

PLYMOUTH REDEVELOPMENT COMMISSION

February 16, 2021

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The Plymouth Redevelopment Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on February 17, 2021 at 5:30 p.m.

As allowed by Governor Holcomb's Executive Order, Commissioners were able to attend the meeting virtually, President Mike Miley called the meeting to order. Miley, Billy Ellinger, Nancy Felde, Craig Hopple, Dr. Tom Pedavoli and Melissa Christiansen attended the meeting virtually. Other virtual attendees included City Attorney Sean Surrisi, Mayor Mark Senter, City Engineer Rick Gaul, Utility Superintendent Donnie Davidson and Clerk-Treasurer Jeanine Xaver.

Commissioners Hopple and Ellinger moved and seconded to continue holding the Redevelopment Commission meetings on the third Tuesday of each month at 5:30 p.m. The motion carried.

Clerk-Treasurer Xaver administered the Oath of Office to all members present virtually.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last regular meeting of January 19, 2021 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. For the right-of-way acquisition, the buyer has been out and has made some offers. The mayor has signed some of the paperwork that they have needed and Surrisi has reviewed the deeds that will need to be done. There is still a final review that will need to be done for the deeds. They are currently working on the utility plans in order to get to the Phase 3 of the plans. Gaul feel that so far it is going well and is on schedule.

Felde asked if the project would be done and open to traffic in 2023 as the original schedule states. Gaul stated that they were looking to get bids in 2022 and is hoping to be open to traffic in 2023.

Update on the Pioneer Drive Reconstruction Project

City Engineer Rick Gaul updated the commission members on the Pioneer Drive Project. Gaul stated that he had received an email asking if the last progress billing had been received. He was working on finishing up a change order for the project in order to finish out the project. It appears that this will be coming in under budget. At the previous meeting the commission asked what Jason Peters thought of the project. Gaul stated that he wanted to take a look at the work when there was not snow on it to find the rough places before asking Peters what he thought.

TIF #2 – No Updates at this time

TIF #3

Aquatic Center Update

City Attorney Surrisi updated the commission members on the Aquatic Center. He stated that the Common Council will be holding a public hearing for additional appropriations by using the Rainy Day Fund to provide funding for the operations of the Aquatic Center. Recently, Mayor Senter and Surrisi attended a hearing on behalf of Marshall County Health and Wellness against Rick Miller. Rick Miller made a motion to reconsider the default judgement against him. The court granted the motion to reconsider and Miller and his attorney have twenty days to submit a statement. Surrisi stated that he was still actively working on the litigation of the complaint.

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Felde asked when the public hearing will be. Surrisi stated that it will be on February 22, 2021 at 6:30 p.m.

Miley asked if this would be available via Zoom. Surrisi stated that it would be and the information is available on the city website.

Manufacturing Center Update

City Attorney Surrisi stated that the work at the manufacturing center seems to still be on schedule from what he can tell.

TIF #4 – No Updates at this time

TIF #5 – No Updates at this time

TIF #6

Update on Centennial Crossings

Surrisi gave an update on the Centennial Crossings Project. The project is continuing to progress quickly. They were working on final drainage plans and are hoping to get them done later in the week. The contractors were working to get building permits for the other additional structures.

Other Business:

Miley reminded the commission about an email sent out by Clerk-Treasurer Xaver about the Circuit Breaker Training April 21st at 10 am and 2 pm. He encouraged the commission to sign up if they were able as it would help them understand how the circuit breaker works.

Hopple asked if this would be a recorded class. Xaver stated that the last time she took the class it was not recorded. Hopple asked if she would send the link to him if it was recorded as that would work better for him.

Surrisi updated the commission members on the US 30 Coalition. There will be a press release coming to the commission as they have secured commitment from INDOT and the governor to initiate a Planning and Environmental Linkages (PEL) study. This is the first environmental step to making US 30 a freeway a reality. He assured that the coalition would work to make sure that they would still have a voice in the planning of the freeway.

Mayor Senter added that INDOT is still planning on having J-turns at King and Queen Road. The coalition has made a stand against those and INDOT is aware of that. Surrisi stated that in the plans for the freeway they were planning on J turns everywhere except one in Whitley County. He is hopeful that the ones on King Road and Queen Road will get paused as well.

Approval of Redevelopment Invoices

Commissioners Ellinger and Felde moved and seconded to approve of the following Redevelopment Invoices:

- November and December Progress Payment to Lochmueller Group in the amount of \$1,890.65 for the Hoham Drive Project to be paid from TIF 1.

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- Payment to US 30 Coalition in the amount of \$12,000 for 2021 Yearly Membership Dues to be paid from TIF 1.

The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – January 2021 (TIF #1)
- 2000 TIF Trial Balance – January 2021 (TIF #2)
- 2005 TIF Trial Balance – January 2021 (TIF #3)
- 2006 TIF Trial Balance – January 2021 (TIF #4)

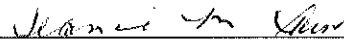
Commissioners Hopple and Ellinger moved and seconded to accept the communications as presented. The motion carried.

Commissioners Ellinger and Pedavoli moved and seconded to elect the following slate of officers for the 2021 year. The motion carried. Officers are as follows:

- President - Mike Miley
- Vice President – Tom Pedavoli
- Secretary – Nancy Felde

Other Business

The next meeting is scheduled for March 16, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:55 p.m. after a motion and second by Commissioners Ellinger and Felde. The motion carried.



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

