



MIDDLEBURY REDEVELOPMENT COMMISSION
MEETING MINUTES
June 22, 2023, at 7:45am

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

Members Absent: None

Guests: Craig Buche with Yoder, Ainlay, Ulmer & Buckingham, Jeff Palmer with Middlebury Community Schools, and Jason Semler with Baker Tilly

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 May 25, 2023, were presented. Scott Miller made a motion to approve the meeting minutes. John Mansfield seconded the motion. The motion was approved 5-0.

Old Business - None

New Business

a. Change Order No. 4 for CR 37, CR 20, & SR 13 Utility Extensions

Change Order No. 4 is for the addition of the water main bore and jack under SR 13 just south of Southridge Drive, which amounts to \$115,598.50. Representatives from Jayco have agreed to pay 50% of the cost, if the Town pays the other 50%, which is in the amount of \$57,799.25. The other modification included in this change order is for the 8" ductile iron water main located south of Jayco Building #90 in the amount of \$3,800.00. The total amount of Change Order No. 4 is \$119,398.50. Gary Cripe motioned to approve Change Order No. 4 for the listed modifications to the project, subject to an agreement amendment with Jayco. Don Shuler seconded the motion. The motion was approved 5-0.

b. Annual Report Presentation by Baker Tilly

Jeff Semler with Baker Tilly gave a presentation on the Elroy Drive TIF District and the Downtown TIF District. Please see the attached PowerPoint Presentation information.

Jeff Semler also reported on some of the changes to TIF Districts that were recently passed by the State legislature. Here are some of the changes:

- TIF funds can be used to pay for operating expenses for Police and Fire.
- As of January 1, 2025, Redevelopment Commissions must prepare a spending plan for the entire year. TIF funds can only be spent on items within the spending plan for that year. The plan must be prepared and approved by the end of December 2024 for the calendar year 2025. They are still working out the details of what the spending plan needs to look like, and it is thought to put the funding into broad categories like: professional fees, employees' salaries and benefits, infrastructure, etc.
- The April report that is submitted to Gateway must be presented to the Town Council at one of their meetings.
- The rules for residential TIF areas have been amended to make the process easier. There is no school board approval required and the 1% threshold for the prior year's development has been removed.

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

Adjourn.

Chuck Teall, President
Middlebury Redevelopment Commission



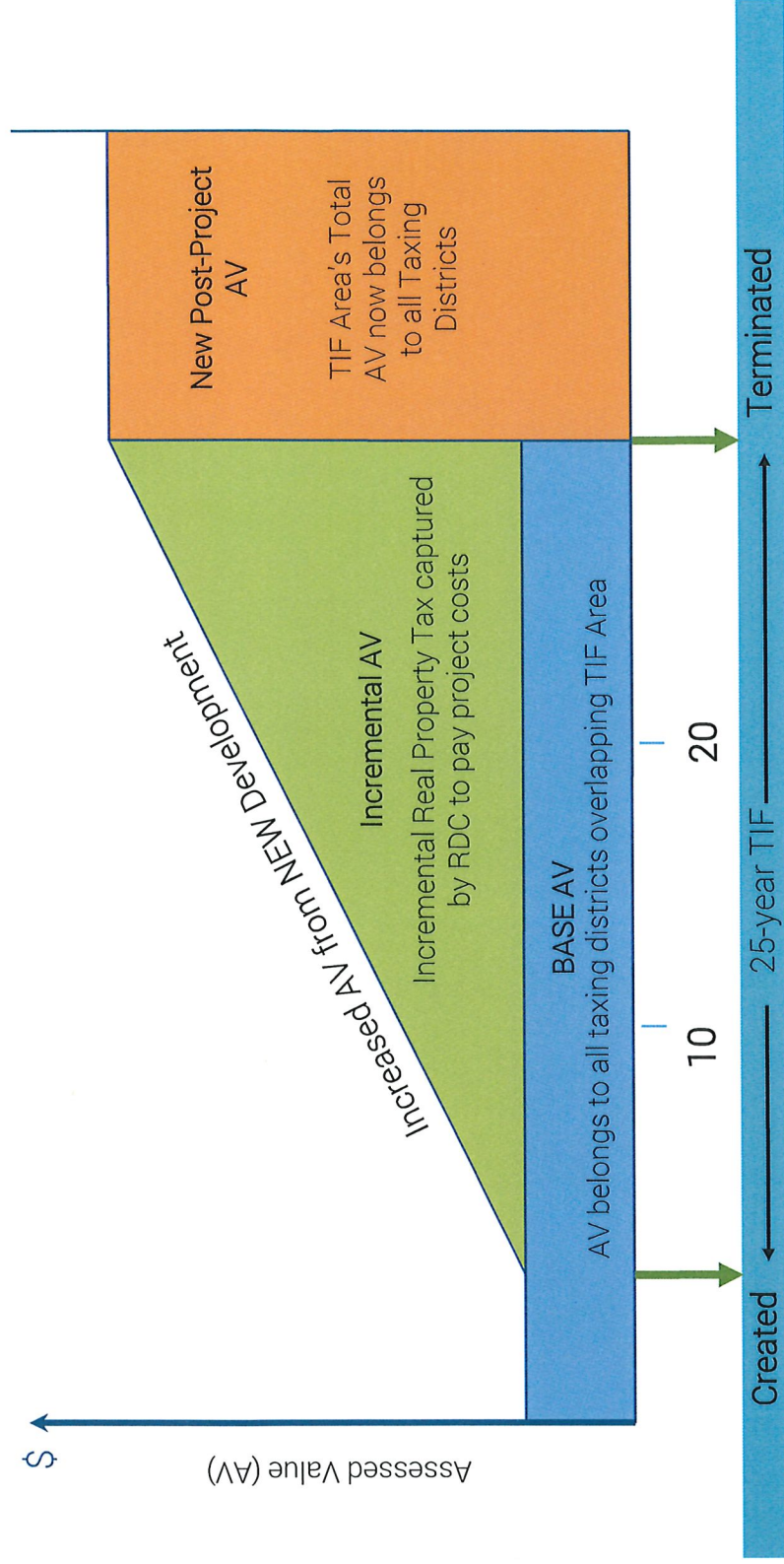
Middlebury Redevelopment Commission TIF Report Presentation (IC 36-7-25-8)

June 22, 2023

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TIF Mechanics



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Elroy Drive Industrial Park EDA

Elroy Drive Industrial Park EDA

About the Area

Created/Expanded	Expiration
February 26, 2009	25 years after first debt issuance
November 20, 2012	25 years after first debt issuance
October 22, 2020	25 years after first debt issuance

	Pay 2023
Estimated Annual TIF	\$1,312,140

	Pay 2022
Estimated Annual TIF	\$1,155,720
Actual TIF Collections	\$1,154,077



Elroy Drive Industrial Park EDA

Projects Funded With TIF Revenues

- Southwest Quadrant Infrastructure Project
- Hardwoods Lift Station
- US 20 from CR 35 to SR 13 – Utility Relocation
- Water Treatment Plant Expansion & Tower #1 and #2 Replacement
- Intersection Improvements at CR 20 & CR 37, CR 20 & SR 13, and CR 37 & Orpha Drive/CR22



Elroy Drive Industrial Park EDA

2023 & 2024 Budget

- Professional Services: \$25,000 annually
- Southwest Quadrant Infrastructure: \$200,000 annually
- Hardwoods Lift Station Relocation:
 - \$1,000,000 in local funds
 - \$1,380,000 in federal funds
- US 20 from CR 35 to SR 13 Utility Relocation: \$436,200
- CR 20 + CR 37 Reconstruction:
 - \$350,000 (one time)
 - \$200,000 (Repayment of loan from 2023-2031)
- Water Tower No. 1 – Design Engineering: \$65,000



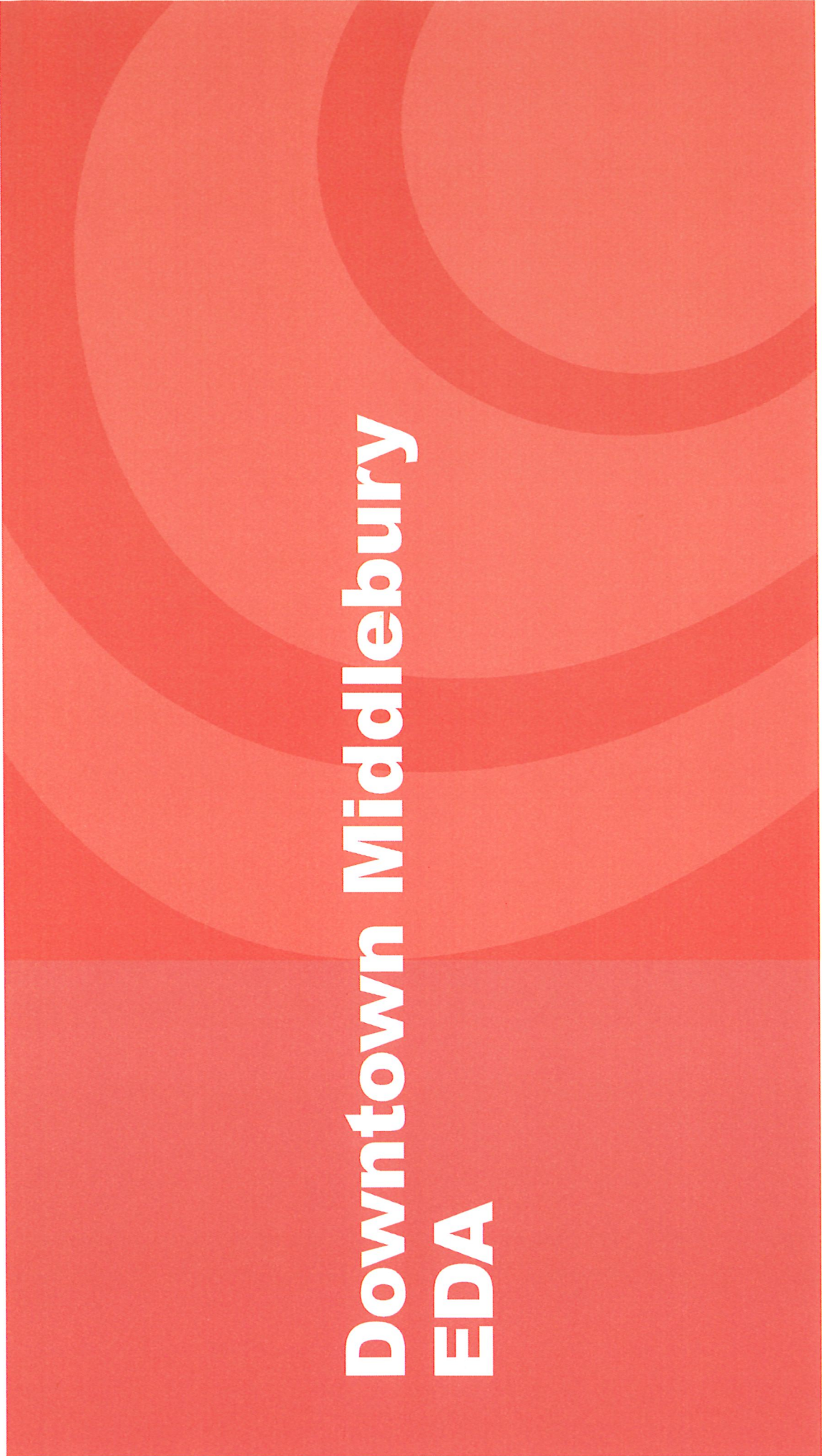
Elroy Drive Industrial Park EDA

Proposed Future Projects

- Intersection Improvements at Orpha Drive + CR 37: \$1,500,000

*Please note that these are estimates and a representation of a range of projects that are needed and under consideration and not inclusive of all potential projects. It does not indicate binding commitment or a specific timeline for initiation or completion and does not contemplate other sources of funding that may be needed or supplement.



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Downtown Middlebury EDA

Downtown Middlebury EDA

About the Area

Created/Expanded	Expiration
November 16, 2017	25 years after first debt issuance
December 13, 2018	25 years after first debt issuance

	Pay 2023
Estimated Annual TIF	\$267,800

	Pay 2022
Estimated Annual TIF	\$249,910
Actual TIF Collections	\$250,336



Downtown Middlebury EDA

2023 & 2024 Budget

- Professional Services: \$25,000 annually
- Loan-Land Purchase for USPS Parking Lot:
 - \$63,665 in 2023 – Final Payment
- York Drive – Construction: \$250,000
- Water Tower No. 1 – Design Engineering: \$25,000

Downtown Middlebury EDA

Proposed Future Projects

- Bristol Avenue Reconstruction:
 - \$10,515,220 – Total Project
 - \$7,392,384 – Federal Funds
 - \$3,122,836 – Local Funds
- Downtown Parking: Price dependent upon land and size

*Please note that these are estimates and a representation of a range of projects that are needed and under consideration and not inclusive of all potential projects. It does not indicate binding commitment or a specific timeline for initiation or completion and does not contemplate other sources of funding that may be needed or supplement.



**ESTIMATED IMPACT ON THE OVERLAPPING TAXING UNITS IF ALL INCREMENTAL ASSESSED
VALUE IS PASSED THROUGH TO OVERLAPPING TAXING UNITS (1)**

SCENARIO I: PRESENT SITUATION

Represents 2022 taxes payable 2023 property tax levies,
assessed valuation, and tax rates.

	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
Elkhart County	\$0.3215	\$12,387,816,964	\$39,826,833
Elkhart County Major Bridge (2)	0.0333	12,387,816,964	4,125,143
Elkhart County Comm. Center	0.0212	9,303,838,935	1,972,414
Elkhart County CCD (2)	0.0330	12,387,816,964	4,087,980
Middlebury Township	0.2723	804,676,715	2,191,135
Middlebury Township Cum. Fire (2)	0.0333	804,676,715	267,957
Middlebury Civil Town	0.7080	374,044,187	2,648,232
Middlebury Civil Town CCD (2)	0.0500	374,044,187	187,022
Middlebury Community School Corporation	1.2500	1,912,177,779	23,902,222
Middlebury Public Library	0.0458	1,912,177,779	875,777
Total Tax Rate (per \$100 AV)	\$2.7684		

	Tax Rate	Incremental Assessed Value	Gross Net Increment	Circuit Breaker (\$180)	Net Increment
TIF Allocation Fund Existing Tax Increment	\$2.7684	\$57,076,731	\$1,580,120		\$1,579,940

**SCENARIO II: ASSUMES ALL INCREMENTAL ASSESSED VALUE IS PASSED THROUGH
TO THE OVERLAPPING TAXING UNITS**

	Tax Rate	Incremental Assessed Value	Gross Net Increment	Rate Difference From Scenario I	Rate Difference From Scenario I
Elkhart County	\$0.3200	\$12,444,893,695	\$39,826,833	(\$0.0015)	\$0
Elkhart County Major Bridge (2)	0.0333	12,444,893,695	4,144,150	0.0000	19,007
Elkhart County Comm. Center	0.0211	9,360,915,666	1,972,414	(0.0001)	0
Elkhart County CCD (2)	0.0330	12,444,893,695	4,106,815	0.0000	18,835
Middlebury Township	0.2543	861,753,446	2,191,135	(0.0180)	0
Middlebury Township Cum. Fire (2)	0.0333	861,753,446	286,964	0.0000	19,007
Middlebury Civil Town	0.6143	431,120,918	2,648,232	(0.0937)	0
Middlebury Civil Town CCD (2)	0.0500	431,120,918	215,560	0.0000	28,538
Middlebury Community School Corporation	1.2138	1,969,254,510	23,902,222	(0.0362)	0
Middlebury Public Library	0.0445	1,969,254,510	875,777	(0.0013)	0
Total Tax Rate (per \$100 AV)	\$2.6176 *			(\$0.1508) *	\$85,387

(1) Based on information provided in the Pay 2023 Elkhart County Budget Order.

(2) Tax rates are not adjusted for rate driven funds that are outside the maximum levy. Assumes these funds are at their maximum rates and are not adjusted for changes in net assessed value.

*The reduction in tax rates could potentially reduce the Circuit Breaker losses incurred by the taxing units located in the County.

An aerial photograph of a city skyline, featuring various buildings and streets. A large teal banner is overlaid on the left side of the image.

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