



**MIDDLEBURY REDEVELOPMENT COMMISSION
MEETING MINUTES
May 25, 2023, at 7:45am**

Members Attending: Don Anderson, Gary Cripe, John Mansfield, Scott Miller, and Don Shuler

Members Absent: Chuck Teall

Guests: Craig Buche with Yoder, Ainlay, Ulmer & Buckingham

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

Vice President Gary Cripe opened the meeting at 7:45am.

The meeting minutes from the meeting on April 27, 2023, were presented. John Mansfield made a motion to approve the meeting minutes. Scott Miller seconded the motion. Craig Buche noted that the minutes stated the motions were approved 6-0 but there are only 5 voting members. Gary Cripe motioned to approve the minutes with the amendment of the approvals changing from 6-0 to 5-0. Don Shuler seconded the motion. The motion was approved 4-0.

Old Business

None

New Business

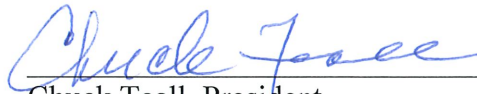
- a. Resolution Confirming and Directing the Elroy Drive TIF and the Downtown TIF Tax Proceeds for 2024
Craig Buche presented the Resolution Confirming and Directing the Elroy Drive TIF Tax Proceeds for 2024. This notifies the county auditor and districts that the TIF would retain revenue to the allocation of funds. Don Shuler noted that the dates on the draft near the signature lines were incorrect and did not reflect the year 2024. Scott Miller motioned to approve both Resolution Confirming and Directing the Elroy Drive TIF Tax Proceeds for 2024 and Resolution Confirming and Directing the Downtown TIF Tax Proceeds for 2024 with the correction of the year near the signature line. John Mansfield seconded the motion. The motion was approved 4-0.
- b. Certification Regarding Tax Increment Replacement Amount
Craig Buche presented the Certification Regarding Tax Increment Replacement Amount. This implies that the Redevelopment Commission does not have additional levies nor with it create additional taxes for taxpayers. This applies to both TIF districts. Don Shuler motioned to approve the Certification Regarding Tax Increment Replacement Amount. Scott Miller seconded the motion. The motion was approved 4-0.
- c. Ratification of Change Order No. 3 for the CR 37, CR 20, and SR 13 Infrastructure
Mary Cripe presented the Ratification of Change Order No. 3 for the CR 37, CR 20, and SR 13 Infrastructure for C&E Excavating. This is in the amount of \$28,490.00. This includes changed the compacted aggregate surface to concrete, removing barbed wire from the security fence, adding a 4" bypass pump connection and a transformer required to convert the 480 volt supply to a 120/208 volt for lighting and other low voltage equipment. Mary also noted that at some point there will need to be an amendment to the contract. Scott Miller motioned to approve the Ratification of Change Order No. 3 for the CR 37, CR 20, and SR 13 Infrastructure. John Mansfield seconded the motion. The motion was approved 4-0.

d. Adding Fiber to the Hardwoods Lift Station

Mary Cripe presented the proposal for Adding Fiber to the Hardwoods Lift Station. The cost for the installation of the fiber which is necessary in order to have readings from the Lift Station is in the amount of \$40,359.97. It was discussed that the amount seemed to be fairly high. There was concern that the last minute addition may have been priced high. The difficulty is that this system needs to be up and running by August and if they reached out for more quotes, they would lose an entire month of being able to start. Mary was willing to try and see if the cost given is average. Don Shuler motioned to approve the Adding Fiber to the Hardwoods Lift Station in the amount not to exceed \$40,359.97 so that quotes could still be gathered but would not delay any work. John Mansfield seconded the motion. The motion was approved 4-0.

The next Redevelopment Commission meeting is scheduled for Thursday, June 22, 2023, at 7:45am at Town Hall.

Adjourn.



Chuck Teall, President

Middlebury Redevelopment Commission