

PLYMOUTH REDEVELOPMENT COMMISSION

April 20, 2021

Page 1 of 5

The Plymouth Redevelopment Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on April 20, 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. Mellissa Christiansen attended the meeting virtually. Commissioners Billy Ellinger, Nancy Felde and Craig Hopple attended the meeting in person. Other attendees included City Attorney Sean Surrisi, Mayor Mark Senter, City Engineer Rick Gaul, Utility Superintendent Donnie Davidson and Clerk-Treasurer Jeanine Xaver. Commissioner Dr. Tom Pedavoli was absent.

Commissioners Felde and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of March 16, 2021 and the Executive Session meeting of March 16, 2021 as presented. The motion carried.

City Attorney Surrisi presented Resolution No. 2021-942, A Resolution of the Plymouth Redevelopment Commission Adopting an Electronic Meeting Policy.

Surrisi stated that even though the current meeting is under the emergency powers until the end of April, this policy will not be in effect until the next meeting regarding all of the rules that this policy would put in place. This policy would allow for the continued use of electronic meetings, but would not be as broad as those that had been in place under the emergency powers. This policy would require a majority of the commission to be physically present at the meeting. Members who attend virtually would need to be seen and heard at the same time, and since the city is currently using Microsoft Teams it would fit this criterion. No more than half of the meetings in the year would a member be able to attend virtually, and could only attend two meetings virtually in a row before they would have to attend in person. There were some cases in which all of the members would need to be present, but many on the list does not apply to this commission. Surrisi suggested that the board approve the Resolution to allow for flexibility in terms of electronic meetings in the future.

Ellinger asked how absenteeism would fit into this policy. Surrisi stated that he would have to look into this more in order to discern what the statute required. Going forward the commission and the Clerk-Treasurer's office will need to coordinate in order to make sure there are enough people present at the meetings and as to how many virtual attendances each person has in a row.

Miley asked if the virtual attendance would need to be visual or if it could just be a call in. Surrisi stated that the statute states that members attending virtually they must be able to be seen and heard. Ellinger stated that from the way that he reads the statute that he believed that if a person were not able to be seen and heard that they should not be considered present. Felde added that the statement of being seen or heard followed "in order to participate in any final action". Surrisi confirmed this and stated that final actions for this would be voting and making decisions.

Miley asked if the Resolution would need to be redone to reflect that members need to be able to be seen or heard. Surrisi stated that he had completed the change and would have it to the Clerk-Treasurer's Office to be signed.

Miley asked if the emergency portion of the statute would still be covered since it is not included in the Resolution, but is in the statute. Surrisi stated that there are more modified rules, but more flexible. Miley

PLYMOUTH REDEVELOPMENT COMMISSION

April 20, 2021

Page 2 of 5

asked if the Resolution would need to be changed to reflect this as well. Surrisi stated that he did not believe so. If an emergency were to come about, they would depend on the declaration of emergency for those provisions.

Commissioners Felde and Ellinger moved and seconded to amend Resolution 2021-942 to include "to be eligible to vote members must be seen and heard". The motion carried.

Commissioners Hopple and Ellinger moved and seconded to approve the amended Resolution 2021-942, A Resolution of the Plymouth Redevelopment Commission Adopting an Electronic Meeting Policy. 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. Gaul added that the date that they would be looking for this project to go out for bid would be July 13, 2022. The right-of-way clear date for the project would then be in December of 2021. In turn this would give eight months to clear the right-of-way. Otherwise, it seemed that the project was moving along well.

Update on the Pioneer Drive Reconstruction Project

City Engineer Rick Gaul presented PW-19-037 Pioneer Drive Reconstruct CCMG Change Order #2 in the amount of \$-75,654.77 to the commission. He stated that the original bid amount for the project was \$629,515.75, Change Order #1 and the overrun along with Change Order #2 brings the contract total to \$570,068.56. The Community Crossings portion of the project totals \$553,860.98. Overall, the project would be under budget, and a total of \$35,596.14 would need to be returned to INDOT. He suggested that the commission approve CCMG Change Order #2 as submitted.

Miley asked if this project was a matching funds project. Gaul stated that this project was a matching funds project and is split 50/50 between the city and INDOT. Since INDOT already paid the full half of the original project cost the city would need to return the funds to them.

Hopple asked how often does money get returned to INDOT after a project like this. Gaul and Xavier stated that it had only happened three or four times now.

Commissioners Felde and Hopple moved and seconded to approve PW-19-037 Pioneer Drive CCMG Change Order #2 as presented. The motion carried.

Miley presented Resolution 2021-943, A Resolution Providing for the Transfer of Funds from the 1993 TIF Tax Money Fund of the City of Plymouth to the Hoham Drive Grant Fund, as Requested by the Clerk-Treasurer and Forwarded to the Redevelopment Commission for Action and Passage. He added that the Board of Public Works and Safety created the fund at their previous meeting. The commission in turn would just be transferring this money into the newly created fund for projects that had already been approved.

Surrisi added that this was done as a way to segregate money when grants are received by the Clerk-Treasurer's office. This in turn it would make the accounting work easier.

PLYMOUTH REDEVELOPMENT COMMISSION

April 20, 2021

Page 3 of 5

Commissioners Ellinger and Felde moved and seconded to approve Resolution 2021-943, A Resolution Providing for the Transfer of Funds from the 1993 TIF Tax Money Fund of the City of Plymouth to the Hoham Drive Grant Fund, as Requested by the Clerk-Treasurer and Forwarded to the Redevelopment Commission for Action and Passage. The motion carried.

TIF #2

Miley Presented Resolution 2021-944, A Resolution Providing for the Transfer of Funds from the 2000 TIF Tax Money Fund of the City of Plymouth to the River Park Square Phase 2 Grant Fund, as Requested by the Clerk-Treasurer and Forwarded to the Redevelopment Commission for Action and Passage. He stated that this resolution is the same type of situation as the previous resolution passed, just for River Park Square Phase 2.

Commissioners Hopple and Ellinger moved and seconded to approve Resolution 2021-944, A Resolution Providing for the Transfer of Funds from the 2000 TIF Tax Money Fund of the City of Plymouth to the River Park Square Phase 2 Grant Fund, as Requested by the Clerk-Treasurer and Forwarded to the Redevelopment Commission for Action and Passage. The motion carried.

TIF #3

Aquatic Center Update

City Attorney Surrisi updated the commission members on the Aquatic Center. He stated that at the next meeting there will be some developments on the operations. Overall, they had a good March. The digital messaging system had been installed recently as well.

Manufacturing Center Update

City Attorney Surrisi update the commission members on the Manufacturing Center. He stated that this project is still in delay. They were hoping to have the trusses up soon. Miley added that he had heard that they will restart the construction this week.

TIF #4

Miley stated that he had noticed that a lot of the units at River Gate South seemed to be rented out. He asked if there were any update on this. Surrisi stated that he did not, but the last he had heard that about three quarters to eighty percent full.

TIF #5 – No updates at this time.

TIF #6

Update on Centennial Crossings

Surrisi gave an update on the Centennial Crossings Project. He stated that the progress on the project is moving along quickly.

Ellinger asked what their timeline for selling or renting these buildings out was. Surrisi stated that he believed that their plan was to start selling or renting out as soon as they got the roads in back to the ready to go units.

PLYMOUTH REDEVELOPMENT COMMISSION

April 20, 2021

Page 4 of 5

Hopple asked if these buildings were just for rent or also for ownership. Surrisi mentioned that he believed that part of the properties was for rent and others were for sale. There would also be apartments and senior apartments as well. So, a majority of the units would be for rent, but there would be some for ownership.

Felde asked if since this was a planned development is those roads would become public roads. Gaul stated that part of the roads would be public and other parts would be private. The portion where the single houses are planned to be would have public roads, while the roads to the apartments would be private.

Ellinger asked if Davidson had gotten direction on the situation out at this project that affects his budget. Surrisi stated that he was going to put together an agreement for this meeting, but had forgotten about it. He stated that he would get that together for the next meeting.

Other Business:

Miley announced that there was a Circuit Breaker Training webinar on April 21, 2021. He had already signed up, and highly suggested that the commission try to sign up if there was still space available.

Felde asked if there had been a date set for the training session for the commission on this topic. Xaver stated that there had not been a date set yet. Miley asked if this could be after the next regular session meeting. Felde voiced concern on if it would run too long. Surrisi suggested a time outside of the regular meetings where there would be more time.

Christiansen asked if it would be more appropriate to hold this meeting closer to their June meeting so that the commission would not forget the information. Xaver stated that she would get out a few dates to the commission and they would decide what was best.

Approval of Redevelopment Invoices

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

- Payment to Lochmueller Group in the amount of \$2,326.12 for January Services on the Reconstruction of Hoham Drive to be paid from TIF 1.
- Release of the Retainage from the Pioneer Drive Project to INDOT in the amount of \$35,596.14 to be paid from TIF 1.

The motion carried.

The following communications were provided to the Commissioners:

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

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

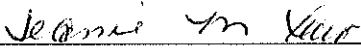
PLYMOUTH REDEVELOPMENT COMMISSION

April 20, 2021

Page 5 of 5

Other Business

The next meeting is scheduled for May 18, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:12 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.



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

