

PLYMOUTH REDEVELOPMENT COMMISSION

March 15, 2022

Page 1 of 5

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

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

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the last Regular Session meeting of February 15, 2022 as presented. The motion carried.

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

Hoham Drive Update

City Attorney Surrisi explains that there was a recent utility coordination meeting at the Street Department, and that there were people from NIPSCO, a representative from Choice Light, and Lumen which is formerly known as CenturyLink. He states that during this meeting, they discussed various utility coordination issues. He states that there are high pressure and low-pressure gas lines, electric poles that are going to need moved, and quite a lot of other things. Surrisi states that all of the utilities stated that they were having long wait times on their materials of about 6 months or so. He believes that the project is going to start around July of this year and that there is going to be a 9-month period before people are going to see any of the actual construction starting. He states that the utilities are going to be allowed until about the Spring to complete all of their relocation work before contractors get in and handle the roadway construction. He states that it is going to be coordinated so that there won't be any closures of the roadway over the Winter. He adds that it was clear from the meeting that there is going to have to be a lot of coordination to be done and that it will be an interesting process for sure. He also explains that there will be a Lochmueller invoice to come before the Board next meeting for some of their recent work.

Commissioner Miley asks if there were any results from NIPSCO's shut down in the area the other night. Surrisi states that he has heard nothing from NIPSCO or anyone regarding the shutdown. Surrisi believes that NIPSCO did a great job getting the word out so that people knew it was coming. He adds that they must have done well with sticking to the timeframe of what they would be doing. Surrisi asks if the Utility Superintendent ran into any issues with the Outage and he responded by saying that because he had received plenty of notice that it was handled well on their end.

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

City Attorney Surrisi explains that additional funding was approved for River Park Square Phase 2 at the last meeting. He explains that he has been coordinating with Shannon McLeod, who is the grant administrator, and she has submitted everything that she needs to OCRA to get their funding approval so that the city may enter into their contract with Laporte Construction. Surrisi states that it was confirmed that the Park did not want to go forward with the Sensory Garden. He explains that a lot of the plants that they wished to utilize there were supposed to be native to Indiana but the DNR further limited the plants to those strictly out of Marshall County. He states that due to the limitation that they found the sensory garden to not be as attractive as an option and hard to maintain.

The whole of the Redevelopment Commission gestures to Commissioner Felde for her input.

Commissioner Felde states that when she had spoke with her neighbor Alex Eads who is on Park Board that she is unsure about the plant list and she could understand how that seems odd. She believes that because of the public meetings on the issue, that a bunch of people believed a sensory garden would be nice. She adds that a lot of people didn't understand or take into consideration what it would take to maintain. She says that we just don't have enough people skilled in that area to maintain something to the

PLYMOUTH REDEVELOPMENT COMMISSION

March 15, 2022

Page 2 of 5

extent of which the sensory garden would take to maintain. She said that is unfortunate that a design like that is tough to maintain because it would be nice.

Commissioner Miley asks if anyone was going to contact Commissioner Felde on potential ideas for that. She says that she never received anything on that.

Felde states that the word Sensory Garden is something that people do not understand and she doesn't really believe that she understands it. She says that it is a display like garden that features plants that are a little bigger and have gusto that you can sort of walk through when they are blooming. She provides examples such as hibiscus, huge perennials, or even a bank of hydrangeas would be more of a show piece and less maintenance but that would have been her approach. She believes that if it they were to truly do a sensory garden then people would think some of the plants were weeds.

Commissioner Miley states that he is actually kind of disappointed that nobody got with her about this. She said that it was typical and that she may have charged for her services.

Commissioner Hopple asks if a sensory garden is a kind of walking path. Felde states that if things aren't maintained or labeled that nobody would truly know what they were walking through. She says that it sounds like they got enough weed patches down there as is now.

Surrisi explains that on a related note, Laporte Construction was the successful bidder on the Historic East Laporte Street Footbridge Project. He explains that they had the preconstruction meeting for that project last Thursday and they are going to be started that within a month with the hope of being done by September. He explains that they have trees and such that need to be take down.

Commissioner Ellinger asked whose responsibility it was to put the lights back up on the footbridge next to the new apartments. Surrisi asks if they went out or had fallen. Ellinger says that they did a while ago and he was unsure if they ever put them back up. Surrisi explains that it is the cities responsibility and that he would follow up with Dave Cooper at the Parks Department.

Commissioner Miley asked how the bridges fell under the city's jurisdiction and not the counties because he was under the impression that every bridge crossing over the Yellow River was the counties jurisdiction. Surrisi explains that with all the little footbridges that the city had made an agreement with the county. He states that with this whole development with the apartments and the bridge that they had to get with the drainage board and get a variance.

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

Wastewater Solar Project

City Attorney Surrisi state that there aren't any updates on the Solar Project since last time. He states that at the City Council meeting on March 14th, that they passed a generic plan on how to spend their federal American Rescue Plan Covid relief funds. He states that one of the potential uses of these funds is \$500,000 of those funds towards the Wastewater Solar Project if they were to go through with it. He states that they are waiting for NIPSCO's final word and approval.

Manufacturing Center Update

City Attorney Surrisi introduces Laura Walls to share some exciting news on the manufacturing center.

She started off by saying by saying that last month they closed with Divert Inc. on the new manufacturing center. She states that it is the first of the three manufacturing centers that have been completed with the MCEDC that was sold before construction was completed and sold for a profit. She then thanked the Redevelopment Commission, City of Plymouth, and the Marshall County Commissioners. She states that

PLYMOUTH REDEVELOPMENT COMMISSION

March 15, 2022

Page 3 of 5

Divert had started buildout on December 26, 2021 and that they were using Majority Builders, who was also the contractor on the facility. She states that there will be 55 new jobs with the average pay of \$30.48/hr.

Commissioner Miley asked if it was 55 jobs going in on start or if that was the projected amount throughout a couple of years. Walls states that it would be projected out over 2 to maybe 3 years for a couple of phases. Commissioner Miley clarifies that the 55 jobs would be the total projected amount. Walls agrees, but the investment number is just for phase one.

She states that the investment is 4.237 million dollars just for the completion of phase one. She says that they are unaware of the investment numbers for the subsequent phases but they know how many people it will take.

Walls states that for 2021 as a whole, MCEDC projects on the business attraction side including Divert, 13.2 million dollars in capital investment and 114 new jobs. She then states that on the expansion side, 67 million dollars in capital investment and 217 jobs. She then sums it up to 80.2 million dollars in capital investments and 331 new jobs. She states that they had filed a tax abatement yesterday on a business attraction project. She believes that will go before the Council on their meeting on the 28th of March and that was for 85 new jobs. Surrisi adds that it also falls within TIF #3 and the west part of the tech farms. He states that it is nice to see more development in the tech farms.

Walls was willing to take questions on the invoice that was brought before the Redevelopment Commission.

Commissioner Hopple asks if there is a benefit package for the employees and what the hourly rate is going to be. Walls states that the average wage is going to be \$30.48/hour and includes full benefits.

Walls states that she did a presentation to regional cities a couple of weeks ago and it came back that Sequel Wire average wage is about \$31.00/hour.

Commissioner Miley asked for clarification on who she said. She reclarified that she was talking about Sequel Wire in Argos which is the other manufacturing center that was completed a couple years ago. She states that so far these manufacturing centers are leading to the high paying jobs that MCEDC wants to see. She states that they have not filed a tax abatement application for Divert since they have yet to ask for one as of now.

Commissioner Hopple asks if people will come into \$30.48/hour or if they will have to work up to it. Walls clarifies that is the average since there will be a lot of skill and education that is involved with their employees especially in the field of chemistry and science.

Commissioner Miley asks if Divert has a projected start date. Walls states that they started the buildout before the sale was closed was because their goal was to be up and operating in March but she believes that it will be leaning more towards April.

Walls states that MCEDC is ready to start another manufacturing center. She believes that it will be a different model for the new manufacturing facility. She believes there is a market demand for manufacturing facilities in Marshall County.

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.

PLYMOUTH REDEVELOPMENT COMMISSION

March 15, 2022

Page 4 of 5

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

City Attorney Surrisi had sent out an analysis that Baker Tilly performed regarding the Series B Bond issuance for Centennial Crossings. He addressed that at the last meeting that back in 2020 when the initial bond was approved, they went through all the public approval processes with the Redevelopment Commission, Economic Development Commission, and the Common Council. In the documents it contemplated an additional series of bonds that could be issued without having to go through all those steps again. He states that Centennial Crossings was ready to do that for the second phase of the project. He stated that if they got initial success from the first phase that they would transition right into the next phase and that is what they are doing now. He states that they had closed on that last Thursday.

He states that once all of the documents are assembled that there will be a link from ICE Miller where he can forward that to the Redevelopment Commission. Surrisi states that it was a \$1,010,000.00 bond issuance that is payable over a 10-year term. He states that similar to the first phase, the bonds are tied to the taxes that are paid towards the development. He adds that if they were to not finish with the development that the city would have no obligations to make up the difference on the bond payments. He states that Baker Tilly took into account the Resolution that the Redevelopment Commission passed last year that set forth the commitment to reimburse the Wastewater Utility for \$280,000 that they spent on sewer improvements to the projects. He states that the reimbursement would be completed by 2027.

Commissioner Miley states that he has driven through there multiple times and states that it looks like the occupancy is filling up. Hopple adds that he has heard nothing but good things to say about it.

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

To be paid from TIF 3

Marshall County EDC	Closing Costs for Plymouth Manufacturing Center	\$60,605.18
---------------------	---	-------------

Acceptance of Communications

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – February 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – February 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – February 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – February 2022 (TIF #4 South Gateway / Western Downtown EDA)
- TIF 7 Trial Balance – February 2022 – Pretzels Air TIF

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

PLYMOUTH REDEVELOPMENT COMMISSION

March 15, 2022

Page 5 of 5

Adjournment

The next meeting is scheduled for April 19, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:01 p.m. after a motion and second by Commissioners Hopple and Pedavoli. The motion carried.

A handwritten signature in cursive script, appearing to read "Lynn M. Gorski", is written over a horizontal line.

Lynn M. Gorski
Clerk-Treasurer