



TOWN OF BRISTOL RDC MEETING

Tuesday, July 15, 2025 at 7:00 PM

Bristol Town Hall Council Chamber

AGENDA

This meeting is held in the Bristol Municipal Complex is open for in-person participation.

The meeting is live streamed on Town of Bristol YouTube channel.

Livestream link is available on the Town Website

Bristol Indiana - YouTube

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

- a. Approve minutes of last meeting

REPORTS

[TIF](#) annual presentation Baker/Tilly

4. MOTION TO ADJOURN

Bristol Redevelopment Commission

TIF Annual Presentation (IC 36-7-25-8)

July 15, 2025

Bristol Redevelopment Commission

- Doug DeSmith, President
- Jeff Beachy, Vice President
- Gregg Tuholski, Secretary
- Cathy Antonelli, Treasurer
- Cathy Burke, Member
- Dean Rentfrow, Member

Financial Advisor: Baker Tilly

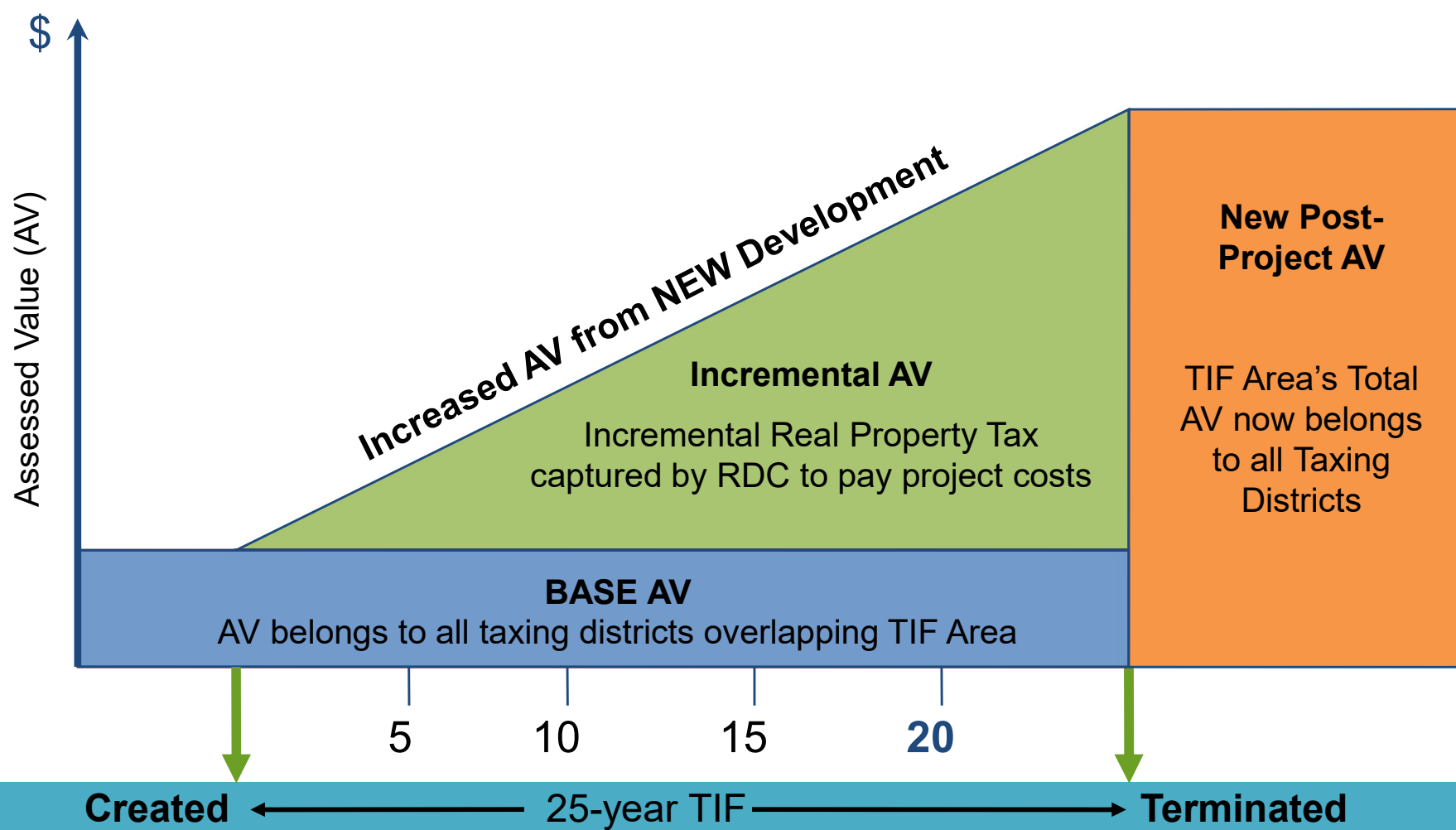
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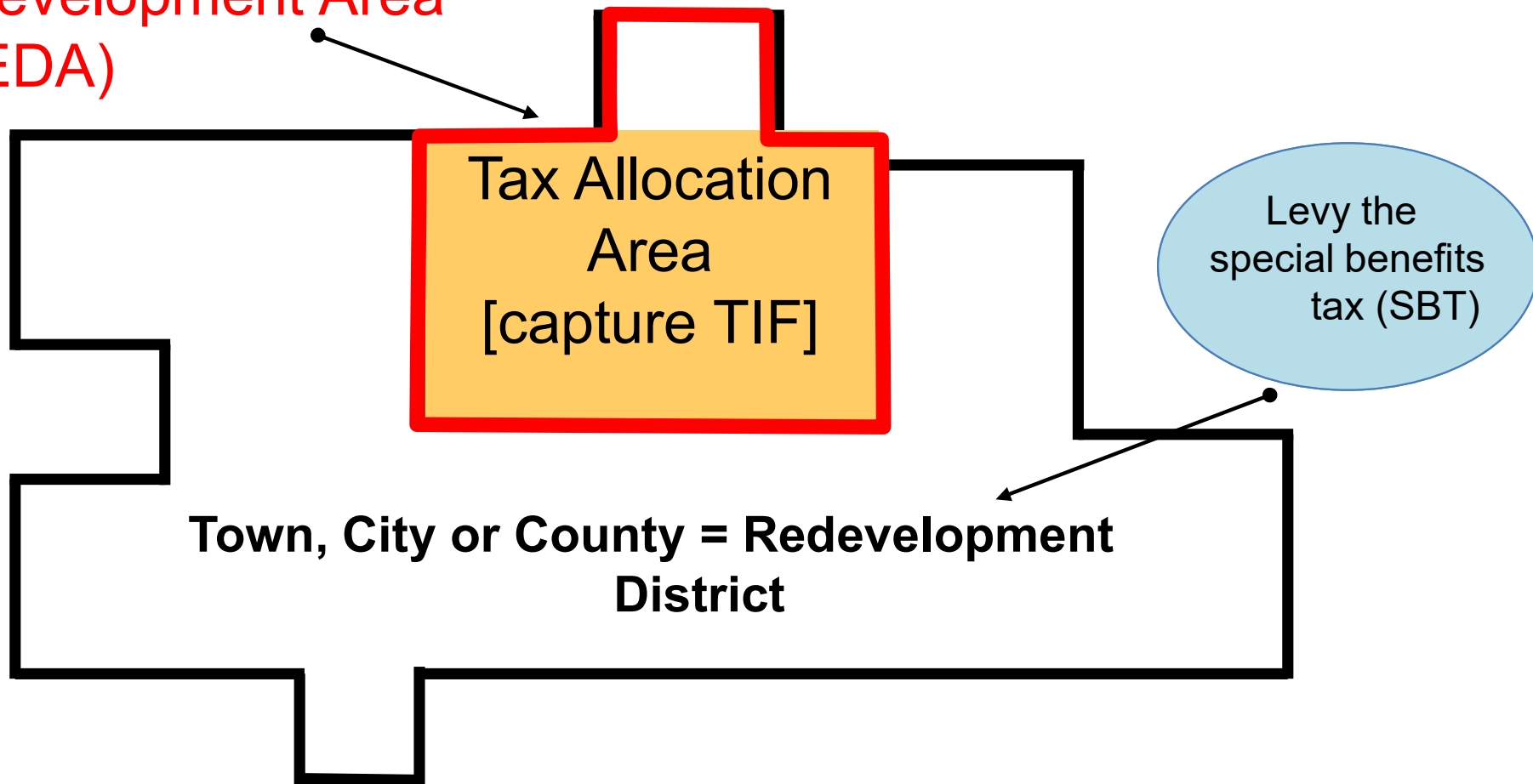
TIF Mechanics



Redevelopment District and TIF Areas

Boundaries – 3 Levels

Economic
Development Area
(EDA)



THE TERM OF AN ALLOCATION AREA

Date Allocation Area Established	Expiration Date
TIF area is established <u>before</u> July 1, 1995.	TIF expires the <u>later</u> of 2025 or following the final maturity of obligations outstanding as of July 1, 2015.
TIF area is established <u>between</u> July 1, 1995 and July 1, 2008.	TIF expires 30 years <u>after</u> the adoption of the Declaratory Resolution.
TIF area is established <u>after</u> July 1, 2008.	TIF expires 25 years after the date the first obligation payable was incurred.



Legislative Updates – Property Tax

1% Homestead Property Tax Deductions & Credits

	2025	2026	2027	2028	2029	2030	2031
Standard Deduction	\$48,000	\$48,000	\$40,000	\$30,000	\$20,000	\$10,000	\$0
Supplemental Homestead Deduction	37.5%	40.0%	46.0%	52.0%	57.0%	62.0%	66.7%
Supplemental Homestead Credit		Lesser of \$300 or 10.0% of net property tax bill	Lesser of \$300 or 10.0% of net property tax bill	Lesser of \$300 or 10.0% of net property tax bill	Lesser of \$300 or 10.0% of net property tax bill	Lesser of \$300 or 10.0% of net property tax bill	Lesser of \$300 or 10.0% of net property tax bill
65 & over		\$150	\$150	\$150	\$150	\$150	\$150
Disabled homeowner		\$125	\$125	\$125	\$125	\$125	\$125

2% Property Deductions

	2025	2026	2027	2028	2029	2030	2031
Standard Deduction	0%	6%	12%	19%	25%	30%	33.4%

Legislative Updates – Local Income Tax

	Implementation beginning in 2028	Rate Adoption
County Services	1.2%	County
Fire Protection & EMS Services	0.4%	County
Non-municipal units (schools, townships, libraries, and binding review units with exceptions)	0.2%	County upon petition from non-municipal units
Municipalities <3,500 population general revenue	1.2%	County upon petition from municipal units
Municipalities = >3,500 population general revenue	1.2%	Municipalities

Establishes maximum LIT expenditure rate at 2.9%

Requires annual adoption to renew expenditure rate

Eliminates Local Income Tax (LIT) for Property Tax Replacement Credit (PTRC) beginning in 2028

Allows a maximum of 0.3% for homestead property tax relief

Eliminates Local Income Tax Councils



Consolidated Economic Development Area

South State Road 15 Allocation Area
North State Road 15 Allocation Area
Seahawk Allocation Area
Valmont Newmark/Thor Industries Allocation Area
Rail Park Allocation Area
AWT Allocation Area

History of TIF Amendments

Consolidated Economic Development Area

2008 – Create South State Road 15 EDA and Allocation Area



2008 – Create North State Road 15 EDA and Allocation Area



2021 – Expand South State Road 15 EDA and create Seahawk Allocation Area



2022 – Expand and Consolidate South/North State Road 15 EDAs and create Valmont Newmark/Thor Industries Allocation Area



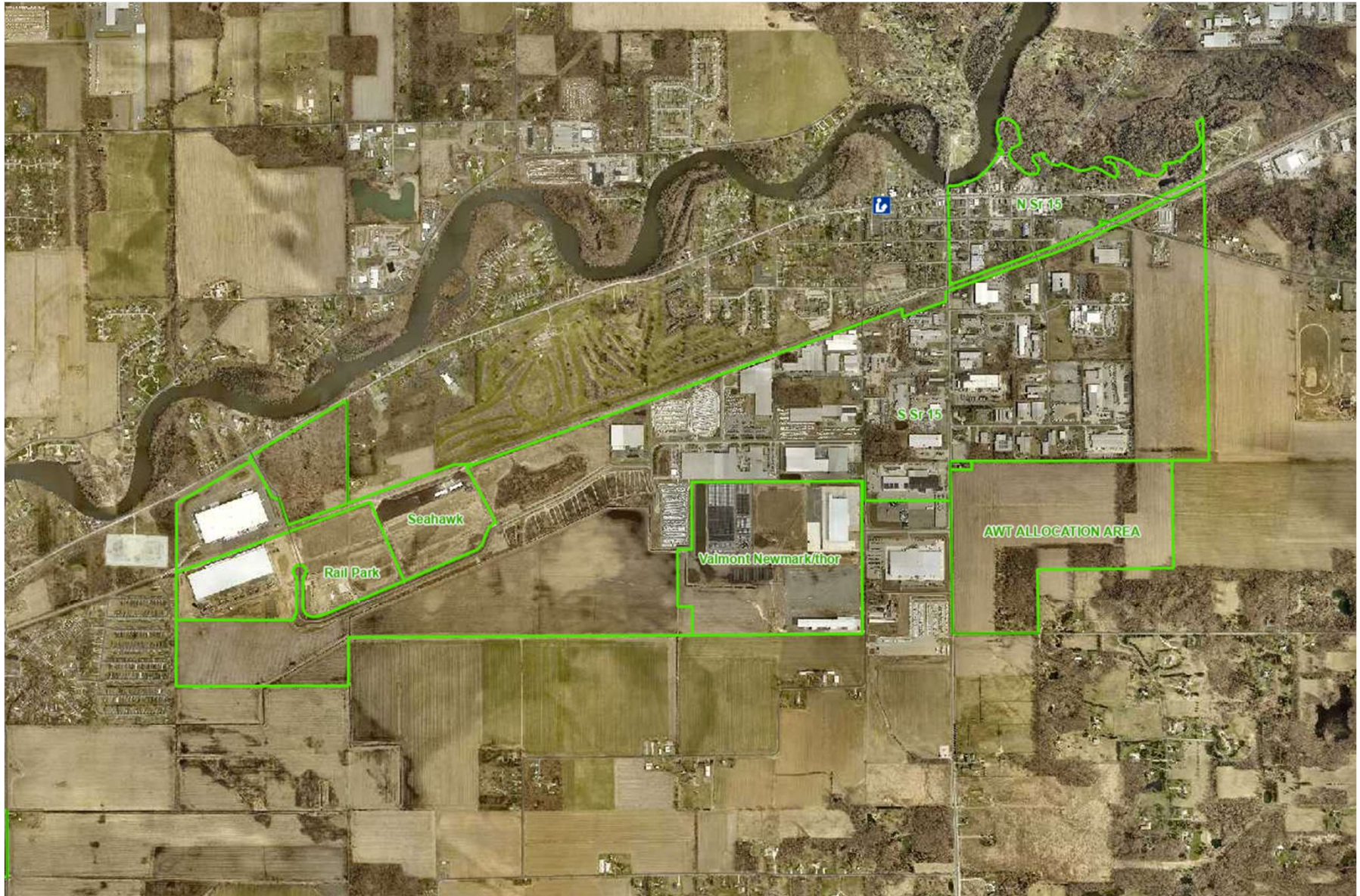
2022 – Remove parcels from South State Road 15 Allocation Area and create the Rail Park Allocation Area



2024 – Expand the boundaries of the Consolidated EDA and create the AWT Allocation Area

Map

Consolidated Economic Development Area



South State Road 15 Allocation Area

About the Area

Created: March 18, 2008

Expires: March 18, 2038

	Pay 2024	Pay 2025
Estimated Annual TIF	\$1,443,120*	\$1,659,550

*Actual 2024 collections were \$1,315,939.

South State Road 15 Allocation Area

Outstanding Obligation

General Revenue Bonds of 2021

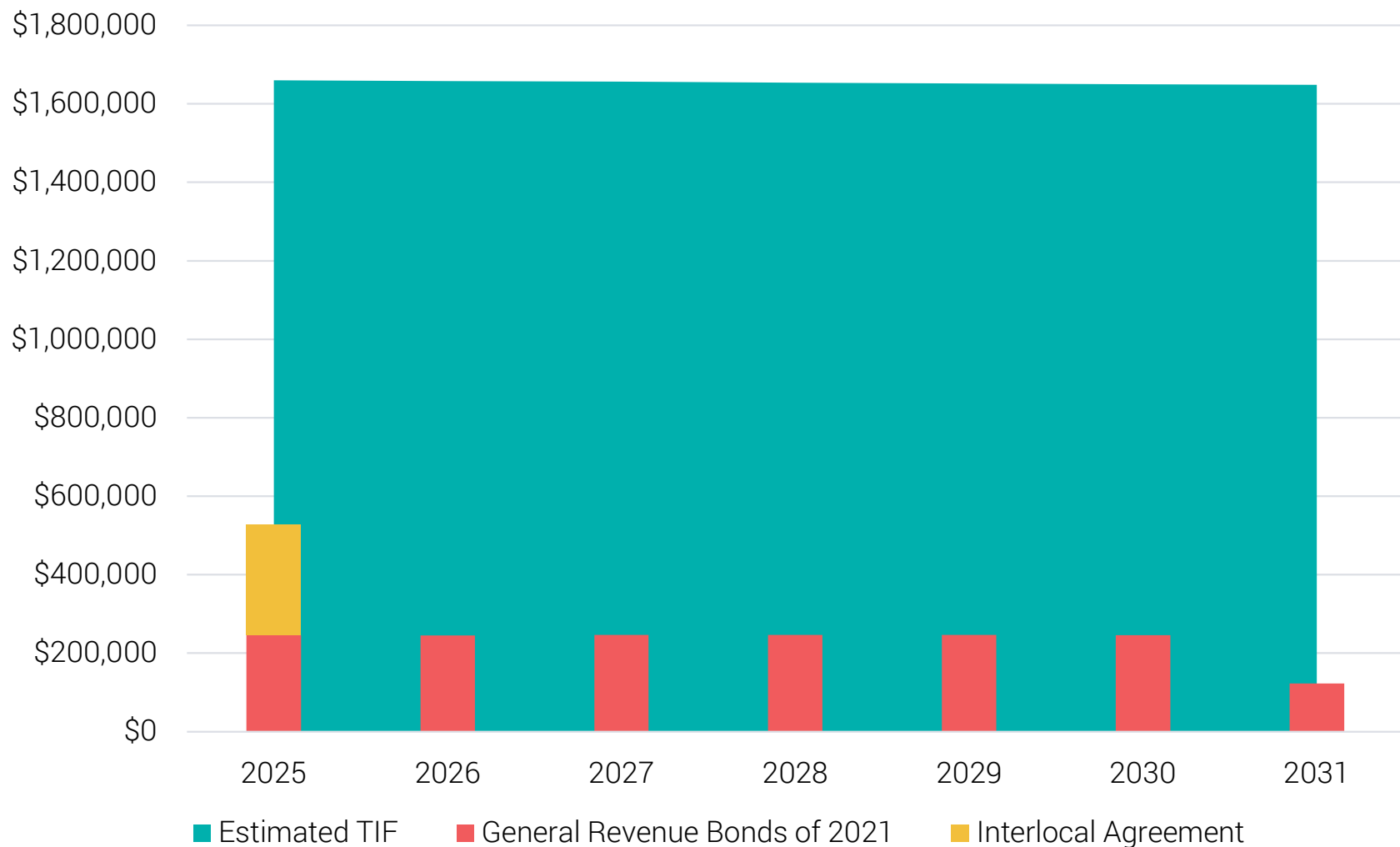
- \$2,186,000 issued / \$1,528,000 outstanding
- Purpose: Refinance the Town's Municipal Complex Loan
- Final maturity: August 1, 2031
- Callable: Any date upon 30 days' notice
- Security: Payable from annual appropriations by the Town of Bristol, Indiana of any legally available revenues, including its General Fund, however it is anticipated that the debt service payments will be paid from the South State Road 15 TIF Fund

Interlocal Agreement for Road Funding

- \$3,000,000 issued / \$275,483.25 outstanding
- Purpose: Financing a road project in the South State Road 15 TIF Allocation Area
- Final maturity: Estimated to be January 31, 2026
- Security: Bonds are payable from South State Road 15 TIF Revenues in the amount of \$400,000 annually per year within 30 days of each semi-annual distribution of TIF revenues

South State Road 15 Allocation Area

Comparison of Estimated Tax Increment and Debt Obligations



North State Road 15 Allocation Area

About the Area

Created: November 18, 2008

Expires: November 18, 2033

	Pay 2024	Pay 2025
Estimated Annual TIF	\$2,100*	\$7,850

*Actual 2024 collections were \$1,665.48.

Seahawk Allocation Area

About the Area

Created: August 31, 2021

Expires: October 28, 2046

Captures incremental assessed value from real and depreciable personal property from MJB Wood Group, LLC (the “Designated Taxpayer”) (Affiliate - SFG NL MJB Elkhart LLC)

	Pay 2024	Pay 2025
Estimated Annual TIF	\$815,090*	\$961,340
Pledged TIF Revenues**	661,650	779,180

*Actual 2024 collections were \$834,594.44.

**80% of real property tax increment and 100% of personal property tax increment is pledged to repayment of the Bonds

Seahawk Allocation Area

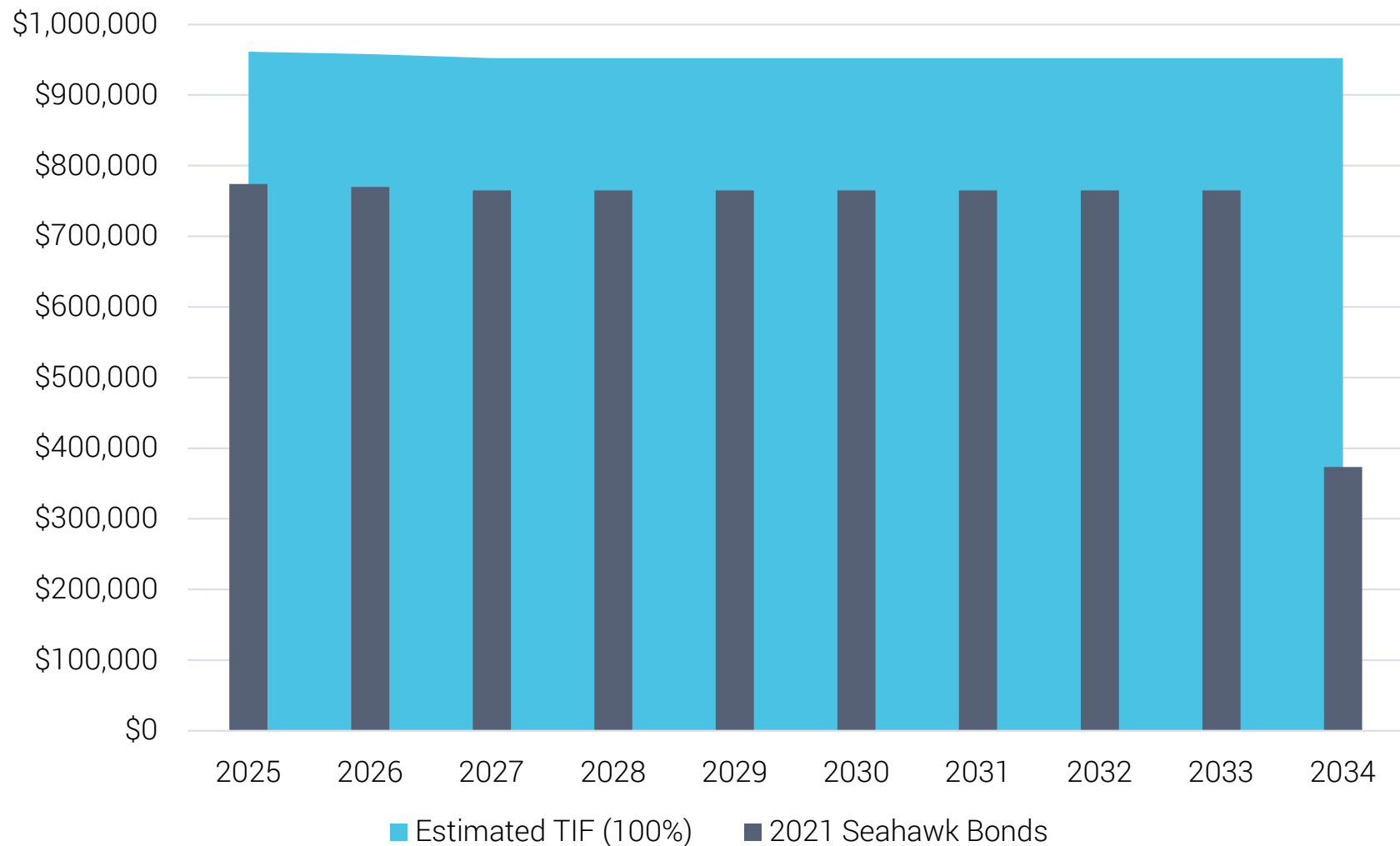
Outstanding Obligation

Taxable Economic Development Tax Increment Revenue Bonds, Series 2021 (Seahawk Project)

- \$7,105,000 issued / \$6,507,583 outstanding
- Purpose: Construction, installation and equipping by the Developers of certain infrastructure and other improvements located in or physically connected to the Seahawk Allocation Area
- Final maturity: August 1, 2034
- Estimated Payoff Date: August 1, 2033
- Callable: At the option of the Issuer, at the direction of the Developer, on any date, upon 15 days' notice
- Security: Bonds are payable from a pledge of 80% of real property Tax Increment and 100% of personal property Tax Increment collected in the Seahawk Allocation Area

Seahawk Allocation Area

Comparison of Estimated Tax Increment and Debt Obligations



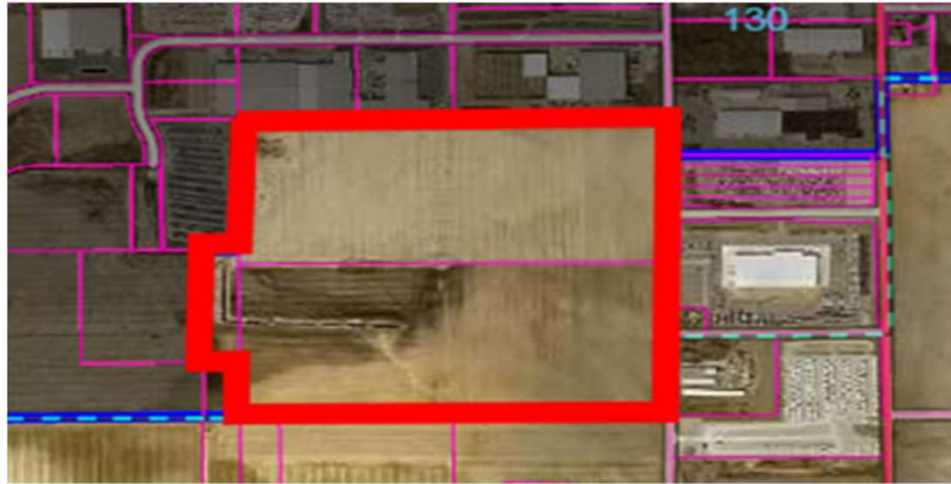
Note: 80% of real property tax increment and 100% of personal property tax increment is pledged to the repayment of the 2021 Bonds.

Valmont Newmark/Thor Industries Allocation Area

About the Area

Created: June 16, 2022

Expires: 25 years after first obligation is incurred



	Pay 2024	Pay 2025
Estimated Annual TIF	\$137,690*	\$368,310

*Actual 2024 collections were \$137,674.38.

Rail Park Allocation Area

About the Area

Created: October 6, 2022

Expires: 25 years after first obligation is incurred



	Pay 2024	Pay 2025
Estimated Annual TIF	\$117,140*	\$247,140**

*Actual 2024 collections were \$117,129.54

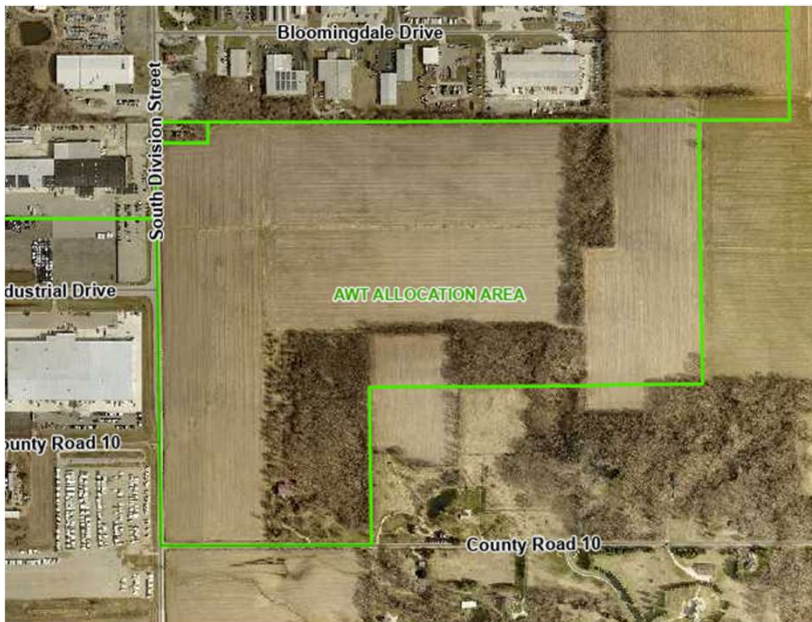
**Estimated tax increment at full construction is \$700,820

AWT Allocation Area

About the Area

Created: September 5, 2024

Expires: 25 years after first obligation is incurred



	Pay 2025
Estimated Annual TIF	\$0

Consolidated State Road 15 EDA

TIF Cash Flow

	2025	2026	2027	2028	2029
Estimated TIF – South St. Rd. 15	\$1,659,550	\$1,657,960	\$1,656,070	\$1,653,490	\$1,651,270
Less: Interlocal Agreement	(400,000)	(81,681)			
Less: 2021 Bonds	(245,750)	(245,790)	(245,296)	(246,757)	(245,672)
Estimated TIF – Seahawk	961,340	957,900	952,290	952,290	952,290
Less: 2021 Seahawk Bonds	(676,000)	(772,000)	(767,000)	(765,000)	(765,000)
Estimated TIF – Valmont/Thor	368,310	274,430	292,890	311,300	329,740
Estimated TIF – Rail Park	247,140	700,820	700,750	700,670	700,600
Estimated TIF Remaining	1,914,589	2,491,639	2,589,204	2,605,993	2,623,228
Allocation Account Balances	2,190,786*	2,590,944	4,122,527	5,937,730	7,755,723
Estimated Revenues available	4,105,375	5,082,584	6,711,730	8,543,723	10,378,951
Estimated Project Expenditures	(1,514,431)	(960,057)	(774,000)	(788,000)	(803,000)
Estimated TIF Remaining	\$2,590,944	\$4,122,527	\$5,937,730	\$7,755,723	\$9,575,951

*Collective Allocation Account balances as of December 31, 2024 was \$2,190,786.

Consolidated State Road 15 EDA

Projects to be Funded with TIF Revenues

	2025	2026	2027	2028	2029
Elkhart / St Joe Water Main Replacement	\$298,366				
Earthway to Bloomingdale Connection	232,360	\$200,000			
RDC Property Acquisitions - Stoll	146,000				
RDC Property Acquisitions – Weed Street	268,391				
Vehicles and Equipment	65,000				
Chip Seal Rail Park	34,200				
Fire Protection Contract Costs	320,114	460,057	\$474,000	\$488,000	\$503,000
Professional Fees and Misc. Projects	150,000	300,000	300,000	300,000	300,000
Total Project Expenditures	\$1,514,431	\$960,057	\$774,000	\$788,000	\$803,000

Bristol East Economic Development Area

Map

Bristol East Economic Development Area



Bristol East Allocation Area

About the Area

Created: July 7, 2014

Expires: July 7, 2039

	Pay 2024	Pay 2025
Estimated Annual TIF	\$515,030*	\$598,310

*Actual 2024 collections were \$514,961.54.

Bristol East Allocation Area

TIF Cash Flow

	2025	2026	2027	2028	2029
Estimated TIF – Bristol East	\$598,310	\$640,310	\$640,310	\$640,310	\$640,310
Allocation Account Balance	980,304*	678,614	808,867	925,177	1,027,487
Estimated Revenues available	1,578,614	1,318,924	949,177	1,065,487	1,167,797
Estimated Project Expenditures	(900,000)	(510,057)	(524,000)	(538,000)	(553,000)
Estimated TIF Remaining	\$678,614	\$808,867	\$925,177	\$1,027,487	\$1,114,797

*Allocation Account balance as of December 31, 2024 was \$980,304.

Bristol East Allocation Area

Projects to be Funded with TIF Revenues

	2025	2026	2027	2028	2029
RDC Property Acquisitions – Weed Street	\$100,000				
Weed Street Dept Property Improvement	100,000				
Commerce Drive / SR 15 Intersection Improvement	100,000				
Fire Protection Contract Costs	600,000	\$460,057	\$474,000	\$488,000	\$503,000
Professional Fees and Misc. Projects		50,000	50,000	50,000	50,000
Total Project Expenditures	\$900,000	\$510,057	\$524,000	\$538,000	\$553,000

GGT Economic Development Area

GGT Allocation Area

About the Area

Created: May 16, 2019

Expires: February 28, 2044

	Pay 2024	Pay 2025
Estimated Annual TIF	\$270,860*	\$285,310

*Actual 2024 collections were \$343,300.11. Includes delinquency property tax payments from the Fall of 2023.

GGT Allocation Area

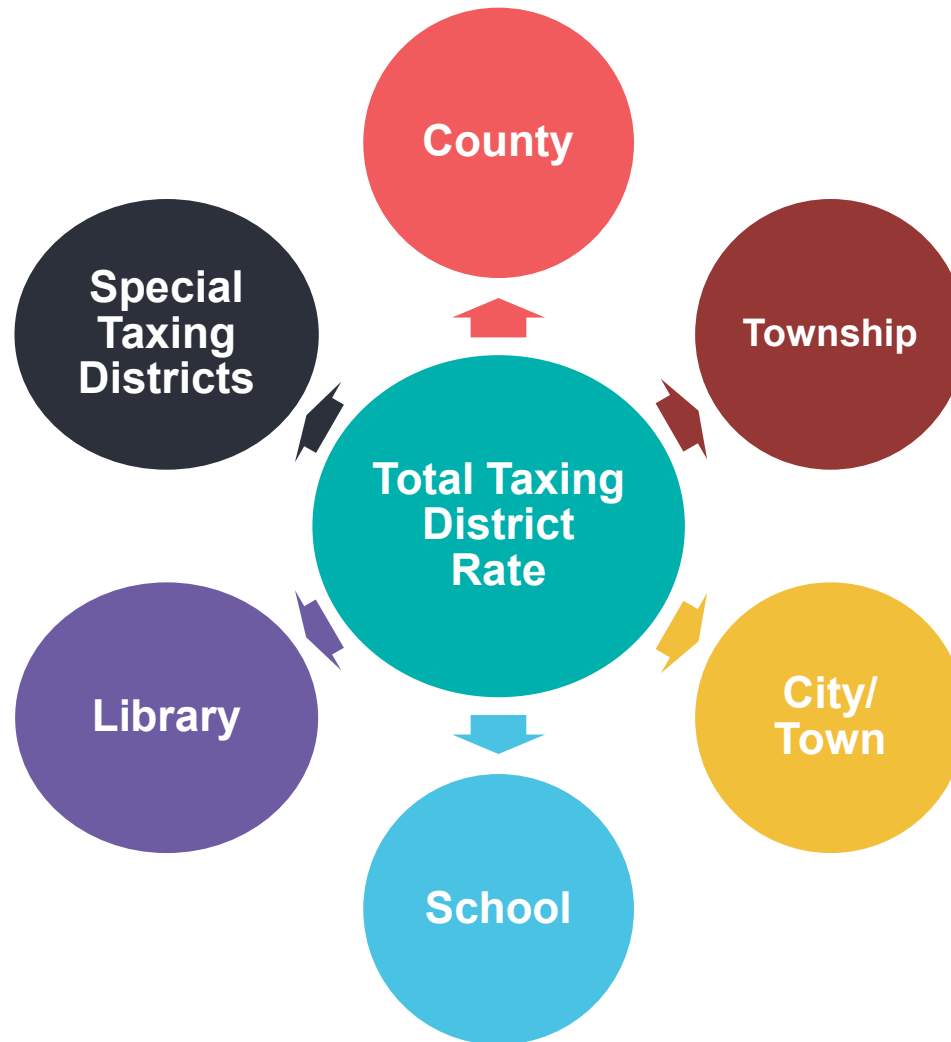
Outstanding Obligation

Stoutco Drive Infrastructure

- Per the annexation and project agreement, GGT is to be reimbursed for right-of-way acquisition, out of pocket costs, design, soft costs, and construction costs related to the Stoutco Drive Infrastructure
- 85% of TIF revenues generated from the new development to be pledged
- Reimbursement payments to be made on February 1 and August 1 of each calendar year
- No interest will accrue on any reimbursement obligation
- Reimbursements will cease once all reimbursable costs and expenses have been paid in full or on February 28, 2034, whichever occurs first.

Impacts

Overlapping Taxing Units



Impact of TIF

Does it take away funds from

If the increased assessed value from NEW developments would not occur “BUT FOR” the **TIF** incentives, then, it **cannot** be “lost” to the other taxing units.

- TIF **postpones** adding new assessed value to the tax base, which postpones the reduction in tax rates for funds with levy limits and postpones increased revenues from funds with rate limits; and postpones reduction in circuit breaker credits.
- During TIF capture, other taxing units may immediately benefit from personal property AV that is currently not captured; if a portion of the TIF AV is passed-through to other units; new jobs and wages may increase local option income tax revenue.
- After TIF ends (or if there is surplus pass-through), the increased assessed value is added to the tax base of all the taxing units.

2016 TIF Study

by Larry DeBoer and Tamara Ogle

PURDUE
EXTENSION

COMMUNITY
DEVELOPMENT

Does TIF shift revenues from overlapping taxing units to TIF Districts?

No loss or shifting if the “but for” test is satisfied

No loss or shifting if there are no other means to fund the incentives or infrastructure besides TIF

No loss or shifting if TIF District funds the purpose for which it was intended; and does not continue to exist after the infrastructure is fully funded

School Funding and TIF

- School educational expenses are largely funded by the State
 - State funding is based upon *student enrollment*
- Operations Fund and Debt Service Funds are Levy Limited
 - No gross revenue impact from TIF capture
 - TIF capture postpones reduction in tax rates
- Taxpayers' Property Tax Caps reduce School Funding
 - Circuit Breaker loss if TIF does not meet “but for” test
- Post-2009 Referendum for Operating and/or Debt - benefit from TIF Captured AV

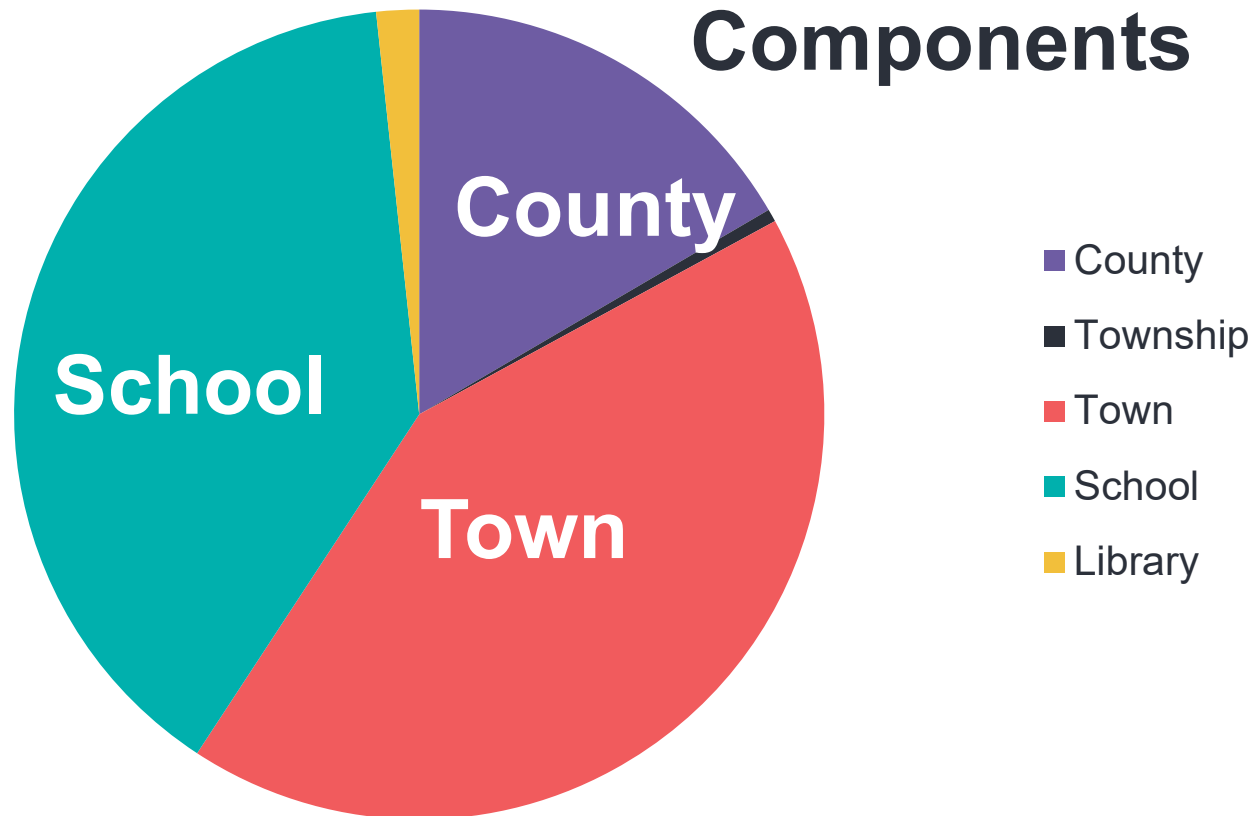


Examples of RDCs using TIF to help Schools:

Training programs
Transportation center
STEM programs
Computers
Personal Property AV growth
Pass-through excess TIF AV
Safety / security enhancements
High school project

Economic development ultimately benefits all taxing units by attracting new business and private development, growing property values and local income tax revenue, and reducing 'tax cap' revenue loss. All taxing units contribute to future economic growth.

Tax Rate Components



**BRISTOL, INDIANA
REDEVELOPMENT COMMISSION
DRAFT
TAX INCREMENT REPORT**

JULY 15, 2025

**CONSOLIDATED STATE ROAD 15
ECONOMIC DEVELOPMENT AREA**

**SOUTH STATE ROAD 15
NORTH STATE ROAD 15
SEAHAWK
VALMONT NEWMARK/THOR INDUSTRIES
RAIL PARK
AWT**

**BRISTOL EAST
ECONOMIC DEVELOPMENT AREA**



July 15, 2025

Members of the Bristol
Redevelopment Commission
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Bristol, Indiana 46507

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Indianapolis, IN 46240
United States of America

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Re: Tax Increment Report
Consolidated State Road 15 Economic Development Area
South State Road 15
North State Road 15
Seahawk
Valmont Newmark/Thor Industries
Rail Park
AWT
Bristol East Economic Development Area

Dear Members of the Commission:

We have at your request, prepared this Special Purpose Report ("Report") to provide the Bristol Redevelopment Commission (the "Commission") with information about the above-named economic development areas, including schedules of historical and estimated tax increment, comparisons of estimated tax increment with outstanding debt obligations, and additional information about account balances.

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As in the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports. No assurance is provided on this financial analysis.

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

DRAFT

Heidi L. Amspaugh, Principal

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**CONSOLIDATED STATE ROAD 15 ECONOMIC
DEVELOPMENT AREA**

**(SOUTH STATE ROAD 15, SEAHAWK, VALMONT
NEWMARK/THOR INDUSTRIES, & RAIL PARK
ALLOCATION AREAS)**

BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

GENERAL COMMENTS

Background Information Concerning the Consolidated State Road 15 Economic Development Area and Tax Increment

On March 18, 2008, the Town of Bristol Redevelopment Commission (the “Commission”) adopted Resolution No. 3-18-08 (the “South State Road 15 Declaratory Resolution”) to establish the South State Road 15 Economic Development Area (the “South State Road 15 EDA”) and an allocation area (the “South State Road 15 Allocation Area”) for purposes of capturing incremental assessed value of real property in the South State Road 15 Allocation Area. The South State Road 15 Allocation Area will expire on March 18, 2038.

On November 18, 2008, the Commission adopted Resolution No. 11-18-08 (the “North State Road 15 Declaratory Resolution”) to establish the North State Road 15 Economic Development Area (the “North State Road 15 EDA”) and an allocation area (the “North State Road 15 Allocation Area”) for purposes of capturing incremental assessed value of real property in the North State Road 15 Allocation Area. The North State Road 15 Allocation Area will expire on November 18, 2033. For 2025, the North State Road 15 Allocation Area is expected to generate \$7,850 of annual tax increment revenues and has a December 31, 2024 account balance of \$8,473.97.

On August 31, 2021, the Commission adopted an amending declaratory resolution amending the South State Road 15 Declaratory Resolution to (i) expand the boundaries of the South State Road 15 EDA to include certain additional territory, (ii) designate the expansion area as a separate allocation area (the “Seahawk Allocation Area”), (iii) remove certain territory from the South State Road 15 Allocation Area and include such territory in the Seahawk Allocation Area, and (iv) designate MJB Wood Group, LLC and its successors and affiliates as a designated taxpayer (the “Designated Taxpayer”) for the purposes of capturing tax increment resulting from increases in depreciable personal property assessed value in the Seahawk Allocation Area. The Seahawk Allocation Area will expire on October 28, 2046.

On June 16, 2022, the Commission adopted an amending declaratory resolution to (i) further expand the boundaries of the South State Road 15 EDA to include certain additional territory, (ii) designate the expansion area as a separate allocation area (the “Valmont Newmark/Thor Industries Allocation Area”), and (iii) consolidate the South State Road 15 EDA and the North State Road 15 EDA into a single consolidated economic development area (collectively the, “Consolidated State Road 15 EDA”). The Valmont Newmark/Thor Industries Allocation Area will expire 25 years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues collected in the Valmont Newmark/Thor Industries Allocation Area.

On October 6, 2022, the Commission adopted an amending declaratory resolution to (i) remove certain parcels within the South State Road 15 Allocation Area, and (ii) designate such parcels as a separate allocation area (the “Rail Park Allocation Area”) for the purpose of capturing all incremental real property tax revenues generated in the Rail Park Allocation Area. The Rail Park Allocation Area will expire 25 years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues collected in the Rail Park Allocation Area.

On September 5, 2024, the Commission adopted an amending declaratory resolution to (i) expand the boundaries of the Consolidated State Road 15 EDA to include certain additional territory, (ii) designate the additional territory as an allocation area for economic development purposes (the “AWT Allocation Area”), and (iii) make certain amendments to the Consolidated Plan. The AWT Allocation Area will expire 25 years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues collected in the AWT Allocation Area.

The economic development areas have been consolidated but there are still several separate allocation areas within the Consolidated State Road 15 EDA that have varying sunset dates as noted in this Report.

BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

GENERAL COMMENTS (Cont'd)

Outstanding Bonds: Sources of Repayment and Security

The Town of Bristol, Indiana (the "Town") issued \$2,186,000 of General Revenue Bonds of 2021, dated December 7, 2021 (the "2021 Bonds"), to refinance the Town's outstanding loan for the municipal complex facility and finance the costs of issuance. The 2021 Bonds are payable from annual appropriations by the Town of any legally available revenues, including the General Fund; however, it is anticipated that the debt service payments will be paid from tax increment revenues collected in the South State Road 15 Allocation Area.

The Town and the Commission entered into an interlocal agreement as further amended on May 18, 2021 (the "Interlocal Agreement") in an amount of \$3,000,000 for the purpose of financing a road project in, serving, or benefiting the South State Road 15 Allocation Area. The Interlocal Agreement is payable from tax increment revenues collected in the South State Road 15 Allocation Area in the amount of \$200,000 semi-annually payable within 30 days of each semi-annual TIF distribution.

The Town issued \$7,200,000 of Taxable Economic Development Tax Increment Revenue Bonds, Series 2021 (Seahawk Project), dated October 28, 2021, and re-amortized on March 7, 2023 in the amount of \$7,105,000 (the "2021 Seahawk Bonds"). The 2021 Seahawk Bonds were issued for the purpose of financing all or any portion of (a) the construction, installation and equipping by the developers of certain infrastructure and other improvements, including, without limitation: (i) roads, streets and related infrastructure projects and improvements, (ii) sitework, utility location or relocation, stormwater control, and drainage improvements, and (iii) improvements directly related to the foregoing located in or physically connected to the Seahawk Allocation Area and (b) funding the costs and expenses incurred in connection with the issuance. The 2021 Seahawk Bonds are payable from a pledge of 80% of real property tax increment and 100% of personal property tax increment collected in the Seahawk Allocation Area.

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - South State Road 15 Allocation Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	Taxes Payable Year						
	2025	2026	2027	2028	2029	2030	2031
Assessed Value (1)	\$118,638,724	\$118,638,724	\$118,638,724	\$118,638,724	\$118,638,724	\$118,638,724	\$118,638,724
Less: Standard & Supplemental Deductions (2)		(93,310)	(189,950)	(300,710)	(395,770)	(478,700)	(539,710)
Net Assessed Value	118,638,724	118,545,414	118,448,774	118,338,014	118,242,954	118,160,024	118,099,014
Less: Base Assessed Value (1)	(47,418,416)	(47,418,416)	(47,418,416)	(47,418,416)	(47,418,416)	(47,418,416)	(47,418,416)
Estimated Incremental Assessed Value	71,220,308	71,126,998	71,030,358	70,919,598	70,824,538	70,741,608	70,680,598
Times: Net Tax Rate (3)	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315
Estimated Tax Increment	1,660,500	1,658,330	1,656,070	1,653,490	1,651,270	1,649,340	1,647,920
Less: Estimated Circuit Breaker Credit (4)	(950)	(370)	0	0	0	0	0
Estimated Net Tax Increment	\$1,659,550	\$1,657,960	\$1,656,070	\$1,653,490	\$1,651,270	\$1,649,340	\$1,647,920

(1) Per the Elkhart County Auditor's office.

(2) Assumes the application of the 1% and 2% property deductions per SEA 1-2025.

(3) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.

(4) Residential homestead property taxes are limited to 1.0% of gross assessed value, other residential property, agricultural land, and long-term care facilities property taxes are limited to 2.0% of gross assessed value, and commercial/industrial property taxes are limited to 3.0% of gross assessed value.

Note: There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - South State Road 15 Allocation Area

**AMORTIZATION OF \$275,483.25 OUTSTANDING PRINCIPAL AMOUNT OF
INTERLOCAL AGREEMENT FOR ROAD FUNDING**

<u>Payment Date</u>	<u>Principal Outstanding</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Debt Service</u>
07/31/25	\$275,483.25	\$195,218.67	3.50%	\$4,781.33	\$200,000.00	
01/31/26	80,264.58	<u>80,264.58</u>	3.50%	<u>1,416.18</u>	<u>81,680.76</u>	<u>\$281,680.76</u>
Totals		<u><u>\$275,483.25</u></u>		<u><u>\$6,197.51</u></u>	<u><u>\$281,680.76</u></u>	<u><u>\$281,680.76</u></u>

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - South State Road 15 Allocation Area

**AMORTIZATION OF \$1,528,000 OUTSTANDING PRINCIPAL AMOUNT OF
GENERAL REVENUE BONDS OF 2021
Bonds dated December 7, 2021**

<u>Payment Date</u>	<u>Principal Outstanding</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Debt Service</u>
08/01/25	\$1,528,000	\$113,000	1.31%	\$10,008.40	\$123,008.40	
02/01/26	1,415,000	114,000	1.31%	9,268.25	123,268.25	\$246,276.65
08/01/26	1,301,000	114,000	1.31%	8,521.55	122,521.55	
02/01/27	1,187,000	115,000	1.31%	7,774.85	122,774.85	245,296.40
08/01/27	1,072,000	116,000	1.31%	7,021.60	123,021.60	
02/01/28	956,000	117,000	1.31%	6,261.80	123,261.80	246,283.40
08/01/28	839,000	118,000	1.31%	5,495.45	123,495.45	
02/01/29	721,000	118,000	1.31%	4,722.55	122,722.55	246,218.00
08/01/29	603,000	119,000	1.31%	3,949.65	122,949.65	
02/01/30	484,000	120,000	1.31%	3,170.20	123,170.20	246,119.85
08/01/30	364,000	121,000	1.31%	2,384.20	123,384.20	
02/01/31	243,000	121,000	1.31%	1,591.65	122,591.65	245,975.85
08/01/31	122,000	122,000	1.31%	799.10	122,799.10	122,799.10
Totals		<u>\$1,528,000</u>		<u>\$70,969.25</u>	<u>\$1,598,969.25</u>	<u>\$1,598,969.25</u>

Note: The Bonds were issued in the amount of \$2,186,000. The Bonds are callable on any date, upon thirty (30) days' notice.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - South State Road 15 Allocation Area

COMPARISON OF ESTIMATED SOUTH STATE ROAD 15 TAX INCREMENT AND OBLIGATIONS

Taxes Payable Year	Estimated South State Road 15 Tax Increment	Obligations			Estimated Remaining Tax Increment	Estimated Tax Increment Coverage
		Interlocal Agreement For Road Funding	General Revenue Bonds of 2021	Total		
	(1)	(2)	(3)		(4)	
2025	\$1,659,550	(\$281,681)	(\$246,277)	(\$527,957)	\$1,131,593	314%
2026	1,657,960		(245,296)	(245,296)	1,412,664	676%
2027	1,656,070		(246,283)	(246,283)	1,409,787	672%
2028	1,653,490		(246,218)	(246,218)	1,407,272	672%
2029	1,651,270		(246,120)	(246,120)	1,405,150	671%
2030	1,649,340		(245,976)	(245,976)	1,403,364	671%
2031	1,647,920		(122,799)	(122,799)	1,525,121	1342%
Totals	<u>\$11,575,600</u>	<u>(\$281,681)</u>	<u>(\$1,598,969)</u>	<u>(\$1,880,650)</u>	<u>\$9,694,950</u>	

(1) See page 3.

(2) See page 4.

(3) See page 5.

(4) Represents estimated available revenues for annual administrative expenses or other projects in, serving or benefitting the Consolidated Area.

Note: The South State Road 15 Allocation Area sunsets on March 18, 2038.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Seahawk Allocation Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	Taxes Payable Year						
	2025	2026	2027	2028	2029	2030	2031
Assessed Value (1)	\$39,064,300	\$39,064,300	\$39,064,300	\$39,064,300	\$39,064,300	\$39,064,300	\$39,064,300
Less: Standard & Supplemental Deductions (2)		0	0	0	0	0	0
Net Assessed Value	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300
Less: Base Assessed Value (1)	0	0	0	0	0	0	0
Estimated Incremental Assessed Value	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300	39,064,300
Times: Net Tax Rate (3)	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315
Estimated Tax Increment	910,780	910,780	910,780	910,780	910,780	910,780	910,780
Less: Estimated Circuit Breaker Credit (4)	0	0	0	0	0	0	0
Estimated Net Tax Increment	\$910,780	\$910,780	\$910,780	\$910,780	\$910,780	\$910,780	\$910,780

(1) Per the Elkhart County Auditor's office.

(2) Assumes the application of the 1% and 2% property deductions per SEA 1-2025.

(3) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.

(4) Commercial/industrial property taxes are limited to 3% of gross assessed value.

Note: There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Seahawk Allocation Area

ESTIMATED ANNUAL PERSONAL PROPERTY TAX INCREMENT

Taxes Payable Year		Estimated Assessed Value	Estimated Abatement	Estimated Net Assessed Value	Tax Rate	Estimated Tax Increment		
						Gross Taxes	Circuit Breaker Tax Credit	Net Taxes
		(1)	(2)		(3)		(4)	
2025	(5)	\$2,168,670	\$0	\$2,168,670	\$2.3315	\$50,560	\$0	\$50,560
2026		2,021,130	0	2,021,130	2.3315	47,120	0	47,120
2027		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2028		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2029		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2030		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2031		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2032		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2033		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
2034		1,780,500	0	1,780,500	2.3315	41,510	0	41,510
						<u>\$429,760</u>	<u>\$0</u>	<u>\$429,760</u>

- (1) Based on the January 1, 2025 Business Tangible Personal Property Assessment Return for MJB Wood Group. No assumption has been made for future investment and equipment retirement/replacement.
- (2) Assumes no personal property tax abatement is applied. In 2021, the Town approved a 5-year personal property tax abatement with the following deduction percentages: 100%, 80%, 60%, 40%, and 20%. However, the Company has not historically filed a CF-1 or claimed abatement deductions on their personal property forms.
- (3) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.
- (4) Commercial/industrial property taxes are limited to 3.0% of gross assessed value.
- (5) Per the Elkhart County Auditor's office.

Note: There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Seahawk Allocation Area

ESTIMATED ANNUAL COMBINED AND PLEDGED TAX INCREMENT REVENUES

Taxes Payable Year	Estimated Tax Increment			Estimated Tax Increment Allocation	
	Real Property	Personal Property	Total	Pledged Tax Increment Revenues	Non-Pledged Tax Increment Revenues
	(1)	(2)		(3)	
2025	\$910,780	\$50,560	\$961,340	\$779,180	\$182,160
2026	910,780	47,120	957,900	775,740	182,160
2027	910,780	41,510	952,290	770,130	182,160
2028	910,780	41,510	952,290	770,130	182,160
2029	910,780	41,510	952,290	770,130	182,160
2030	910,780	41,510	952,290	770,130	182,160
2031	910,780	41,510	952,290	770,130	182,160
2032	910,780	41,510	952,290	770,130	182,160
2033	910,780	41,510	952,290	770,130	182,160
	<u>\$8,197,020</u>	<u>\$388,250</u>	<u>\$8,585,270</u>	<u>\$6,945,830</u>	<u>\$1,639,440</u>

(1) See page 7.

(2) See page 8.

(3) 80% of real property tax increment and 100% of personal property tax increment is pledged to repayment of the Taxable Economic Development Tax Increment Revenue Bonds, Series 2021 (Seahawk Project).

Note: The Seahawk Allocation Area sunsets on October 28, 2046, which is 25 years from the issuance of the 2021 Bonds.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Seahawk Allocation Area

**ESTIMATED AMORTIZATION OF \$6,507,582.66 OUTSTANDING PRINCIPAL AMOUNT OF
TAXABLE ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS, SERIES 2021 (SEAHAWK PROJECT)
Bonds dated October 28, 2021**

<u>Payment Date</u>	<u>Principal Outstanding</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Debt Service</u>
	(1)					
08/01/25	\$6,507,582.66	\$387,000.00	0.00%	\$0.00	\$387,000.00	
02/01/26	6,120,582.66	387,000.00	0.00%	0.00	387,000.00	\$774,000.00
08/01/26	5,733,582.66	385,000.00	0.00%	0.00	385,000.00	
02/01/27	5,348,582.66	385,000.00	0.00%	0.00	385,000.00	770,000.00
08/01/27	4,963,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/28	4,581,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/28	4,198,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/29	3,816,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/29	3,433,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/30	3,051,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/30	2,668,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/31	2,286,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/31	1,903,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/32	1,521,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/32	1,138,582.66	382,000.00	0.00%	0.00	382,000.00	
02/01/33	756,582.66	383,000.00	0.00%	0.00	383,000.00	765,000.00
08/01/33	373,582.66	373,582.66	0.00%	0.00	373,582.66	373,582.66
Totals		<u>\$6,507,582.66</u>		<u>\$0.00</u>	<u>\$6,507,582.66</u>	<u>\$6,507,582.66</u>

Note: The Bonds were issued in the amount of \$7,105,000 with a final maturity of no later than August 1, 2034. The Bonds are callable on any date upon fifteen (15) days' notice. The amortization schedule was updated using TIF estimates as of July 7, 2025.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Seahawk Allocation Area

COMPARISON OF ESTIMATED PLEDGED SEAHAWK TAX INCREMENT AND ESTIMATED DEBT SERVICE

Taxes Payable Year	Estimated Pledged Seahawk Tax Increment	Allowance for Annual TIF Administration Fees	Estimated 2021 Bonds Debt Service	Estimated Pledged TIF Revenues Remaining	Estimated Pledged TIF Revenues Coverage
	(1)		(2)		
2025	\$779,180	(\$5,000)	(\$774,000)	\$180	100%
2026	775,740	(5,000)	(770,000)	740	100%
2027	770,130	(5,000)	(765,000)	130	100%
2028	770,130	(5,000)	(765,000)	130	100%
2029	770,130	(5,000)	(765,000)	130	100%
2030	770,130	(5,000)	(765,000)	130	100%
2031	770,130	(5,000)	(765,000)	130	100%
2032	770,130	(5,000)	(765,000)	130	100%
2033	770,130	(5,000)	(373,583)	391,547	203%
Totals	<u>\$6,945,830</u>	<u>(\$45,000)</u>	<u>(\$6,507,583)</u>	<u>\$393,247</u>	

(1) See page 9. 80% of Real Property Tax Increment and 100% of Personal Property Tax Increment is pledged towards repayment of the Bonds.

(2) See page 10.

Note: The Seahawk Allocation Area sunsets on October 28, 2046, which is 25 years from the issuance of the 2021 Bonds.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Valmont Newmark/Thor Industries Allocation Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	2025 Amount Abated	Length of Abatement	First tax Payable Year of Abatement	Taxes Payable Year						
				2025	2026	2027	2028	2029	2030	2031
Abated Assessed Value (1) Valmont Industries, Inc. (2)	\$5,668,800	7	2024	\$5,668,800 (2)	\$1,643,950	\$2,437,580	\$3,231,220	\$4,024,850	\$4,875,170	\$5,668,800
Unabated Assessed Value				13,058,000	13,058,000	13,058,000	13,058,000	13,058,000	13,058,000	13,058,000
Assessed Value (1)				18,726,800	14,701,950	15,495,580	16,289,220	17,082,850	17,933,170	18,726,800
Less: Standard & Supplemental Deductions (3)					(3,100)	(6,200)	(9,810)	(12,910)	(15,490)	(17,240)
Net Assessed Value (1)				18,726,800	14,698,850	15,489,380	16,279,410	17,069,940	17,917,680	18,709,560
Less: Base Assessed Value (1)				(2,927,295)	(2,927,295)	(2,927,295)	(2,927,295)	(2,927,295)	(2,927,295)	(2,927,295)
Estimated Incremental Assessed Value				15,799,505	11,771,555	12,562,085	13,352,115	14,142,645	14,990,385	15,782,265
Times: Net Tax Rate (4)				\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315
Estimated Tax Increment				368,370	274,450	292,890	311,300	329,740	349,500	367,960
Less: Estimated Circuit Breaker Tax Credit (5)				(60)	(20)	0	0	0	0	0
Estimated Net Tax Increment				<u>\$368,310</u>	<u>\$274,430</u>	<u>\$292,890</u>	<u>\$311,300</u>	<u>\$329,740</u>	<u>\$349,500</u>	<u>\$367,960</u>

(1) Based on information provided by the Elkhart County Auditor's office.

(2) Assumes a 7-year real property tax abatement with the following deduction percentages: 100%, 85%, 71%, 57%, 43%, 29%, and 14%. No deduction was applied in 2025. Assumes deductions resume in taxes payable year 2026.

(3) Assumes the application of the 1% and 2% property deductions per SEA 1-2025.

(4) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.

(5) Multi-family residential property, agricultural land, and long-term care facilities property taxes are limited to 2% of gross assessed value and commercial/industrial property taxes are limited to 3% of gross assessed value.

Note: The Valmont Newmark/Thor Industries Allocation Area will sunset 25 years after first obligation is incurred. There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA - Rail Park Allocation Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	Taxes Payable Year						
	2025	2026	2027	2028	2029	2030	2031
Assessed Value (1)	\$10,720,900	\$30,182,600 (2)	\$30,182,600	\$30,182,600	\$30,182,600	\$30,182,600	\$30,182,600
Less: Standard & Supplemental Deductions (3)		(2,940)	(5,880)	(9,310)	(12,250)	(14,700)	(16,370)
Net Assessed Value (1)	10,720,900	30,179,660	30,176,720	30,173,290	30,170,350	30,167,900	30,166,230
Less: Base Assessed Value (1)	(120,829)	(120,829)	(120,829)	(120,829)	(120,829)	(120,829)	(120,829)
Estimated Incremental Assessed Value	10,600,071	30,058,831	30,055,891	30,052,461	30,049,521	30,047,071	30,045,401
Times: Net Tax Rate (4)	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315
Estimated Tax Increment	247,140	700,820	700,750	700,670	700,600	700,550	700,510
Less: Estimated Circuit Breaker Tax Credit (5)	0	0	0	0	0	0	0
Estimated Net Tax Increment	<u>\$247,140</u>	<u>\$700,820</u>	<u>\$700,750</u>	<u>\$700,670</u>	<u>\$700,600</u>	<u>\$700,550</u>	<u>\$700,510</u>

(1) Per the Elkhart County Auditor's office.

(2) Accounts for the completion of construction on parcel 03-32-200-005-031, per the January 1, 2025 Pay 2026 property record card, per the Elkhart County assessor's office.

(3) Assumes the application of the 1% and 2% property deductions per SEA 1-2025.

(4) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.

(5) Multi-family residential property, agricultural land, and long-term care facilities property taxes are limited to 2% of gross assessed value and commercial/industrial property taxes are limited to 3% of gross assessed value.

Note: The Rail Park Allocation Area will sunset 25 years after first obligation is incurred. There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

ESTIMATED ANNUAL COMBINED TAX INCREMENT

Year Payable	Allocation Area				Total
	South State Road 15	Seahawk	Valmont Newmark/ Thor Industries	Rail Park	
	(1)	(2)	(3)	(4)	
2025	\$1,659,550	\$961,340	\$368,310	\$247,140	\$3,236,340
2026	1,657,960	957,900	274,430	700,820	3,591,110
2027	1,656,070	952,290	292,890	700,750	3,602,000
2028	1,653,490	952,290	311,300	700,670	3,617,750
2029	1,651,270	952,290	329,740	700,600	3,633,900
2030	1,649,340	952,290	349,500	700,550	3,651,680
2031	1,647,920	952,290	367,960	700,510	3,668,680
2032	1,647,920	952,290	367,960	700,510	3,668,680
2033	1,647,920	952,290	367,960	700,510	3,668,680
2034	1,647,920	952,290	367,960	700,510	3,668,680
2035	1,647,920	952,290	367,960	700,510	3,668,680
2036	1,647,920	952,290	367,960	700,510	3,668,680
2037	1,647,920	952,290	367,960	700,510	3,668,680
2038	1,647,920	952,290	367,960	700,510	3,668,680
2039	1,647,920 (5)	952,290	367,960	700,510	3,668,680
2040		952,290	367,960	700,510	2,020,760
2041		952,290	367,960	700,510	2,020,760
2042		952,290	367,960	700,510	2,020,760
2043		952,290	367,960	700,510	2,020,760
2044		952,290	367,960	700,510	2,020,760
2045		952,290	367,960	700,510	2,020,760
2046		952,290	367,960	700,510	2,020,760
2047		952,290 (6)	367,960	700,510	2,020,760
Totals	<u>\$24,758,960</u>	<u>\$21,917,330</u>	<u>\$8,181,490</u>	<u>\$15,659,200</u>	<u>\$70,516,980</u>

(1) See page 3.

(2) See page 9. Represents 100% of estimated TIF revenues.

(3) See page 12. The Valmont Newmark/Thor Industries Allocation Area expires 25 years after first obligation is incurred.

(4) See page 13. The Rail Park Allocation Area expires 25 years after first obligation is incurred.

(5) The South State 15 Allocation Area expires March 18, 2038.

(6) The Seahawk Allocation Area expires October 28, 2046.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

ESTIMATED CASH FLOW

	Taxes Payable Year				
	2025	2026	2027	2028	2029
Estimated Tax Increment - South State Road 15 (1)	\$1,659,550	\$1,657,960	\$1,656,070	\$1,653,490	\$1,651,270
Less: Interlocal Agreement payments (2)	(400,000)	(81,681)			
Less: 2021 Bonds debt service payments (3)	(245,750)	(245,790)	(245,796)	(246,757)	(245,672)
Estimated Tax Increment - Seahawk (1)	961,340	957,900	952,290	952,290	952,290
Less: 2021 Seahawk Bonds debt service payments (4)	(676,000)	(772,000)	(767,000)	(765,000)	(765,000)
Estimated Tax Increment - Valmont Newmark/Thor (1)	368,310	274,430	292,890	311,300	329,740
Estimated Tax Increment - Rail Park (1)	247,140	700,820	700,750	700,670	700,600
Estimated Tax Increment Remaining	1,914,590	2,491,639	2,589,204	2,605,993	2,623,228
Allocation Account Balances	2,190,786 (5)	2,590,944	4,122,527	5,937,730	7,755,723
Estimated Revenues available for projects	4,105,375	5,082,584	6,711,730	8,543,723	10,378,951
<u>Estimated Project Expenditures</u>					
Elkhart / St Joe Water Main Replacement	(298,366)				
Earthway to Bloomingdale Connection	(232,360)	(200,000)			
RDC Property Acquisitions - Stoll	(146,000)				
RDC Property Acquisitions - Weed Street	(268,391)				
Vehicles and Equipment	(65,000)				
Chip Seal Rail Park	(34,200)				
Fire Protection Contract costs	(320,114)	(460,057)	(474,000)	(488,000)	(503,000)
Professional Fees and Misc. Projects	(150,000)	(300,000)	(300,000)	(300,000)	(300,000)
Total Estimated Project Expenditures	(1,514,431)	(960,057)	(774,000)	(788,000)	(803,000)
Estimated Tax Increment Remaining after projects (\$)	<u>\$2,590,944</u>	<u>\$4,122,527</u>	<u>\$5,937,730</u>	<u>\$7,755,723</u>	<u>\$9,575,951</u>
Estimated Tax Increment Remaining after projects (%) (6)		<u>375%</u>			

(1) See page 14.

(2) See page 4. Represents calendar year payment amounts rather than bond year.

(3) See page 5. Represents calendar year payment amounts rather than bond year.

(4) See page 10. Represents calendar year payment amounts rather than bond year.

(5) Represents the collective Allocation Account balances as of December 31, 2024, including the North State Road 15 allocation account balance of \$8,473.97. Account balances include 2024 fall collections, prior to any January and February bond payments.

(6) Represents estimated 2025 excess TIF funds on hand plus estimated 2026 TIF revenues compared to debt service payments plus future planned project expenditures.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

HISTORICAL TAX INCREMENT COLLECTIONS (1)

Year Payable	Actual Collections				
	South State Road 15	Seahawk	Valmont	Rail Park	Total
2021	\$927,508				\$927,508
2022	911,125				911,125
2023	1,231,928	\$351,602			1,583,530
2024	1,315,939	834,594	\$137,674	\$117,130	2,405,337

(1) Per the Elkhart County Auditor's office.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Consolidated State Road 15 EDA

ACCOUNT BALANCES

<u>Account</u>	<u>Balance</u>
TIF #130 South State Road 15 (2570) (1)	\$505,768.64
TIF #132 North State Road 15 (2575) (1)	8,473.97
TIF #178 Seahawk Allocation Area (2585) (1)	877,267.92
TIF #182 Rail Park Allocation Area (2586) (1)	117,129.54
TIF #180 Valmont Newmar / Thor Industries (2587) (1)	137,674.38
2021 General Revenue Bond Fund (4650) (1)	406.52
2021 Seahawk Bond Fund (2)	92,415.27

(1) Per Clerk-Treasurer's office as of July 9, 2025.

(2) Per Trustee, U.S. Bank, as of June 30, 2025.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

BRISTOL EAST ECONOMIC DEVELOPMENT AREA

BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Bristol East Economic Development Area

GENERAL COMMENTS

Background Information Concerning the Bristol East Economic Development Area and Tax Increment

On July 7, 2014, the Commission adopted a declaratory resolution to establish the Bristol East Economic Development Area (the "Bristol East EDA") and a coterminous allocation area (the "Bristol East Allocation Area") for purposes of capturing incremental assessed value of real property in the Bristol East Allocation Area. The Bristol East Allocation Area will expire on July 7, 2039.

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Bristol East Economic Development Area

ESTIMATED ANNUAL REAL PROPERTY TAX INCREMENT

	2025 Amount Abated	Length Of Abatement	First Tax Payable Year of Abatement	Taxes Payable Year						
				2025	2026	2027	2028	2029	2030	2031
Abated Assessed Value: (1)										
Alliance Sheets LLC (2)	\$10,009,200	10	2016	\$9,508,740	\$10,009,200	\$10,009,200	\$10,009,200	\$10,009,200	\$10,009,200	\$10,009,200
N & D LLC (3)	3,941,600	3	2023	2,640,870	3,941,600	3,941,600	3,941,600	3,941,600	3,941,600	3,941,600
Unabated Assessed Value:				16,052,100	16,052,100	16,052,100	16,052,100	16,052,100	16,052,100	16,052,100
Total Net Assessed Value (1)				28,201,710	30,002,900	30,002,900	30,002,900	30,002,900	30,002,900	30,002,900
Less: Standard & Supplemental Deductions (4)					0	0	0	0	0	0
Net Assessed Value				28,201,710	30,002,900	30,002,900	30,002,900	30,002,900	30,002,900	30,002,900
Less: Base Assessed Value (1)				(2,539,528)	(2,539,528)	(2,539,528)	(2,539,528)	(2,539,528)	(2,539,528)	(2,539,528)
Estimated Incremental Assessed Value				25,662,182	27,463,372	27,463,372	27,463,372	27,463,372	27,463,372	27,463,372
Times: Net Tax Rate (5)				\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315	\$2.3315
Estimated Tax Increment				598,310	640,310	640,310	640,310	640,310	640,310	640,310
Less: Estimated Circuit Breaker Tax Credit (6)				0	0	0	0	0	0	0
Net Estimated Tax Increment				\$598,310	\$640,310	\$640,310	\$640,310	\$640,310	\$640,310	\$640,310

(1) Per the Elkhart County Auditor's office.

(2) Assumes a 10-year real property tax abatement with the following deduction percentages: 100%, 95%, 80%, 65%, 50%, 40%, 30%, 20%, 10% and 5%. The abatement was signed and approved in 2012 but did not receive the first abatement until 2015 payable 2016 per the Elkhart County Auditor's office.

(3) Assumes a 3-year real property tax abatement with the following deduction percentages: 100%, 66%, and 33%.

(4) Assumes the application of the 1% and 2% property deductions per SEA 1-2025.

(5) Represents the certified pay 2025 tax rate for the Bristol taxing district of \$2.3544, less the Elkhart Community School Corporation referendum tax rate of \$0.0229.

(6) Commercial/industrial property taxes are limited to 3% of gross assessed value.

Note: There has been no assumption of additional growth or trending of real property assessed values beyond what is outlined in this analysis. Does not account for future changes in tax rates. Changes to the assumptions used in this analysis may have a material effect on the tax increment revenue estimates contained within this analysis.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Bristol East Economic Development Area

ESTIMATED CASH FLOW

	Taxes Payable Year				
	2025	2026	2027	2028	2029
Estimated Tax Increment (1)	\$598,310	\$640,310	\$640,310	\$640,310	\$640,310
Allocation Account Balance	980,304 (2)	678,614	808,867	925,177	1,027,487
Estimated Revenues available for projects	1,578,614	1,318,924	1,449,177	1,565,487	1,667,797
<u>Estimated Project Expenditures</u>					
RDC Property Acquisitions - Weed Street	(100,000)				
Weed Street Dept Property Improvement	(100,000)				
Commerce Drive / SR 15 intersection improvement	(100,000)				
Fire Protection Contract costs	(600,000)	(460,057)	(474,000)	(488,000)	(503,000)
Professional Fees and Misc. Projects		(50,000)	(50,000)	(50,000)	(50,000)
Total Estimated Project Expenditures	(900,000)	(510,057)	(524,000)	(538,000)	(553,000)
Estimated Tax Increment Remaining after projects (\$)	<u>\$678,614</u>	<u>\$808,867</u>	<u>\$925,177</u>	<u>\$1,027,487</u>	<u>\$1,114,797</u>
Estimated Tax Increment Remaining after projects (%) (3)		<u>259%</u>			

(1) See page 19.

(2) Represents the Allocation Account balance as of December 31, 2024.

(3) Represents estimated 2025 excess TIF funds on hand plus estimated 2026 TIF revenues compared to debt service payments plus future planned project expenditures.

Note: The Bristol East Allocation Area sunsets on July 7, 2039.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Bristol East Economic Development Area

HISTORICAL TAX INCREMENT COLLECTIONS (1)

Year Payable	Actual Collections
	Bristol East
2021	\$225,812
2022	254,814
2023	380,532
2024	514,962

(1) Per the Elkhart County Auditor's office.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

TOWN OF BRISTOL (INDIANA) REDEVELOPMENT COMMISSION

Bristol East Economic Development Area

ACCOUNT BALANCES

Account	Balance
TIF #148 East (2580) (1)	\$833,013.80

(1) Per Clerk-Treasurer's office as of July 9, 2025.

(Subject to the comments in the attached Report
dated July 15, 2025 of Baker Tilly Municipal Advisors, LLC.)

APPENDIX A

TAX INCREMENT, PROPERTY TAXES, LEGISLATION AND EXECUTIVE ACTION

Tax Increment consists of the tax proceeds attributable to all real property and (if designated) certain designated depreciable personal property assessed value within the Allocation Areas, as of the assessment date, in excess of the base assessed value as defined in IC 36-7-14-39(a). The base assessed value means the net assessed value of all the property in the allocation areas as finally determined for the assessment date immediately preceding the effective date of a declaratory resolution adopted pursuant to IC 36-7-14-39 establishing the allocation areas.

Personal property values are assessed January 1 of every year and are self-reported by property owners to county assessors using prescribed forms. The completed personal property return must be filed with the county assessors no later than May 15. Pursuant to State law, personal property is assessed at its actual historical cost less depreciation, in accordance with 50 IAC 4.2, the DLGF's Rules for the Assessment of Tangible Personal Property. Pursuant to IC 6-1.1-3-7.2, State law automatically exempts from property taxation the acquisition cost of a taxpayer's total business personal property in a county if the total business personal property is less than forty thousand dollars (\$40,000) for that assessment date prior to January 1, 2022 and less than eighty thousand dollars (\$80,000) for assessment dates after January 1, 2022.

Pursuant to State law, real property is valued for assessment purposes at its "true tax value" as defined in the Real Property Assessment Rule, 50 IAC 2.4, the 2021 Real Property Assessment Manual ("Manual"), as incorporated into 50 IAC 2.4 and the 2021 Real Property Assessment Guidelines ("Guidelines"), as published by the DLGF. In the case of agricultural land, true tax value shall be the value determined in accordance with the Guidelines and IC 6-1.1-4-13, which shall mean the "market value-in-use" of a property for its current use, as reflected by the utility received by the owner or by a similar user from the property. Except for agricultural land, as discussed below, the Manual permits assessing officials in each county to choose one of three standard approaches to determine market value-in-use, which are the cost approach, the sales comparison approach or the income approach. The Guidelines provide each of the approaches to determine "market value-in-use and the reconciliation of these approaches shall be applied in accordance with generally recognized appraisal principals." In accordance with IC 6-1.1-4-4.2(a) for the cyclical reassessment (2022-2026), the county assessor was required to submit the reassessment plan to the DLGF before May 1, 2021, and the DLGF will revise and approve the reassessment plan before January 1, 2022. The reassessment of 25% of the parcels had to be complete by January 1, 2023. Pursuant to IC 6-1.1-4-39, changes to how the assessed valuation may be determined for certain rental properties, including apartments, could result in a reduction of assessed value for those impacted properties. The changes are effective for assessment dates after December 31, 2023, first impacting taxes payable in 2025.

The reassessment plan must divide all parcels of real property in the county into four (4) different groups of parcels. Each group of parcels must contain approximately twenty-five percent (25%) of the parcels within each class of real property in the county. All real property in each group of parcels shall be reassessed under a county's reassessment plan once during each four (4) year cycle. The reassessment of a group of parcels in a particular class of real property shall begin on May 1 of a year and must be completed on or before January 1 of the year after the year in which the reassessment of the group of parcels begins. All real property assessments are revalued annual to reflect market value based upon comparable sales ("Trending"). "Net Assessed Value" or "Taxable Value" represents the "Gross Assessed Value" less certain deductions for mortgages, veterans, the aged, the blind, economic revitalization areas, resource recovery systems, rehabilitated residential property, solar energy systems, wind power devices, hydroelectric systems, geothermal devices and tax-exempt property. The "Net Assessed Value" or "Taxable Value" is the assessed value used to determine tax rates.

Changes in assessed values of real property occur periodically as a result of general reassessments, as well as when changes occur in the property value due to new construction or demolition of improvements. When a change in assessed value occurs, a written notification is sent to the affected property owner. If the owner wishes to appeal this action, the owner may file a petition requesting a review of the action. This petition must be filed with the county assessor in which the property is located by June 15 of the assessment year if the written notification is provided to the taxpayer before May 1 of that year, or June 15 of the year in which the tax bill is mailed by the county treasurer if the notice is provided on or after May 1 of the assessment year, whichever is earlier. While the appeal is pending, the taxpayer may pay taxes based on the current year's tax rate and the previous or current year's assessed value. For all appeals except an appeal on the assessed value of the property, the taxpayer may appeal not later than three years after the taxes were first due.

APPENDIX A

TAX INCREMENT, PROPERTY TAXES, LEGISLATION AND EXECUTIVE ACTION (Cont'd)

The DLGF is required to adjust the base net assessed value after a general reassessment of property and after each annual trending of property values for the purpose of neutralizing the effects on Tax Increment. In making such an adjustment, the DLGF is required to exclude any appealed assessed values until such appeals are resolved. Delays in the reassessment or the trending process, the inability to neutralize the effect of reassessment, trending or appeals, could adversely affect the Tax Increment. No adjustment has been made for future general reassessments or for the annual trending of assessed values to the Tax Increment estimates contained in this report.

The incremental assessed values are determined by subtracting the base net assessed values from the current net assessed values as of the assessment dates. The incremental assessed values are then multiplied by the current property tax rate to determine the Tax Increment. After property taxes are paid to the County Treasurer on or before each May 10 and November 10, such taxes are paid over to the County Auditor who, based on previous year's certification, pays the portion of property tax receipts which represents Tax Increment into the Allocation Fund on or before June 30 or December 31.

IC 6-1.1-21.2 allows for several methods to replace Tax Increment decreases resulting from actions of the Indiana General Assembly or the DLGF (to the extent legislative or DLGF changes cause Tax Increment to be inadequate to pay debt service and contractual obligations), including a property tax levy imposed on the District (the "TIF Replacement Levy"). It is not currently anticipated that such a shortfall will occur, and, therefore, no TIF Replacement Levy was assumed in the Tax Increment estimates contained in this report.

Article 10, Section 1 of the Constitution of the State of Indiana (the "Constitutional Provision") provides that, for property taxes first due and payable in 2012 and thereafter, the Indiana General Assembly shall, by law, limit a taxpayer's property tax liability to a specified percentage of the gross assessed value of the taxpayer's real and personal property. IC 6-1.1-20.6 (the "Statute") authorizes such limits in the form of a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit (the "Circuit Breaker Tax Credit"). For property assessed as a homestead (as defined in IC 6-1.1-12-37), the Circuit Breaker Tax Credit is equal to the amount by which the property taxes attributable to the homestead exceed 1% of the gross assessed value of the homestead. Property taxes attributable to the gross assessed value of other residential property, agricultural property, and long-term care facilities are limited to 2% of the gross assessed value, property taxes attributable to other non-residential real property and personal property are limited to 3% of the gross assessed value. The Statute provides additional property tax limits for property taxes paid by certain senior citizens.

If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. A political subdivision may not increase its property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

The Circuit Breaker Tax Credit is estimated to reduce the Tax Increment revenues within the Allocation Areas by the amounts shown in this Report.

APPENDIX A

RISKS OF TAX INCREMENT AND ESTIMATES

General Risks Related to Tax Increment Collection include: (i) destruction of property in the Allocation Area caused by natural disaster; (ii) delinquent taxes or adjustments of or appeals on assessments by property owners in the Allocation Area; (iii) a decrease in the assessed value of properties in the Allocation Area due to increases in depreciation, obsolescence, legislative changes affecting the assessment, or other factors by the assessor; (iv) acquisition of property in the Allocation Area by a tax-exempt entity; (v) removal or demolition of real property improvements by property owners in the Allocation Area; (vi) a decrease in property tax rates; (vii) the General Assembly, the courts, the DLGF or other administrative agencies with jurisdiction in the matter could enact new laws or regulations or interpret, amend, alter, change or modify the laws or regulations governing the calculation, collection, definition or distribution of Tax Increment including laws or regulations relating to reassessment, or a revision in the property tax system; or (viii) a change in any of the civil unit's funding mechanisms (i.e., no longer funded by property taxes) could adversely affect the Tax Increment. Any such changes could cause the Tax Increment to fall below the levels set forth in the estimates shown in this Report.

Reduction of Tax Rates or Tax Collection Rates. The Tax Increment estimates assume that the property tax rates will remain at approximately the same level throughout the term of this analysis. Any substantial increase in State funding, federal aid or other sources of local revenues which would reduce local required fiscal support for certain public programs or any substantial increase in assessments outside the Allocation Area could reduce the rates of taxation by the taxing bodies levying taxes upon property with the Allocation Area and have an adverse effect on the amount of Tax Increment received by the Commission. Economic conditions or administrative action could reduce the collection rate achieved by the Commission within its jurisdiction, including the Allocation Area.

Designated Personal Property. Estimates of the Tax Increment derived from designated personal property in the Allocation Area are based upon assessment information provided by the designated taxpayer(s) and/or the county auditor's office. Assessments of depreciable personal property are self-reported on an annual basis by the designated taxpayer. The assessed value of the designated depreciable personal property located in the Allocation Area may change materially due to changes in the reported acquisition cost, in-service date, depreciation pooling schedule utilized by the designated taxpayer, or due to the retirement or removal of all or a portion of the designated depreciable personal property. Additionally, the Indiana General Assembly may pass legislation that changes the assessment and/or reduces or eliminates the taxation of depreciable personal property. There can be no assurances that increased Circuit Breaker Tax Credit losses would not occur due to property tax rate changes that may occur in the future due to reductions in depreciable personal property assessed value that may result from the changes in assessment rules that could reduce the assessed value attributable to depreciable personal property in a taxing district. These changes may adversely affect the Tax Increment estimated in this Report.

Effects of Property Tax Relief Local Income Tax ("LIT"). Eligible uses for LIT taxes include credits against property taxes, and this use provides for a reduction in effective tax rates for property taxpayers resulting in a reduction in the amount of Tax Increment received by the Commission. If there is an adjustment in the property tax relief LIT, then the change could have an impact on the amount of Tax Increment generated in the Allocation Area.

Circuit Breaker Tax Credit. The Circuit Breaker Tax Credit provides different levels of tax caps for various classes of property taxpayers. (See "Circuit Breaker Tax Credit" herein.) The Tax Increment is estimated to be reduced by the Circuit Breaker Tax Credit as shown in this Report. There can be no assurance that the levies and tax rates of the Commission and overlapping taxing units will not increase in some future year to the point of causing the Circuit Breaker Tax Credit to be further applied to property taxpayers' tax bills.

Reassessment and trending. Property values change periodically due to reassessment and trending. The DLGF is required by law to annually neutralize the effect of a reassessment on property within tax increment allocation areas, including the Allocation Area. Delays in the reassessment and trending process, the inability to neutralize the effect of reassessment, or appeals of reassessments could adversely affect Tax Increment.

APPENDIX A

RISKS OF TAX INCREMENT AND ESTIMATES (Cont'd)

Future Development. Estimates of the Tax Increment assume that certain levels of development will occur at certain times. If this development does not occur, is delayed, is changed in size and scope, or if the actual assessed values are less than estimated, the Tax Increment collected may be less than projected.

Delayed Tax Distribution. In the event of delinquent taxes and delayed billing, collection or distribution by the County of ad valorem property taxes levied in the District, sufficient funds may not be available to the Commission in time to pay the Debt Service when due. This risk is inherent in all property tax-supported obligations.

Assessment Risk. The actual assessments are determined by the assessor based on replacement cost using the assessment manual, the income approach provided by developers, and/or trended based on comparable sales data. There is no assurance that assessed values will or will not remain at the taxes payable 2025 level.