

PLYMOUTH REDEVELOPMENT COMMISSION

August 16, 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 August 16, 2022 at 5:40 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger and Dr. Tom Pedavoli who were present at the meeting. Commissioners Nancy Felde, Craig Hopple and Melissa Christiansen were absent. Other attendees included Mayor Senter, 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 Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting of July 19, 2022 as presented. The motion carried.

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

Hoham Drive Update

Surrisi states that they have been progressing out at Hoham Drive as all of the Utilities have been given the notice to proceed on their relocation work. He states that September 14, 2022 is their letting date and as that is the week before their next meeting so they should know what the bids were and what direction they are heading by then.

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

Surrisi adds that River Park Square Phase 2 is going smoothly. He states that they are now doing the survey work for Greenways Trail Phase 3.

Miley asks what the projected competition for River Park Square Phase 2 is.

Surrisi responds by stating that he believes it is around the October timeframe before bad weather hits. He states that the only thing that they are waiting on is the pavilion as it is pre-manufactured structure.

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 lists the Engineers Estimate as \$994,560.00, Retro-Tech Systems out of Valparaiso at \$993,514.00, and Solar Energy Systems out of Nappanee at \$1,017,792.00. He explains that the two bids were within \$24,278.00 of each other.

He states that Retro-Tech Systems is new to the solar industry and consequently did not offer any references for current or previous solar installations. He explains that the references that were provided were lighting replacement projects and water replacement projects which was off from what they were looking for. He adds that they also offered alternatives for inverters, in the event the availability was an issue, but they did not provide a cost estimate.

He states that Solar Energy Systems appeared to be much more experienced providers and installers. He states that SES provided four references and he contacted three of them with two responses. He explains that both responses were very favorable. He states that his concerns were whether or not the project would be within budget, the workmanship, knowledge of the installation, and whether or not the project was completed within contract limits. He states that the answers to those questions were good and the only hold up that was mentioned was not on the contractor, but rather on NIPSCO's end as far as what they had to do.

Davidson states that Telamon, the cities consultant, rated Retro-Tech Systems at 210 and Solar Energy Systems at 214. He states that knowing the lack of experience from Retro-Tech Systems, he provided the recommendation to go with Solar Energy Systems for \$1,017,792.00. He explains that the bids were

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accepted and approved at the last Board of Public Works and Safety meeting. He states that there was a kick-off meeting with the contractor on August 11, 2022 and the signing of the contracts should be completed. He states that the notice to proceed should happen soon afterwards. He states that once the contracts are fully approved, the contractor will have 120 days to have the contract complete. He explains that if they do run into material delays that he understands that is out of their control. He hopes to have this completed by the end of the year.

He states that they were also notified during the meeting from Bruce Breeden at Telamon that due to recent federal projects that they could receive a 30% grant which is \$300,000.00 that the city could save on this project. He adds that the engineering for this project could be included also.

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

There were no updates at this time.

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:

Paid from TIF 6

Bank of New York Mellon	Centennial Crossings Bond Interest	\$18,790.21
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Pending Invoices:

To be paid from TIF 1

US 30 Coalition	Supplemental US 30 Request	\$5,000.00
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Total Amount of Claims \$23,790.21

Clerk-Treasurer Gorski states that another invoice to be paid from TIF 1 came in today as well. She states that this will go before the council on August 22 for the US 30 Coalition.

Commissioners Pedavoli and Ellinger 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 – July 2022 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – July 2022 (TIF #2: East Jefferson / Central Business EDA)

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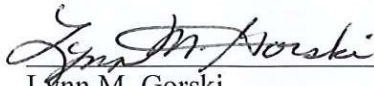
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- 2005 TIF Trial Balance – July 2022 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – July 2022 (TIF #4 South Gateway / Western Downtown EDA)
- 2020 TIF Trial Balance – July 2022 (TIF #7 Pretzels Air Parcel)

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

Adjournment

The next meeting is scheduled for September 20, 2022 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:47 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.



Lynn M. Gorski
Clerk-Treasurer