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 16, 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, Craig Hopple, Kara Steele, and Robin Cupka, who were present. Other attendees included Clerk-Treasurer Lynn Gorski and Mayor Robert Listenberger. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Commissioners Davis and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of May 19, 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
Aircraft Maintenance Program – Community Investment Proposal
Jake and Jodi Marohn, representing Alphaflight, were present to discuss the Aircraft Maintenance Program.

Ms. Marohn wished to clarify that this equipment was for year two. She stated they were under the impression it would take a year to get this process going.

Mr. Marohn stated that he heard it would be a very long process between coming to you, then to the city council, and back to you for final approval.

As this was a part of the TIF Plan already for TIF #3, that process would not need to occur again.

Cupka asked if there was approval from Maloy Aircraft for the training aircraft.

There was a lot of discussion, but it was clarified that this was separate from the Aircraft Maintenance Program, and it would be a benefit to Maloy Aircraft. Mayor Listenberger stated there would be an update on the overall airport plan at the next meeting. The need for Aviation Mechanics was emphasized throughout this section.

Mayor Listenberger asked if this could be funded in 2027.

Mr. Marohn replied that was what they were thinking. He stated they were still figuring out the details with Ivy Tech, as maintenance got pretty involved in that second year. He stated this was not something that they would need by this Fall.

Commissioners Hopple and Davis moved and seconded to approve the request as presented for the first quarter of 2027. The motion carried.

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

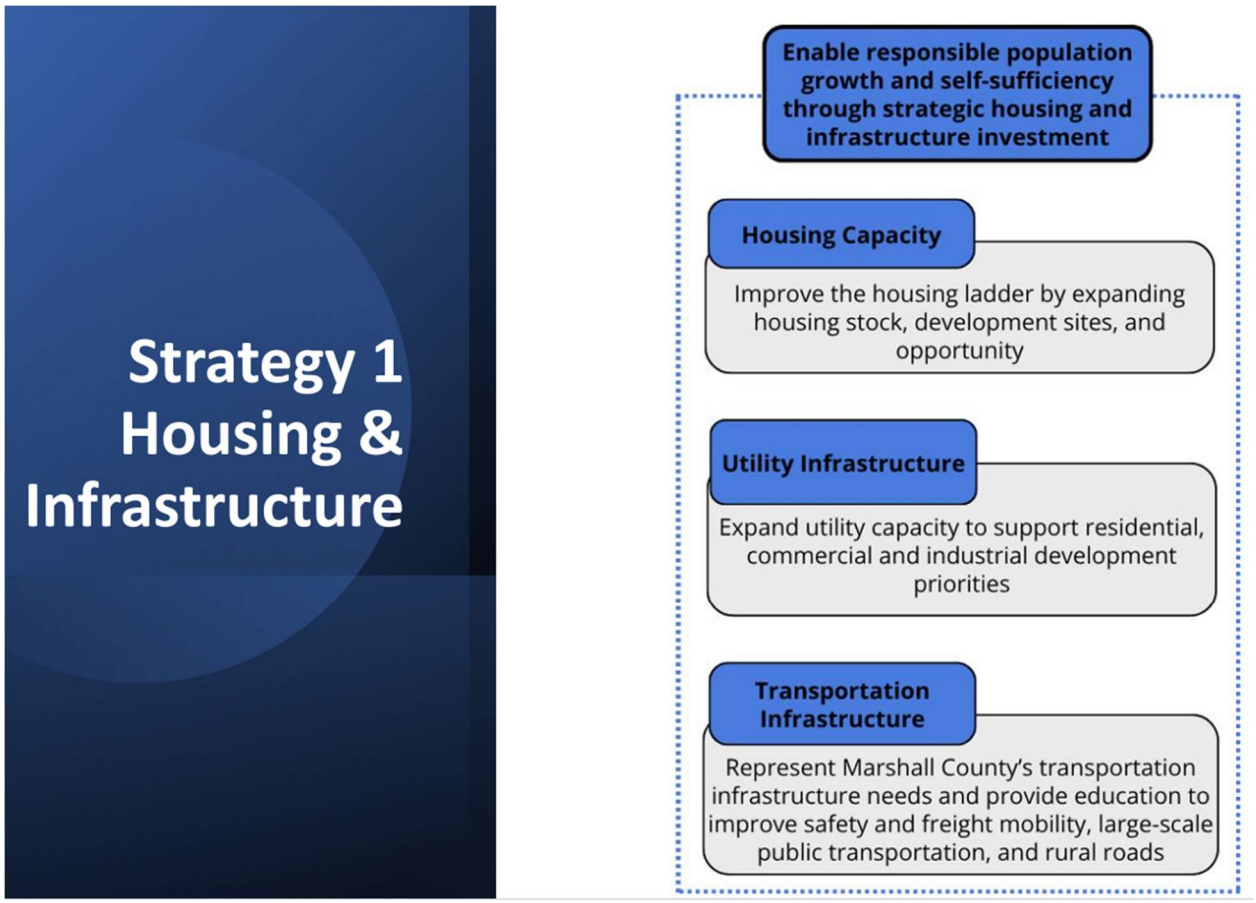
TIF #5: Western Avenue Economic Development Area
There were no updates at that time.

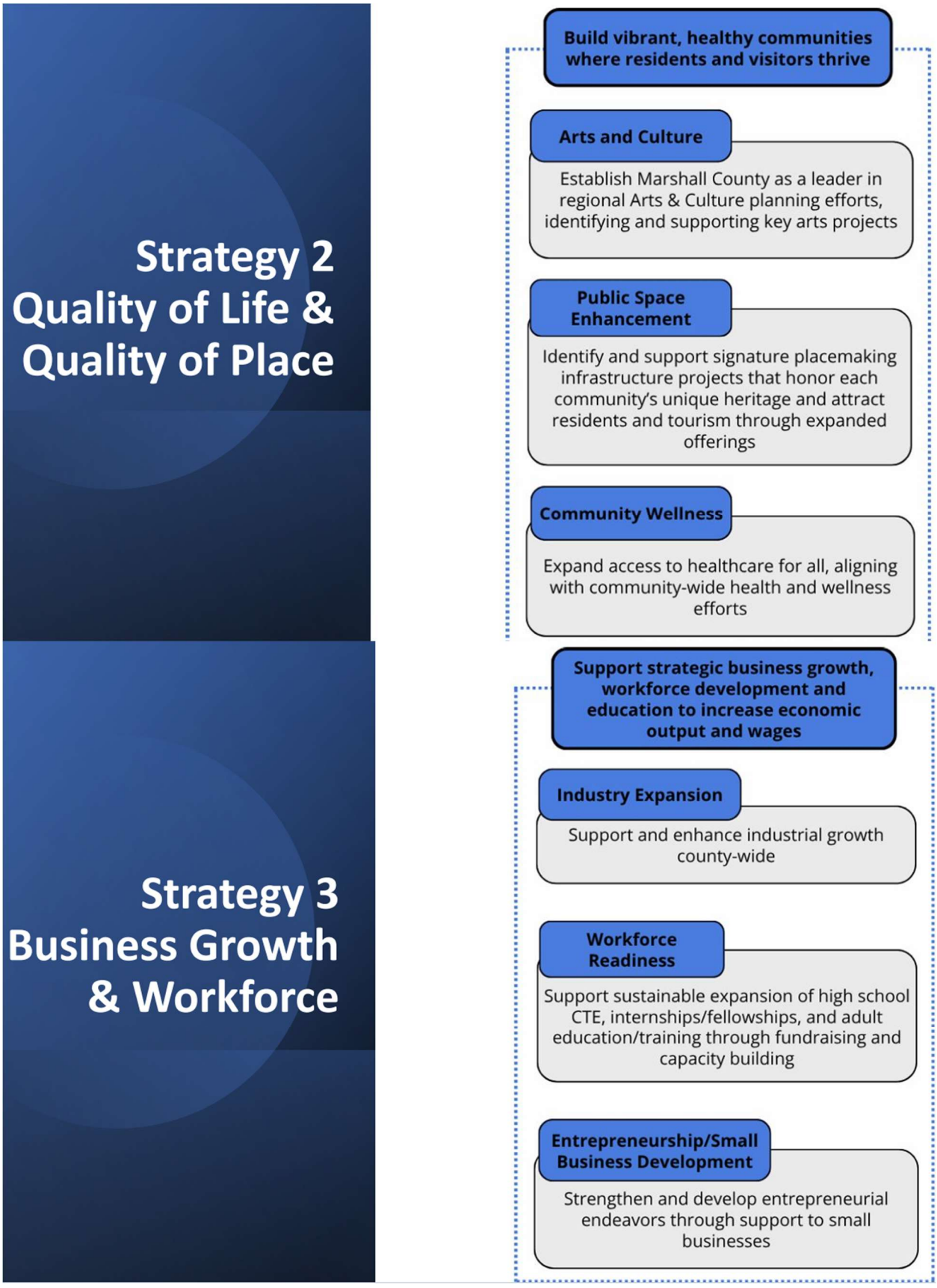
TIF #6: Plymouth/Goshen Trail Economic Development Area
There were no updates at that time.

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

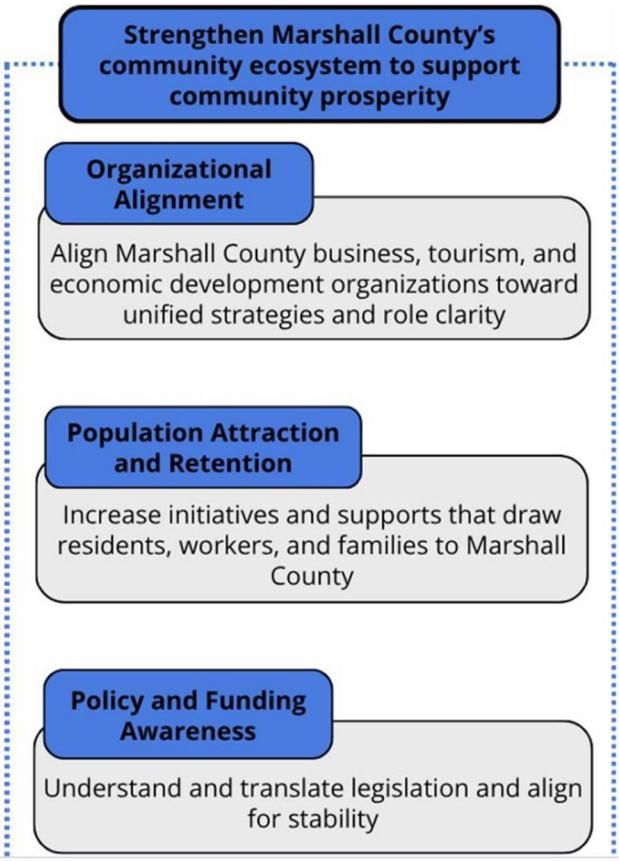
TIF#8: Water Street Allocation Area
There were no updates at that time.

Other Business:
ONE Marshall County Update
Gary Neidig provided an update and reviewed the strategies for ONE Marshall County.




Strategy 2
Quality of Life &
Quality of Place
Build vibrant, healthy communities where residents and visitors thrive
Arts and Culture
Establish Marshall County as a leader in regional Arts & Culture planning efforts, identifying and supporting key arts projects
Public Space Enhancement
Identify and support signature placemaking infrastructure projects that honor each community's unique heritage and attract residents and tourism through expanded offerings
Community Wellness
Expand access to healthcare for all, aligning with community-wide health and wellness efforts
Strategy 3
Business Growth
& Workforce
Support strategic business growth, workforce development and education to increase economic output and wages
Industry Expansion
Support and enhance industrial growth county-wide
Workforce Readiness
Support sustainable expansion of high school CTE, internships/fellowships, and adult education/training through fundraising and capacity building
Entrepreneurship/Small Business Development
Strengthen and develop entrepreneurial endeavors through support to small businesses

Strategy 4 Marshall County Community Ecosystem



2026 Budget Review

2026 Budget Summary

- Revenues support operations and staffing for communications and project implementation support
- Municipal, private, and grant funding are combined to maximize impact

Key Investments

- Hiring a Communications & Community Coordinator to support One MC and partner organizations
- Contracting for professional services (enFocus) for project implementation support and progress monitoring
- Community support fund to catalyze collaborative initiatives



Current Activities

- Assist Quality of Life Committee developing project proposals for Lilly Gift IX/ Rural Health grants
- Support cross-municipal housing and infrastructure initiatives (i.e.,CDC, utility assessment, zoning collaborative, etc.)
- Support Quality of Place committee in advancing arts, culture, and downtown development initiatives

ONE MARSHALL COUNTY

onemarshallcounty.org
+1 (574) 935-6903
info@onemarshallcounty.org

Thank you for your partnership in shaping Marshall's County future!

Approval of Redevelopment Invoices

Paid from:		
All TIF Districts		
Baker Tilly	Professional Fees per Agreement	$3,100.00
TIF 1		
Baker Tilly	Professional Svcs Continuing Disclosure of Lease/Rental Bond 2017	$1,790.00
enFocus	enFocus Services for Economic Development	$27,500.00
TIF 3		
enFocus	enFocus Services for Economic Development	$7,500.00
	Total Amount of Claims	**$39,890.00**

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 – May 2026 (TIF #1: U.S. 30/Oak Road Economic Development Area)
- 2000 TIF Trial Balance – May 2026 (TIF #2: East Jefferson/Central Business EDA)
- 2005 TIF Trial Balance – May 2026 (TIF #3: U.S. 30/Pine Road Economic Development Area)
- 2016 TIF Trial Balance – May 2026 (TIF #4: South Gateway/Western Downtown EDA)
- 2019 TIF Trial Balance – May 2026 (TIF #6: Plymouth-Goshen Trail EDA)
- 2019 TIF Trial Balance – May 2026 (TIF #7: Pretzels Air Parcel)
- 2026 Marshall County Circuit Breaker Report
- Report from County on 2024 Payable 2025 TIF Parcels with Gross, Net Base and Incremental AV for TIF the 1993, 2000, 2005, 2016, 2019, 2020, and 2024 TIF Districts

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

Adjournment

The next meeting was scheduled for July 21, 2026, 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 Hopple and Steele. The motion carried.

/s/ Lynn M. Gorski
Clerk-Treasurer