



MIDDLEBURY REDEVELOPMENT COMMISSION
MEETING MINUTES
July 27, 2023, at 7:45am

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

Members Absent: None

Guests: 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 June 22, 2023, were presented. Gary Cripe made a motion to approve the meeting minutes. Don Shuler seconded the motion. The motion was approved 5-0.

Old Business - None

a. County Auditor's Certificate of Tax Distributions

Clerk Peggy Hutchison submitted paperwork from the Elkhart County Auditor's Office for the funds received for the Elroy TIF District in the amount of \$656,068.77 and for the Downtown TIF District in the amount of \$134,794.13.

b. Update on Land Acquisition for Hardwoods Lift Station Project

Mary Cripe reported that the acquisition of land and easements for the Hardwoods Lift Station project are complete, except for the MFS, Inc. property. The buying agent has negotiated a purchase price with MFS, Inc. and the land acquisition process will be complete. The total estimated cost for the appraising, buying and land costs is approximately \$129,835.00. If the land acquisition process is approved, the Town plans to bid the Hardwoods Lift Station project in October-November 2023, with construction commencing in Spring 2024.

c. Update on Water Tower No. 1 (on Lawrence Street) Project

JPR, Inc. is currently working on the design engineering for Water Tower No. 1. Baker Tilly and JPR are working with the Indiana Finance Authority for the State Revolving Fund loan. The water tower project will be out to bids in November 2023, with hopes of closing on the SRF loan in March 2024. Construction would start later in 2024 and extend through 2025.

d. Update on Repayment of Loan for Land Acquisition

The last payment on the loan to purchase the land for the Post Office parking lot, the land for the future Town Hall, and the land for Water Tower No. 1 was made this month.

e. Update on York Drive Reconstruction from SR 13 to CR 12

The contractor is complete with all construction, except for the installation of the traffic signal pavement detection loops and the pedestrian signal. This work is anticipated to be complete within the next couple of weeks.

New Business

a. Amendment to Interlocal Agreement with Jayco for the CR 37, CR 20, and SR 13 Infrastructure Extension Project

This amendment to the Interlocal Agreement is to include Change Order Nos. 1-4, which have already been approved by all entities. Don Shuler made a motion to approve the Amendment to the Interlocal Agreement with Jayco for the CR 37, CR 20, and SR 13 Infrastructure Extension Project. Scott Miller seconded the motion. Motion carried 5-0.

b. Interlocal Agreement with Elkhart County for SR 13 Water Main Replacement - Hardwoods Lift Station to US 20

During the week of June 26th, our crews found that the water main pipe installed in 1984 along the west side of SR 13 from US 20 to the Hardwoods Lift Station was in very bad condition. There were rocks found against the pipe, which created weak spots in the pipes. The water main break was not the fault of the contractor doing the

work to insert a new valve. A weak section of the water main pipe just blew. The water main along this corridor will need to be replaced soon. JPR, Inc. submitted a proposal for the topographic survey and design engineering in the amount of \$138,000.00. Since there are two TIF Districts affected by the SR 13 water main, we proposed to the Elkhart County Redevelopment Commission that their Middlebury Southeast TIF pay for 50% of the design engineering and the Middlebury's Elroy TIF pay for 50%. Scott Miller made a motion to approve the Interlocal Agreement with Elkhart County for the SR 13 Water Main Replacement project. Don Shuler seconded the motion. Motion carried 5-0.

c. Ratification of NIPSCO Agreement for Services to the New Lift Station

We received an Agreement with NIPSCO for the Extension of Facilities to Supply Electric Services for the new lift station west of CR 37 near the Bontrager Fields soccer complex. This agreement went to Sue Yoder for signature, and she signed the document. Please payment was required before NIPSCO would proceed with the project. It was important to keep the construction moving forward. Gary Cripe made a motion to ratify the NIPSCO Agreement for Services to the New Lift Station and payment to NIPSCO in the amount of \$29,037.93. John Mansfield seconded the motion. Motion carried 5-0.

The next Redevelopment Commission meeting is scheduled for Thursday, August 24, at 7:45am at Town Hall.

Adjourn.



Chuck Teall, President

Middlebury Redevelopment Commission