

PLYMOUTH REDEVELOPMENT COMMISSION

January 18, 2022

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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 January 18, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Dr. Tom Pedavoli and Nancy Felde who were present at the meeting. Commissioner Melissa Christiansen attended virtually. Commissioner Craig Hopple was absent. Other attendees included City Attorney Surrisi, Utility Superintendent Davidson and Clerk-Treasurer Lynn Gorski. The public was able to see and hear the meeting through Microsoft Teams.

Swearing in of the commissioners will be done at the next meeting on February 15, 2022.

Commissioners Ellinger and Felde motioned and seconded to retain the current slate of officers. The motion carried.

President - Mike Miley

Vice President – Tom Pedavoli

Secretary – Nancy Felde

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

Commissioners Felde and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of December 21, 2021 as presented. The motion carried.

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

Hoham Drive Update

City Attorney Surrisi states that he has been working with the consultants to get all the paperwork turned in for the Right-of-Way clearance and approved from INDOT. He states that all of the parcels have been purchased and all of the people we bought the properties from have finally cashed their checks. He states that we have got this done before the deadline of April to get all of the paperwork done. He adds that we are moving along for July of this year when it will go out for bids.

Commissioner Pedavoli asks if the new poles on the sides of the road were ready to move already. Surrisi states that he wouldn't be surprised if that were the case but that it may be part of NIPSCO's citywide pole replacement program. Utility Superintendent Davidson adds that it is part of a separate project.

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

City Attorney Surrisi states that the Parks Department had received 5 bids for the River Park Square Phase 2 Project. He adds that those are still currently under review.

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

Wastewater Solar Project

City Attorney Surrisi presented Resolution No. 2022-990, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan Area, the Economic Development Plan and the Allocation Area for the US 30/Pine Road Economic Development Area (TIF #3) for Purposes of Tax Increment Financing.

Surrisi suggested opening up the public hearing for the resolution.

Commissioners Ellinger and Pedavoli motioned and seconded to open the public hearing for Resolution No. 2022-990, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan Area, the Economic Development Plan and the Allocation Area for the US

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30/Pine Road Economic Development Area (TIF #3) for Purposes of Tax Increment Financing. The motion carried.

Utility Superintendent Donnie Davidson states that they followed up on the project and that they were waiting on a review of the application to see if this were acceptable or not. He adds that they were expecting to receive that by the end of December 2021. He states that they are hoping to have it here in the next few weeks.

Commissioner Miley asked out of curiosity if the Wastewater Department had received any comments from their neighbors regarding the project. Davidson says that he has received none. He states that once this occurs that there will be a public information meeting held and all of the neighbors will be invited to get their input. He states that at this point that don't want to get things ahead of where they should be.

Surrisi would like to add that he was contacted by Dave Miller last week from Van Vactor Farms about the project and that he was on the Teams Meeting.

Mr. Miller states that he agrees with the merits of the project and that his question is that since this benefits the entire city and all the TIFs, why is all the money coming from only TIF #3. Surrisi thinks that the thoughts were that the finances of that TIF had the most flexibility to be able to come up with the funding.

Mr. Miller agrees but thinks that if there was money available in the other TIFs that since it benefits the entire community that it would be appropriate to accommodate in some amount.

Surrisi states that there is some legislation going through general assembly right now that would potentially extend the deadline of July 1st on net metering and being able to sell your power back to utilities. But he adds that they are still hoping to move this project forward in hopes of being online by July 1st this year.

Commissioners Felde and Pedavoli motioned and seconded to close the public hearing for Resolution No. 2022-990, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan Area, the Economic Development Plan and the Allocation Area for the US 30/Pine Road Economic Development Area (TIF #3) for Purposes of Tax Increment Financing. The motion carried.

Commissioners Ellinger and Pedavoli motioned and seconded to approve Resolution No. 2022-990, A Confirmatory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan Area, the Economic Development Plan and the Allocation Area for the US 30/Pine Road Economic Development Area (TIF #3) for Purposes of Tax Increment Financing. The motion carried.

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RESOLUTION NO. 2022-990

**A CONFIRMATORY RESOLUTION BY THE
PLYMOUTH REDEVELOPMENT COMMISSION AMENDING
THE ECONOMIC DEVELOPMENT AREA,
THE ECONOMIC DEVELOPMENT PLAN, AND THE ALLOCATION AREA
FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3)
FOR PURPOSES OF TAX INCREMENT FINANCING**

WHEREAS, on December 21, 2021, by Resolution 2021-984, the Plymouth Redevelopment Commission ("Commission") took the first step toward amending the Economic Development Area and the Allocation Area, and the Economic Development Plan for The US 30/Pine Road Economic Development Area ("TIF # 3") to support the following project: 1) design and construction of an approximately 2,880 panel solar field installation at the Plymouth Wastewater Treatment Plant located at 900 Oakhill Avenue, Plymouth, IN 46563. Thereafter, on January 4, 2022, the Plymouth Plan Commission adopted Resolution No. 2022-988, which confirmed that the proposed amendments to TIF # 3 conform to the City's plan of development. Then, on January 10, 2022, by Resolution No. 2022-989, the Plymouth Common Council approved the Plan Commission's written order and found that Resolution No. 2021-984 conforms to the plan of development for the City of Plymouth; and,

WHEREAS, the Commission must now conduct a public hearing to take evidence and then decide if the proposed amendments to TIF # 3 are in the best interests of the City and are consistent with the purposes of Indiana Code § 36-7-14. The purpose and intent of this Confirmatory Resolution, if adopted after public hearing, is to approve the proposed amendments to TIF # 3.

NOW, THEREFORE, BE IT RESOLVED by the Plymouth Redevelopment Commission as follows:

Section 1. Resolution No. 2021-984, including its Economic Development Plan, Project List, and Findings, is now confirmed in its entirety.

Section 2. The Commission makes the following additional findings:

- a. All proper notices have been sent or published as required by law;
- b. A public hearing on this Resolution was held on January 18, 2022, as required by law;
- c. The amendments to TIF # 3 and its projects are both reasonable and appropriate when considered in relation to the Economic Development Plan and the purposes of Indiana Code § 36-7-14;
- d. The projects for the TIF # 3 are either adjacent or connected to the allocation

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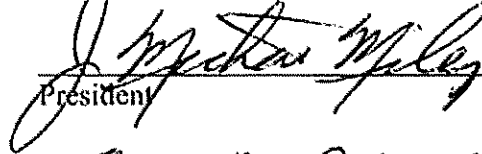
and development area, or directly serve and will be of great benefit to further the area and beyond; and,

- e. The amendments to TIF # 3 and its projects conform to the Comprehensive Plan for the City of Plymouth.

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, and after the expiration of any rights to appeal the decision of the Commission.


PASSED AND ADOPTED this 18th day of January, 2022.

PLYMOUTH REDEVELOPMENT COMMISSION



President

Thomas M. Pedaroli
Vice President



Member

Murray Chas Felder
Member

Member

ATTEST:



Lynn Gorski, Clerk-Treasurer

Manufacturing Center Update

City Attorney Surrisi says that he has not heard what their closing date was yet. He states that the Board of Zoning Appeals gave them until the 4th of February to get the closing finished, and granted their special use variance. He hopes that by the February meeting that we will hear more.

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

Surrisi states that there is good news and it is moving along for the second stage of development. He states that he will keep the board updated once they have more information on it.

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Commissioner Miley asked Surrisi if he had any idea how the home sales were going out there. Surrisi said that from what he heard that they already had sold three homes to individuals and potentially rented out fourteen single family homes.

TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business: Michael Kinder & Sons Inc. General Release of All Claims

Surrisi states that this is a Law Suit Settlement for the construction of the Aquatics Center. He states that in late 2017, there became a dispute with Michael Kinder & Sons that they were no longer able to deliver the project for the price in which they originally stated. The project group sought other proposals from other contractors and this resulted in Michael Kinder & Sons suing the Redevelopment Commission in March of 2018. He states that at this time they have the proposal to settle all claims against one another in exchange for \$5000.

Commissioner Miley asked who wrote this up. Surrisi states that it was a joint effort so their attorney has approved this as well.

Commissioners Ellinger and Felde motioned and seconded to accept the Michael Kinder & Sons Inc. General Release of All Claims as is. The motion carried.

Approval of Redevelopment Invoices

To be paid from TIF 1

- Yearly Membership Dues in the amount of \$12,000 to be paid to US 30 Coalition.
- Semi-annual Bond for City Hall Construction Project in the amount of \$156,250.00 to be paid to Old National Bank.

To be paid from TIF 2

- Legal Ad for River Park Square Phase 2 Project in the amount of \$158.10 to be paid to The Pilot News.
- Semi-annual Principal and Interest to be transferred to the TIF P&I Fund in the amount of \$61,760.00

To be paid from TIF 3

- Law Suit Settlement for Construction of Aquatics Center in the amount of \$5000.00 to be paid to Michael Kinder & Sons.

To be split from Hoham Drive Grant

- Engineering Service for Reconstruction of Hoham Drive in the amount of \$2500.00 to be paid to Lochmueller Group.

Commissioners Pedavoli and Ellinger moved and seconded to approve of the invoices as presented. The motion carried.

Acceptance of Communications

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – December 2021 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – December 2021 (TIF #2: East Jefferson / Central Business EDA)

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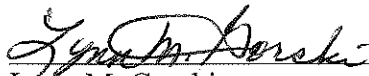
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- 2005 TIF Trial Balance – December 2021 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – December 2021 (TIF #4 South Gateway / Western Downtown EDA)
- TIF 7 Trial Balance – December 2021 – Pretzels Air TIF

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

Adjournment

The next meeting is scheduled for February 15, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:02 p.m. after a motion and second by Commissioners Ellinger and Pedavoli. The motion carried.



Lynn M. Gorski

Clerk-Treasurer