

PLYMOUTH REDEVELOPMENT COMMISSION

June 21, 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 June 21, 2022 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple and Melissa Christiansen who were present at the meeting. Commissioner Dr. Tom Pedavoli arrived later at 5:36 p.m. 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 May 17, 2022 as presented. The motion carried.

Annual Presentation to Overlapping Taxing Units

City Attorney Surrisi started off his presentation by welcoming Mitch Mawhorter, the Superintendent of Plymouth Community School Corporation for attending. He presented information to the members and representatives of overlapping taxing units a required annually by state law. Surrisi outlined each TIF District in Plymouth, their history, and some potential plans for the future. He also discussed the Stellar Communities Projects progress so far, and the future plans for other projects.

Surrisi noted that interestingly there has been some resurgence in the retail end of TIF District #1 this last year and that it has been very nice to see. He explains that it seemed like the nationwide trend was everybody was buying their goods online and retail stores were closing. He states that the K-Mart space is scheduled to have Spirit Halloween again this fall and then sometime next year it is supposed to be developed into a new retail space.

He states that the ongoing projects for TIF District #1 are the Rees Theatre Renovation and Hoham Drive Improvements. He explains that the Rees Theatre is supposed to open in October. He states that as for the Hoham Drive Improvements, they are supposed to be let next month but won't see construction in the area until the construction season next year when utility improvements will be happening.

Surrisi brought up that the City Council has approved engaging Michiana Area Council of Governments (MACOG) to assist them with completing a new Comprehensive Plan starting in the fall and going on throughout most of next year. He adds that it has been nine years since the last Comprehensive Plan so this will be an opportunity to refresh some of these ideas and cross off the list some of the projects that have already been accomplished. He explains that he left the slide from last year's presentation about the Habitat for Humanity 3 Home Development as it is going to be happening on Garro Street.

As for TIF District #6 Surrisi states that this is solely the Centennial Crossings Housing Development. He explains that earlier this month they made an amendment to their PUD at the Plan Commission to transform two one-bedroom apartment complexes into two-bedroom apartment complexes as they had a large demand for two-bedroom apartments. He states that to his understanding everything that is completed is rented and they have a waiting list so it has been very successful. He states that out of the 55 single family homes that about half of them are sold while the other half are owned by the developer and rented out.

Commissioner Felde asked if the Habitat for Humanity project is supposed to be in TIF 2.

Surrisi responds by stating that it is in neither of the TIFs. He explains that it is in the western downtown area that the thought may be that sometime in the future they should expand the TIF but the thought was to use some of the TIF dollars from the River Gate South Project to support some of the projects over in that area.

Commissioner Ellinger asks if Surrisi knows how the River Gate South Apartments are being rented given that the Centennial Crossings apartments are selling extremely fast and having to go onto a waiting list.

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Surrisi responds by stating that from what he has heard that only a couple of apartments were not occupied at River Gate South and that it has improved quite a bit since the last time they discussed them.

Commissioner Hopple asks for clarification that it is the apartments by Penguin Point. Ellinger and Surrisi agree. Hopple states that there is some new signage on the outside.

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

Hoham Drive Update

Surrisi states that on July 13th it is supposed to be let. He states that the utility plans, that were supplied to the Redevelopment Commission via email, were recently approved so the first phase of work will be in about six months to allow for the utilities to relocate their infrastructure that they need to before construction begins.

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

Revision to Rees Theatre Lease Agreement

Surrisi states a couple months ago they came to a decision at the last minute to try to help the Rees with obtaining a Civic Center liquor license. He states that in discussion with the Deputy Director of the Alcohol and Tobacco Prevention that he had wanted to see a little bit more clarification in the lease document showing that it was a sublease. He explains that while also adding in some language that recognized that if either the Redevelopment Commission or the Rees were to terminate the lease that they would no longer be eligible for that Civic Center permit and that they would forfeit it. He states that is what he has done with this revision and that he would be happy to answer any questions.

Commissioner Miley asks if this revision has been run by the Rees and if they were okay with these changes.

Surrisi responds agreeably and that the Rees' attorney is waiting on this to be approved so they can resubmit their application with the new lease.

Miley states that he appreciates the redline copy as it was very helpful to narrow down the changes. He then asks if they have to do anything with the existing lease.

Surrisi responds by explaining that the terms of this lease state that it replaces all existing leases with the Rees.

Commissioners Hopple and Ellinger moved and seconded to approve the revisions to the Rees Theatre Lease Agreement as presented. The motion carried.

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 reduced size interconnection agreement was submitted to NIPSCO on May 18th. He adds that Telamon, who is their consultant, has been doing a much better job communicating with them. He explains that they have been contacting NIPSCO to find out where they stand on this review process. He states that it has went through the first layer of review with NIPSCO and has since moved on to the second layer. He adds that during this review they did see some items that they did want changed in the design of an engineering item. He states that they have noted today with an update from Telamon that they have received it and they are hoping to have it reviewed rather quickly so they can at least start advertising and moving ahead with the project.

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

There were no updates at this time.

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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

There were no updates at this time.

TIF#7: Pretzel's Air Parcel

There were no updates at this time.

Other Business:

Discussion of Proposed READI Grant Projects

City Attorney Surrisi gives a breakdown of the Regional Economic Acceleration & Development Initiative (READI). He explains that the projects have to be privately owned but then the local government has to pledge up to 20% of the value of the project of the local match. He states that then the state through this Regional Development Authority would pledge another 20%. He explains that it is a 60 private /40 public funded projects. He states that our region did a call for projects to see some ideas and they were all taken and complied into the application to the state. He explains that because of that they won \$50,000,000 from the state for our region. He states that there were about 17-18 regions that were awarded money and only about 3-4 of those that go the full \$50,000,000. He states that you could not win over \$50,000,000 for your region. He explains that some of the regions are larger than ours but that there has been a lot of success over the last several years. He adds that Marshall County in the past felt more like the little brother to the bigger counties to the north but he thinks that they are all working together pretty well.

He explains that they now want the projects a year later to come into a more solid form and have more details to them. He states that tomorrow the mayor, himself, and several others are going to an informational session that the South Bend Regional Partnership is hosting in Argos at the new community building to talk about some of the details of the application process. He states that they just released the official RFP application document last week so he expects applications to go live at the end of the month and are going to be due by mid-August. He adds that the mayor has got a committee together with several community members, such as Councilmen Ecker and Listenberger, that have met periodically to look at these things. He explains that there are a few projects that stuck around over the last year and have got a little more traction. He states that he wishes to present these to the commission and over the next month and a half they will try to figure out the fine details of each to see if there will be an opportunity for the Redevelopment Commission to participate in some of the local matching support. He states that he has had initial discussions with Heidi Amspach with Baker Tilly and Lisa Lee with ICE Miller to see if Redevelopment will be able to participate.

He states that as for the first project the scope of this has been the least defined as of yet. The project is the Montgomery Ward Commerce Center and it is a version of a project that they have previously looked at, which is an Entrepreneurship Center. He states that the original design of this was sited at the old Fire House and that project has changed in scope over the years. He states that they had originally wanted to make that a part of their Stellar Communities plan and through some discussions with the Office of Community and Rural Affairs (OCRA) they guided the city to leave that out of the Stellar plan. He states that Marshall County Economic Development Corporation (MCEDC) has been the lead entity with this in the past. He adds as they were looking to get grant opportunities to fund that they hired InFocus, which is the consulting firm out of South Bend to do a study to analyze the need for this type of entrepreneurship center and how it could be effective to allow mentoring to local businesses. He explains that as the leadership changed at MCEDC there was a different take on the fire house about how it may not be big enough to accommodate this. He explains that the thought at that time was that MCEDC would move in and manage the programming there and by the time they move them in half the space would already be

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taken up. He states that they have since looked at the old Pilot News space which is enormous so that is why he stated the scope was undefined in that it would all depend on what organizations would be tenants there. He adds that the level of finishes that were to be put on the space for the areas that will be used for coworking, entrepreneurship, and new manufacturers. He states that they could spend a million dollars or four million dollars depending on the level of finish between all the floors including the basement.



Miley asks if there is an elevator in the building.

Surrisi responds by stating there is a freight elevator and he is unsure if it is operational. He adds that the shaft is already there so if a new elevator had to be put in then that can cut down on the cost quite a bit.

Surrisi explains that they are talking with Kevin Berger from Easterday Construction who has shown some interest with potentially being the developer of this along with the next project that he will show them.

Miley asks Surrisi if he has had any talks with PIDCO about this concept because they have been talking about doing something similar for years now.

Surrisi states that the mayor and himself had lunch with some of the PIDCO leadership after their groundbreaking at their new manufacturing building. He explains that they talked about it and that it is on their radar.

The next project Surrisi introduces is the Water Street Townhomes. He states that this will be between 11-13 townhouses on the corner of Garro and Water Street. He explains that the Montgomery Ward Commerce Center is just to the west of this so that the parking lot would serve both of these projects. He states that there would be more parking spaces.

Miley asks how there would be more parking spaces.

Surrisi responds by stating that it would involve acquiring the two homes that are there. He explains that Mr. Berger has had some conversations with the first home to the immediate north of the parking lot that has expressed some interest in selling. He adds that he has not heard any response from the other. He states that to accomplish this that he may have to just acquire one of the homes but optimally he would have to acquire both.

Miley asks if it will go clear to Washington Street.

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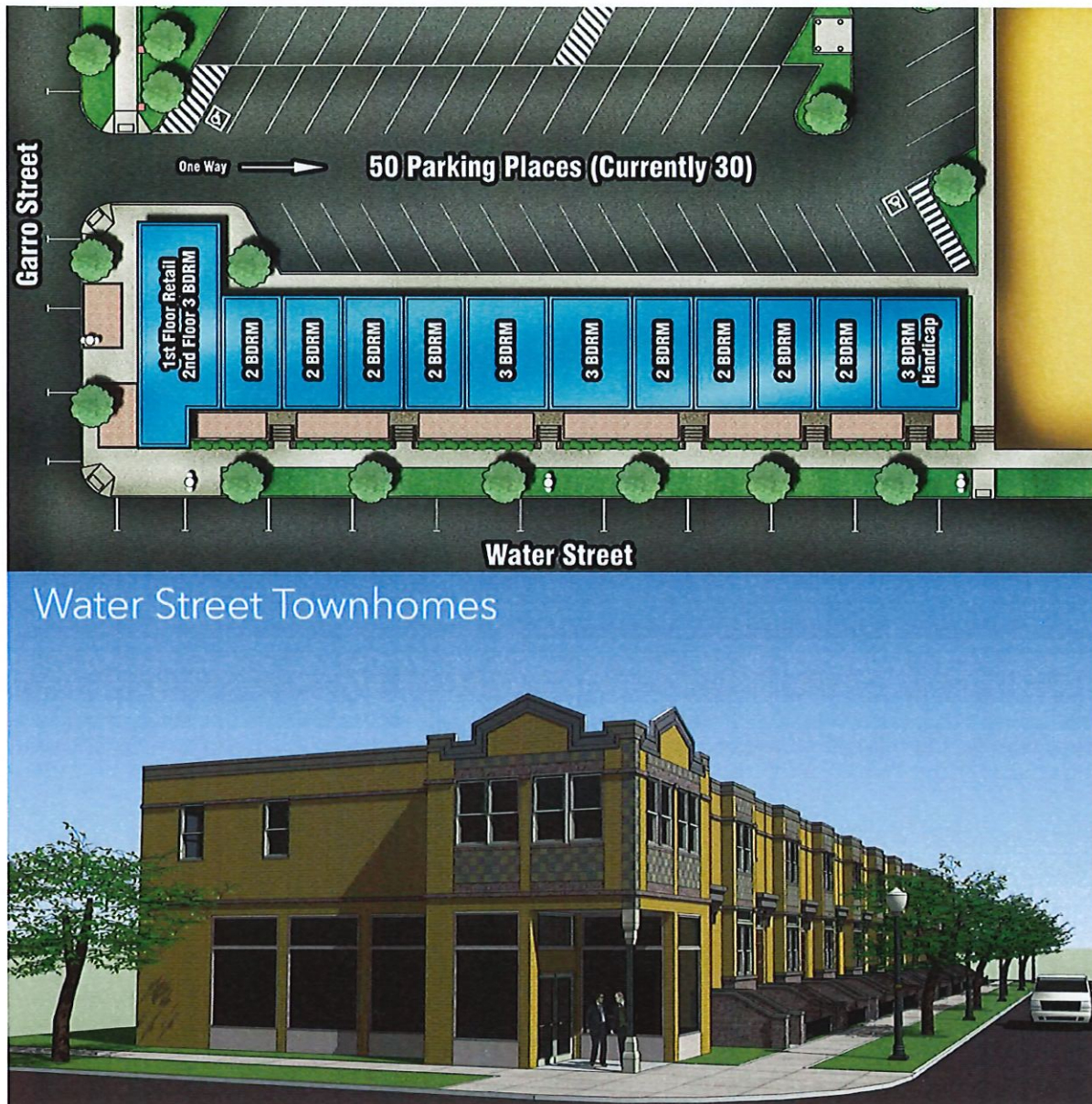
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Surrisi explains that there are commercial buildings on the very end that will still be there. He states that this project is estimated to be between \$3.6 million and \$4 million.

Commissioner Christiansen asks if these townhouses will be rentals.

Surrisi states that these will be rentals.



As for the last project that Surrisi presents it will be the Yellow River Brewing Company. He explains that this will be in the Old NIPSCO building on the corner of E. Laporte Street and S. Michigan Street. He states that this was recently purchased by a restaurant developer and they have been in discussions with them for some time and the concept is making a brew pub with a deck overlooking the river. He states that the complication of this is difference between the READI Program and Regional Cities. He explains that when Regional Cities was created that it was all done with state money so there were not as many rules. He adds

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that this READI program has been done with federal dollars that have come from the Covid grants that have all of these federal rules. He states that this makes it more difficult on how the money can be spent. He states that he doesn't know why the state didn't just take the federal money and use it for something else and then shuffle \$500,000,000 of state money in to make it a lot easier as people were already familiar with how to administer Regional Cities and it was quite simple. He explains that there are a lot of different layers of federal rules on this and that is what they will be learning more about tomorrow.

He states that the high end of this project is around \$2 million and believes that it can go down to about \$1.5 million depending on the scope of whether they are doing beer brewing on site or if they were to partner with an existing brewery that does some of that at another location.



Felde asks if they need to get a liquor license.

Surrisi responds by stating that they would have to acquire a brewery license or if they were to brew with the stuff there that is a whole federal process that they would have to be involved with. He explains that if it were just the restaurant that didn't have the brewery attached to it that they would be eligible for the

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Riverfront District licenses which is something the City Council recently adopted that makes liquor licenses available to restaurants in the downtown area regardless of the quotas for existing restaurants.

Surrisi states that one thing he didn't add is that when they were applying for the Stellar communities back when it was the Old Firehouse Entrepreneurship Center the City Council had committed \$240,000 as matching funds for that project. He states that since it is a similar project, once they know what all the funding looks like that, they will be potentially be going back to the City Council to look for support for that project with those same dollars.

Surrisi adds that in the next month they will trying to get more of the details hammered out to put the applications together that would be submitted in August. He states that once they receive an analysis from Baker Tilly to see what Redevelopment would be able to support that they will have those discussions and that the process may be as simple as a letter stating that Redevelopment is willing to support this at this time. He explains that it won't be until around December before they find out if the projects are awarded the grant funds and thinks that for all of these projects that they will be waiting on those funding decisions before they move forward. He states that in the early part of next year if they are awarded then they will go through the process of formally approving the funding and taking all the necessary steps with Redevelopment.

Miley asks if the Firehouse is on the national register and if that would create problems with things like this.

Surrisi responds by stating that they have looked into that because it is on the national register as he understands it just because of its age. He states that the two ways to end up on the national register is either because of its age or architectural significance. He explains that regardless of either of those the rules state that as long as you are not taking federal money that you are allowed to do whatever you want to a historic structure. He adds that it would have added a layer of complexity to that site given that the READI program is federal funding.

Felde asks if the application in August has to be submitted to our region.

Surrisi explains that the process will be that the Regional Development Authority Board and South Bend Regional Partnership will review the applications from the three counties and make recommendations to the RDA Board and then they will select the projects they want to award. He adds that the representative from Marshall County on the Regional Development Authority Board is the former president of Hoosier Racing Tire John Desalle. He explains that ultimately then they will also have to be approved by the Indiana Economic Development Corporation which is the state agency that is administering all programs. He states that there are quite a few steps there.

He states that by the end of the year everything will be in place so that next year they can do locally what they need to do to get their funding commitments in place. He believes that most of these projects estimated time of completion was about a year to a year and a half. He states that they may be looking at starting construction in the Spring or Summer next year and may take another year or so to get everything completed.

Approval of Redevelopment Invoices

Check Register

TIF 1

| | | |
|-------------|---|----------|
| Baker Tilly | Profession Services – preparation and filing TIF Management Report on Gateway | \$999.17 |
|-------------|---|----------|

| | | |
|-------|--|----------|
| TIF 2 | | \$999.17 |
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|---|---|---------------------|
| Baker Tilly | Profession Services – preparation and filing TIF Management Report on Gateway | |
| TIF 3 | | |
| Baker Tilly | Profession Services – preparation and filing TIF Management Report on Gateway | <u>\$999.17</u> |
| | | \$2,997.50 |
| Pending Invoices: | | |
| To be paid from Hoham Drive Grant – TIF 1 | | |
| Lochmueller Group | Road Design/ 404-401 Permit Application/ Plans & Rule 5 Permit SWPPP | \$4,769.59 |
| To be paid from TIF 6 | | |
| Bank of New York Mellon | Principal & Interest for RDC Bond Series 2012 | \$60,960.00 |
| Transfer of Funds from TIF 2 to TIF 6 for Bond Payment | | |
| Clerk-Treasurer | Transfer to other funds | \$60,960.00 |
| Total Amount of Claims | | \$129,687.09 |

Felde asks if the Baker Tilly invoices are an annual amount.

Clerk-Treasurer Gorski states that they are and that those are for the Gateway submission that had to be completed by April 15th.

Commissioners Felde and Hopple moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

Acceptance of Communications

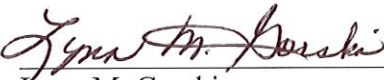
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – May 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – May 2022 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – May 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – May 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – May 2022 (TIF #7 Pretzels Air Parcel)
- Redevelopment Memo – 6-14-22 – Rees Lease

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

Adjournment

The next meeting is scheduled for July 19, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:17 p.m. after a motion and second by Commissioners Ellinger and Pedavoli. The motion carried.



Lynn M. Gorski
Clerk-Treasurer