



ELKHART COUNTY REDEVELOPMENT COMMISSION

Agenda for Thursday February 1st @ 2 pm

Meetings held at the County Admin Building, 117 N. 2nd St, Goshen Ind.

1. Welcome by President & Call of the Roll
 - a. Election of Officers
2. Approval of Minutes
3. Declarations of Conflicts of Interest
4. Staff Updates
 - a. Quarterly Report
5. Old Business
 - a. Middlebury TIFs
 - i. South Ag TIF
 1. Fence Agreement with Yoder & Sons Fencing—SIGN & APPROVE
 - ii. Middlebury East TIF & Middlebury South East TIF
 1. Water Tower #1 Interlocal—SIGN & APPROVE
6. New Business
 - a. Middlebury TIFs
 1. Middlebury East TIF Appropriation Request:
 - a. River Mill Trail Gap Funding \$200,000
7. Financials
 - a. 2024 Bond Claims—Approve & Sign
 - b. Monthly Board Report
 - c. Appropriations & Reductions
8. Other Business
9. Confirm Action Items
10. Adjourn

MINUTES
ELKHART COUNTY REDEVELOPMENT COMMISSION MEETING
THURSDAY, JANUARY 4, 2023 – 2:00 P.M.
ELKHART COUNTY ADMINISTRATION BUILDING

I. Call to Order and Welcome by Redevelopment Commission President Jon Hunsberger

The meeting of the Elkhart County Redevelopment Commission was called to order by Redevelopment Commission President Jon Hunsberger.



II. Roll Call

Board members in attendance: Jon Hunsberger, President
Mandy Leazenby, Vice President
Rick Gentle, Secretary
Darryl Riegsecker, Council Liaison (Via WebEX)
Gregg Eash, Member
Sara Huss, Member (Via WebEX)
Frank Lucchese, Member
Jennifer Davis, School Liaison (Via WebEX)

Absent: None

Also present: Craig Buche, Legal Counsel from Yoder-Ainlay
Natasha Kauffmann, Redevelopment Coordinator
Mae Kratzer, Plan Director
Mary Cripe, Town Manager of Middlebury
Emily Wehmeyer, PE, Donahue Consultants

III. Approval of November 2nd, 2023 Meeting Minutes

Kauffmann asked if there were any changes to be made to the minutes as presented.
Change Gregg Eash's name from 1 G to 2 G's throughout the document.

Hunsberger called for a motion to approve the November 2023 RDC meeting minutes.
Motion was made by Leazenby. Eash seconded the motion.
Roll was called. The motion was carried unanimously.

IV. Declarations of Conflicts of Interest

None

V. Staff Updates –

Ernie Miller fence project once ground thaws in the spring.
Jackie is now full time and has been helping on projects, though will be able to take on more projects going forward.

VI. Old Business

a. Middlebury TIFs

i. SR 13 MB TIF: Presentation--Donahue Utility Study—Middlebury Sewer Expansion Consideration

Emily Wehmeyer, PE from Donahue Consultants presented the existing condition, possible expansion alternatives, and the consultant recommendations for the Middlebury Sewer Plant. Total project cost for building out the recommended expansion was estimated over \$22 Million. Connecting the SR 13 Middlebury Interchange TIF district to the system would account for 10% of the sewage increase as estimated in the study.

Gentle asked what the timing is.

Wehmeyer responded design would take a year. If that was the only barrier to getting the project going, they could be online as early as 2028.

Gentle asked how much is being requested by State funding.

Wehmeyer responded they are requesting all of the funding from State Revolving Loan Fund. Cripe explained they haven't figured out how to fund everything yet. Cripe mentioned that connecting SR 13 TIF to the Middlebury Sewer is it's own cost, upwards of an additional \$5 million.

Cripe stressed several landowners and business owners that have been asking for this to be expanded to their area, and they understand this is a costly project.

Kauffmann explained that this first step was to see if it was even possible to connect with Middlebury. The next step is for Regional Sewer District to decide if they want to continue pursuing a connection with Middlebury to serve the SR 13 TIF District. If they decide yes, then we can start looking at what financing from our different TIFs would look like for the project. We would still ask local business owners large utility users to put some skin in the game to get the project off the ground.

Kauffmann noted that with the financial buy-in that's needed, being online by 2028 is probably a ambitious goal.

Gentle asked for some additional overview of the other costs not associated with construction (increased operations, etc).

Leazenby Asked what happens if Regional Sewer district doesn't like this plan, what are their options. Kauffmann stated that the two other options were to either create a new sewer treatment plant for the SR 13 TIF district itself; the second option is to take sewer south of 80/90 to White Pigeon, MI.

Leazenby noted the need for the utility if we don't want business interested in growth to relocate somewhere.

Eash asked about the items mentioned in the report to be refurbished or replaced—would they need to be replaced even if we did not talk about connection to SR 13 TIF?

Wehmeyer answered yes.

Follow up action to bring back in February after next week's Regional Sewer District Meeting.

ii. Warren Street Utility & Road Improvements

Kauffmann noted that this was a project that presented in fall 2023 for consideration, and the board had given it's stated support.

Gentle asked when the half million is needed.

Cripe responded they received bids in December, and everything is in place to start in March, therefore ideally, they would need the money in February.

Motion was made by Gentle to appropriate \$500,000 from the MB East TIF. Leazenby seconded the motion. Roll was called.

The motion was carried unanimously.

iii. Water Main along SR 13(Hardwoods/US 20) Design

Cripe presented currently in the design phase and getting bids in February or March. She mentioned that she had never seen a water main in such a need of replacement as when they inspected this section.

Motion was made by Leazenby to appropriate \$69,000 from the MB SE TIF.

Lucchese seconded the motion. Roll was called.

The motion was carried unanimously.

VII. New Business

a. Middlebury TIFs

i. Water Tower #1 Construction

Kauffmann explained that this is the same project we covered engineering costs for in 2023. This appropriation is for the actual construction.

Cripe presented this project won't go to bid until early to mid-summer and funds won't be needed until fall of 2024.

Buche noted that an interlocal will need to be signed at the next meeting—this is just the appropriation.

Motion was made by Gentle to appropriate \$480,000 from the MB East TIF. Leazenby seconded the motion. Roll was called. The motion was carried unanimously.

A motion was made by Gentle to appropriate \$300,000 from the MB SE TIF. Leazenby seconded the motion. Roll was called. The motion was carried unanimously.

b. Northeast Corridor TIF

i. PCR Water Utility Phase 3A—Berry St

Kauffmann presented the next Phase of the PCR Water Utility Project. She noted that this would serve over 30 homes, and we had 15 interested homeowners to participate in direct connection. This would be the longest watermain to be installed to date since the project started in 2017.

As this is just a water connection and not a sewer connection, board members discussed the ability of residents to replace a septic when needed due to costs & parcel size. Kauffmann said that removing the wells from the property makes it much easier for the homeowners to replace septic tanks when necessary and if there are financial challenges for any homeowner when the septic needs to be replaced, programs exist with the Environmental Health Department to assist with those costs.

Kauffmann noted that the project is scheduled to go to bid on January 29th. The project needs to be completed by the end of this year if we want to utilize Community Foundation funding that was originally granted in 2020.

Motion was made by Leazenby to appropriate \$1,500,000 from the NEC TIF. Hunsberger seconded the motion. Roll was called. The motion was carried unanimously.

VIII. Financials

a. **2024 Annual Reimbursement Agreement—Approve & Sign**

Kauffmann explained this was already appropriated during budgets in the summer. This is the agreement signed with the Commissioners to enact those annual payments.

Motion was made by Gentle to approve the 2024 addendum to the Annual Reimbursement Agreement. Lucchese seconded the motion. Roll was called. The motion was carried unanimously.

b. Monthly Board Report—UPDATES

Kratzer presented and thanked the board for its patience and thanked Secretary Gentle for his collaboration with Staff to revamp the report format together. Huss stated the updated ledger spreadsheets are more user friendly.

Huss left the meeting at 3:07 p.m.

Kauffmann stated she will only include the current year going forward in board packets, and they will only hold the last five years of data to show trends. Staff will begin to “Archive” each year’s ledger rather than having a continuous rolling ledger from year to year. This will make it easier to look back when needed.

Kratzer stated she will send this out every month for the Board members.

c. Appropriations & Reductions

d. Review:

e. No appropriations outside of what was already covered .

IX. Other Business

a. Open Floor

Craig Bushe introduced Andrian Bottomly as an associate with the firm and will be eventually be able to assist with projects in the future. Bottomly worked with FFSA before.

X. Confirm Action Items

XI. Adjourn

Hunsberger called for a motion to adjourn.

Motion was made by Riegsecker. Eash seconded the motion.

The motion was carried unanimously.

The meeting ended at 3:19 p.m.

This meeting commenced pursuant to public notice under the Indiana open door law and the Commissioner’s Electronic Meetings Policy.

This meeting was made available via WebEx to the Commission members for real-time electronic attendance and participation was made available via WebEx to the public and press to attend by remote real-time observation.



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ELKHART COUNTY

• Elkhart County Redevelopment Commission •

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February 2024 Appropriations

Middlebury East TIF
To Council on 3/23/2024

Appropriation Amount: \$200,000
River Mill Trail Gap Funding



ELKHART COUNTY REDEVELOPMENT COMMISSION

TIF Snapshot for February 2024

Elkhart County Public Services | 4230 Elkhart Road | Goshen Ind.

Summary of TIF Funds		<u>Funds</u>	<u>Term left</u>	<u>Confirmatory Resolution</u>	<u>Termination</u>
4504 Northwest Gateway		\$ 3,117,460.21	13	3/1/2006	2036
4505 South Benton		\$ 296,014.86	14	1/25/2007	2037
4506 Western Gateway		\$ 131,189.11	12	4/21/2005	2035
4508 Middlebury S. AG		\$ 10,000.44	0	4/11/2002	2019
4509 Middlebury SE		\$ 5,038,223.74	8	12/12/2000	2031
4510 Middlebury East		\$ 2,281,858.09	10	3/10/1995	2033
4511 CR 6 & 17 North East		\$ 8,918,641.97	16	8/25/2009	2039
4512 North Baugo		\$ 135,425.68	12	4/21/2005	2035
4514 SR 13 Interchange		\$ 3,714,090.06	21	9/25/2014	2044
4515 Love's		\$ 178,143.36	16	4/6/2017	2039
		\$ 23,821,047.52			

Open Project Accounts

Prjt #	Project Name	Project Manager	TIF Fund
172506	Kayak Launch Construction	Kauffmann	4511-NEC TIF
182509	Bristol Fiber	McKenzie	4511-NEC TIF
202502	Last Mile Fiber	McKenzie	4511-NEC TIF
202503	Elkhart Fiber	McKenzie	4511-NEC TIF
202504	PCR Demos	Godlewski/Williams	4511-NEC TIF
202505	Elkhart Fiber	McKenzie	4504-NWG TIF
202627	Kayak Launch Additional	Kauffmann	4511-NEC TIF
212502	CR 4 Utility Design & Construction	McKenzie	4511-NEC TIF
222504	CR 4 Utility Overages	McKenzie	4511-NEC TIF
222506	CR 20 Access Road Design	Taylor	4511-NEC TIF
222508	PCR Acquired Lot Clean Up	Kauffmann	4511-NEC TIF
222518	CommonWealth OnCall	Kauffmann/Cuatepotzo	4514-SR13 TIF
232001	CR 20 ROW & Construction	Cripe/McKenzie	4509-MBSE TIF
232002	Reliance Road Pay I	Taylor	4511-NEC TIF
232003	PCR Water Design--3A-3D	Kauffmann	4511-NEC TIF
232004	CR17/US33 Pedestrian Bridge	McKenzie	4511-NEC TIF
232005	CR 20 Access Road Construction	Taylor	4511-NEC TIF
232007	PCR-Greenway Design	Kauffmann	4511-NEC TIF
242001	Water Tower #1 Construction	Cripe	4510-MB SE TIF
242002	Water Tower #1 Construction	Cripe	4509-MB E TIF
242003	PCR 3A-Berry St Water Construction	Kauffmann	4511-NEC TIF
242004	PCR Water	Kauffmann	9154-Com. Fund
242005	Warren St Road & Utility Projects	Cripe	4510-MB E TIF
242006	SR 13 Water Main Engineering	Cripe	4509-MB SE TIF