

## PLYMOUTH REDEVELOPMENT COMMISSION

May 17, 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 May 17, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, and Melissa Christiansen who were present at the meeting. Commissioner Dr. Tom Pedavoli arrived later at 5:41 p.m. Commissioner Craig Hopple was absent. Other attendees included City Attorney Surrisi, Utility Superintendent Davidson and Clerk-Treasurer Gorski. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Ellinger and Felde moved and seconded to approve the minutes of the last Regular Session meeting of April 19, 2022 as corrected by Commissioner Felde. The motion carried.

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

#### **Hoham Drive Update**

City Attorney Surrisi states that Lochmueller Group submitted the final plans for the Hoham Drive Project to INDOT and the Board of Public Works and Safety approved the plans for submission.

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

#### **River Park Square Phase Two Project**

City Attorney Surrisi states that as for the construction schedule for River Park Square Phase Two that the contractor is a little behind schedule but they anticipate them getting back online. He adds that Mayor Senter recently spoke to the project lead with Laporte Construction the day prior to this meeting because it occurred to him that the car show that used to be on Michigan Street in early June had last year moved to the park. He states that after speaking with the Contractor that there will be conflict with that given that they would be moving earth around. He states that the car show is looking at getting permission from INDOT to go back to Michigan Street.

Commissioner Miley states that looking ahead after the project is done down there if there will be room to do the car show at River Park Square.

Surrisi states that there will probably not be enough room with the pavilion and the Veteran's Plaza.

Surrisi states that today the city closed on purchase of the last remaining home near River Park Square. That would be 219 E. Garro Street using some FEMA Grant Funds and the city will work on demolishing that later this summer along with some of the other properties that were acquired through that grant.

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

#### **Wastewater Solar Project**

Utility Superintendent Donnie Davidson was here to speak on the Wastewater Solar Project. He states that the project due to some timing issues and some deadlines that were required that they will have to scale the project back from one megawatt to 500 kilowatts.

Miley asks for clarification that the project is now half the size of the original project. Davidson agrees.

Davidson states that they were made aware of a study that had to be completed by NIPSCO at a cost of \$5000. The study was estimated to take up to four months to complete. At the end of this study there would be a minimum of \$125,000 worth of costs that NIPSCO would have to do to their infrastructure to meet the demands. He adds that they were also told that this could take up to one year with the manpower shortage and the supply chain issues that they are having. He states that with the deadline of construction needing to be complete by December of this year that it eliminated the possibility of them pursuing that route.

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He states that what they decided to do, is to scale it back. Which was very similar to the school's project, and he believes that theirs was a 500 kilowatt on both the Riverside and Washington School. He states that he had some contact with Telamon and they seem to think they will have their public notices out here in the near future. He states that if they run into some more issues with the supply chain again that they will have to monitor it very closely and that they will have to keep everyone moving on the project to even meet the deadline of December. He adds that Telamon is confident that they will meet the deadlines and get the construction done in time. He states that while relying on their expertise that they will keep pushing to get this done because it will help the City of Plymouth in years to come.

Miley asks for clarification that Telamon is the design group for the project. Davidson agrees. Miley asks shouldn't they have been on top of some of the stuff with NIPSCO earlier on. He adds that this isn't the first one that they have ever done.

Davidson states that he believes as well that they should have been on top of it. He states that he has voiced his issues with them and that they should have been aware of that early on and then they could have been six weeks ahead on the project. He states that it is what is.

Surrisi adds that it may not have changed the outcome with NIPSCO but the city could have been better informed and been further ahead knowing that they would have to cut the project in half.

Felde asks by reducing it in half if it were to allow for them to move forward because NIPSCO does not have to do their study. She adds that it is not a big enough load of energy.

Davidson states that their plan alone is designed for one megawatt which is double of what they have and their concern is the worst case that if the plants shut down and they are generating the full capacity that they would not want to risk that full on megawatt going back to their grid so there is a lot of safety built into the decision. He states that the Wastewater Department runs 24/7 year-round so the possibilities of them not using any of that energy is remote but they still would have to account for that.

Felde states that since the project will be reduced that the solar field will be reduced and if Davidson was planning to use the most Northern end to start with so they had the potential to expand.

Davidson agrees and that the plan in the design is to design it with the conduits and everything to carry it to the transformers to have it built in originally. He states that if and when the opportunity arises that they can complete it that at least that part of the infrastructure would already be built. He states that they would just have to pull the transmission lines through the existing conduits and that would eliminate some of the potential costs at that point. He adds that he is hopeful that in years to come that completing the Wastewater Solar Project becomes more attractive with the government so that additional funding or incentives become more available for them to participate. He states that in reality he would love to have one of these Solar Projects at each one of the Water Plants given that all three of them are the biggest energy hogs in the City of Plymouth. He states that if they can get sustainable energy at no cost once the 9-year payback period is up that this would serve them up to about 30 years.

Felde states that he didn't necessarily answer the question about the solar field. She restates that if he is going to do the northern half first. Davidson agrees that it will be the northern half.

Felde asks if that alleviates some of the concern of neighbors and if they were going to be looking into planting in the future.

Davidson states that the goal is to kill the area right now during construction and then go get more of a natural grass type plantings that would be low maintenance and be low to the ground as to not interfere with the panels and make the maintenance minimal. He states that even in the front part that they have stopped



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farming the area because it is more of a nuisance than a benefit. He adds that even doing that northern part in that method with some natural original vegetation for prairie grasses and such.

Surrisi states that the Plan Commission modified their solar ordinance in their zoning ordinance a few years ago and it allows for the type of natural vegetation. He adds that Telamon told them some other communities are using periwinkle flowers.

Davidson states that perhaps they can rely upon some of Felde's expertise there.

Felde says that you they could get a seed mix from Cardno and it would be pretty good. She states that she was wondering about the planting along the East boundary line near the residential areas and asks if there was going to be screening planting there.

Davidson states that there was going to be a fence. He adds that they spoke about putting a type of vegetation screening in there.

Felde asks if that was something that they were going to go ahead and do.

Davidson states that provided the funds were available that they would work them in regardless because they would like to be a good neighbor. He states that they have only received positive feedback from all the neighbors in the surrounding area. He states that there are only three neighbors along the north of Freeman Street that would be available to see the Solar Panels. He adds that you may not even be able to see it by Oakhill Avenue.

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

There were no updates at this time.

### TIF #5: Western Avenue Economic Development Area

Felde states that she noticed the property on the corner was being advertised for rent. She states that she assumed there was a prospect coming into that portion of the complex that Winona was not using.

Surrisi states that he knows that the Utility Superintendent and himself had met with a couple of prospects over the last year and that there was a request for a separate address there sometime late last year. He clarifies that it is the South Side of the old Del Monte building.

Davidson states that they had met with two different companies and he had two to three follow up conversations and he has not heard anything for several months. He states that he does know that part of that building is getting leased out for storage.

Surrisi states that they are not entirely sure but he has communicated with some people from NIPSCO two weeks ago about the property to help get them in touch with the people there who are working to repair some of the damage they did the stormwater infrastructure.

### TIF #6: Plymouth/Goshen Trail Economic Development Area

#### **Update on Centennial Crossings**

Surrisi states that the people from Centennial Crossings will be at the Plan Commission next month with a request to amend their PUD to change a couple of the northern apartment buildings. He states that they were originally designed to have 12-18 one-bedroom units in each of them. He states that they also had two small garage buildings that were between them. He states that when they built out two of the other apartment buildings that had two-bedroom units that they instantly leased up and they had more demand for two-bedroom units than one bedroom. He states that they decided to get rid of the garage buildings and slightly enlarge the other two apartment buildings to make them both two-bedroom units.

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Miley asks if they are getting rid of the existing garage units that they have now. Surrisi disagrees. Miley asks if this is in the new development. Surrisi agrees and states that they have not built them out yet. Commissioner Christiansen asks what they will do for parking.

Surrisi states that they will still have the same amount of parking that was there before just not the garage space that was for lease.

Miley asks if the parking will be out in the open. Surrisi agrees.

Surrisi states that they found that generally the two-bedroom apartments did not have significantly more cars associated with them then the one bedroom.

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

There were no updates at this time.

### Other Business:

#### **Determination Release of Excess Assessed Valuation in each TIF District**

City Attorney Surrisi states that as they are aware from receiving the memo from the Department of Local Government and Finance (DLGF) that the Clerk-Treasurer provided that this is something that has to be done every year. He states that after looking things over the recommendation is to stick with the same plan that they had last year.

Commissioners Ellinger and Pedavoli moved and seconded to keep the Determination Release of Excess Assessed Valuation in each TIF District the same as the prior year. The motion carried.

Miley asks if there needs to be a public hearing on this next meeting.

Surrisi states that next meeting they are going to have their annual education seminar.

#### **Approval of 2022 Gateway TIF Management Report for 2021**

Clerk-Treasurer Gorski states that while looking at previous agendas and minutes and saw that she noticed that she had to present this to the Redevelopment Commission rather than just inform them of it. She states that it was due by April 15<sup>th</sup> and she submitted it on April 12<sup>th</sup>.

Commissioners Felde and Pedavoli moved and seconded to approve the 2022 Gateway TIF Management Report for 2021 as presented. The motion carried.

### Approval of Redevelopment Invoices

#### **Check Register**

##### **Hoham Drive Grant – TIF 1**

Lochmueller Group LLC	Road Design/ Plans & Rule 5 Permit SWPPP	\$3,598.23
Bank of New York Mellon	Annual Trustee Fee for Centennial Crossings 2020 Bond	\$1,250.00

Commissioners Ellinger and Pedavoli moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

### Acceptance of Communications

The following communications were provided to the Commissioners:

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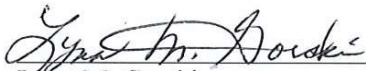
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- 1993 TIF Trial Balance – April 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – April 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – April 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – April 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – April 2022 (TIF #7 Pretzels Air Parcel)
- Gateway TIF Management Report for 2021
- Memo from Clerk-Treasurer Gorski regarding excess valuation pass through
- 2021 Marshall County Circuit Breaker Report
- Report from County on 2021 Payable 2022 TIF Parcels with Gross, Net Base and Incremental AV for TIF 1993, 2000, 2005, 2016, 2019 and 202 TIF Districts.
- DLGF Memo Regarding Redevelopment Commission Responsibilities

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

### Adjournment

The next meeting is scheduled for June 21, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:00 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.

  
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Lynn M. Gorski  
Clerk-Treasurer