



**MIDDLEBURY REDEVELOPMENT  
COMMISSION MEETING  
January 26, 2023, at 7:45am**

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| 1. Open Meeting  | Chuck Teall  |
| 2. Oath of Office  | Chuck Teall  |
| 3. Roll Call   | Chuck Teall  |
| 4. Election of Officers  | Chuck Teall  |
| a. President _____ (Chuck Teall was in 2022)   |  |
| b. Vice President _____ (Gary Cripe was in 2022)   |  |
| c. Secretary _____ (Don Shuler was in 2022)  |  |
| 5. Minutes of November 17, 2022, Redevelopment Meeting   | President  |
| 6. Old Business  |  |
| a. Public Hearing for Resolution for the Elroy TIF Expansion   | Jackson Beck   |
| b. Consideration of Approval of Confirmatory Resolution for the Elroy TIF Expansion  | President  |
| c. Update of the Easement Acquisition for the Hardwoods Lift Station   | Mary Cripe   |
| d. Interlocal Agreement with Elkhart County for Design Services on the East Warren Street Sanitary Sewer Extension                             | Mary Cripe   |
| e. Amendment No. 1 to the Interlocal Agreement for Design Engineering for Intersection Improvements at CR 22/CR 37, CR 37/CR 20, & CR 20/SR 13 | Jackson Beck   |
| f. Interlocal Agreement for Right-of-Way and Construction for the Intersection Improvement at CR 37/CR 20 and CR 20/SR 13                      | Jackson Beck   |
| 7. New Business  |  |
| a. Agreement with Donohue & Associates for Construction Inspection on the Hardwoods Lift Station Project                                       | Mary Cripe   |
| b. Agreement with MACOG for the Administration of the Grant from EDA   | Mary Cripe   |
| c. Consideration for Funding a Portion of the Bore & Jack Across SR 13 for Jayco Project   | Mary Cripe   |
| d. Change Order No. 2 for CR 37, CR 20, and SR 13 Infrastructure Project   | Mary Cripe   |
| e. Summary of TIF Revenues   | Mary Cripe   |
| Elroy Drive TIF -  | \$ <u>5,612,931.47</u> - Cash Balance                                  |
|  | \$ <u>88,111.39</u> - Available Balance                                |
|  | \$ <u>1,155,720.00</u> - Estimated Income from 2022 Baker-Tilly Report |
| Downtown TIF -   | \$ <u>457,451.72</u> - Cash Balance                                    |
|  | \$ <u>97,451.72</u> - Available Balance                                |
|  | \$ <u>249,910.00</u> - Estimated Income from 2022 Baker-Tilly Report   |
| Middlebury East -  | \$ <u>1,208,065.99</u> - Cash Balance                                  |
|  | \$ <u>591,565.99</u> - Available Balance                               |
|  | \$ <u>1,392,660.00</u> - Estimated Income from 2022 Baker-Tilly Report |
| Middlebury Southeast -   | \$ <u>1,670,031.82</u> - Cash Balance                                  |
|  | \$ <u>992,256.82</u> - Available Balance                               |
|  | \$ <u>561,580.00</u> - Estimated Income from 2022 Baker-Tilly Report   |
| Middlebury Ag TIF -  | \$ <u>256,211.54</u> - Cash Balance                                    |
|  | \$ <u>246,211.54</u> - Available Balance                               |
|  | \$ <u>-0-</u> - Estimated 2021 Income                                  |

8. Next Redevelopment Commission Meeting – Thursday, February 23, 2023, at 7:45am
9. Adjournment