

PLYMOUTH REDEVELOPMENT COMMISSION

May 18, 2021

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The Plymouth Redevelopment Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on May 18, 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 for Commissioners Billy Ellinger, Nancy Felde, Dr. Tom Pedavoli and Craig Hopple were present at the meeting. Other attendees included City Attorney Sean Surrisi, Mayor Mark Senter, City Engineer Rick Gaul, Utility Superintendent Donnie Davidson and Clerk-Treasurer Jeanine Xaver. Commissioner Mellissa Christiansen was absent.

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of April 20, 2021 as presented. The motion carried.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last Executive Session meeting of April 20, 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. Gaul stated that the critical path is getting the right of way purchases completed. This is an ongoing effort.

Senter asked if VS Engineering was doing a part of this project. Gaul stated that they were doing the surveying work and the right of way management portion of the project.

Update on the Pioneer Drive Reconstruction Project

City Engineer Rick Gaul updated the commission members on the Pioneer Drive project. Gaul stated that at this time the CCMG closeout documents had been submitted and the city received the invoice from INDOT for the amount owed to them. He added that he had contacted Lochmueller to get their invoice for the engineering portion.

TIF #2 – No updates at this time.

TIF #3

Aquatic Center Update

Surrisi stated that he had hoped to have some paperwork for the commission on the refinancing of the aquatic center, but he did not have it yet. They were still working on the preliminary financial analysis. He hoped to have this ready for the next meeting.

Manufacturing Center Update

Surrisi stated that work had restarted on the manufacturing center and is moving along quickly. He and the mayor had recently met with a prospective business for the building. They hope that the deal will be completed in the next couple of months.

Miley asked where they were at in terms of completion of the building. Surrisi stated that the goal is sometime this summer to complete the shell of the building.

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Felde asked if Laura Walls was there to meet with the prospective business and see their presentation. Surrisi confirmed this.

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. He stated that they were really moving along with the project. A lot of the single-family homes and apartment buildings were close to ready for move in. Over the next several months they hope to be installing the stormwater infrastructure and putting in the streets.

City Attorney Surrisi presented Resolution No. 2021-951, A Resolution of the Plymouth Redevelopment Commission Regarding Centennial Crossing Sewer Infrastructure.

Surrisi stated that the wastewater department had invested \$285,518.54 to get the sewer lines to the property and installing a lift station nearby. This proposal would allow the Redevelopment Commission to repay the wastewater department from property tax income over the required bond payments from of the TIF district. The clerk-treasurer would apply the interest rate to that any outstanding balance, as appropriate. Xaver added that in the Resolution it stated that the interest rate for this would be the Effective Federal Funds Rate because that is what the bank would pay them. In turn the commission would be paying the wastewater what they would be earning at a bank on the amount owed.

Felde asked how long this would take. Surrisi stated that if they were to complete their second phase as planned that it would only take three years once TIF revenue started to come in.

Commissioners Ellinger and Pedavoli moved and seconded to adopt Resolution No. 2021-951, A Resolution of the Plymouth Redevelopment Commission Regarding Centennial Crossing Sewer Infrastructure as presented. The motion carried.

Other Business:

City Attorney Surrisi presented Resolution No. 2021-950, A Resolution of the Plymouth Redevelopment Commission Adopting and Electronic Meeting Policy.

Surrisi stated that this was a change of the previous resolution due to a different statute that allows Redevelopment Commission to have virtual meetings. This resolution would only require 1/3 of the board to be present at the meeting and only requires a member to be physically present at one meeting a year.

Miley asked if they would need to do anything with the resolution that they passed last meeting. Surrisi stated that he did not believe that anything would need to be done with it, but state in the motion that this resolution supersedes the previous resolution.

Miley asked if they would be able to do completely virtual meetings if a special circumstance were to occur. Surrisi stated that they could until the emergency powers were to end, but after that they would need to have 1/3 of the commission present.

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Commissioners Hopple and Felde moved and seconded to adopt Resolution No. 2021-950, A Resolution of the Plymouth Redevelopment Commission Adopting and Electronic Meeting Policy which supersedes Resolution No. 2021-942. The motion carried.

Clerk-Treasurer Xavier reviewed the following memo with the members:

MEMO

To: Redevelopment Members
From: Clerk-Treasurer Xavier
Date: May 11, 2021
Re: Release of Excess Assessed Valuation

All,

As you know, annually you must determine the amount of excess assessed value you intend to release to the overlapping taxing units. The obligation is to notify the auditor and the state by June 15th of each year. Because your regularly scheduled meeting for June of this year is on the 15th, if you wait until your June meeting to discuss and determine the amount of excess AV then we legally are not meeting the reporting requirement.

I am asking you to make that determination at your May 18th meeting.

At the April 20, 2021 Redevelopment Commission meeting you commented on having time for an extra meeting to be educated on Circuit Breakers. Fortunately, the Department of Local Government Finance made a video of the presentation. It can be found here: <https://www.youtube.com/watch?v=W6EEQVmAkWk>. The Power Point presentation is included in your packet. Please take the time to view the video.

Having said that, if you are at all considering re-issuing the aquatics center bonds, then I would recommend that you only pass through excess AV from 1993 TIF allocation area at this time. As you know, this is an annual decision. As always, I will review the financial situation next year to make to see if next year's pass through should be different.

Jeanine

Xavier recommended that the commission members release the following amounts of AV:

1. U.S. 30 / Oak Road Economic Development Area / TIF 1 / 1993 TIF District:
 - "excess assessed value" is in the sum of Twenty Million Dollars (\$20,000,000)
2. U.S. 30 / Pine Road Economic Development Area / TIF 2 / 2000 TIF District:
 - Zero excess assessed value
3. East Jefferson / Central Business Economic Development Area / TIF 3 / 2005 TIF District:
 - Zero excess assessed value
4. South Gateway / Western Downtown Economic Development Area / TIF 4 / 2016 TIF District:
 - Zero excess assessed value

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5. Western Avenue Economic Development Area / TIF 5:
 - Zero excess assessed value
6. Plymouth/Goshen Trail Economic Development Area / TIF 6:
 - Zero excess assessed value
7. U.S. 30 / Pine Road Economic Development Area – Air Parcel / TIF 7:
 - Zero excess assessed value

Miley asked what the U.S. 30/ Oak Road Economic Development Area's excess assessed value had been during the previous year. Xavier stated that it had been \$20,000,000 in the previous year.

Miley asked what the East Jefferson / Central Business Economic Development Area excess assessed value had been during the previous year. Xavier stated that it was 5,000,000 in the previous year and was suggested to be zero this year.

Felde stated that she supported the release of the AV as presented. She requested that there still be meeting on this topic in the future, but to keep it as is would be the correct way to do this.

Commissioners Ellinger and Pedavoli moved and seconded to approve the pass-through amounts as recommended. The motion carried.

Xavier asked if the members had any questions regarding the Gateway TIF Management Report that she filed on their behalf for 2020. She asked that they ratify the report.

Commissioners Felde and Hopple moved and seconded to ratify the 2020 TIF Management Report filed in Gateway. The motion carried.

City Attorney Surrisi addressed the commission members regarding the McCloskey Award for Notre Dame Idea Week. He stated that the Idea Week committee had talked to Jerry Chavez about the commission's interest in continuing to sponsor the award right before he moved on from his position. At the time he had indicated that the commission had seemed happy with the program and thought that there would be interest in continuing it, but had left the position before having that discussion with the Redevelopment Commission. The woman who was the primary organizer had also been in a bad car accident late in the winter and her staff had pitched in to organize the event which came together later than typical due to her absence. In turn, Laura Walls was contacted a couple of weeks prior by Notre Dame stated that the commission was set up for the award, and had seemed that they were unknowingly committed to the award. He stated that he did not believe that backing out of this would be a good idea at this time as there had already been applications turned in for the award. After talking with Walls about this, Surrisi did not believe that she would be planning on continuing the participation with the award in future years. As for the previous award winner the mayor had selected Intrvene. This was an idea for addiction treatment which won the award due to the most socially impactful idea. Surrisi then showed the winner's application video to the commission.

Surrisi asked for the commission to approve the agreement for the payment of \$15,000 for the McCloskey Award to the Notre Dame Idea Week.

Hopple stated that he would be happy to accept the agreement this time, but the topic would need a discussion at a later time as to if the commission would want to continue this.

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Commissioners Pedavoli and Hopple moved and seconded to approve the agreement for the \$15,000 for the McCloskey Award of the Notre Dame Idea Week. The motion carried.

Approval of Redevelopment Invoices

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

- Transfer of \$500,000 cash to the Hoham Drive Grant Fund to be paid from TIF 1.
- Payment of \$15,000 to Marshall County Economic Development Corporation for the McCloskey grant for 2021 to be paid from TIF 1.
- Transfer of \$500,00 cash to the River Park Square Grant Funds to be paid from TIF 2.
- March Progress payment to Lochmueller Group in the amount of \$511.87 for the Hoham Drive Project to be paid from Hoham Drive Grant Fund.
- Right of way purchase for Parcel #2 as discussed at the April 2021 Executive Session to be paid from Hoham Drive Grant Fund.
- March Progress payment to Lochmueller Group in the amount of \$3,970.00 to be paid from the Hoham Drive Grant Fund.
- February Progress payment to the Troyer Group in the amount of \$4,462.50 to be paid from the River Park Square Phase 2 Fund.

The motion carried.


The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – April 2021 (TIF #1)
- 2000 TIF Trial Balance – April 2021 (TIF #2)
- 2005 TIF Trial Balance – April 2021 (TIF #3)
- 2006 TIF Trial Balance – April 2021 (TIF #4)
- Gateway TIF Management Report for 2020
- Memo from Clerk-Treasurer Xaver regarding excess valuation pass through
- DLGF Circuit Breaker Power Point Presentation
- 2021 Marshall County Circuit Breaker Report
- Report from County on 2019 Payable 2020 TIF Parcels with Gross, Net Base, and Incremental AV for TIF the 1993, 2000, 2005, 2016 TIF Districts
- Annual Notice and Reporting Requirement of Indiana Redevelopment Commissions (and, if applicable, Redevelopment Authorities) – 2021 Checklist
- Breakdown of expenses paid by the wastewater plant for the Centennial Crossings Project.

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

Other Business

The next meeting is scheduled for June 15, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:13 p.m. after a motion and second by Commissioners Hopple and Pedavoli. The motion carried.


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

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