



DECEMBER 21 2023 RDC MEETING

Thursday, December 21, 2023 at 7:00 PM

Council Chambers – Bristol Municipal Complex and Via Zoom

AGENDA

This meeting can be accessed via Zoom. Virtual attendance for the public is encouraged however, the Bristol Municipal Complex is open for in-person participation.

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/2011667863?pwd=ZkJK2ZMcTZGNHBCaW9adUgvdUtYZz09>

Dial in to 312-626-6799 / Meeting ID: 201 166 7863 / Passcode: 1czEDo

Call in any time after 6:30 / meeting will begin at 7:00PM

1. CALL MEETING TO ORDER

- a. Andrew Medford
- b. Doug DeSmith
- c. Jeff Beachy
- d. Gregg Tuholski
- e. Cathy Burke

2. APPROVAL OF AGENDA

3. NEW BUSINESS

- [a.](#) Approval of RDC meeting minutes from December 7, 2023
- [b.](#) Consideration of Resolution 12-21-2023- 28
 - A. Public Hearing
 - B. RDC action

4. MOTION TO ADJOURN



DECEMBER 7 2023 RDC MEETING

Thursday, December 07, 2023 at 7:00 PM

Council Chambers – Bristol Municipal Complex and Via Zoom

MINUTES

This meeting can be accessed via Zoom. Virtual attendance for the public is encouraged, however, the Bristol Municipal Complex is open for in-person participation.

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/2011667863?pwd=ZkJKZ2ZMcTZGNHBCaW9adUgvdUtYZz09>

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December 7, 2023 BRISTOL REDEVELOPMENT COMMISSION MEETING CALLED TO ORDER by President Cathy Burke at 7:04pm.

ROLL CALL:

COMMISSION MEMBERS PRESENT: Doug DeSmith, Andrew Medford, Jeff Beachy, Gregg Tuholski, and Cathy Burke

OTHER MEMBERS PRESENT: Assistant Town Manager Jill Swartz, Legal Counsel Alex Bowman and Clerk-Treasurer Cathy Antonelli

APPROVAL OF AGENDA: stands as published

APPROVAL OF MINUTES:

- **Motion to approve the October 19, RDC meeting minutes** was made by Andrew Medford, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Andrew Medford, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carried.**

TOWN COUNCIL DISCUSSION ITEMS:

Town Attorney Alex Bowman made note that the acquisition offer of local property was rejected and will be pushed back to further discuss at the December 21, 2023 RDC meeting.

NEXT RDC MEETING: December 21, 2023 7:00 pm

MOTION TO ADJOURN was made by Andrew Medford, Seconded by Jeff Beachy. Voting Yea: Doug DeSmith, Andrew Medford, Cathy Burke, Gregg Tuholski, Jeff Beachy
The Meeting was adjourned at 7:07pm.

Cathy Burke, RDC President

Gregg Tuholski, Secretary

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Section 3, Item b.

ORDER CONFIRMATION

Salesperson: ANGIE KULCZAR

Printed at 12/05/23 11:11 by akulc

Acct #: 238255

Ad #: 1862044

Status: New HOLD

KRIEG DEVAULT LLP
C/O JACQUELINE D. GOHIER
12800 N. MERIDIAN STREET, SUITE 300
CARMEL IN 46032

Start: 12/08/2023 Stop: 12/08/2023
Times Ord: 1 Times Run: ***
LEG 2.00 X 44.00 Words: 370
Total LEG 88.00

Class: 105 PUBLIC NOTICES

Rate: LGOVT Cost: 47.64

Ad Descrpt: BRISTOL: DEC. 21 HEARING

Descr Cont: NOTICE TO TAXPAYERS AND A

Given by: *

P.O. #:

Created: akulc 12/05/23 11:07

Last Changed: akulc 12/05/23 11:10

Contact: REVAJANE LEWIS - AP
Phone: (317)238-6363
Fax#: (317)636-1507
Email: ap@kdlegal.com
Agency:

PUB ZONE EDT TP RUN DATES
NEWS NEW 95 S 12/08
NEOL NEW 95 S 12/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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Section 3, Item b.

ORDER CONFIRMATION (CONTINUED)

Salesperson: ANGIE KULCZAR

Printed at 12/05/23 11:11 by akulc

Acct #: 238255

Ad #: 1862044

Status: New CHOLD CHO

**NOTICE TO TAXPAYERS AND ALL OTHER PERSONS AFFECTED
BY ADOPTION AND CONTENT OF RESOLUTION OF THE
BRISTOL REDEVELOPMENT COMMISSION AND
NOTICE OF PUBLIC HEARING ON CONFIRMATORY RESOLUTION**

Notice is hereby given to the Bristol Redevelopment District (the "District") and all other persons affected hereby that the Bristol Redevelopment Commission (the "Commission"), on October 19, 2023, adopted Resolution No. 10-19-2023-22 (the "Declaratory Resolution") to adopt a plan supplement to the economic development plan for the Consolidated State Road 15 Economic Development Area (the "Plan Supplement"). The Declaratory Resolution, Plan Supplement and supporting data, including maps and plats describing the Plan Supplement, have been prepared and can be inspected in the office of the Clerk-Treasurer, Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507.

Notice is further given that the Commission will conduct a public hearing on Thursday, December 21, 2023, at 7:00 p.m. (local time) at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507, to receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution and Plan Supplement and will determine the public utility and benefit of such actions. At the public hearing, or at any time prior thereto, any person interested in the proceedings may file a written remonstrance with the Secretary of the Commission in the office of the Clerk-Treasurer, Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507.

At the public hearing, which may be adjourned from time to time, the Commission will hear all persons interested in the proceedings and all remonstrance that have been filed. After considering this evidence, the Commission will take final action by either confirming, modifying and confirming, or rescinding the Declaratory Resolution.

A copy of this notice has been filed with the Elkhart County Plan Commission, board of zoning appeals, works board, park board, building commissioner and any other departments, agencies or officers of the Town concerned with unit planning, variances from zoning ordinances, land use, or the issuance of building permits, and with affected neighborhood associations and persons owning property that is proposed to be added to the Commission's acquisition list included in the Plan Supplement.

Dated: December 5, 2023
BRISTOL REDEVELOPMENT COMMISSION

December 8 hspaxlp

RESOLUTION NO. 12-21-2023-28

A RESOLUTION OF THE TOWN OF BRISTOL REDEVELOPMENT COMMISSION CONFIRMING THE DECLARATORY RESOLUTION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED STATE ROAD 15 ECONOMIC DEVELOPMENT AREA

WHEREAS, the Redevelopment Commission (“Commission”) of the Town of Bristol, Indiana (“Town”) serves as the governing body of the Town’s Redevelopment District (“District”) under Indiana Code 36-7-14, as amended, (collectively, the “Act”);

WHEREAS, the Commission previously adopted, confirmed and amended resolutions (collectively, the “Original Resolutions”) establishing economic development areas, and subsequently consolidating such areas into the Consolidated State Road 15 Economic Development Area (the “Consolidated State Road 15 EDA”), and approving an economic development plan for the Consolidated State Road 15 EDA (the “Consolidated Plan”) pursuant to the Act;

WHEREAS, on October 19, 2023, the Commission adopted Resolution No. 10-19-2023-22 (the “Declaratory Resolution”), attached hereto as Exhibit A, to amend the Consolidated Plan by adopting a supplemental to the Consolidated Plan as attached to the Declaratory Resolution (the “Plan Supplement”);

WHEREAS, on November 9, 2023, the Elkhart County Plan Commission issued its order (the “Plan Commission Order”) approving the Declaratory Resolution and determining that the Declaratory Resolution and Plan Supplement conforms to the plan of development for the Town;

WHEREAS, on November 16, 2023, the Town Council, pursuant to Sections 16 and 41 of the Act, adopted its Resolution No. 11-16-2023-26 approving the Plan Commission Order, the Declaratory Resolution, and the Plan Supplement;

WHEREAS, on November 22, 2023 and November 25, 2023, the Commission caused to be published in *The Elkhart Truth* and *The Goshen News*, respectively, notice (the “Notice”) of the adoption and substance of the Declaratory Resolution in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1, which Notice also gave notice of a public hearing (the “Public Hearing”) on the proposed confirmation of the Declaratory Resolution to be considered by the Commission and the opportunity to have remonstrances and objections heard by the Commission;

WHEREAS, the Notice was also filed in the office of the Elkhart County Plan Commission, the office of the Elkhart Advisory Board of Zoning Appeals, the Elkhart Building Commissioner, the works board, and the Bristol Park Board, and any other departments, agencies or officers of the Town having to do with Town planning, variances from zoning ordinances, land use or the issuance of building permits;

WHEREAS, copies of the Notice were also filed with affected neighborhood associations and persons owning property that is proposed to be added to the Commission’s acquisition list included in the Plan Supplement;

WHEREAS, on this date, the Commission conducted the Public Hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed Amending Declaratory Resolution and confirming the Amending Declaratory Resolution, in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BRISTOL REDEVELOPMENT COMMISSION THAT:

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution and Plan Supplement.

2. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the Town to adopt the Declaratory Resolution and Plan Supplement.

3. The Declaratory Resolution adopted by the Commission on October 19, 2023 is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed project or other actions to be taken and confirming the Declaratory Resolution and approving the amendments described therein, including the Plan Supplement.

5. The Declaratory Resolution shall be attached to and incorporated in this resolution as Exhibit A. The Secretary of the Commission is hereby directed to maintain a copy of this resolution with the Commission and to record this resolution in accordance with Section 17(d) of the Act.

6. In all other respects, the Original Resolutions shall remain in full force and effect.

7. This resolution shall be effective upon its adoption and passage.

* * * * *

Adopted this 21st day of December, 2023.

BRISTOL REDEVELOPMENT
COMMISSION

By: _____
President

ATTEST:

Secretary

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Scott C. Frissell, Esq.*

This document prepared by:

Scott C. Frissell, Esq.
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, IN 46032-5407
Phone: (317) 238-6246

EXHIBIT A

RESOLUTION NO. 10-19-2023-22

A DECLARATORY RESOLUTION OF THE TOWN OF BRISTOL
REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC
DEVELOPMENT PLAN FOR THE CONSOLIDATED STATE ROAD
15 ECONOMIC DEVELOPMENT AREA

(Attached)