



**MIDDLEBURY REDEVELOPMENT COMMISSION**  
**MEETING MINUTES**  
**March 23, 2023, at 7:45am**

**Members Attending:** Chuck Teall, Scott Miller, Gary Cripe, and Don Shuler

**Members Absent:** Don Anderson and John Mansfield

**Guests:** Town Attorney Jackson Beck and Craig Buche with Yoder, Ainlay, Ulmer & Buckingham

**Minutes Prepared By:** ChaLi' Kuiper, Administrative Assistant and Mary Cripe, P.E., Town Manager

President Chuck Teall opened the meeting at 7:45am.

The meeting minutes from the meeting on January 26, 2023, were presented. Scott Miller made a motion to approve the meeting minutes. Gary Cripe seconded the motion. The motion was approved 4-0.

**Old Business**

a. Agreement with MACOG for the Administration of the Grant from EDA

Mary Cripe presented the agreement with MACOG for the administration of the Grant from the EDA for the Hardwoods Lift Station. This agreement is a time and material contract with a cost not to exceed \$16,000.00 that would be paid from the Elroy TIF. Gary Cripe motioned to approve the motion. Don Shuler seconded the motion. The motion was approved 4-0.

b. Consideration for Funding a Portion of the Bore & Jack Across SR 13 for Jayco Project

Mary Cripe presented the proposal to pay a portion of the bore & jack across SR 13 for the Jayco PDI building on Southridge Parkway. At this time, the estimate have not been received from C&E Excavating. This item was tabled.

**New Business**

a. Consideration for Funding a Portion of the Design Engineering for the Water Tower Replacement on Lawrence Street

In the Water Model Report dated May 2018, JPR identified Water Tower #1 on Lawrence Street, as one of the infrastructure upgrades needed, since the water tower was built in 1972 and is nearing its end-of-life expectancy. Water Tower #1 holds 300,000 gallons, and JPR recommends that a replacement tower with a capacity of 500,000 gallons be constructed as a replacement to assist with the potential shortage of 1,150,000 gallons in disaster situations, according to the Water Model report.

A Preliminary Engineering Report (PER) has been prepared and submitted to the Indiana Finance Authority's State Revolving Fund (SRF) for possible financing of the project. The estimated cost of the water tower replacement is \$3,638,000. JPR submitted a proposal for engineering services for consideration, and the proposed agreement amount is \$380,000. We are proposing the following funding sources for the engineering fees: \$30,000 from the Middlebury Water Department, \$50,000 from Middlebury Downtown TIF, \$100,000 from the Middlebury Elroy TIF, \$100,000 from the Elkhart County Middlebury East TIF, and \$100,000 from the Elkhart County Middlebury Southeast TIF. Scott Miller made a motion to support the proposed funding for the water tower replacement. Gary Cripe seconded the motion. The motion was passed 4-0.

**Summary of TIF Revenues**

- a. Mary Cripe presented an updated summary of the TIF current balances as well as estimated costs and earmarked costs for this year's projects.

The next Redevelopment Commission meeting is scheduled for Thursday, April 27, 2023, at 7:45am at Town Hall.

Adjourn.



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Chuck Teall, President  
Middlebury Redevelopment Commission