The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana, on April 21, 2026, at 5:30 p.m.

President Mike Miley led the pledge of allegiance and called the meeting to order for Commissioners Lana Ball, Nate Davis, Kara Steele, and Robin Cupka, who were present at the meeting. Commissioner Craig Hopple was absent. Other attendees included 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.

Commissioners Davis and Ball moved and seconded to approve the minutes of the last Regular Session meeting of March 17, 2026, as presented. The motion carried.

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
There were no updates at that time.

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 that the parking lot was paved yesterday, so we were waiting for them to come back and stripe it. He stated that they got some of the landscaping done, all the porch railings and canopies are installed, and he could not get a definitive date from Kevin Berger today to start moving in. He stated from what he said previously we expect it very soon.

There was discussion about the Heartland renovation work and dumpster placement. No update at that time.

Other Business:
Houin wished to highlight some news regarding ONE Marshall County:

- Housing & Infrastructure Committee was separated into two committees due to the workload on both housing and infrastructure.
    - The Housing Subcommittee was working closely with the newly formed Community Development Corporation (CDC), which was a nonprofit entity that could assist with acquiring property and assisting with low-income housing developments. CDC requires more detail when talking to developers about specific communities. Next step was a more in-depth analysis of each individual community across the county to determine exact housing needs to the point of what properties within said community are best suited for

housing development. For Plymouth, we were mostly focused on infill development, trying to identify parcels across the city that are good candidates for either rehabilitation or new construction. It was emphasized to connect with developers who would do small-scale projects of one house at a time or duplexes.

- Countywide Zoning Committee to collaborate between all the zoning administrators.
- Rural healthcare grant focus.
- ONE Marshall County was supporting the city's application for the historic firehouse OCRA Grant.
- ONE Marshall County representative to show up and provide updates at a future meeting.

Miley asked the Clerk-Treasurer if she could review the 2025 TIF Management Report for the new members who have not seen this report before.

Clerk-Treasurer Gorski presented the 2025 TIF Management Report.

Approval of Redevelopment Invoices

Paid from:		
All TIF Districts		
Baker Tilly	Professional Fees per Agreement	$3,100.00
TIF Districts 1, 2 & 3		
Baker Tilly	Professional Fees per Agreement	$29,773.00
Hoham Drive Grant – TIF 1		
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	$749.96
TIF 2		
Rees Theatre	Municipal Support – Debt Reduction	$100,000.00
TIF 3		
enFocus	enFocus Services for Economic Development	$5,135.14
enFocus	enFocus Services for Economic Development	$7,500.00
TIF 6		
Bank of New York Mellon	Trustee Fee for 2022 Series B Bond	$1,350.00

Total Amount of Claims: $147,608.10

Commissioners Ball and Davis 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 – March 2026 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – March 2026 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – March 2026 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – March 2026 (TIF #4 South Gateway/Western Downtown EDA)

- 2019 TIF Trial Balance – March 2026 (TIF #6 Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – March 2026 (TIF #7 Pretzels Air Parcel)
- 2025 TIF Management Report
- 2025 TIF Management Report Presentation – Presented to Common Council on 03/23/2026

Commissioners Davis and Steele moved and seconded to accept the communications as presented. The motion carried.

Adjournment

The next meeting was scheduled for May 19, 2026, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:52 p.m. after a motion and second by Commissioners Ball and Davis. The motion carried.

/s/ Lynn M. Gorski
Clerk-Treasurer