



**MIDDLEBURY REDEVELOPMENT COMMISSION
MEETING MINUTES
November 17, 2022, at 7:45am**

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

Members Absent: Don Shuler

Guests: Town Attorney Craig Buche and Jackson Beck with Yoder, Ainlay, Ulmer & Buckingham, and Jeff Palmer with Middlebury Community Schools

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 October 27, 2022, were presented. Scott Miller made a motion to approve the meeting minutes. John Mansfield seconded the motion. Motion was approved 4-0.

Old Business

a. Funding of a Portion of the Town Manager's Salary

The Expense Reimbursement Agreement was presented by Chuck Teall. It was proposed that \$7,500.00 be reimbursed from the Downtown TIF District and \$22,500.00 be reimbursed from the Elroy Drive Industrial Park TIF District for a total of \$30,000.00 for the Town Manager's Salary. The Reimbursement amount will be reimbursed by distributing the amount into the funds as follows:

General Fund – 25%

MVH Street Fund – 25%

Water Fund – 25%

Wastewater Fund – 25%

This agreement can be supplemented each year by an addendum. Gary Cripe motioned to approve the expense reimbursement agreement. John Mansfield seconded the motion. Motion was approved 4-0.

b. Redevelopment Commission Members for 2023

It was asked if there was anyone who did not wish to stay on the Redevelopment Commission to know if there was a need to search for a new member. No one declined to stay on. No action required. Reappointment of the Redevelopment Commission Members will be presented to Town Council on Tuesday, January 3, 2023.

c. CR 37, CR 20, and SR 13 Utility Expansion Bid Update

Mary Cripe presented the bids that were presented at the November 7th Town Council meeting. Bids were:
HRP Construction – Base bid: \$3,968,072.32; Alt #1: \$525,446.35; Alt #2: \$574,893.11; Alt #3: \$207,175.00

C&E Excavating – Base bid: \$2,724,020.25; Alt #1: \$419,743.75; Alt #2: \$281,670.75; Alt #3: \$125,955.50

Niblock Excavating – Base bid: \$3,897,509.50; Alt #1: \$477,591.25; Alt #2: \$470,089.00; Alt #3: \$222,085.00

The Town Council has not awarded anyone yet. Mary Cripe just wanted to update the Commission.

New Business

a. Agreement Amendment #1 with Lochmueller Group for Southside Improvements

Mary Cripe presented the amendment for additional costs to the Lochmueller Agreement for the Intersection Improvements at CR 20 & SR 13 and CR 20 & CR 37. The amendment is for the additional

costs of topographic survey information needed and land acquisition not included in the original agreement. Gary Cripe motioned to approve the amendment. Scott Miller seconded the motion. Motion was approved 4-0.

b. Amendatory Declaratory Resolution for the Elroy Drive TIF

Craig Buche presented the Amendatory Declaratory Resolution for the Elroy Drive TIF. This resolution includes the 100 acre area of Jayco (formerly known as the Hochstetler Farm) to the TIF. The annexation was effective as November 15, 2022. It was asked when the TIF expires. Craig Buche clarified that with each new amendment, that section specified has a new start date. It is possible that the host TIF could expire while the other additions continue. Scott Miller motioned to approve the Amendatory Declaratory Resolution. Gary Cripe seconded the motion. Motion was approved 4-0.

The next Redevelopment Commission meeting is scheduled for Thursday, December 15, 2022, at 7:45am (note this is a week earlier due to the Christmas holiday) at Town Hall.

Adjourn.



Chuck Teall, President
Middlebury Redevelopment Commission