Project was completed. He was trying to check with the contractor and had received no response. Lochmueller was working on the final costs for the project but it seemed that it would be under budget. This will be confirmed at a later time. Once the final progress estimate is done, Gaul will prepare a change order to reflect these changes. After this, the final documentation will be done for the Community Crossings Project.

Commissioner Miley asked if there were any updates on how the patching on 7B was doing. Gaul stated that there were no updates on this yet, but it seemed to be holding up well so far.

Commissioner Felde asked if any improvements were done by the state yet at the intersection of US 30 and Pioneer Drive. Gaul stated that the City had left this be and are currently waiting to see if the state steps forward with anything for the intersection.

City Attorney Surrisi stated that there is a potential project to extend Veteran's Parkway. He will be looking to have a resolution in front of the board at the next meeting. Surrisi also updated the

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Commission on the Rees Theatre Project. In the next 3-4 weeks they were looking to put the construction out for bids and hope to award the work in the spring. An electronic message board will be installed at the Rees through a state grant from OCRA. These signs were purchased already. Work would be started the week after the current meeting.

TIF #2

At the December meeting Ellinger asked about the lights on the bridge connecting to River Park Square. Surrisi stated that these lights were installed by the apartments.

Surrisi displayed an image of River Park Square Phase 2 with the anticipated schedule for the project. They hope to be opening bids in August.

TIF #3

Aquatic Center Update

City Attorney Surrisi stated that there are still discussions on the aquatic center happening with the City Council. They are looking to potentially fund the operations there. The litigation process for this is currently ongoing and the court date was set for February 16, 2021. Currently they are still looking for interim and long-term solutions on how to fund the operations.

Commissioner Miley asked if this would change any of the obligations for the Commission. Surrisi stated that this would not affect their obligations.

Manufacturing Center Update

City Attorney Surrisi stated that the progress for this project is on schedule even though the work was shut down the week before the meeting due to COVID going through the crew.

TIF #4

No updates at this time.

TIF #5

No updates at this time.

TIF #6

Update on Centennial Crossings

City Attorney Surrisi stated that they are continuing to make progress on Centennial Crossings. Utility Superintendent Davidson stated that the sanitary sewer main and water main have been installed. Taps have been done and ran outside of the future roadways. Several of the taps have been set and metered. The lift station had recently been started as well.

Other Business:

Clerk Treasurer Xaver stated that the City should not take on the Aquatics Center. Depending on the solution that the City comes up with, she may be asking the redevelopment commission to release more AV this coming summer than the previous year to lower the tax rate. This way the

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City, as well as all of the overlapping taxing districts, lose less in property tax caps. Commissioners should be looking long term. If they continue to carry through with all of the proposed projects the funds will be in the red.

Miley asked Xaver to explain AV and impacts in May before the release would be set.

Approval of Redevelopment Invoices

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

- November Progress payment to Lochmueller Group in the amount of \$11,214.06 for the Pioneer Drive Project to be paid from TIF 1
- Payment to Old National Bank in the amount of \$156,520.00 for the semi-annual lease payment of the City Building to be paid from TIF 1
- Payment to Bank of New York Mellon in the amount of \$63,360.00 for the River Park Square Bond to be paid from TIF Principal and Interest Fund.

Commissioners Ellinger and Hopple 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 – December 2020 (TIF #1)
- 2000 TIF Trial Balance – December 2020 (TIF #2)
- 2005 TIF Trial Balance – December 2020 (TIF #3)
- 2006 TIF Trial Balance – December 2020 (TIF #4)

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

Other Business

The next meeting is scheduled for February 16, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:00 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.



Jeanine M Xaver, IAMC, CMC, CPFIM
Clerk-Treasurer

