

# PLYMOUTH REDEVELOPMENT COMMISSION

October 19, 2021

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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 October 19, 2021 at 5:30 p.m.

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

Commissioners Ellinger and Hopple moved and seconded to approve the minutes of the last Regular Session meeting and the Executive Session meeting, both of September 21, 2021 as presented. The motion carried.

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

There were no updates at this time.

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

There were no updates at this time.

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

### **Aquatic Center Update**

There were no updates at this time.

### **Manufacturing Center Update**

City Attorney Surrisi updated the commission on the Manufacturing Center Project. He stated that he and Utility Superintendent Davidson would be going to a showing of the building. He stated that he expects that by the next Redevelopment meeting the first lease payment would be received.

## 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 stated that the Centennial Crossings Subdivision was starting to fill up and was progressing well. He added that they were going to continue on building out the project. He stated that Property Management was starting to work on a new project as well. This was the Menominee Heights project which would be a buildout of the current subdivision with single family homes.

Felde asked if Centennial Crossings were leasing or selling the properties in the subdivision. Surrisi stated that they were doing both some of the properties were being leased and others were being sold.

## TIF#7: Pretzel's Air Parcel

There were no updates at this time.

## Other Business:

City Attorney Surrisi presented the Annual Economic Development Agreement with Marshall County EDC for 2021.

Surrisi stated that this would be \$30,000 in additional support of Marshall County EDC for a one-year term starting upon approval.

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Commissioners Ellinger and Pedavoli moved and seconded to approve the Annual Economic Development Agreement with Marshall County EDC for 2021. The motion carried.

## Approval of Redevelopment Invoices

Commissioners Felde and Hopple moved and seconded to approve of the following Redevelopment Invoices:

- July and August Progress payment to Lochmueller Group in the amount of \$1,801.24 for the Hoham Drive Project to be paid from the Hoham Drive Grant Fund.
- May through August progress payment to Lochmueller Group in the amount of \$4,870.00 for right-of-way services to be paid from the Hoham Drive Grant Fund.
- Payment for grant writing and environmental review payable to Priority Project Resources, Inc. in the amount of \$5,000.00 to be paid from the River Park Square Phase II Fund.

The motion carried.

The following communications were provided to the Commissioners:

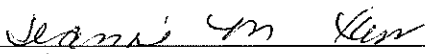
- 1993 TIF Trial Balance – September 2021 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – September 2021 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – September 2021 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2006 TIF Trial Balance – September 2021 (TIF #4 South Gateway / Western Downtown EDA)
- Winona TIF Trial Balance – September 2021 (TIF#5)
- Pretzels Air Parcel TIF Trial Balance – September 2021 (TIF#7)

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

## Other Business

Mike Delp gave thanks to the Plymouth Redevelopment Commission for supporting the Veterans Parkway Project and giving consideration to adding it to their project list. He was disappointed that the resolution did not pass at the Common Council meeting.

The next meeting is scheduled for November 16, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:38 p.m. after a motion and second by Commissioners Pedavoli and Hopple. The motion carried.

  
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Jeanine M Xaver, IAMC, CMC, ACPFIM  
Clerk-Treasurer