The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana, on January 20, 2026, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Lana Ball, Craig Hopple, Kara Steele, and Robin Cupka who were present at the meeting. Commissioner Nate Davis was absent. Other attendees included Mayor Robert Listenberger, City Attorney Jeff Houin, and Clerk-Treasurer Lynn Gorski. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Oaths of Office were administered to the following Members:
Mike Miley
Lana Ball
Craig Hopple
Kara Steele

Commissioners Hopple and Ball moved and seconded to approve the minutes of the last Regular Session meeting of December 16, 2025, as presented. The motion carried.

Commissioners Hopple and Ball moved and seconded to retain the current slate of officers as seen below. The motion carried.

President - Mike Miley
Vice President – Craig Hopple
Secretary – Lana Ball

TIF #1: U.S. 30/Oak Road Economic Development Area
There were no updates at that time.

TIF #2: East Jefferson/Central Business Economic Development Area
There were no updates at that time.

TIF #3: U.S. 30/Pine Road Economic Development Area
There were no updates at that time.

TIF #4: South Gateway/Western Downtown Economic Development Area
There were no updates at that time.

TIF #5: Western Avenue Economic Development Area
There were no updates at that time.

TIF #6: Plymouth/Goshen Trail Economic Development Area
Houin explained that the TIF was for the Centennial Crossings housing development and that this information was still early, without a lot of detail currently but the Mayor and himself met with the developer last week with them starting to address the additional phase of that development. He stated it would be an expansion to the east of the property that was currently owned by the House of Prayer Church. He stated the plan would be to connect to that back drive that goes by the apartments on the north end of that development, extend that east, and then connect around to Plymouth-Goshen Trail. He stated this would still be about 18 months before they're ready to start on that, but we would start planning for that to see what sort of TIF incentives might be appropriate for that development.

Miley asked if there was any idea on the number of units that may be part of this addition.

Houin replied that it would be somewhere between 75-150 units and that they would like to go as dense as possible, but until they started laying it out, he did not believe they had a lot of detail at the time. He stated there may be a couple of single-family homes, as they have in the front currently, but mostly it would be more townhouse-style buildings.

TIF#7: Pretzel's Air Parcel
There were no updates at that time.

TIF#8: Water Street Allocation Area
Water Street Townhomes Project Update
Houin stated he spoke with Kevin Berger of Easterday Construction and received an update on the project. He stated the project was behind schedule because of the weather and was provided with a list of items they still needed to complete for the exterior. He listed the topcoat of the asphalt, landscaping, solar rooftop installation, railings, and canopies. He stated most of these were ready to go as soon as the weather cooperates, with the railing being a priority because they had to be installed for an occupancy permit. He stated the interior work was still progressing, with the drywall complete and painting, flooring, electrical, cabinets, plumbing, and interior doors in progress. He stated the interior should wrap up quickly while the exterior waits on the weather.

Cupka commented that they were aiming to have them open by the end of January.

Houin stated they may have been able to do that if the weather allowed them to finish the exterior work. He stated there was no chance they would be able to complete that now, and they can no longer speculate on the date as it was all dependent upon the weather.

Cupka asked if all the tenants were fine with it continually being pushed out.

Houin replied that he was not aware of the status of that, but that Bradley Company was managing the property. He stated that they were the ones working with the tenants. He believed that they would not actually be signing leases until the townhouses were ready to move into. He stated they had a waiting list and people who are interested, and as soon as they become available, they'll probably start down that waiting list and see who would be ready to sign.

Other Business:
There was no other business at that time.

Approval of Redevelopment Invoices

Paid from:		
TIF 1		
Old National Bank	Semi-annual Lease for City Hall Construction Project	$157,250.00
TIF 2		
Bank of New York Mellon	Semi-annual Principal and Interest	$64,880.00
Transfer to TIF P&I Fund	Semi-annual Principal and Interest	$64,880.00
Bank of Oklahoma	Water Street Townhomes Principal and Interest	$58,250.00
TIF 3		
1st Source Bank-Trustee	Bond Payment for Aquatic Center	$221,715.57

enFocus	enFocus Services for Economic Development	$4,359.87
TIF 6		
Bank of New York Mellon	2020 Bond for Centennial Crossings	$76,125.00
Bank of New York Mellon	2022 Bond for Centennial Crossings	$75,900.00
Transfer to Wastewater	Infrastructure for Centennial Crossings per Res#2021-951	$61,900.00
TIF 7		
Bank of Oklahoma	2019 Bond for Pretzel's	$390,530.00
All TIF Districts		
Baker Tilly	Professional Fees per agreement	$2,800.00
Redevelopment Authority Old National Bank	Semi-annual Bond for City Hall Construction Project	$159,887.50

Total Amount of Claims $1,338,477.94

Commissioners Ball and Steele 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 – December 2025 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – December 2025 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – December 2025 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – December 2025 (TIF #4 South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – December 2025 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – December 2025 (TIF #7 Pretzels Air Parcel)

Commissioners Hopple and Ball moved and seconded to accept the communications as presented. The motion carried.

Adjournment

The next meeting was scheduled for February 17, 2026, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:43 p.m. after a motion and second by Commissioners Ball and Steele. The motion carried.

/s/ Lynn M. Gorski
Clerk-Treasurer