

PLYMOUTH REDEVELOPMENT COMMISSION

November 16, 2021

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The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on November 16, 2021 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Melissa Christiansen and Nancy Felde who were present at the meeting. Commissioners Craig Hopple and Dr. Tom Pedavoli were absent. Other attendees included Mayor Senter, Utility Superintendent Davidson and Clerk-Treasurer Jeanine Xaver. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting and the Executive Session meeting, both of October 19, 2021 as presented. The motion carried.

TIF #1: U.S. 30 / Oak Road Economic Development Area

Hoham Drive Update

Clerk-Treasurer Xaver stated that there were just 2 more parcels left to be purchased.

TIF #2: East Jefferson / Central Business Economic Development Area

There were no updates at this time.

TIF #3: U.S. 30 / Pine Road Economic Development Area

Aquatic Center Update

There were no updates at this time.

Manufacturing Center Update

Mayor Senter stated that he and Utility Superintendent Donnie Davidson had a meeting with a green energy company that was a prospect for moving into the manufacturing center. He stated that he was not able to give any details until the company had made their final decision, but he hopes that this would be soon.

Felde asked if this would mean that no payments would need to be made on the manufacturing center if the company were to move in soon. Miley stated that it would depend on when the closing would be.

Christiansen asked how many employees they were expecting to employ at this green energy company. Senter stated that he believed it would be around 20 or so people to start out with.

TIF #4: South Gateway / Western Downtown Economic Development Area

There were no updates at this time.

TIF #5: Western Avenue Economic Development Area

There were no updates at this time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

Miley stated that it seemed like they were filling up out at Centennial Crossings. Whenever he drives by it seems like there were a lot of people living out there.

TIF#7: Pretzel's Air Parcel

Felde stated that the Pretzel's building had been purchased by Hersey's.

Christiansen asked if this would affect the TIF zone due to it no longer being Pretzel's. There was a general consensus between board members and Senter that this should not affect the TIF zone.

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Other Business:

Utility Superintendent Davidson informed the Redevelopment Commission the he was looking into getting a solar farm at the wastewater treatment plant. He stated that he would be presenting this before the Common Council at their meeting on the 22nd of November. The plan is for this solar farm to be large enough to supply all energy needs for the wastewater treatment plant. This project cost would total \$1.6 million, and since the Veteran's Parkway project fell through there may be available funding through TIF. The payback for the project would be seven years. The wastewater treatment plant currently uses about \$13-20,000 per month for utilities and this would help cut those costs.

Miley asked which side this solar farm was expected to go on. Davidson stated that this would be placed on the east side of the plant and would stop before the first house on Freeman Street. He stated that they want to be good neighbors and would shield the farm if needed.

Miley asked if the wastewater plant would be able to handle the sewer district that was being talked about. Davidson stated that he believes that they could with the loss of Bay Valley and Del Monte. He still has some concerns that needed to be addressed with sewer district which he hopes to iron out before the deal was made.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – October 2021 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – October 2021 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – October 2021 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2006 TIF Trial Balance – October 2021 (TIF #4 South Gateway / Western Downtown EDA)
- Winona TIF Trial Balance – October 2021 (TIF#5)
- Pretzels Air Parcel TIF Trial Balance – October 2021 (TIF#7)

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

Approval of Redevelopment Invoices


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

- Purchase of Right of Way for Parcel #1 to be paid from the Hoham Drive Grant Fund.
- Purchase of Right of Way for Parcel #7 to be paid from the Hoham Drive Grant Fund.

The motion carried.

Other Business

The next meeting is scheduled for December 21, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:51 p.m. after a motion and second by Commissioners Felde and Ellinger. The motion carried.


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