

## PLYMOUTH REDEVELOPMENT COMMISSION

February 15, 2022

Page 1 of 3

The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on February 15, 2022 at 5:30 p.m.

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

### **Administered Oaths of Office to Members:**

Mike Miley  
Bill Ellinger  
Craig Hopple  
Thomas Pedavoli

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of January 18, 2022 as presented. The motion carried.

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

#### **Hoham Drive Update**

City Attorney Surrisi states that we are still moving along schedule for the July letting date. He adds that tomorrow afternoon there will be a utility coordination meeting that will be out at the Street Department.

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

City Attorney Surrisi explains the River Park Square Phase 2 Additional Funding Request from the Parks Department. Surrisi adds that Mike Reese made a point about there being OCRA Grant funding of \$45,000 and there still being \$12,919.50 left over from the Troyer Group that was not accounted for in the original request. In a letter to Surrisi from Mike Reese, he stated, "I was under the impression that when I last spoke to Mike Hite and Dave Cooper, that they were not selecting the sensory garden alternate since they had to change a lot of it due to DNR planning restrictions as well as maintenance concerns but I haven't been involved in recent discussions so things may have changed." Surrisi explains that Mike Hite is currently in the hospital and Dave Cooper is out recovering from a knee surgery. Surrisi then goes on to explain that one of the last concerns from Mike Reese was the need to set aside a contingency to account for potential change orders and the possibility for underground foundation or utility issues like they had with Phase 1. Surrisi recalls finding tons of shopping carts under the ground where the old grocery store was at.

Commissioner Ellinger voices his concern that he did not see a contingency either which is usually 5 to 10% of the project.

Commissioner Miley asked what the urgency was for deciding tonight. Surrisi believes it would be best to make a decision tonight since the bids have been hanging out since about the second week of January.

Surrisi explains that there are no current active projects at the moment. He explains that some projects may be ready to start under the new Ready Grant program that the State of Indiana launched last year in our three-county region including Marshall, Saint Jo County, and Elkhart County was allocated \$50,000,000 for projects in our region. He explains that there will be an application period sometime in late April, early May timeframe. He explains that River Park Square is a priority project and that it would be best to deal with this before adding more to the Redevelopment Commission.

Commissioner Miley asked if the pocket park on the corner of Michigan and Jefferson was out of TIF 2 or not. Surrisi explains that the city has yet to discuss how they would fund that as of yet since it dropped out of the Stellar Communities consideration since INDOT told the city that it wasn't going to be eligible for funding. Surrisi goes on to explain that they have done a historical property review with the state and DNR

## PLYMOUTH REDEVELOPMENT COMMISSION

February 15, 2022

Page 2 of 3

to make sure everything was okay for a demolition of the property. He states that Stone Excavating has volunteered to do the demo whenever the weather has broken enough for them to do it before their busy Spring schedule starts.

Commissioners Ellinger and Hopple motioned and seconded to provide up to additional \$150,000 of funding to the Riverpark Phase 2 Project. The motion carried.

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

#### **Wastewater Solar Project**

Utility Superintendent Davidson states that the interconnection application has been submitted to NIPSCO for their review. He explains that they are waiting for additional information before moving forward.

Commissioner Miley asked if he heard anything more on the legislation to extend that program. Davidson says that to his understanding that since the application was submitted on time that it is in the hands of NIPSCO and the deadline for the installation can be extended.

### **Manufacturing Center Update**

City Attorney Surrisi says the closing on the building occurred on February 11, 2022. He explains that it got delayed by a week thanks to the blizzard shutting down the recorder's office. He explains that he will be working with the MCEDC to get the final numbers for the first lease payment and the last lease payment all together so there should be some documents to discuss next meeting.

### 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**

City Attorney Surrisi explains that himself, Utility Superintendent Davidson, and Mayor Senter had a meeting with the developers to see what new developments were occurring with the projects. He explains that homes are getting filled up as fast as they are getting built.

### TIF#7: Pretzel's Air Parcel

There were no updates at this time.

### Other Business:

There were no updates at this time.

### Approval of Redevelopment Invoices

#### **Check Register History 02/04/22 3:03PM**

##### **Paid from TIF 3**

Pilot News	Legal Ad-WWTP Solar Panels	\$26.24
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#### **Check Register History 02/04/22 3:12PM**

##### **Paid from TIF 3**

1st Source Bank-Trustee	Bond Payment for Aquatic Center	\$249,430.03
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# PLYMOUTH REDEVELOPMENT COMMISSION

February 15, 2022

Page 3 of 3

## Invoice Report 02/04/22 2:56PM

### Paid from TIF 5

Bank of New York Mellon	Bond Payment for Winona Products	\$56,838.31
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### Hoham Drive Grant-TIF 1

Lochmueller Group LLC	RW Management (9 parcels)	\$8,400.00
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### Pending Invoices:

#### To be paid from TIF 5

Bank of New York Mellon	Annual Trustee Fee 1.14.22-1.13.23 for Winona TIF 5	\$1,250.00
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Commissioners Ellinger and Pedavoli 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 – January 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – January 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – January 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – January 2022 (TIF #4 South Gateway / Western Downtown EDA)
- TIF 7 Trial Balance – January 2022 – Pretzels Air TIF

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

### Adjournment

The next meeting is scheduled for March 15, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:57 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer