



TOWN COUNCIL REGULAR MEETING

Thursday, January 15, 2026 at 7:00 PM

Council Chamber Bristol Municipal Complex

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. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF INVOICES 2025 and 2026 to date

6. APPROVAL OF MINUTES

- a. Approval of minutes from December 16, 2025 work session and a Council Executive meeting and meeting minutes from December 18, 2025 Council meeting.

7. PLANNING AND DEVELOPMENT ITEMS

- a. Consideration of tabled Bristol Commons rezoning
- b. Timbren 5-year phase-in request
Confirmatory Resolution 1-15-2026-2

REPORTS

8. TOWN MANAGER

- a. 2026 Baker Tilly scope, hourly rate, and 2026 agreement
- b. Project updates | WWTP | water Tower | Street lights
- c. SRF disbursement # 50 to Niblock \$77,297 and \$4,068 to retainage. Water project
- d. SRF pay app #43 Commonwealth Engineers \$29,082 WWTP
- e. SRF disbursement #44 to Crosby Construction \$898,030 and \$47,265 to retainage WWTP
- f. SRF disbursement #47 Phoenix Fabricators \$33,667 and \$1,772 retainage Water project
- g. SRF disbursement 48 Phoenix Fabricators \$60,438 and \$3,181 retainage water project

[h.](#) SRF disbursement 49 JPR engineering \$19,975 water project

[i.](#) RR pay app #1 CCMG 2025-1 \$289,212.30

9. CLERK-TREASURER

[a.](#) Additional appropriation request to appropriate CCMG funds for the 2025-1 project
\$356,164.65

10. TOWN MARSHAL

[a.](#) BPD December report

11. FIRE CHIEF

[a.](#) BFD operations report

12. PARK BOARD

13. TOWN ATTORNEY

[a.](#) Resolution 1-15-2026-1 approving Plan Commission order and actions of RDC amending area
and establishing the Allocation Area

14. PRIVILEGE OF THE FLOOR (Public Comments to Council)

a. Please state your name and address | 3-minute guideline for comments

15. TOWN COUNCIL DISCUSSION ITEMS

a. Doug DeSmith

b. Dean Rentfrow

c. Cathy Burke

d. Gregg Tuholski

e. Jeff Beachy

NEXT MEETINGS:

February 5 | 6:45 pm RDC meeting

February 5 | 7:00 pm Town Council meeting

16. MOTION TO ADJOURN



Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

November 17, 2025

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of APPROVAL at the December 18, 2025, Town Council of Bristol meeting:

1. Petitioner: Mihailo Rebec
 represented by Surveying and Mapping LLC
 Petition: for a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot
 major subdivision to be known as BRISTOL COMMONS DPUD R-3.
 Location: north side of North River Rd. (CR 8), 500 ft west of N. Division ST. (CR 23), common
 address of 208 North River Rd. in Washington Township. (DPUD-0642-2025)
 Plan Commission Vote: Yes: 7; No: 2; Absent: 0
 Remonstrators Present: Yes
 Development Issues: There were many concerns presented by the neighbors, including safety
 concerns, loss of habitat, loss of privacy, potential decreases in property
 values, and traffic increases on N. River Rd and N. Division St. causing more
 congestion, unsafe conditions, and safety concerns for pedestrians.

Sincerely,

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: November 13, 2025

Transaction Number: DPUD-0642-2025.

Parcel Number(s): 20-03-22-451-003.000-031.

Existing Zoning: R-1.

Petition: For a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3.

Petitioner: Mihailo Rebec, represented by Surveying and Mapping LLC.

Location: North side of North River Rd. (CR 8), 500 ft. west of N. Division St. (CR 23), in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-1	Residential
North	R-1	Residential
South	R-1	Residential
East	R-1	Residential
West	R-1	Residential

Site Description: The subject property consists of one 5 acre parcel within the Town of Bristol. Currently, there is a 3,206 ft2 single family residence, and three accessory structures (3,168 ft2, 600 ft2, and 221 ft2).

History and General Notes:

- None.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or in close proximity to a municipality.

Staff Analysis: The purpose of this rezoning petition is to develop a large single family attached residential development.

Plan Commission Staff Report

(Continued)

Hearing Date: November 13, 2025

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable to what would be expected in a residential area located in a town or city.
3. The most desirable use of the subject property is residential and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is in a residential area near the Elkhart River in the Town of Bristol.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Bristol utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development
Public Services Building

Section 7, Item a.

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

D
-0642-2025

Date: 10/06/2025 Meeting Date: November 13, 2025 Transaction #: DPUD-0642-2025
Plan Commission Hearing (PUD)

Description: for a zone map change from R-1 to DPUD-R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping Llc	Mihailo Rebec	Surveying And Mapping Llc
2810 Dexter Dr.	1004 E Vistula Street	2810 Dexter Dr.
Elkhart, IN 46514	Bristol, IN 46507	Elkhart, IN 46514

Site Address: 208 North River Rd
Bristol, IN 46507

Parcel Number: 20-03-22-451-003.000-031

Township: Washington

Location: NORTH SIDE OF N RIVER RD. (CR 8), 500 FT. WEST OF N. DIVISION ST. (CR 23)

Subdivision:

Lot #

Lot Area: 5.00 Frontage: 353.00 Depth: 685.00

Zoning: R-1

NPO List:

Present Use of Property: RESIDENTIAL

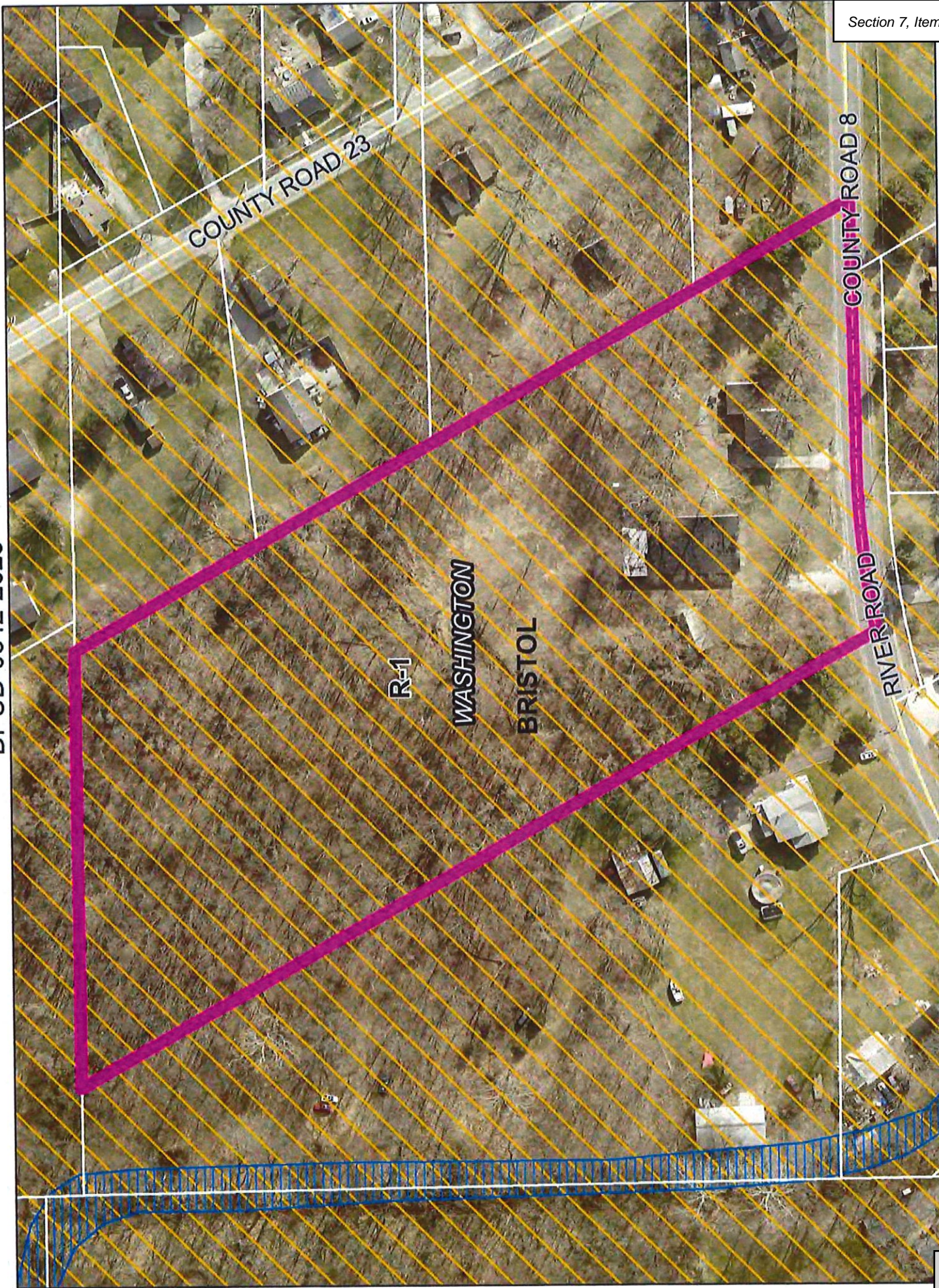
Legal Description:

Comments:

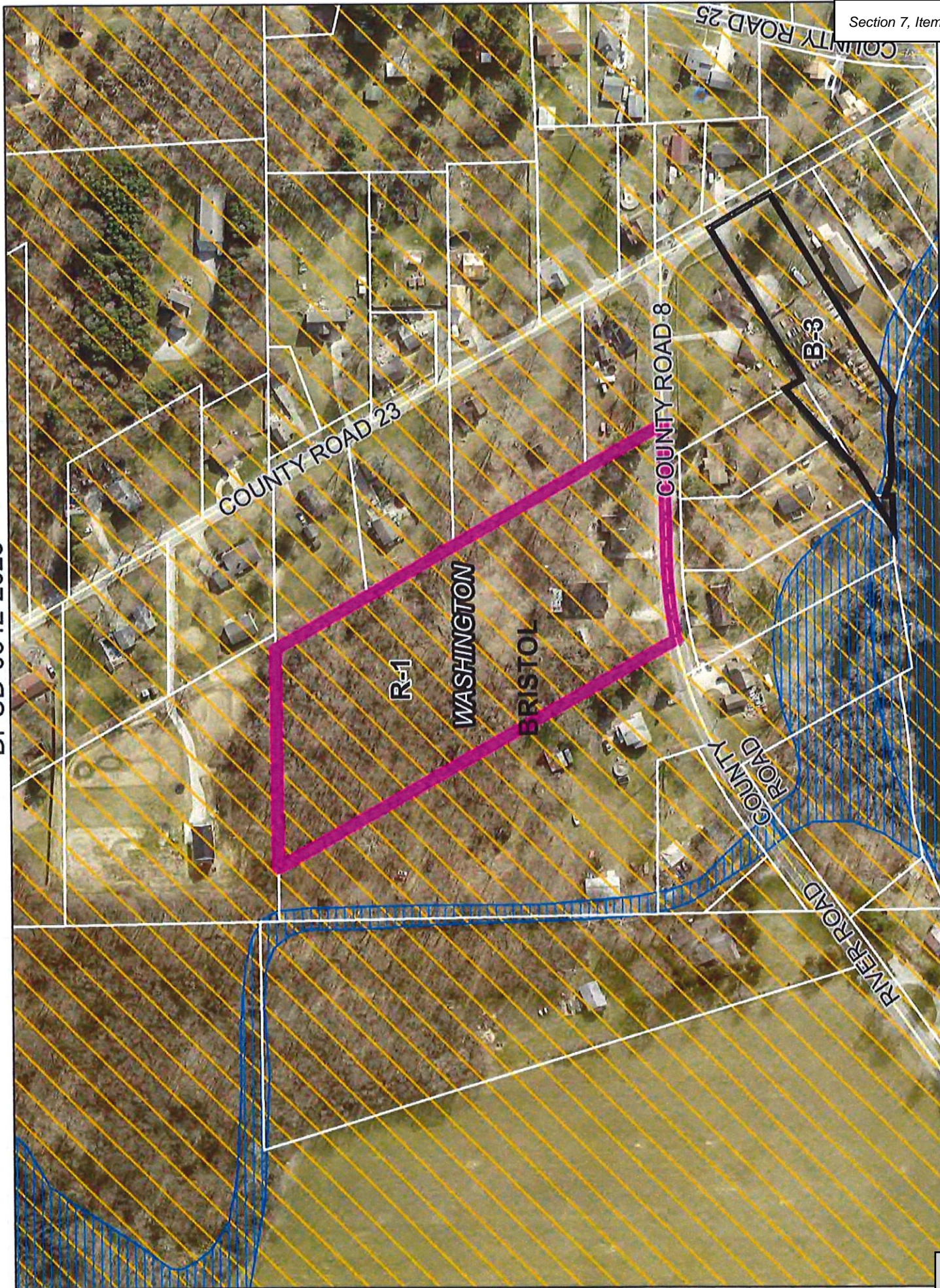
Applicant Signature:

Department Signature:

DPUD-0642-2025



1 inch = 100 feet





1 inch = 400 feet

CURVE NO.	CURVE TABLE				CHORD LENGTH
	DELTA	RADIUS	LENGTH	CHORD BEARING	
C1	00°57'25"	725.00'	725.98'	S83°52'43"N	125.83'
C2	00°57'25"	725.00'	725.98'	N1°06'46"E	55.86'
C3	08°31'32"	27.00'	35.27'	N13°19'46"E	12.86'
C4	02°40'14"	23.00'	12.85'	N1°45'00"E	12.86'
C5	04°39'40"	21.00'	18.03'	N4°30'08"E	17.64'
C6	04°31'32"	50.00'	3.80'	N77°04'35"E	3.83'
C7	03°15'52"	50.00'	27.87'	S58°54'38"E	27.51'
C8	01°13'35"	50.00'	27.87'	S27°07'16"E	27.28'
C9	03°15'52"	50.00'	33.72'	S08°01'38"E	33.36'
C10	03°15'52"	50.00'	24.81'	N1°26'04"E	24.36'
C11	03°15'52"	50.00'	26.17'	S70°22'59"E	25.87'
C12	03°15'52"	50.00'	26.17'	N70°11'34"E	26.34'
C13	02°32'24"	50.00'	26.25'	N58°11'07"E	24.63'
C14	02°32'24"	50.00'	24.87'	N58°11'07"E	23.55'
C15	07°14'27"	50.00'	33.77'	S62°23'37"E	32.88'
C16	02°49'49"	21.00'	13.51'	S62°32'11"E	12.48'
C17	00°50'31"	21.00'	3.31'	N1°26'00"E	3.30'
C18	04°39'32"	21.00'	14.86'	S02°22'26"E	14.57'
C19	02°31'34"	75.00'	3.70'	S87°14'21"E	3.70'
C20	01°05'58"	75.00'	24.67'	N13°35'45"E	24.36'
C21	02°07'26"	75.00'	10.42'	N32°58'43"E	10.41'
C22	01°08'34"	27.00'	42.95'	N43°34'17"E	38.56'
C23	02°40'14"	50.00'	23.87'	N1°45'00"E	23.61'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N76°42'32"E	5.35'
L2	S50°27'46"E	8.12'
L3	S51°19'44"W	14.08'
L4	S85°35'07"W	19.08'
L5	N65°55'07"E	9.30'
L6	S25°40'18"E	17.88'

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

FGAI DESCRIPTION PER DR 2011-021649

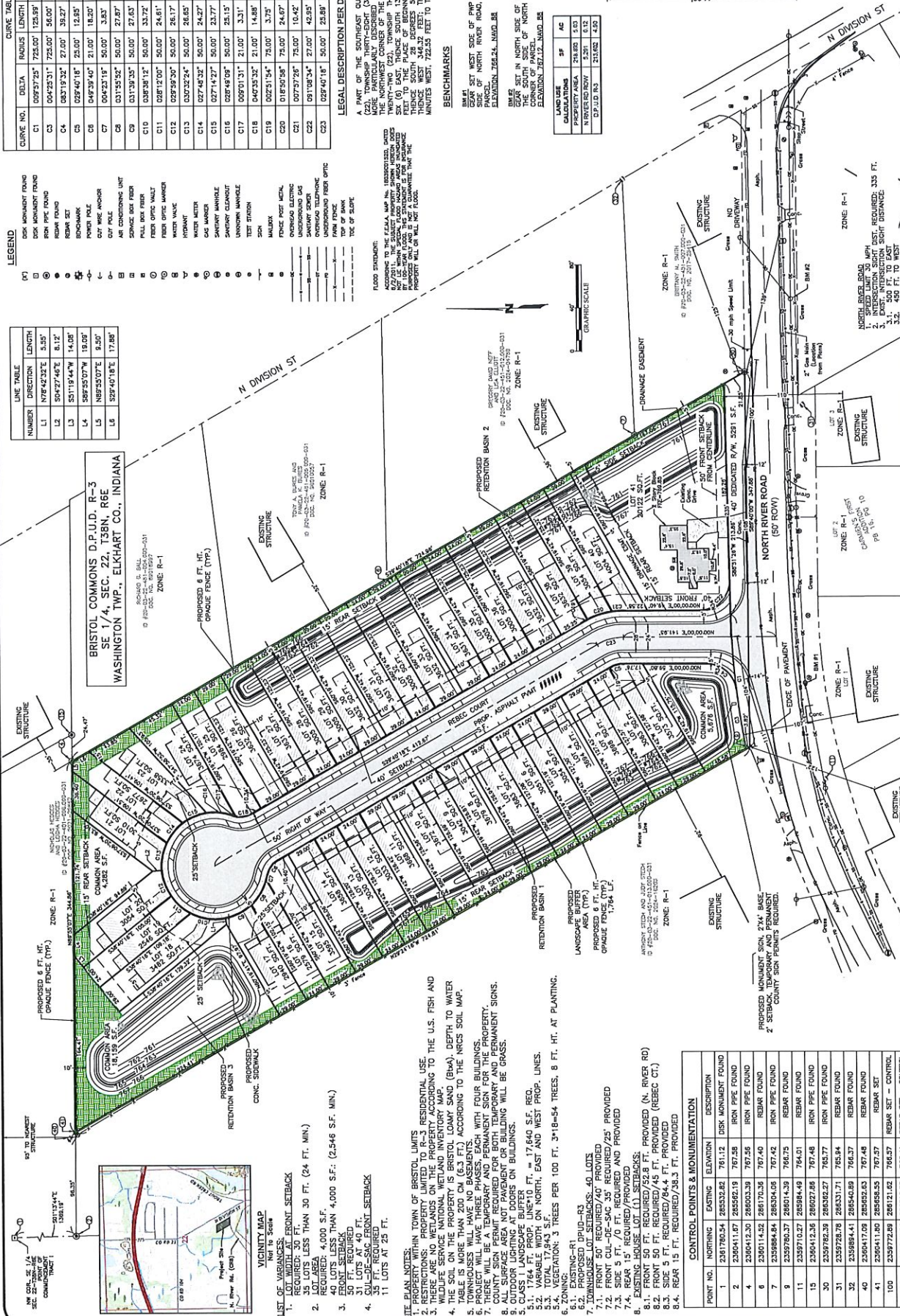
A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO, TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 137.4-36 FEET; THENCE EAST 98.17 FEET TO THE PLACE OF BEGINNING; THENCE EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET; THENCE SOUTH 348.32 FEET; THENCE NORTH 28 DEGREES 54

BENCHMARKS

BIM #1
GEAR SET WEST SIDE OF PHP 665-656 LOCATED ON THE SOUTH
SIDE OF NORTH RIVER ROAD, NEAREST SOUTHWEST CORNER OF
PARCEL.
ELEVATION 765.24 NAVD 88



DIM #2
GEAR SET IN NORTH SIDE OF NIPSCO PWP 657-152 LOCATED ON
THE SOUTH SIDE OF NORTH RIVER ROAD NEAREST SOUTHEAST
CORNER OF PARCEL

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,600	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,622	4.90



Section 7, Item a.

PROPOSED SITE PLAN
PRIMARY PLAT
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 025096630

TRAINING FILE 16620-DESIGN.DWG		16-7-2023
CERTIFICATION DATE: 16/21/2023		
HORIZONTAL SCALE: 1"=40'		
VERTICAL SCALE: NONE		
ENGINEER: Dakota S. Hughes, P.E.		
TECHNICIAN: VW		

SAIL™
2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sail.biz

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2022
2		
3		
4		
5		
6		
7		
8		

10

DDL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E,
WASHINGTON TWP., ELKHART CO., INDIANA

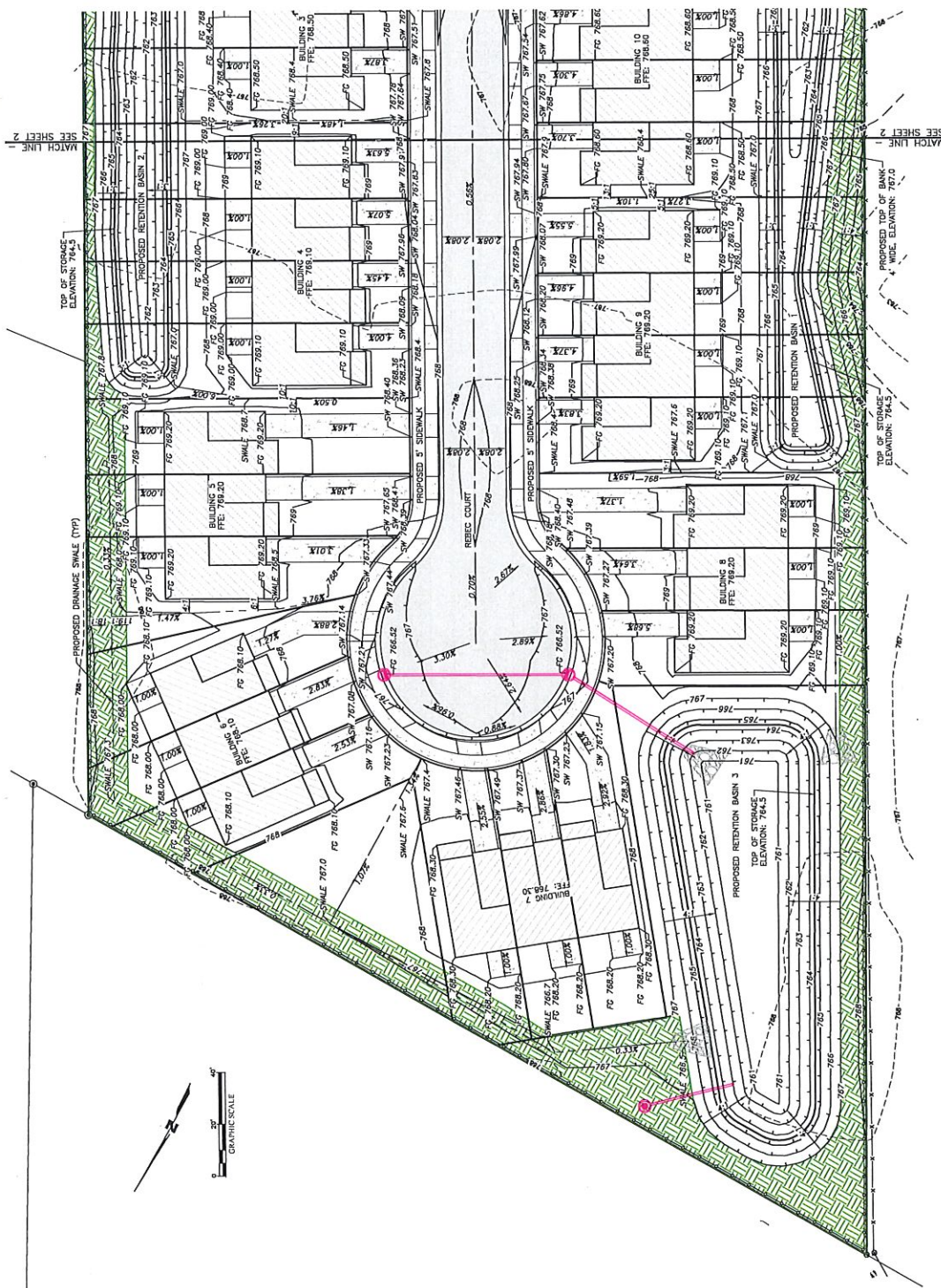
OB NUMBER: 1025096630

DRAWING FILE: 96630-3D-DESIGN.DWG
 CERTIFICATION DATE: 10/21/2025
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: NONE
 ENGINEER: Debra S. Hughes, P.E.
 TECHNICIAN: MUB

2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

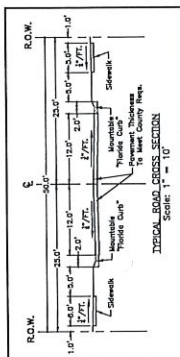
SAV[®]

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		



GRADING LEGEND:
EG: EXISTING GRADE
FG: FINISHED GRADE
SW: SIDEWALK
TC: TOP OF CURB
SWALE: DRAINAGE SWALE

EARTHWORK VOLUMES:
TOTAL CUT: 5693 CU. YD.
TOTAL FILL: 4674 CU. YD.
NET CUT: 1020 CU. YD.



LEGEND	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

**Detailed Planned Unit Development
to be known as**

Bristol Commons D.P.U.D. R-3

Situated in the Southeast Quarter, Section 22,
Township 38 North, Range 6 East,
Washington Township, Elkhart County, Indiana

Tax ID Number: 20-03-22-451-003.000-031

Address: 208 N. River Road, Bristol IN 46507

Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040

Debra S. Hughes, P.E.
Indiana Professional Engineer 60880266

Email: debra.hughes@sam.biz

October 3, 2025

D.P.U.D. Description

LEGAL DESCRIPTION PER DR 2011-021649

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST
CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH
1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE
EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET;
THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST,
722.55 FEET TO THE PLACE OF BEGINNING.

1. Project Overview

A. Project Summary:

- 1) The property is currently owned by Mihailo Rebec, the petitioner.
- 2) The property use will be restricted to single-family attached residences with associate drainage, grading, and utility improvements.
- 3) The D.P.U.D. R-3 zone is requested to allow reduced lot sizes, lot widths and setback dimensions.

B. Reasons for the chosen location:

- 1) The property is on N. River Road within Bristol town limits. The Town of Bristol has agreed to allow extension of Town sanitary sewer and water main utilities north into the development to service the residences.
- 2) The location will provide convenient pedestrian, bicycle, golf cart and vehicle access to the town.

C. Relation of existing uses to surrounding land uses:

- 1) East: Residential, zoned R-1
- 2) West: Residential, zoned R-1
- 3) North: Residential, zoned R-1.
- 4) South: Residential, zoned R-1

D. Proposed Land use:

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90

E. Protections for surrounding residential uses against nuisances:

- 1) There will be minimal outside lighting on the proposed residences such as lights adjacent to the front and rear doors. Outdoor lighting will be shielded to avoid shedding light on adjoining properties.
- 2) The garage is in the front of each residence to avoid headlight glare on adjoining property.

2. Development project details

- A. Site Improvements and Changes
 - 1) Twelve buildings are proposed, each with three or four attached residences. Forty new units are proposed, each on its own lot. There is one existing residence which will remain on a separate lot.
- B. Project Phasing
 - 1) The project will be completed in three phases. Phase 1 will include the southern four building. Phase 2 will include the next four buildings. Phase 3 will include the north four buildings. The first phase will be in 2026. Phase 2 construction is planned for 2027. Phase 3 construction is planned for 2033.
- C. Site Access
 - 1) One new public road is proposed for the development.
 - 2) One existing driveway to N. River Road for the existing residence will remain.
 - 3) Two existing driveways for existing residence will be removed.
- D. Days and Hours of Operation
 - 1) Not applicable
- E. Indoor and Outdoor Activity
 - 1) Residences will have front and back yards and sidewalks for outdoor activity by owners.
- F. Number of Visitors per Day
 - 1) Not applicable
- G. Number of Trucks and other vehicles per day
 - 1) Five box truck deliveries are expected per day.
- H. Parking and Parking Surfaces Plan
 - 1) There will be a one car garage and driveway for each residence.
- I. Overview of Stormwater Plan
 - 1) Stormwater from the road and front yards will be collected in drainage inlet structures and conveyed by pipe to the adjacent retention basins.
 - 2) Stormwater from the rear yards will be collected in adjacent drainage swales and retention basins. Stormwater will infiltrate into the ground from the drainage swales and retention basins.
- J. Signage
 - 1) There will be a permanent sign and temporary sign during lot sales.
 - 2) The owner understands that separate sign permits are required.

3. Deviations from Zoning Ordinance standards

- A. Lot width at front setback
 - 1) Required: 30 ft.
 - 2) Less than 30 ft.: 35 lots
- B. Lot area
 - 1) Required: 4,000 s.f.
 - 2) Less than 4,000 s.f.: 40 lots (2,546 s.f. min.)
- C. Front setback
 - 1) 50 ft. Required
 - 2) Less than 50 ft.: 40 lots (40 ft.)
- D. Cul-de-sac front setback
 - 1) 35 ft. Required
 - 2) Less than 35 ft.: 40 lots (25 ft.)

4. Water Supply and Sanitary Sewer Plan

- A. The site is within the Town of Bristol boundary. As a result, municipal sanitary sewer and water services are available.
- B. Each lot will have sanitary sewer and water services.

5. Soils Report

- A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. Site soils are Bristol loamy sand.
- B. The existing soils type is listed in the notes on Sheet 1.
- C. The soil survey depth to water table is 80 inches over the entire property.
- D. There are no ponding soils on the property.

6. Traffic Report

- A. Traffic Data:
 - 1) N. River Road west of N. Division St.: 4810 (MACOG 2022)
- B. Development ADT: 254 (ITE 215 Single family attached housing)
- C. The posted speed limit on N. River Rd. is 30 m.p.h.
- D. A deceleration lane and acceleration taper has been provided.
- E. No passing lane has been provided due to location in Town of Bristol.

7. Storm Water Report

- A. The existing site is level with elevations between 767 and 764.
- B. N. River Road is the south boundary of the property. There is no existing drainage ditch adjacent to the road.
- C. There are no county drains on the property.
- D. The St. Joseph River is 0.1 mile south of the property across N. River Road.
- E. There is a drainage swale which will drain into proposed drainage retention basins on site. Stormwater will infiltrate into the soil.
- F. Side slopes for the retention basins shall be a maximum of 3 horizontal to 1 vertical.
- G. No topsoil shall be placed on the bottom of the proposed retention basins.

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING PROPOSAL**

In accordance with Indiana Code § 36-7-4-1015, Mihailo Rebec (the “**Owner**”), as owner of that certain real estate located in Elkhart County, Indiana, which is described more fully in **Exhibit A** attached hereto and incorporated herein (the “**Property**”), in relation to the petition submitted by Owner at the office of the Elkhart County Plan Commission as Transaction Number DPUD-0624-2025 (the “**Petition**”) to be considered by the Town Council of the Town of Bristol, Indiana (the “**Bristol Town Council**”), makes the following commitments concerning the use and development of the Property (collectively the “**Commitments**”).

1. **Representations of Owner.** Owner represents that the Property will be subject to certain restrictive covenants and managed by a homeowners association. These are material preconditions of these Commitments.

2. **Statement of Commitments.** Owner hereby agrees as follows:

- (A) To cause restrictive covenants to be recorded for the Property that prohibit leases or rentals of six (6) months or less and require pre-approval by the Property’s homeowners association for any leases; provided that the homeowners association may elect to eliminate these restrictions once eighteen (18) or more homes on the Property are sold to third parties. Owner will provide the Bristol Town Council with copies of the restrictive covenants and homeowner association bylaws evidencing these restrictions.
- (B) The landscape buffer along west, north, and east property lines of the Property shall contain a privacy fence no less than six (6) feet in height to include evergreen planting along the property line inside the privacy fence at a spacing of no less than five (5) trees per one hundred (100) feet.
- (C) The existing home located on Lot 37 of the Bristol Commons D.P.U.D., as submitted with the Petition, shall have the exterior refaced to match the appearance of the new townhomes on the Property.

3. **Commitments Binding on Successors.** The Commitments shall be binding on the Owner, subsequent owners of the Property, and other persons acquiring an interest in the Property.

4. **Modification.** The Commitments may be modified or terminated by a decision of the Bristol Town Council made at a public hearing after proper notice has been given. The Commitments do not automatically terminate upon a legislative body's adoption of a zoning map amendment (a.k.a. rezoning) covering all or any portion of the Property, or a change in the land use on the Property to which the Commitments relate.

5. **Effective Date.** The Commitments contained in this instrument shall be effective upon the grant of the Petition by the Town Council of the Town of Bristol, Indiana.

6. **Enforcement.** The Commitments may be enforced jointly or severally by the:

- (A) Town of Bristol, Indiana;
- (B) Elkhart County Plan Commission;
- (C) Town of Bristol Planning Department; and
- (D) Bristol Town Council.

7. **Severability.** Each covenant or restriction contained in the Commitments shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under the Commitments.

8. **Governing Law.** The Commitments shall be governed by the laws of the State of Indiana.

9. **Recording.** The undersigned hereby authorizes the Clerk-Treasurer for the Town of Bristol, Indiana to record this Commitment in the office of the Recorder of Elkhart County, Indiana, upon final approval of the Petition by the Bristol Town Council on January 15, 2026, subject to these written commitments.

[Signature page follows]

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of _____, 20__.

“OWNER”:

Mihailo Rebec

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally Mihailo Rebec, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this ____ day of _____, 20__.

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. /s/ Alex C. Bowman, Esq.

This instrument prepared by: Alex C. Bowman, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545.

EXHIBIT A

Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET; THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST, 722.55 FEET TO THE PLACE OF BEGINNING.



LIST OF VARIANCES:

1. LOT WIDTH AT FRONT SETBACK
REQUIRED: 30 FT.
21 LOTS LESS THAN 30 FT. (24 FT. MIN.)
2. LOT AREA
REQUIRED: 4,000 S.F.
27 LOTS LESS THAN 4,000 S.F.: (2,546 S.F. MIN.)
3. FRONT SETBACK
50 FT. REQUIRED
25 LOTS AT 40 FT.
4. CUL-DE-SAC FRONT SETBACK
35 FT. REQUIRED
11 LOTS AT 25 FT.

SITE PLAN NOTES:

1. PROPERTY WITHIN TOWN OF BRISTOL LIMITS
2. ZONING:
 - 2.1. EXISTING-R1
 - 2.2. PROPOSED DPUD-R3
3. RESTRICTIONS: PROPERTY LIMITED TO R-3 RESIDENTIAL USE.
4. CLASS IB LANDSCAPE BUFFER:
 - 4.1. 1764 FT. PROP. LINE*10 FT. = 17,640 S.F. REQ.
 - 4.2. VARIABLE WIDTH ON NORTH, EAST AND WEST PROP. LINES.
 - 4.3. TOTAL 17,919 S.F.
 - 4.4. VEGETATION: 3 TREES PER 100 FT. 3*18=54 TREES, 8 FT. HT. AT PLANTING.
 - 4.5. OPAQUE FENCE: 6 FT. HT.
5. TOWNHOUSE LOT SETBACKS: 36 LOTS
 - 5.1. FRONT: 50' REQUIRED/40' PROVIDED
 - 5.2. FRONT AT CUL-DE-SAC: 35' REQUIRED/25' PROVIDED
 - 5.3. SIDE: 5 FT. /0 FT. REQUIRED AND PROVIDED
 - 5.4. REAR: 15' REQUIRED/PROVIDED
6. EXISTING HOUSE LOT SETBACKS:
 - 6.1. FRONT 50 FT. REQUIRED/52.8 FT. PROVIDED (N. RIVER RD)
 - 6.2. FRONT 50 FT. REQUIRED/45 FT. PROVIDED (REBEC CT.)
 - 6.3. SIDE 5 FT. REQUIRED/84.4 FT. PROVIDED
 - 6.4. REAR 15 FT. REQUIRED/38.3 FT. PROVIDED
7. PARKING NOTES:
 - 7.1. 1 SPACE PER UNIT IN GARAGE
 - 2 SPACES PER UNIT IN DRIVEWAY
 - 3 TOTAL SPACES PER UNIT
 - 7.2. 17 ADDITIONAL SPACES PROVIDED
 - 7.3. TOTAL SPACES PROVIDED:(3*36)+17=125
8. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP.
9. THE SOIL ON THE PROPERTY IS BRISTOL LOAMY SAND (BtxA). DEPTH TO WATER TABLE IS MORE THAN 200 CM (6.3 FT.) ACCORDING TO THE NRCS SOIL MAP.
10. ALL SURFACE AREA NOT PAVEMENT OR BUILDING WILL BE GRASS OR LANDSCAPING.
11. OUTDOOR LIGHTING AT DOORS ON BUILDINGS.
12. THERE WILL BE A TEMPORARY AND PERMANENT SIGN FOR THE PROPERTY. COUNTY SIGN PERMIT REQUIRED FOR BOTH TEMPORARY AND PERMANENT SIGNS.
13. TOWNHOUSES WILL NOT HAVE BASEMENTS.
14. PROJECT WILL HAVE THREE PHASES, EACH WITH FOUR BUILDINGS.

HATCH LEGEND

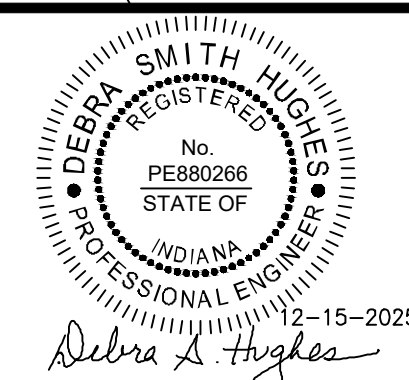


NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
2	SITE PLAN REVISIONS FOR TOWN COMMENTS	12/12/2025
3	ADD NOTES FOR TOWN COMMENTS	12/15/2025
4		
5		
6		
7		
8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 12/15/2025
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



<p style="text-align: center;">PROPOSED SITE PLAN PRIMARY PLAT</p>	
<p style="text-align: center;">BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL PT. SE 1/4, SEC. 22, T38N, R6E WASHINGTON TWP., ELKHART CO., INDIANA</p>	
<p>JOB NUMBER: 1025096630</p>	

SHEET 1
OF 3

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	009°57'25"	725.00'	125.99'	S83°52'43"W	125.83'
C3	004°25'31"	725.00'	56.00'	N81°06'46"E	55.98'
C4	083°19'32"	27.00'	39.27'	N41°39'46"E	35.90'
C5	029°40'18"	25.00'	12.95'	N14°50'09"W	12.80'
C6	049°39'40"	21.00'	18.20'	N54°30'08"W	17.64'
C7	004°23'19"	50.00'	3.83'	N77°04'35"W	3.83'
C8	031°55'52"	50.00'	27.87'	S58°54'59"E	27.51'
C9	031°39'35"	50.00'	27.63'	S27°07'16"E	27.28'
C10	038°38'12"	50.00'	33.72'	S08°01'38"W	33.08'
C11	028°12'00"	50.00'	24.61'	S41°26'44"W	24.36'
C12	029°59'30"	50.00'	26.17'	S70°32'29"W	25.87'
C13	030°32'24"	50.00'	26.65'	N79°11'34"W	26.34'
C14	027°48'32"	50.00'	24.27'	N50°01'07"W	24.03'
C15	027°14'27"	50.00'	23.77'	N22°29'37"W	23.55'
C16	028°49'09"	50.00'	25.15'	S05°32'11"W	24.89'
C17	009°01'31"	21.00'	3.31'	S15°26'00"W	3.30'
C18	040°35'32"	21.00'	14.88'	S09°22'32"E	14.57'
C19	002°51'54"	75.00'	3.75'	S28°14'21"E	3.75'
C20	018°50'58"	75.00'	24.67'	N17°22'55"W	24.56'
C21	007°57'26"	75.00'	10.42'	N03°58'43"W	10.41'
C22	091°08'34"	27.00'	42.95'	N45°34'17"W	38.56'
C23	029°40'18"	50.00'	25.89'	N14°50'09"W	25.61'

LEGAL DESCRIPTION PER DR 2011-021649

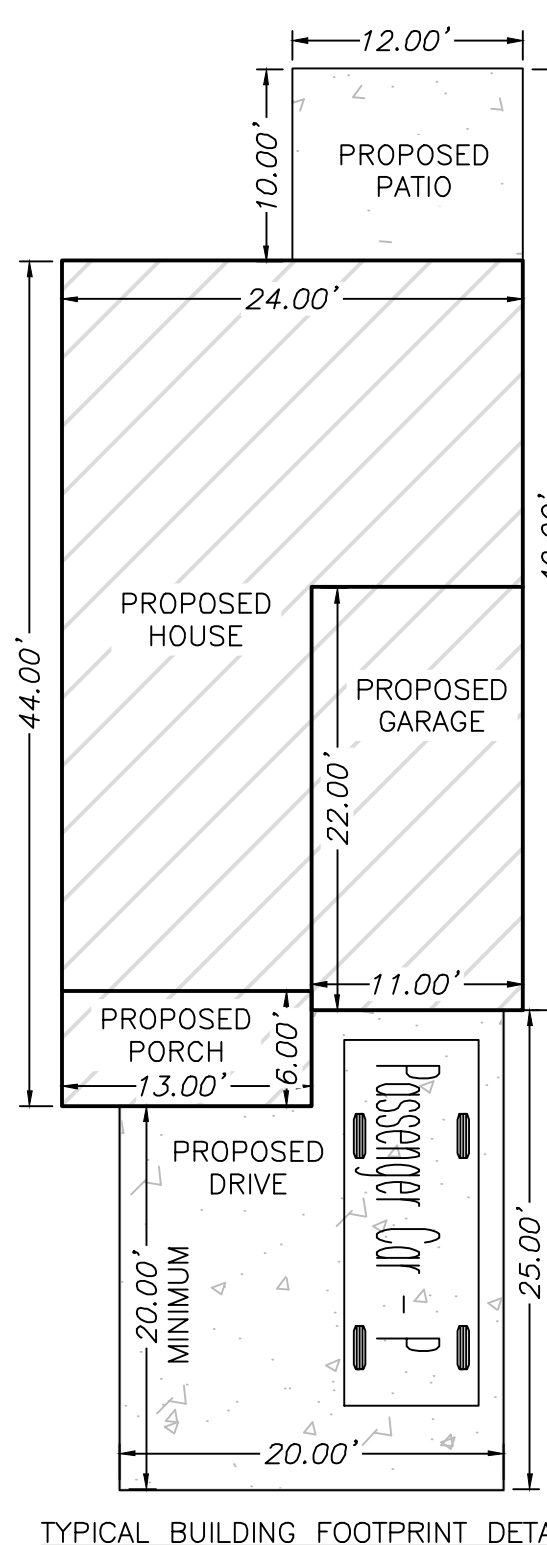
A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 137.34 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET; THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST, 722.55 FEET TO THE PLACE OF BEGINNING.

BENCHMARKS

BM #1
GEAR SET WEST SIDE OF PWP 666-656 LOCATED ON THE SOUTH
SIDE OF NORTH RIVER ROAD, NEAREST SOUTHWEST CORNER OF
PARCEL.
ELEVATION 766.24, NAVD 88

BM #2
GEAR SET IN NORTH SIDE OF NIPSCO PWP 657-152 LOCATED ON
THE SOUTH SIDE OF NORTH RIVER ROAD NEAREST SOUTHEAST
CORNER OF PARCEL.
ELEVATION 767.12, NAVD 88
























LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90



TYPICAL BUILDING FOOTPRINT DETAIL

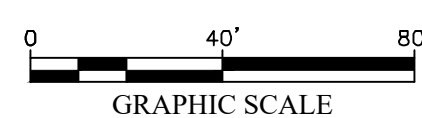
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N78°42'32"E	5.55'
L2	S04°27'46"E	8.12'
L3	S51°19'44"W	14.08'
L4	S89°55'07"W	19.09'
L5	N89°55'07"E	9.50'
L6	S29°40'18"E	17.88'

LEGEND

(X')	DISK MONUMENT FOUND
	DISK MONUMENT FOUND
	IRON PIPE FOUND
	REBAR FOUND
	REBAR SET
	BENCHMARK
	POWER POLE
	GUY WIRE ANCHOR
	GUY POLE
	AIR CONDITIONING UNIT
	SERVICE BOX FIBER
	PULL BOX FIBER
	FIBER OPTIC VAULT
F _o C	FIBER OPTIC MARKER
	WATER VALVE
	HYDRANT
	WATER METER
	GAS MARKER
	SANITARY MANHOLE
	SANITARY CLEANOUT
	UNKNOWN MANHOLE
	TEST STATION
	SIGN
	MAILBOX
	FENCE POST METAL
_____OE_____	OVERHEAD ELECTRIC
—G———G—	UNDERGROUND GAS
—SS———SS—	SANITARY SEWER
_____OT_____	OVERHEAD TELEPHONE
_____FO_____	UNDERGROUND FIBER OPTIC
—X———X—	FARM FENCE
_____	TOP OF BANK
_____	TOE OF SLOPE

FLOOD STATEMENT

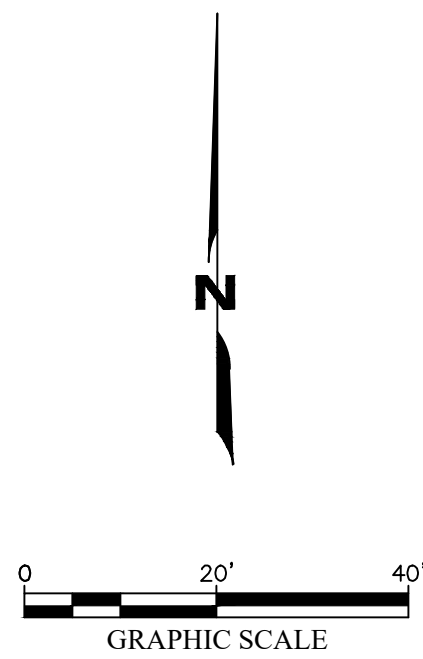
ACCORDING TO THE F.E.M.A. MAP No. 18039C0152D, DATED 8/2/2011, THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.



NORTH RIVER ROAD

1. SPEED LIMIT 30 MPH
2. INTERSECTION SIGHT DIST. REQUIRED: 335 FT.
3. EXIST. INTERSECTION SIGHT DISTANCE:
 - 3.1. 500 FT. TO EAST
 - 3.2. 450 FT. TO WEST

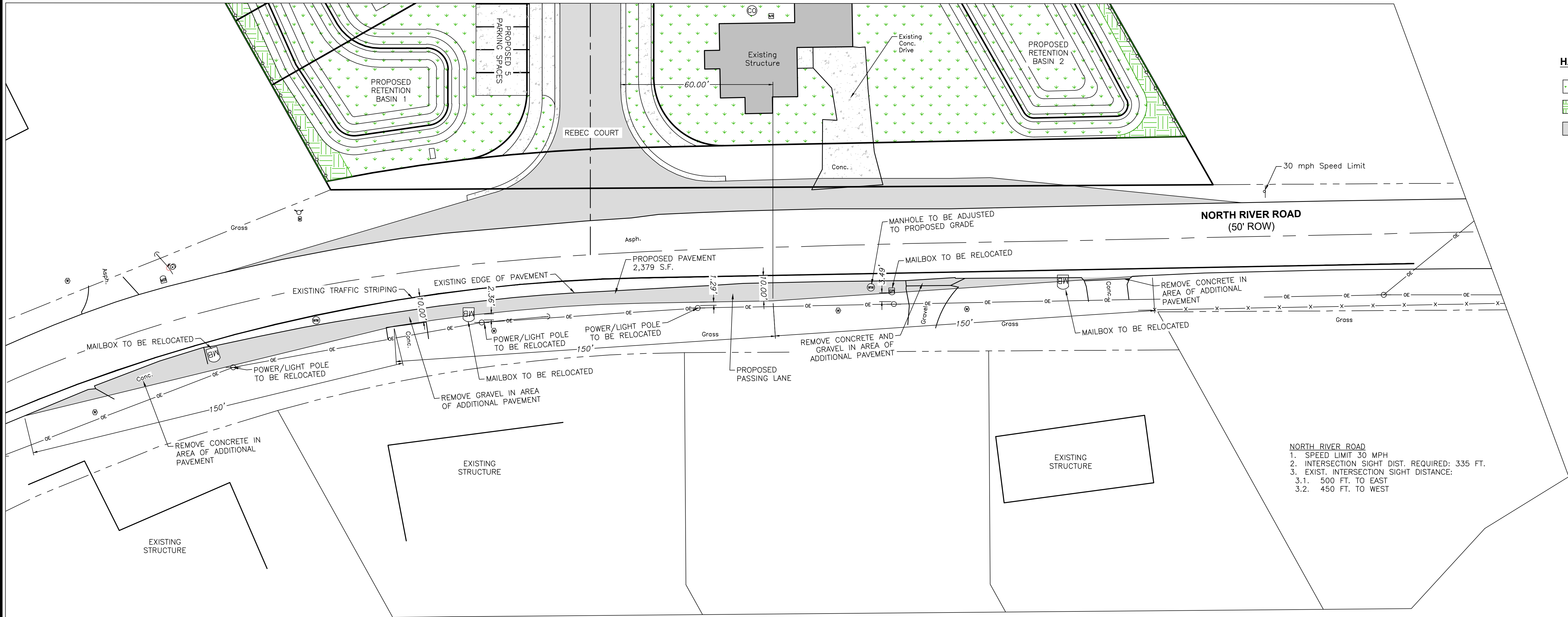
BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA



LEGEND	
(X')	DISK MONUMENT FOUND
⊠	DISK MONUMENT FOUND
●	IRON PIPE FOUND
⊙	REBAR FOUND
⊗	REBAR SET
⊕	BENCHMARK
⊖	POWER POLE
⊗	GUY WIRE ANCHOR
⊖	GUY POLE
⊕	AIR CONDITIONING UNIT
⊠	SERVICE BOX FIBER
⊕	PULL BOX FIBER
⊕	FIBER OPTIC VAULT
⊕	FIBER OPTIC MARKER
⊕	WATER VALVE
⊕	HYDRANT
⊕	WATER METER
⊕	GAS MARKER
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	UNKNOWN MANHOLE
⊕	TEST STATION
⊕	SIGN
⊕	MAILBOX
⊕	FENCE POST METAL
—OE—	OVERHEAD ELECTRIC
—G—	UNDERGROUND GAS
—SS—	SANITARY SEWER
—OT—	OVERHEAD TELEPHONE
—FO—	UNDERGROUND FIBER OPTIC
—X—	FARM FENCE
—	TOP OF BANK
---	TOE OF SLOPE

HATCH LEGEND

⊠	GRASS AREA
⊠	LANDSCAPE BUFFER
⊠	PROPOSED PAVEMENT



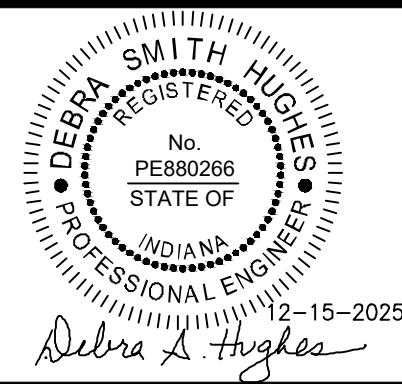
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DRAWN: SAMMICKS, PROJECTS: 1025096630, SURVEY: 11252024, DRAWN: 96630-DESIGN.DWG

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
2		
3		
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8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 12/15/2025
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR

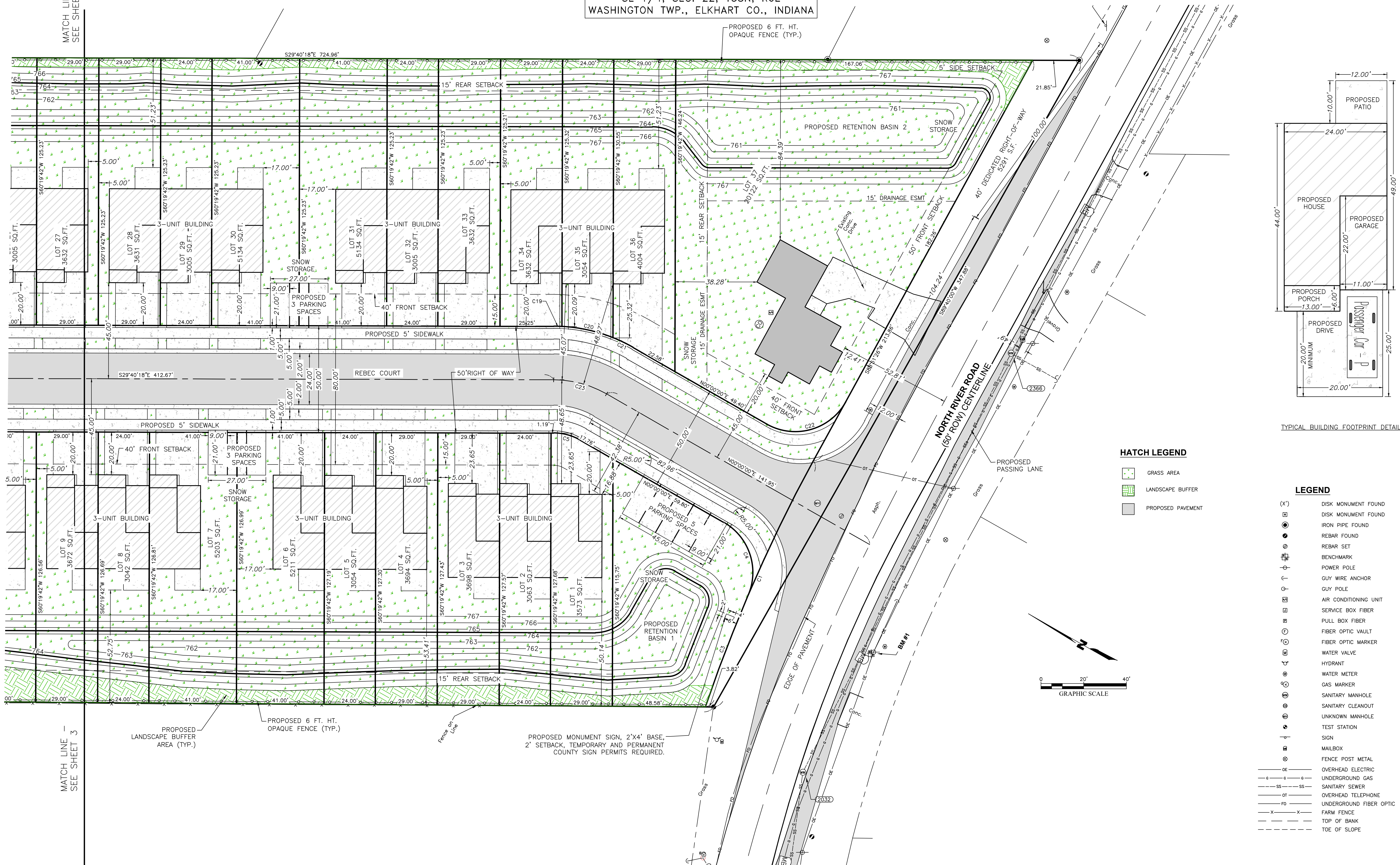


PROPOSED ENTRANCE PLAN
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

SHEET 1.1
OF 3

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

PROPOSED 6 FT. HT.
OPAQUE FENCE (TYP.)



DRAWN: SAMUEL R. L. PROJECTS: 1025096630 SURVEY: 11/25/2024 DWG: 96630-DESIGN.DWG

PRINTED: Monday, December 15, 2025 8:44:41 AM

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
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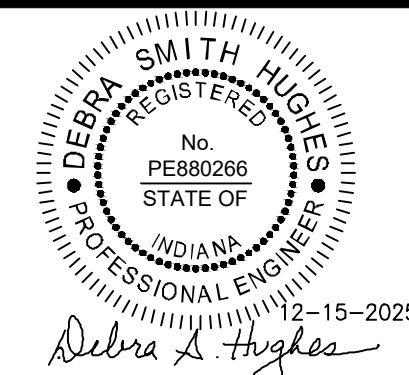
CERTIFICATION DATE: 12/15/2025

HORIZONTAL SCALE: 1"= 20'/1"= 10'

VERTICAL SCALE: NONE

ENGINEER: Debra S. Hughes, P.E.

TECHNICIAN: VW



PROPOSED SITE PLAN-SOUTH

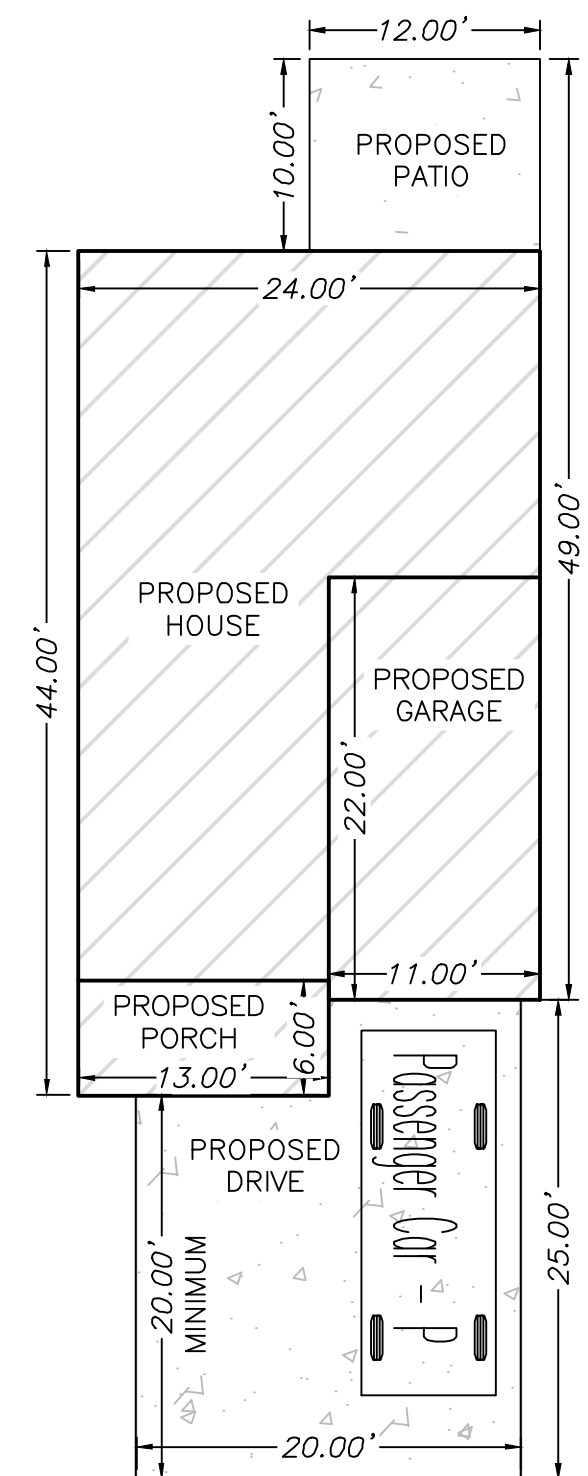
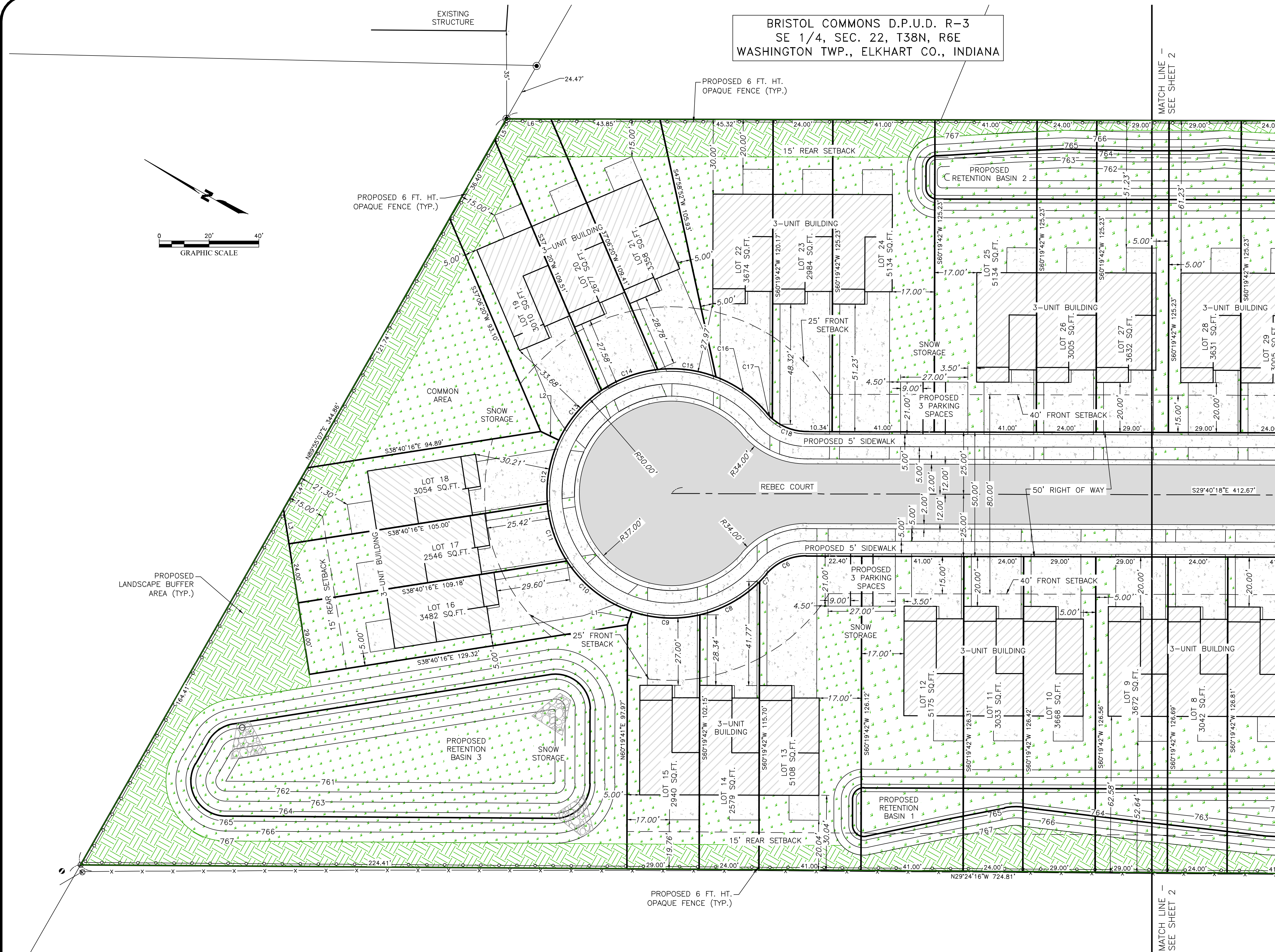
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 1025096630

SHEET 2
OF 3

DATA: SAMINCO ELA PROJECTS: 1025096630-100 SURVEY, 11/25/2024 DWS: 96630-DESIGN.DWG
 PRINTED: Monday, December 15, 2025 8:44:52 AM

PRINTED: Monday, December 15, 2025 8:44:52 AM



TYPICAL BUILDING FOOTPRINT DETAIL

HATCH LEGEND

- GRASS AREA
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

LEGEND

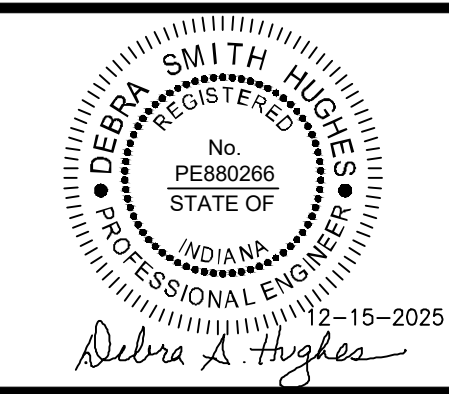
- (X) DISK MONUMENT FOUND
- DISK MONUMENT FOUND
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET
- BENCHMARK
- POWER POLE
- GUY WIRE ANCHOR
- GUY POLE
- AIR CONDITIONING UNIT
- SERVICE BOX FIBER
- PULL BOX FIBER
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- WATER VALVE
- HYDRANT
- WATER METER
- GAS MARKER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- TEST STATION
- SIGN
- MAILBOX
- FENCE POST METAL
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER OPTIC
- FARM FENCE
- TOP OF BANK
- TOE OF SLOPE

NO.	REVISIONS	DATE
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VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



PROPOSED SITE PLAN-NORTH BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL PT. SE 1/4, SEC. 22, T38N, R6E WASHINGTON TWP., ELKHART CO., INDIANA	JOB NUMBER: 1025096630
------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------

SHEET 3
 OF 3

RESOLUTION NO. 1-15-2026-02

A RESOLUTION OF THE TOWN COUNCIL FOR THE TOWN
OF BRISTOL, INDIANA DECLARING THE PRELIMINARY
DESIGNATION OF AN ECONOMIC REVITALIZATION AREA
AND QUALIFYING CERTAIN PROPOSED REAL ESTATE
IMPROVEMENTS FOR TAX ABATEMENT

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1 *et. seq.* (the “Act”), the Town of Bristol, Indiana (the “Town”) by and through its Town Council acting in its capacity as the fiscal body of the Town and the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real and personal property taxes for real estate and personal property located within an area declared by the Council to be an Economic Revitalization Area (as defined in the Act); and

WHEREAS, the Council has received a written application filed on behalf of Timbren Real Estate Holdings LLC (the “Applicant”), which application is attached hereto as Exhibit A and made a part hereof, requesting real property tax abatements pursuant to the Act; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the Town is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area, which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare an area located in the corporate boundaries of the Town, more particularly described and depicted in Exhibit B (the “Area”) attached hereto and made a part hereof, as an Economic Revitalization Area in which property owners and lessees may make application to the Town for abatement of real and/or personal property taxes which, if pursuant to the Act subsequently is approved by this Council, may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Applicant anticipates the construction of a main warehouse within the Area to support its business activities that is estimated to cost approximately Five Million Dollars (\$5,000,000) (the “Facility”), to be completed by December 31, 2026 (the “Project”), and has requested real tax abatements with respect to the Project; and

WHEREAS, the Applicant has submitted to the Council the Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form attached hereto as Exhibit C and made a part hereof in connection with the Project (collectively, the “Statement”), and provided all information and documentation necessary for the Council to make an informed decision; and

WHEREAS, the Council has considered the Statement and has conducted a complete and proper investigation of the Area and determined that the Area qualifies as an Economic Revitalization Area under the Act; and

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the Town; and

WHEREAS, the Council has considered the following factors under Section 17 of the Act in connection with the Project:

- (1) The total amount of Applicant’s investment in real property for the Project;
- (2) The number of new full-time equivalent jobs to be created by the Project;
- (3) The average wage of the new employees for the Project compared to the state minimum wage; and
- (4) The infrastructure requirements for Applicant’s investment in the Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bristol, Indiana meeting in a duly noticed and regularly scheduled meeting as follows:

- Section 1. The foregoing recitals are fully incorporated herein by this reference.
- Section 2. The Council states that the Area is now undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired value or prevent normal development of property. Based upon the information in the Statement, this Council makes the following findings:
 - (a) The estimated cost of Five Million Dollars (\$5,000,000) to construct the Facility is reasonable for the development of that type;
 - (b) The estimate of ten (10) additional individuals who will be employed can reasonably be expected to result from the proposed Project;
 - (c) The Five Hundred Three Thousand Three Hundred Eighty Dollars (\$503,380) estimate of annual salaries of those new individuals who will be employed can reasonably be expected to result from the proposed Project;
 - (d) The benefits described in the Statement can reasonably be expected to result from the proposed Project; and
 - (e) The totality of benefits from the proposed Project is sufficient to justify the real property tax deduction schedule as set out herein (collectively, the “Deduction Schedule Factors”).
- Section 3. The Area is hereby designated an Economic Revitalization Area pursuant to the Act.
- Section 4. That all of the conditions for the designation of the Economic Revitalization Area and all of the requirements for the tax deductions to be granted hereby

have been met, and the foregoing findings are true, and all information required to be submitted has been submitted in proper form.

Section 5. The Economic Revitalization Area designation shall terminate on January 1, 2028, however, relative to the construction of new improvements, completed and assessed on or before the January 1, 2028 assessment date, this termination does not limit the period of time the Applicant or a successor owner are entitled to receive the real property abatements to a period of less than five (5) years for the real property abatement.

Section 6. The Statement as submitted by the Applicant is hereby approved.

Section 7. Based on the information in the Statement and the foregoing findings, the Council, pursuant to Section 3 of the Act, hereby approves and allows real property tax deductions for the Facility by the Applicant as part of the Project. Based on the Statement, the foregoing findings, and the Deduction Schedule Factors, the Applicant is entitled to real property tax deductions for the Facility as part of the Project for a period of five (5) years in accordance with the following abatement schedule, hereby adopted pursuant to Section 17 of the Act:

<i>Real Property Tax Abatement Schedule Year</i>	<i>Percent of Assessed Value Exempt From Real Property Taxes</i>
1	100%
2	80%
3	60%
4	40%
5	20%

Section 8. Pursuant to Section 2.5 of the Act, a public hearing shall be held at the time and place of the regular meeting of the Council on February 5, 2026, at 7:00 p.m. (local time) at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507. The Council shall publish or cause to be published, pursuant to the Act, notice (the “Notice”) of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the “Public Hearing”), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrances and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Elkhart County Assessor. At such meeting, the Council shall take final action determining whether the qualifications for an Economic Revitalization Area have been met and shall confirm, modify and confirm, or rescind this Resolution. Such

determination and final action by the Council shall be binding upon all affected parties subject to the appeal procedures contemplated by Section 2.5(d) and (e) of the Act.

Section 9. Pursuant to Section 2.5(b) of the Act, the Clerk-Treasurer of the Town shall cause a copy of this Resolution to be filed with the Elkhart County Assessor and made available for public inspection. If any additional filings are necessary to make the Applicant eligible to file for the real property tax deductions contemplated by the Applicant, such filings shall be the responsibility of the Applicant.

Section 10. Pursuant to Section 2.5(c) of the Act, the Clerk-Treasurer shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

Section 11. Notwithstanding anything contained herein to the contrary, the granting of the tax deductions described herein is conditioned on and subject to the terms to be agreed upon in a Commitment and Payment Agreement between the Applicant and the Town in the form and substance as is satisfactory to the Council.

Section 12. This Resolution shall be in full force and effect immediately upon its adoption.

* * * * *

RESOLVED THIS 15th DAY OF JANUARY, 2026.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

EXHIBIT A

Property Tax Phase-In Application

(Attached)

Property Tax Phase-In Application

to Elkhart County Government

This application is to request the designation of an Economic Revitalization Area (ERA) for the purpose of obtaining a property tax phase-in (tax abatement). The application is to be completed and signed by the owner of the property where the real property improvements, the installation of personal property, and/or the occupancy of an eligible vacant building is to occur. The designating body will review this application to determine whether a particular area should be designated as an ERA in accordance with Indiana Code (I.C.) 6-1.1-12.1 and all subsequent amendments made thereafter. The designating body makes no representation as to the effect of a designation granted by it for purposes of any further applications or approvals required under I.C. 6-1.1-12.1 and makes no representation to any applicant concerning the validity of any benefit conferred.

Application is to offset: (check all that apply)

- ☒ Real Property Improvements (e.g. new building, addition and/or modification)
 Personal Property (e.g. Equipment for manufacturing; research and development, logistics and distribution; or information technology.)
☐ Vacant Building

There is a non-refundable filing fee of \$500 for each category. This filing fee is used to defray the costs incurred in processing the application pursuant to I.C. 6-1.1-12.1-2(h). A check payable to **Town of Bristol** must be included with the application.

General Information				
Company Name		Timbren Real Estate Holdings LLC		
Federal Employer I.D.(FEIN)	32-0790166	NAICS Code	336330	
Website	www.timbren.com	Year Company founded	2025	
Company Business (Brief Description) Distribution of suspensions and suspension enhancement systems				
Timbren Real Estate is the U.S. real property division of Timbren Industries Inc. Timbren is a manufacturer of suspensions and suspension enhancement systems. A leader in the North American market in respects to truck suspension innovation and trailer axles, Timbren has been producing for almost 60 years. With our 2024 purchase of a Goshen Distribution center, we have enabled ourselves to satisfy the distribution needs of the continental USA. This new build will expand on that.				
Project Contact Person/Representative		David Jones		
Address	320 Hopkins Street Whotby Ontario Canada L1N 2B9			
Phone	416-464-6694	Email	david@timbren.com	
Senior Company Official Jeremy (Neil) Hodgson				
Address	320 Hopkins Street Whotby Ontario Canada L1N 2B9			
Phone	416-704-7217	Email	nhodgson@timbren.com	
Proposed Project Site Information				
Property Owner(s)	Timbren Real Estate Holdings LLC			
Address	State Road 120 Bristol IN 46507			
Parcel Number(s)	20-03-29-477-002.000-031			
Legal Description of property (attach if necessary)				
Does Company currently do business at this site?				No
If no, how is site currently being used?		vacant land to be built on		
What buildings are on the site?		N/A		
What is the condition of the buildings?		N/A		
Have the buildings at this site been vacant for more than a year?		N/A		
Are the buildings at this site more than 25 years old?		N/A		
Will the proposed project be used for a national or regional headquarters?				No
Is this a blighted or mitigated Brownfield site?				No
Current assessed value of real estate	1450000	Land	1,450,000	Improvements
				0

Proposed Project Information

Description of proposed improvements (Attach additional project details, if needed)			
Structures:	48,600 sq ft		
Manufacturing equipment:	0		
Research and Development equipment:	0		
Logistics and Distribution equipment:	0		
Information Technology equipment:	0		
Proposed start date for project	11/1/2025	Proposed end date for project	10/31/2026
Proposed start date for operations	Nov 1 2026		
Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?			
		N/A	
If yes, provide details including where the equipment will come from and how it will be acquired:			
Owned R&D equipment being relocated from other company facilities			
Will the new equipment associated with this project be leased?	N/A		
	No		
If yes, provide details including from whom and for what term			
Will this project require approval of rezoning, plat, development plan, vacation, variance, special exemption, or contingent use?			
		No	
If yes, list:			

Proposed Investment

Calendar Year	2023	2024	2025	2026	Total
Land acquisition			\$1,450,000		\$1,450,000
New building construction				\$5,000,000	\$5,000,000
Existing building improvements					\$0
Manufacturing equipment					\$0
Research and Development equipment					\$0
Logistics and Distribution equipment					\$0
Information Technology equipment					\$0
On-site rail infrastructure					\$0
On-site fiber infrastructure					\$0
Grand Total			\$1,450,000	\$5,000,000	\$6,450,000

Statutory Findings

Indiana Code 6-1.1-12.1-1 requires that the designating body make specific findings to justify the designation of the property as an Economic Revitalization Area. One finding is that the subject property is either in an area: **"Which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"** or **"Where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues."**

Are improvements on project site and/or the surrounding area obsolete?	Yes	No	X
If yes, describe the obsolescence: The building has been vacant for several years and requires repairs and upgrades to be useable			
Are buildings at project site substandard for normal use and development?	Yes	X	No
If yes, explain what is substandard so as to prevent normal use and development: vacant land			
Has project site and/or surrounding area declined in value in last 10 years?	Yes	No	X
If yes, explain what caused the decline in value:			
Has project site and/or surrounding area failed to develop for last 10 years?	Yes	No	X
If yes, explain what characteristics make this site difficult to develop:			
Are any facilities at project site technologically, economically or energy obsolete?	Yes	No	X
If yes, describe how the facilities are obsolete: Insufficient energy to the site for intended use			

Community Benefits**Impacts and status**

Will any additional public utilities, services or other public infrastructure be required by this project?

No

If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

Additional power must be run to the facility for its intended use. Applicant is working with AEP.

Employment

Will all current employees be retained at Project Site as a result of this project?

No

If no, explain: no current employees

Current Full-Time Employment at Project Site

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management					
Professional/Technical					
Sales					
Office/Administrative Support					
Production Supervision					
Production					
Maintenance					
Other					
Total	0	#DIV/0!	#DIV/0!		

Full-time jobs to be created as a result of this project

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	1	\$33.00	\$68,600	\$65,000 - \$70,000	\$32
Professional/Technical					
Sales					
Office/Administrative Support	1	\$25.00	\$52,000	\$50,000 - \$55,000	\$25
Production Supervision					
Production	8	\$23.00	\$47,847	\$22-\$24/hour	\$23
Maintenance					
Other					
Total	10	\$24.20	\$50,338		

*Do NOT include costs of any benefits

** Median Annual Wage: The middle (midpoint) salary of all positions rather than the average (mean) salary

Additional financial compensation (attach additional pages, if needed)

Explain in detail, by job category, any additional financial compensation earned. (Examples may include commission, bonus, overtime, piece rate, attendance, etc.)

Bonus under management incentive plan or sales incentive plan ranging 10% to 20% of base for Management and Sales positions.

Projected Phasing of new jobs

Calendar Year	2024	2025	2026	2027	Total
Management			1		1
Professional/Technical					0
Sales					0
Office/Administrative Support			1		1
Production Supervision					0
Production			5	3	8
Maintenance					0
Other					0
Total	0	0	7	3	10

Company Benefits

Check all of the benefits listed below that the company provides to workers who have been employed for 6 months or longer. The company must pay at least 70% of the benefit cost.

		X		X	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes		No	X	
Sick Leave (Paid)	Yes		No	X	
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition Reimbursement	Yes	X	No		
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	X	
Uniforms	Yes		No	X	
Other (List)	semi annual social events				

Signature

Indiana Code 6-1.1-12.1-14 provides that the designating body for the tax phase-in requested, may impose a fee not exceeding 15% of the reduction in property taxes to which the undersigned applicant is entitled in each year in which the undersigned applicant's property tax liability is reduced by a deduction approved pursuant to this application.

The undersigned applicant consents to the following:

- Imposition of this fee provided that such fee is not more than fifteen percent (15%) of the reduction of property taxes for any tax year. These fees will be used for future Economic Development efforts.
- The current assessed tax base for this property will not be appealed over the tax phase-in period unless one of the exceptions in the tax phase-in policy applies.
- Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic reduction of property taxes. I understand it is the responsibility of property owners to file the appropriate forms on an annual basis with the Elkhart County Auditor and other governing bodies, as required, to receive any reduction of property taxes.
 - I certify the information and representations of this application are true and complete.
 - I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application and to consent to the fee as described above.

Signature			
Printed	David Jones		
Title	Vice President Finance	Date	18-Nov-25

ATTACHMENTS: Include all relevant Statement of Benefits (SB-1) forms

EXHIBIT B**Legal Description and Map of Area**

Address: Vacant land, State Road 120, Bristol, Indiana 46507

Parcel Number: 20-03-29-477-002.000-031

Legal Description: LOT NUMBERED FIVE (5) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF EARTHWAY RAIL PARK, PHASE IV, AN ADDITION TO WASHINGTON TOWNSHIP, SAID PLAT BEING RECORDED APRIL 22, 2021 IN PLAT BOOK 40. PAGE 84 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Map:

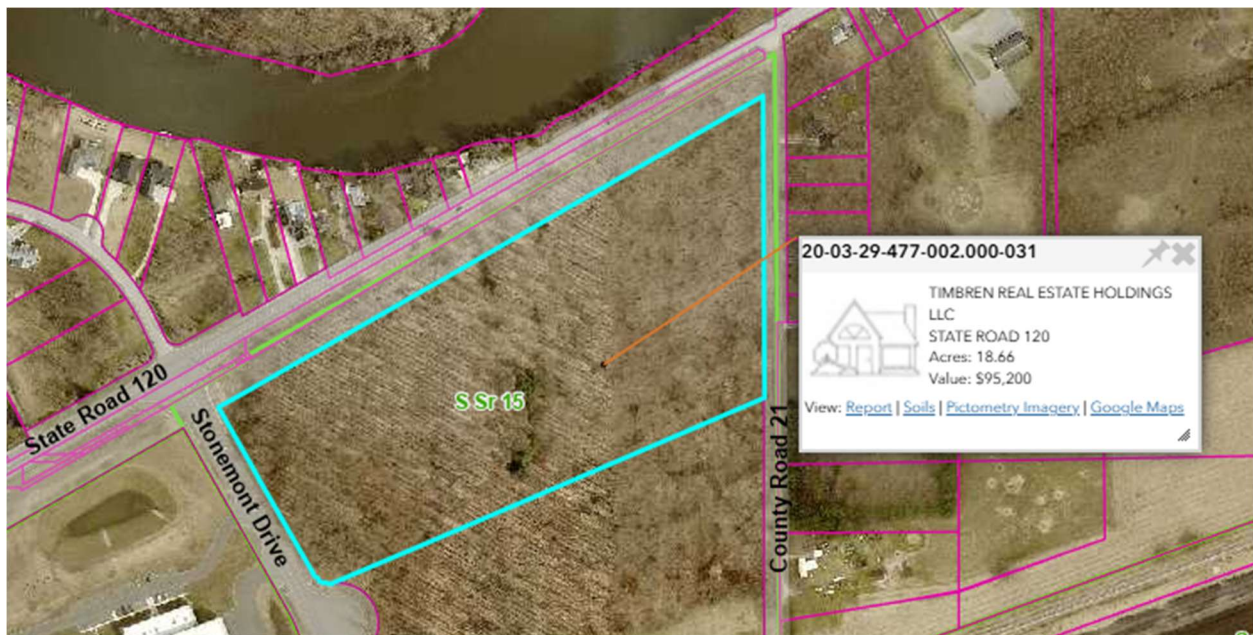


EXHIBIT C

Statement of Benefits Real Estate Improvements (SB-1 / Real Property)

(Attached)



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20

Section 7, Item b.

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Timbren Real Estate Holdings LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 2147 N. Eisenhower Dr. Goshen Indiana 46526					
Name of contact person David Jones		Telephone number (905) 444-4297		E-mail address david@timbren.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Town of Bristol		Resolution number			
Location of property State Road 120 Bristol IN 46507		County Elkhart		DLGF taxing district number 031Bristol	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Land clearing surveying permitting Building of Main warehousing/business structure				Estimated start date (month, day, year) Nov 1 2025	
				Estimated completion date (month, day, year) Oct 31 2026	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 0.00	Salaries	Number Retained 0.00	Salaries	Number Additional 10.00	Salaries \$503,380.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		1,450,000.00			
Plus estimated values of proposed project		5,000,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		6,450,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits TBD					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) Nov 18, 2025	
Printed name of authorized representative David Jones				Title Vice President Finance	

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20

Section 7, Item b.

FORM SB-1 / Real Property

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☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
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Address of taxpayer (number and street, city, state, and ZIP code) 2147 N. Eisenhower Dr. Goshen Indiana 46526					
Name of contact person David Jones		Telephone number (905) 444-4297		E-mail address david@timbren.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Town of Bristol		Resolution number			
Location of property State Road 120 Bristol IN 46507		County Elkhart		DLGF taxing district number 031Bristol	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Land clearing surveying permitting Building of Main warehousing/business structure				Estimated start date (month, day, year) Nov 1 2025	
				Estimated completion date (month, day, year) Oct 31 2026	
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		COST		ASSESSED VALUE	
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Other benefits TBD					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) Nov 18, 2025	
Printed name of authorized representative David Jones				Title Vice President Finance	

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- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
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IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

REAL PROPERTY TAX PHASE-IN POINT SYSTEM

Timbren Real Estate Holding LLC

Date:

12/9/2025

Address: State Road 120, Bristol, IN 46507

Projects will be considered for Phase-In if:

1. The company/project meets all of the criteria set forth under I.C. 6-1.1 1-12.1 et seq in the form of deductions from assessed valuation
2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is in the company, authorization of the application must be obtained from the company

TAX BASE BENEFITS		Points Possible	Points Assigned
A.	Total new investment in real property (both redevelopment (new structures) and rehabilitation)		
	•	25	
	▫ \$12,000,000 to \$23,999,999	20	
	▫ \$6,000,000 to \$11,999,999	15	
	▫ \$3,000,000 to \$5,999,999	10	10
	▫ \$600,000 to \$2,999,999	5	
JOB BENEFITS			
A.	Total number of jobs created at facility of proposed project		
	▫ 250 or more	25	
	▫ 100 to 249	20	
	▫ 50 to 99	15	
	▫ 25 to 49	10	
	▫ 10 to 24	5	5
B.	Total number of existing jobs at facility of proposed project		
	▫ 250 or more	5	
	▫ 100 to 249	4	
	▫ 50 to 99	3	
	▫ 25 to 49	2	
	▫ 10 to 24	1	
C.	Median employee salary (including existing and new employees)		
	▫ \$78,000 and above	25	
	▫ \$66,000 to \$77,999	20	
	▫ \$54,000 to \$65,999	10	
	▫ \$48,000 to \$53,999	5	5
	▫ Less than \$48,000	0	
D.	Median employee compensation benefits		
	Health Insurance	2	2
	Dental Insurance	1	1
	Vision Insurance	1	1
	Life Insurance	1	1
	Disability Insurance	1	
	Sick Leave (Paid)	1	
	Vacation (Paid)	1	1
	Holidays (Paid)	1	1
	Personal Days (Paid)	1	
	Employee Training	2	2
	Tuition Reimbursement	3	3
	401k/Pension Plan	2	2
	ESOP/Profit Sharing	2	
	Succession Plan	3	

REDEVELOPMENT BENEFITS			
A.	Project redevelops a brownfield site.	20	
B.	Project utilizes an obsolete facility that has been vacant for at least one (1) year.	10	
C.	Project utilizes an obsolete facility that is at least twenty-five (25) years old.	10	
D.	Project develops in a Qualified Census Tract as designated by US Housing & Urban Development	10	
ECONOMIC DEVELOPMENT BENEFITS			
	The project will be used for a national or regional headquarters.	10	
INFRASTRUCTURE BENEFITS			
	The applicant pays for the installation of public infrastructure in the following amount		
	▫ \$900,000 or more	10	
	▫ \$480,000 to \$899,999	6	
	▫ \$240,000 to \$479,999	3	
TARGETED INDUSTRY			
	The project is an industry targeted by the Elkhart County Economic Development Corporation Strategic Plan	20	
	▫ Agribusiness		
	▫ Advanced Recycling		
	▫ Automotive Tier I / Tier II Production		20
	▫ Electronics		
	▫ Financial and Professional Services		
	▫ Health Care		
	▫ Robotics		
	The project is an industry targeted by the Indiana Economic Development Corporation	10	
	▫ Aerospace & Aviation		
	▫ Advanced Manufacturing		
	▫ Cybersecurity		
	▫ Defense & National Security		
	▫ Energy		
	▫ Information Technology (IT)		
	▫ Life Sciences		
	▫ Logistics & Transportation		
	▫ Motorsports		
TOTAL POINTS (180 points possible)			54
OPTIONAL ECONOMIC HEALTH INDICATOR			
	<u>Unemployment Rate</u>	<u>Multiplier</u>	<u>Adjusted Points</u>
	0.0% - 3.4%	90%	48.6
	3.5% - 5.0%	95%	51.3
	5.1% - 8.5%	100%	54
	8.6% and Above	105%	56.7
TERM RECOMMENDATION			
Over 90 Points 10-Year Tax Phase-In			
72 to 90 Points 7-Year Tax Phase-In			
51 to 71 Points 5-Year Tax Phase-In			
30 to 50 Points 3-Year Tax Phase-In			

PERSONAL PROPERTY TAX PHASE-IN POINT SYSTEM

Projects will be considered for Phase-In if:

1. The company/project meets all of the criteria set forth under I.C. 6-1.1 1-12.1 et seq in the form of deductions from assessed valuation
2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is not the company, authorization of the application must be obtained from the company

TAX BASE BENEFITS		Points Possible	Points Assigned
A.	Total new investment in business personal property (or relocation of equipment from out of State)		
	▫ \$24,000,000 and above	25	
	▫ \$12,000,000 to \$23,999,999	20	
	▫ \$6,000,000 to \$11,999,999	15	
	▫ \$3,000,000 to \$5,999,999	10	
	▫ \$600,000 to \$2,999,999	5	
JOB BENEFITS			
A.	Total number of jobs created at facility of proposed project		
	▫ 250 or more	25	
	▫ 100 to 249	20	
	▫ 50 to 99	15	
	▫ 25 to 49	10	
	▫ 10 to 24	5	
B.	Total number of existing jobs at facility of proposed project		
	▫ 250 or more	5	
	▫ 100 to 249	4	
	▫ 50 to 99	3	
	▫ 25 to 49	2	
	▫ 10 to 24	1	
C.	Median employee salary (including existing and new employees)		
	▫ \$78,000 and above	25	
	▫ \$66,000 to \$77,999	20	
	▫ \$54,000 to \$65,999	10	
	▫ \$48,000 to \$53,999	5	
	▫ Less than \$48,000	0	
D.	Median employee compensation benefits		
	Health Insurance	2	
	Dental Insurance	1	
	Vision Insurance	1	
	Life Insurance	1	
	Disability Insurance	1	
	Sick Leave (Paid)	1	
	Vacation (Paid)	1	
	Holidays (Paid)	1	
	Personal Days (Paid)	1	
	Employee Training	2	
	Tuition Reimbursement	3	
	401k/Pension Plan	2	
	ESOP/Profit Sharing	2	
	Succession Plan	3	
REDEVELOPMENT BENEFITS			

A.	Project redevelops a brownfield site.	20	
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B.	Project utilizes an obsolete facility that has been vacant for at least one (1) year.	10	
C.	Project utilizes an obsolete facility that is at least twenty-five (25) years old.	10	
D.	Project develops in a Qualified Census Tract as designated by US Housing & Urban Development	10	
ECONOMIC DEVELOPMENT BENEFITS			
	The project will be used for a national or regional headquarters.	10	
INFRASTRUCTURE BENEFITS			
	The applicant pays for the installation of public infrastructure in the following amount		
	▫ \$900,000 or more	10	
	▫ \$480,000 to \$899,999	6	
	▫ \$240,000 to \$479,999	3	
TARGETED INDUSTRY			
	The project is an industry targeted by the Elkhart County Economic Development Corporation Strategic Plan	20	
	▫ Agribusiness		
	▫ Advanced Recycling		
	▫ Automotive Tier I / Tier II Production		
	▫ Electronics		
	▫ Financial and Professional Services		
	▫ Health Care		
	▫ Robotics		
	The project is an industry targeted by the Indiana Economic Development Corporation	10	
	▫ Aerospace & Aviation		
	▫ Advanced Manufacturing		
	▫ Cybersecurity		
	▫ Defense & National Security		
	▫ Energy		
	▫ Information Technology (IT)		
	▫ Life Sciences		
	▫ Logistics & Transportation		
	▫ Motorsports		
TOTAL POINTS (190 points possible)			0
OPTIONAL ECONOMIC HEALTH INDICATOR			
	<u>Unemployment Rate</u>	<u>Multiplier</u>	
	0.0% - 3.4%	90%	0
	3.5% - 5.0%	95%	0
	5.1% - 8.5%	100%	0
	8.6% and Above	105%	0
TERM RECOMMENDATION			
Over 51 Points 5-Year Tax Phase-In			
30 to 50 Points 3-Year Tax Phase-In			

Property Tax Phase-In Application

to Elkhart County Government

This application is to request the designation of an Economic Revitalization Area (ERA) for the purpose of obtaining a property tax phase-in (tax abatement). The application is to be completed and signed by the owner of the property where the real property improvements, the installation of personal property, and/or the occupancy of an eligible vacant building is to occur. The designating body will review this application to determine whether a particular area should be designated as an ERA in accordance with Indiana Code (I.C.) 6-1.1-12.1 and all subsequent amendments made thereafter. The designating body makes no representation as to the effect of a designation granted by it for purposes of any further applications or approvals required under I.C. 6-1.1-12.1 and makes no representation to any applicant concerning the validity of any benefit conferred.

Application is to offset: (check all that apply)

- ☒ Real Property Improvements (e.g. new building, addition and/or modification)
 Personal Property (e.g. Equipment for manufacturing; research and development, logistics and distribution; or information technology.)
☐ Vacant Building

There is a non-refundable filing fee of \$500 for each category. This filing fee is used to defray the costs incurred in processing the application pursuant to I.C. 6-1.1-12.1-2(h). A check payable to **Town of Bristol** must be included with the application.

General Information				
Company Name		Timbren Real Estate Holdings LLC		
Federal Employer I.D.(FEIN)	32-0790166	NAICS Code	336330	
Website	www.timbren.com	Year Company founded	2025	
Company Business (Brief Description) Distribution of suspensions and suspension enhancement systems				
Timbren Real Estate is the U.S. real property division of Timbren Industries Inc. Timbren is a manufacturer of suspensions and suspension enhancement systems. A leader in the North American market in respects to truck suspension innovation and trailer axles, Timbren has been producing for almost 60 years. With our 2024 purchase of a Goshen Distribution center, we have enabled ourselves to satisfy the distribution needs of the continental USA. This new build will expand on that.				
Project Contact Person/Representative		David Jones		
Address	320 Hopkins Street Whotby Ontario Canada L1N 2B9			
Phone	416-464-6694	Email	david@timbren.com	
Senior Company Official Jeremy (Neil) Hodgson				
Address	320 Hopkins Street Whotby Ontario Canada L1N 2B9			
Phone	416-704-7217	Email	nhodgson@timbren.com	
Proposed Project Site Information				
Property Owner(s)	Timbren Real Estate Holdings LLC			
Address	State Road 120 Bristol IN 46507			
Parcel Number(s)	20-03-29-477-002.000-031			
Legal Description of property (attach if necessary)				
Does Company currently do business at this site?				No
If no, how is site currently being used?		vacant land to be built on		
What buildings are on the site?	N/A			
What is the condition of the buildings?	N/A			
Have the buildings at this site been vacant for more than a year?	N/A			
Are the buildings at this site more than 25 years old?	N/A			
Will the proposed project be used for a national or regional headquarters?	No			
Is this a blighted or mitigated Brownfield site?	No			
Current assessed value of real estate	1450000	Land	1,450,000	Improvements
				0

Proposed Project Information

Description of proposed improvements (Attach additional project details, if needed)			
Structures:	48,600 sq ft		
Manufacturing equipment:	0		
Research and Development equipment:	0		
Logistics and Distribution equipment:	0		
Information Technology equipment:	0		
Proposed start date for project	11/1/2025	Proposed end date for project	10/31/2026
Proposed start date for operations	Nov 1 2026		
Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?			
		N/A	
If yes, provide details including where the equipment will come from and how it will be acquired:			
Owned R&D equipment being relocated from other company facilities			
Will the new equipment associated with this project be leased?	N/A		
	No		
If yes, provide details including from whom and for what term			
Will this project require approval of rezoning, plat, development plan, vacation, variance, special exemption, or contingent use?			
		No	
If yes, list:			

Proposed Investment

Calendar Year	2023	2024	2025	2026	Total
Land acquisition			\$1,450,000		\$1,450,000
New building construction				\$5,000,000	\$5,000,000
Existing building improvements					\$0
Manufacturing equipment					\$0
Research and Development equipment					\$0
Logistics and Distribution equipment					\$0
Information Technology equipment					\$0
On-site rail infrastructure					\$0
On-site fiber infrastructure					\$0
Grand Total			\$1,450,000	\$5,000,000	\$6,450,000

Statutory Findings

Indiana Code 6-1.1-12.1-1 requires that the designating body make specific findings to justify the designation of the property as an Economic Revitalization Area. One finding is that the subject property is either in an area: **"Which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"** or **"Where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues."**

Are improvements on project site and/or the surrounding area obsolete?	Yes	No	X
If yes, describe the obsolescence: The building has been vacant for several years and requires repairs and upgrades to be useable			
Are buildings at project site substandard for normal use and development?	Yes	X	No
If yes, explain what is substandard so as to prevent normal use and development: vacant land			
Has project site and/or surrounding area declined in value in last 10 years?	Yes	No	X
If yes, explain what caused the decline in value:			
Has project site and/or surrounding area failed to develop for last 10 years?	Yes	No	X
If yes, explain what characteristics make this site difficult to develop:			
Are any facilities at project site technologically, economically or energy obsolete?	Yes	No	X
If yes, describe how the facilities are obsolete: Insufficient energy to the site for intended use			

Community Benefits**Impacts and status**

Will any additional public utilities, services or other public infrastructure be required by this project?

No

If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

Additional power must be run to the facility for its intended use. Applicant is working with AEP.

Employment

Will all current employees be retained at Project Site as a result of this project?

No

If no, explain: no current employees

Current Full-Time Employment at Project Site

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management					
Professional/Technical					
Sales					
Office/Administrative Support					
Production Supervision					
Production					
Maintenance					
Other					
Total	0	#DIV/0!	#DIV/0!		

Full-time jobs to be created as a result of this project

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	1	\$33.00	\$68,600	\$65,000 - \$70,000	\$32
Professional/Technical					
Sales					
Office/Administrative Support	1	\$25.00	\$52,000	\$50,000 - \$55,000	\$25
Production Supervision					
Production	8	\$23.00	\$47,847	\$22-\$24/hour	\$23
Maintenance					
Other					
Total	10	\$24.20	\$50,338		

*Do NOT include costs of any benefits

** Median Annual Wage: The middle (midpoint) salary of all positions rather than the average (mean) salary

Additional financial compensation (attach additional pages, if needed)

Explain in detail, by job category, any additional financial compensation earned. (Examples may include commission, bonus, overtime, piece rate, attendance, etc.)

Bonus under management incentive plan or sales incentive plan ranging 10% to 20% of base for Management and Sales positions.

Projected Phasing of new jobs

Calendar Year	2024	2025	2026	2027	Total
Management			1		1
Professional/Technical					0
Sales					0
Office/Administrative Support			1		1
Production Supervision					0
Production			5	3	8
Maintenance					0
Other					0
Total	0	0	7	3	10

Company Benefits

Check all of the benefits listed below that the company provides to workers who have been employed for 6 months or longer. The company must pay at least 70% of the benefit cost.

		X		X	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes		No	X	
Sick Leave (Paid)	Yes		No	X	
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition Reimbursement	Yes	X	No		
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	X	
Uniforms	Yes		No	X	
Other (List)	semi annual social events				

Signature

Indiana Code 6-1.1-12.1-14 provides that the designating body for the tax phase-in requested, may impose a fee not exceeding 15% of the reduction in property taxes to which the undersigned applicant is entitled in each year in which the undersigned applicant's property tax liability is reduced by a deduction approved pursuant to this application.

The undersigned applicant consents to the following:

- Imposition of this fee provided that such fee is not more than fifteen percent (15%) of the reduction of property taxes for any tax year. These fees will be used for future Economic Development efforts.
- The current assessed tax base for this property will not be appealed over the tax phase-in period unless one of the exceptions in the tax phase-in policy applies.
- Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic reduction of property taxes. I understand it is the responsibility of property owners to file the appropriate forms on an annual basis with the Elkhart County Auditor and other governing bodies, as required, to receive any reduction of property taxes.
 - I certify the information and representations of this application are true and complete.
 - I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application and to consent to the fee as described above.

Signature			
Printed	David Jones		
Title	Vice President Finance	Date	18-Nov-25

ATTACHMENTS: Include all relevant Statement of Benefits (SB-1) forms

**Engagement Letter dated: December 12, 2024
Between Town of Bristol, Indiana, and
Baker Tilly Advisory Group, LP**

RE: BT+ Services

DATE: December 1, 2025

This Scope Appendix is attached by reference to the above-named engagement letter (the Engagement Letter) between Town of Bristol, Indiana, (the Client) and Baker Tilly Advisory Group, LP (Baker Tilly).

SCOPE OF WORK

Baker Tilly agrees to furnish and perform the following services as requested.

A. Accounting and Reporting Support

1. Provide as needed support for accounting and reporting processes related to the computerized accounting system modules of the Client as detailed below:
 - a) General Ledger;
 - b) Check Reconciliation;
 - c) Accounts Payable;
 - d) Cash Collection;
 - e) Payroll;
 - f) Reporting; and
 - g) Other (as necessary)
2. Provide as needed support for accounting and reporting processes for the Client as detailed below:
 - a) Cash and investments management;
 - b) Bond issues and other debt;
 - c) Property taxes;
 - d) Excise taxes;
 - e) Other operating revenues;
 - f) Personnel services;
 - g) Supplies;
 - h) Other services and charges;
 - i) Capital outlays;
 - j) Other disbursements;
 - k) Non-financial activity; and
 - l) Other accounting and reporting processes (as necessary)

**Engagement Letter dated: December 12, 2024
Between Town of Bristol, Indiana, and
Baker Tilly Advisory Group, LP**

3. Support services will be directed by the Client based on the scope and nature of the event. Baker Tilly's services include:
 - a) On-site support as needed;
 - b) Telephone support as needed;
 - c) E-mail support as needed;
 - d) Written communication as needed; and
 - e) Remote support via Internet as needed

B. Gateway Annual Report

1. Client will provide Baker Tilly a detailed trial balance and any supporting schedules necessary to support the trial balance totals.
2. Client will provide Baker Tilly supporting documentation for Grants to include local project name, federal program title, federal agency, pass through agency, CFDA Number, award name, award number, grant type, local fund number, grant receipts, grant disbursements, amount provided to sub-recipients, amount of loans outstanding, amount of non-cash assistance for the year and amount of insurance in effect for the year.
3. Client will provide Baker Tilly with non-depreciable and depreciable capital asset additions and deletions for the reporting year. Baker Tilly will assist Client to compute depreciation expense and accumulated depreciation based on Client's capital asset policy.
4. Client will provide Baker Tilly with information on all outstanding leases including the lessor, description of the lease, annual lease payment, beginning date of lease and ending date of lease.
5. Client will provide Baker Tilly with information on financial assistance to non-governmental entities including the name, federal tax identification number, address, contact information, source of funding, amount of funding and type of entity.
6. Client will provide Baker Tilly with information necessary to complete the reporting requirements for Public Official Surety Bonds including position, type, name, amount of bond and term.
7. Client will complete the Risk Assessment questionnaire:
 - a) Assist Client to upload supporting documentation for the risk assessment questionnaire.
 - b) Assist with other parts as needed, but not in lieu of management control.
8. Data upload into Gateway:
 - a) Assist Client to download text files from the Client's accounting and reporting software in accordance with Gateway reporting requirements, as applicable.
 - b) Assist Client to upload text files into Gateway, as applicable.
 - c) Or; Assist Client to generate data totals for manual entry into Gateway, as applicable.
9. Assist Client to tie beginning balances to prior Gateway Annual Report.
10. Assist Client to tie receipts, disbursements and ending balances to current year financial information.
11. Assist Client to analyze transfers in equal transfers out.
12. Assist Client to compute receivables and payables as of December 31.
13. Assist Client to complete debt service reporting.
14. Assist Client to complete pension reporting.

C. Debt Management

1. Client will provide Baker Tilly with a detailed trial balance and any supporting schedules required by Baker Tilly.
2. Assist Client to input basic debt information into Gateway to include debt name, type of debt, base CUSIP number, if applicable, and property tax cap exemption status.
3. Assist Client to input the authorizing Indiana Code cite for the debt.
4. Assist Client to input information on debt limitations to include issuer, current debt limit and current debt capacity, as applicable.
5. Assist Client to input applicable bond sale information which may include:
 - a) Date of preliminary determination.
 - b) Date of publication and newspapers.
 - c) Date of appropriation resolution.
 - d) Date of debt sale.
 - e) Date of debt closing.
6. Assist Client to disclose results of petition/remonstrance, if applicable.
7. Assist Client to disclose debt rating, if applicable.
8. Assist Client to disclose the security on the debt and source of repayment.
9. Assist Client to disclose the purpose and total project cost of the debt.
10. Assist Client to disclose the sources and uses of funding for the debt.
11. Assist Client to disclose the dates of bids, start of construction and estimated date of substantial completion, as applicable.
12. Provide an amortization schedule of the debt.

D. Client Economic Analysis

Baker Tilly will develop a long-term financial plan (Economic Analysis) for the Client working in concert with Client officials and staff. The Economic Analysis model will incorporate assumptions regarding revenue and expenditure estimates, tax base changes, utility rate increases, capital outlays, existing and estimated debt service, and estimated property tax and sales tax rates over the specified planning period. Features of the Economic Analysis model may include the below items tailored to Client needs and requests:

- > A long-term financial planning model for Client requested funds
- > Details regarding assumptions utilized for both revenue and expenditure estimates.
- > Charts, graphs, and tables depicting historical trends and future estimates.
- > Summary of outstanding debt related to the financing of previous capital expenditures.

The Economic Analysis will be developed for a baseline scenario representing the most likely or expected conditions. Scenarios may also be developed representing favorable and unfavorable scenarios to capture a range of potential financial outcomes.

**Engagement Letter dated: December 12, 2024
Between Town of Bristol, Indiana, and
Baker Tilly Advisory Group, LP**

Phase 1 - Information Gathering

1. Meet with the Client, as necessary, to seek input into the development of the economic analysis, to gain an understanding of long-term financial goals, services and service levels, and desired future state of Client finances.
2. Meet with the Client, as necessary, to discuss historical trends in revenues and expenditures and thoughts about potential future performance.
3. Meet with the Client, and its department heads when necessary, to compile and prepare a multi-year capital improvement plan.
4. Gather historical financial data from the client.

Phase 2 – Analysis

1. Analyze historical financial, economic, and statistical data and trends for the funds included in the analysis, including revenues, expenditures, cash reserves, fund balances, outstanding debt, and capital improvements.
2. Identify unusual variations from the revenues and expenditures budget.
3. Provide proposed adjusting transactions if necessary for the Client's approval.
4. Provide explanation of adjustments as necessary.

Phase 3 - Preliminary Plan

1. Develop schedules of receipts, disbursements, and fund balances of all analyzed funds of the Client for the immediate three prior years based upon reports and records of the Client, to identify trends in revenues, expenditures, and fund balances.
2. Create a baseline financial model of all analyzed operating funds of the Client for the current and next four calendar years ending. Analysis will include estimates of revenues on a major category basis and expenditures by function on a major category basis.
3. Overlay the prepared capital improvement plan onto the financial model to propose funding resources and opportunities.
4. Analyze minimum fund balances to be maintained.
5. Identify potential shortfalls in revenues and provide suggestions, as available, to bridge funding gaps.
6. Evaluate current rates for Utilities.
7. Analyze preliminary baseline financial model and additional scenarios (as applicable) with the Client. Based on that analysis, Baker Tilly may modify the baseline model and additional scenarios as appropriate.

Phase 4 - Economic Analysis Report

1. Baker Tilly will develop the economic analysis and report incorporating the financial model and scenarios, as applicable.
2. Provide the Economic Analysis to the Client.

Phase 5 – Meetings

1. Attend meetings with the client as follows: working group meeting, presentation of draft report to Client representatives, and final presentation to the Client's fiscal body (annual hours estimate assumes two meetings).

E. Budget Assistance

1. Meet with the Client to discuss the budget process and collect data for budget preparation.
2. Develop or analyze the budget calendar for consideration by the legislative body.
3. Compute state distributed revenues based on certifications, and other information provided by the Department of Local Government Finance (DLGF) and the Auditor of State.
4. Develop or analyze miscellaneous revenues based on historical information provided by the Client.
5. Develop or analyze the estimated maximum levy.
6. Develop or analyze the estimated tax rate and levy by fund.
7. Assist with the preparation of prescribed forms related to the annual budget.
8. Assist the Client with entering budget data into the Indiana Gateway program.
9. Monitor the completion of the required steps of the budget process with the Client.
10. Analyze the 1782 Budget Notice on behalf of the Client to ensure accuracy and completeness.
11. Provide periodic budget management assistance through telephone, remote and on-site support.

F. Property Tax Levy Appeals

1. Assist the Client with determining its eligibility to apply for a property tax levy appeal with the DLGF.
2. Assist with the preparation of the State appeal application and supporting documentation for levy appeals.
3. Submit the levy appeal petition and application to the DLGF.
4. Monitor the completion of the required steps of the levy appeal process with the Client.

G. Annual Additional Appropriation Scrub

1. Obtain year-to-date appropriation report as of September or October
2. Analyze historical trends, YTD spend and appropriations to create additional appropriation likelihood report
3. Provide efficiency roadmap for completing reclassification entries and/or additional appropriations.
4. Develop a timeline for the steps required to request approval of an additional appropriation from the DLGF.
5. Analyze estimated receipts and cash on hand to determine ability to fund requested appropriation.
6. Assist with State prescribed additional appropriation documents.
7. Assist the Client to monitor completion of the required steps of the additional appropriation process.

H. Additional Appropriations

1. Develop a timeline for the steps required to request approval of an additional appropriation from the DLGF.
2. Analyze estimated receipts and cash on hand to determine ability to fund requested additional appropriation.
3. Assist with State prescribed additional appropriation documents.
4. Assist the Client to monitor completion of the required steps of the additional appropriation process.

I. (Re)Establish a Cumulative Fund

1. Develop a timeline for the steps required to establish or reestablish the property tax rate on the Client's Cumulative Fund.
2. Assist the Client with State-required documents including the notice to taxpayers and establishing ordinance.
3. Assist the Client to monitor completion of required steps of the process.

J. Council Reporting and Meetings

1. Provide council summary reports.
2. Meet virtually with Town management (and council representatives if Client requests) to discuss long-term goals and objectives.
3. If requested, conduct an annual council member workshop for long-term financial planning goals and performance indicators as well as an opportunity for question and answer regarding Town-wide financial plans.

K. Capital Assets

1. Baker Tilly will assist the Client to assemble existing data into a reportable format, update the Client's capital asset policy and work with the Client to update capital asset lists by utilizing department verifications, and other corroborating data (such as insurance data, GIS data, and other readily available source information).
2. The anticipated result is a ledger in accordance with accounting and reporting standards set forth by the Indiana State Board of Accounts as well as a capital asset roll forward to be used in the Gateway Annual Financial Report
3. Baker Tilly is also available to assist the Client to load data into the Client's computerized capital asset system, if required.

L. Annual Tax Increment Finance (TIF) Services

1. Redevelopment Commission TIF Annual Training
 - a) Attend the annual organizational meeting of the Redevelopment Commission and make a presentation on Redevelopment Commission (RDC) annual responsibilities and the basics of tax increment financing (TIF).
2. Assist with the Annual Reporting and Meeting Requirements for the RDC
 - a) Assist the RDC in completing the annual reporting requirements on the activities of the RDC, includes various information for each tax increment allocation area (TIF Area) for the previous year to be filed with the Client's fiscal body, executive, and Indiana Department of Local Government Finance (DLGF) by April 15 each year under IC 36-7-14-13.
 - b) Assist the RDC with the TIF planning, budget, impact analysis and annual meeting requirements set forth under IC 36-7-25-8, including attendance of the annual meeting.
3. Provide Pass-through Excess Assessed Value Notification Assistance
 - a) Assist the RDC in preparing an annual notice due to the County Auditor's office and overlapping taxing units by June 15th, notifying them of the amount of excess incremental assessed value that can be released to taxing units for the subsequent year, under 36-7-14-39(b)(4).
 - b) Prepare a current schedule of estimated TIF revenue, under current law, including the impact of known new developments, estimated tax abatement reductions, depreciation tables, if applicable, and anticipated changes in tax rates.
 - c) Prepare a schedule demonstrating the extent to which estimated TIF revenue is expected to be sufficient to pay actual debt service or lease rentals on outstanding bonds and other planned projects for the TIF Area(s), notifying the RDC of any anticipated shortfalls or significant surplus.
 - d) Assist with the preparation of any required supporting documentation for the captured assessed value determination resolution(s).
4. Monitor TIF Revenue and Preparation of an Annual TIF Report
 - a) For the TIF Area(s), analyze recorded TIF revenue, comparing it to Baker Tilly's previous estimates, identifying the sources of material differences.
 - b) Identify major tax delinquencies materially affecting TIF revenue using information available from the county auditor's office.
 - c) Based on input from RDC representatives:
 - (1) Trace known major developments and tax abatement reductions into the county's property tax records.
 - (2) Research, report and make recommendations regarding any material differences from anticipated assessed valuations and TIF revenue.
 - d) Update TIF revenue estimates based upon current law and property tax data, including the impact of known new developments, estimated tax abatement reductions, personal property depreciation tables (if applicable), and estimated changes in tax rates (if applicable).
 - e) Prepare a schedule demonstrating the extent to which estimated TIF revenue is expected to be sufficient to pay actual debt service or lease rentals on outstanding bonds and other planned projects for the TIF Area(s), notifying the RDC of any anticipated shortfalls or significant surplus.

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- f) If needed, prepare illustrative schedules of amortization for bonds, leases, or other obligations payable from TIF revenue generated in the applicable TIF Area(s). Any illustrative amortizations prepared under this section will be for informational purposes only and may not be utilized in conjunction with the issuance of debt obligations.
 - g) If needed, illustrate annual cash flow for each allocation area for a five-year period (or another period defined by the RDC) that accounts for debt and non-debt expenditures of the RDC.
 - h) Provide an annual written report and additional written materials as appropriate, reporting findings to the RDC.
5. Calculate Base Value Adjustments (Neutralization) for Trending and General Reassessment
- a) Contact the county auditor's office and, with its cooperation and based on information provided by the county auditor and assessor, assist in performing or checking calculations with respect to base value adjustments, including determining base value adjustment factors, appeal and tax rate assumptions, and captured assessed values for each TIF Area in conjunction with annual trending or general reassessments. In performing this work, we rely on the accuracy of the information provided by the county auditor and assessor. We will not audit or review their information.
 - b) If necessary, travel to the county auditor's and/or assessor's offices to perform fieldwork that may be required. Obtain from the county auditor and assessor new tax abatement information, a list of new developments and assessed values (if available) and a list of outstanding parcel assessed value appeals for the TIF Area(s) to use in the calculation. Compare resulting calculations to historical captured value, if necessary.
 - c) With the cooperation of the county auditor's office, assist the county auditor's office with the monitoring of captured assessed value amounts for each TIF Area and taxing district that are used during the assessed value certification process. If needed, assist the auditor's office with any corrections to captured assessed value amounts that must be undertaken prior to certification.
 - d) With the cooperation of the county auditor's office, assist the county auditor's office with the monitoring of captured assessed value amounts for each TIF Area and taxing district that are used in the preparation of the county abstract. If needed, assist the auditor's office with any corrections to captured assessed value amounts that must be undertaken prior to the completion of the abstract.
6. DLGF Annual Spending Plan Preparation
- a) Meet with Client leadership to discuss priorities and plans for the next fiscal year, develop an annual spending plan, pursuant to IC 36-7-14-12.7 and DLGF guidelines, and present the annual spending plan before the RDC.
 - b) Present the spending plan at a meeting of the RDC. Such report is limited to the purposes set forth herein and may not be used in conjunction with the issuance of additional debt obligations. TIF revenue estimates in support of the issuance of debt will be accomplished pursuant to the parameters of separate agreements.

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M. Continuing Disclosure Services

Baker Tilly will commence continuing disclosure services for debt obligations as set forth in any continuing disclosure undertaking for the debt obligations (CDU) that the Client will execute upon settlement. Annually, the Firm will check in with the Client to confirm the engagement for the next annual reporting period.

In carrying out its duties, Baker Tilly shall do the following:

1. Preparation and filing of annual reporting

The Client will provide Baker Tilly with the executed CDU, including any master or supplemental CDUs.

Baker Tilly will:

- a) Identify the Client's reporting obligations, assist, as needed, with any necessary operating data, and file any required annual report and financial statements, including the audit if available, as provided for in each CDU for the reporting period;
- b) Provide to the Municipal Securities Rulemaking Board (MSRB) through its Electronic Municipal Market Access System (EMMA), the annual information required under each respective CDU;
- c) Provide additional reporting to purchasers, as set forth in bond related agreements; and
- d) If not filed at the time of the annual report, file the audit as set forth in the CDU.

2. Assistance filing reportable events on EMMA

Upon notification of one of the events listed as set forth in each CDU (collectively, Reportable Events), Baker Tilly will assist the Client with filing any Reportable Events. Most Reportable Events are required by the Rule to be filed within ten business days of the occurrence. Client will notify Baker Tilly as soon as possible when they believe a reportable event has or may have occurred to enable Baker Tilly to file a timely notice on EMMA. It is the Client's sole responsibility to notify Baker Tilly of the potential occurrence of a Reportable Event.

3. Compliance Check

- a) At the time of issuance, Baker Tilly will prepare the Client's post issuance policies and procedures. If these policies and procedures are already in place, Baker Tilly will review with the Client.
- b) At the time that Baker Tilly conducts services annually under item 1, Baker Tilly will update the compliance check.
- c) If a deficiency is found and the bonds remain outstanding at the time of Baker Tilly's compliance check, Baker Tilly will prepare any necessary reporting or notices to meet the CDU obligations. Baker Tilly will provide the Client with documentation that the EMMA filing has occurred.

4. Other post issuance services (Upon Request)

If requested, Baker Tilly will provide to the Client other post issuance services including, but not limited to, consultation related to disclosure operating procedures, rating surveillance support, and debt management.

Client agrees to provide Baker Tilly with the audit and accurate information with respect to the annual report in a timely manner and to fully disclose to Baker Tilly any Reportable Events as they occur.

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Potential Services to be Provided on an As Requested Basis and Billed at Time and Expense

N. Creation/Amendment of a Commercial TIF Allocation Area

1. Work with the Client and its advisors to analyze the boundaries of the proposed TIF Area and potential assessed value impacts of proposed new construction/demolition projects within the proposed TIF Area.
2. Provide information required by the Client's attorney for preparing resolutions and other legal documents required to establish the proposed TIF Area, if needed.
3. Prepare, on behalf of the Client, an analysis and a statement disclosing the impact of the proposed TIF Area upon the overlapping taxing units (the Impact Statement) and facilitate the delivery of the Impact Statement to the overlapping taxing units.
4. Meet virtually or in person with representatives of the overlapping taxing units to discuss questions, comments or concerns related to the creation/amendment of the proposed TIF Area.
5. Attend meetings and required public hearings to explain the impact of the creation/amendment of the proposed TIF Area and to address any questions.

O. Creation/Amendment of a Residential TIF Allocation Area

1. Work with the Client and its advisors to analyze the boundaries of the proposed TIF Area and potential assessed value impacts of proposed new construction/demolition projects within the proposed TIF Area.
2. Provide information required by the Client's attorney for preparing resolutions and other legal documents required to establish the proposed TIF Area, if needed.
3. Prepare, on behalf of the Client, an analysis and a statement disclosing the impact of the proposed TIF Area upon the overlapping taxing units (the Impact Statement) and facilitate the delivery of the Impact Statement to the overlapping taxing units.
4. Virtually or personally meet with representatives of the overlapping taxing units to discuss questions, comments or concerns related to the creation/amendment of the proposed TIF Area.
5. Attend meetings and required public hearings to explain the impact of the creation/amendment of the proposed TIF Area and to address any questions.

P. Economic Development Project Evaluation and Preliminary Feasibility

1. In connection with a proposed economic development project or prospect (the Project), discuss with Client (or Client representative) the proposed Project; potential incentives; the use of TIF, tax abatement and other sources of funding; preliminary financing options and feasibility analyses; timing and investment information needed for analysis; and other issues and considerations.
2. Baker Tilly will be dependent upon these parties for the development assumptions used to inform the initial analysis. Prepare schedules of real and depreciable personal property tax abatement reductions, if applicable.

Note: Additional Project analyses may be prepared under separate engagement scopes addressing the specific Project.

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Q. Periodic Services

1. Analyze County TIF Parcel Records for Missing Parcels and Parcel Changes
 - a) Interview Client and/or county personnel to locate declaratory resolutions, base value dates, original maps of the TIF Area(s), together with any boundary changes that may have occurred subsequent to the creation of the TIF Area(s).
 - b) Compare county auditor's TIF parcel list and maps to determine the extent to which they reflect changes that have occurred to the TIF boundaries of the TIF Area and incorporate parcel splits and combinations.
 - c) Suggest corrections to the TIF database, as needed.

BT+ SERVICE EXPECTATIONS

The Client will designate a staff member to serve as the primary liaison between the Client and Baker Tilly. This individual will assist in providing accurate and timely information necessary for the successful completion of the projects outlined above and will help coordinate required meetings. Baker Tilly acknowledges that some information may already be available in our files or on the Client's website. To ensure seamless collaboration, Baker Tilly will assign a dedicated team, including two primary contacts, who will serve as your trusted advisors and provide consistent support throughout the year. This team will work closely with your designated liaison to deliver proactive guidance, timely communication, and exceptional service. Baker Tilly will also provide an annual project calendar which will estimate project delivery and meeting dates. This calendar is subject to change throughout the year, and any major modifications will be approved by the Client.

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COMPENSATION AND INVOICING

Fees for services set forth in Scope of Work Sections A-M will be \$7,400 per month and include up to 335 hours for calendar year 2026 services (January – December 2026).

Fees for services set forth in Scope of Work Sections N-Q will be billed on a time and expense basis per the table below.

If additional hours beyond the level set forth above are needed in calendar year 2026 those additional hours will be billed on a time and expense basis per the table below.

Standard Hourly Rates by Job Classification
1/1/2026

Title	Hourly Rate
Principals / Directors	\$510 - \$695
Managers / Senior Managers	\$330 - \$480
Consultants / Analysts / Senior Consultants	\$210 - \$320
Support / Paraprofessionals / Interns	\$120 - \$230

**Billing rates are subject to change periodically due to changing requirements and economic conditions. The Client will be notified of any change to fees. If Client does not dispute such change in fees within thirty (30) days of receiving the notification, Client will be deemed to have accepted such change. The fees billed will be the fees in place at the time services are provided. Actual fees will be based upon experience of the staff assigned and the complexity of the engagement.*

The above fees shall include all expenses incurred except for direct, project-related expenses such as travel costs.

BILLING PROCEDURES

Normally, you will receive a monthly statement showing fees and costs incurred in the prior month.

Occasionally, we may bill on a less frequent basis if the time involved in the prior month was minimal or if other arrangements are made. The account balance is due and payable on receipt of the statement.

Nonattest Services

As part of this engagement, we will perform certain nonattest services. For purposes of the Engagement Letter and this Scope Appendix, nonattest services include services that the *Government Auditing Standards* refers to as nonaudit services.

We will not perform any management functions or make management decisions on your behalf with respect to any nonattest services we provide.

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In connection with our performance of any nonattest services, you agree that you will:

- > Continue to make all management decisions and perform all management functions, including approving all journal entries and general ledger classifications when they are submitted to you.
- > Designate an employee with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- > Evaluate the adequacy and results of the nonattest services we perform.
- > Accept responsibility for the results of our nonattest services.
- > Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

Conflicts of Interest

Attachment A to the Engagement Letter contains important disclosure information that is applicable to this Scope Appendix.

We are unaware of any additional conflicts of interest related to this Scope Appendix that exist at this time.

Termination

This Scope Appendix will terminate according to the terms of the Engagement Letter.

If this Scope Appendix is acceptable, please sign below and return one copy to us for our files. We look forward to working with you on this important project.

Sincerely,

BAKER TILLY ADVISORY GROUP, LP



Eric J. Walsh, Principal

Signature Section:

The services and terms as set forth in this Scope Appendix are agreed to on behalf of the Client by:

Name: _____

Title: _____

Date: _____



BT+ TIF+

2026 Service Highlights & Pricing – Town of Bristol

December 10, 2025



SERVICE HIGHLIGHTS AND PRICING

Proposed 2026 BT+ Services for Bristol

Annual Financial Report (“AFR”)

- Baker Tilly will review and provide support for the annual AFR submission.

Capital Asset Database

- Baker Tilly will help the Town update and maintain their capital asset database and calculate depreciation amounts, both to be used in the annual AFR.

Town-Wide Economic Analysis

- Revamped Town-Wide Economic Analysis would include legislative changes, an updated capital plan, and the Utility funds.
- ONE document combining both Town and Utilities.
- 2 versions – spring and fall.

Budget Assistance

- Baker Tilly will provide budget preparation assistance and review for the Town budget.

Continuing Disclosure

- Baker Tilly will prepare and file any required continuing disclosure filings for outstanding bonds.

Accounting Support

- Baker Tilly will provide as needed accounting support to the Town.

SERVICE HIGHLIGHTS AND PRICING

Proposed 2026 TIF+ Services for Bristol

TIF Management Report

- Baker Tilly will prepare and review the April 15th TIF Management Report in Gateway.

TIF Passthrough Letters

- Baker Tilly will prepare and provide support for the June 15th TIF Passthrough Letters.

Annual TIF Report and Presentation

- Baker Tilly will prepare and present the annual TIF report.

TIF Neutralizations

- Baker Tilly will prepare and provide support for TIF neutralizations.

RDC Spending Plan

- Baker Tilly will review and provide support for the December 1st RDC Spending Plan.



SERVICE HIGHLIGHTS AND PRICING

What Changed



BT+ Contract Pricing and Hours

The 2026 BT+ package includes 230 annual hours, up from 205 in the 2025 contract due to expanded & additional services.



Town – Wide Economic Analysis

Revamped and now combined report to provide an integrated view of impacts on the Town and Utilities including rate changes, capital project timing, and SEA-1 impacts.



Continuing Disclosure

Now included in the monthly fixed fee. This service was provided separate from the fixed monthly fee in previous years.



TIF+ Contract Pricing and Hours

No changes to hours or services.



SERVICE HIGHLIGHTS AND PRICING

Pricing

BT+

- All services provided on slide 4 “packaged” into a BT+ fixed monthly fee.
- 230 annual hours for the year*.
- **\$5,100/mo.**

TIF+

- All services provided on slide 5 “packaged” into a TIF+ fixed monthly fee.
- 105 annual hours for the year*.
- **\$2,300/mo.**

Total

- 335 annual hours for the year*.
- **\$7,400/mo.**

* If the utilized hours go above the contract amount, an additional cost may occur.

Questions?

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION										SRF LOAN NUMBER: DW222820				Section 8, Item c.	
SRF Participant:		Town of Bristol Water Utility							UEI Number:		NFS				
Participant's Mailing Address:			PO Box 122												
City:	Bristol								State:	IN		Zip Code:	46507-9489		
Participant's Contact:		Mr. Mike Yoder			Contact Phone:		574.848.7007		Contact Email:		mikeyoder@bristol.in.gov				
Authorized Representative:			Ms. Cathy Antonelli						Auth. Rep. Email:		townclerk@bristol.in.gov				
Participant's Bank:								Mailing Address:							
City:									State:			Zip Code:			
Account Name:					Routing Number:					Account Number:					

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 50	
SRF Funding Source to be used for this Request <i>(if multiple sources are being used to pay one invoice, submit a separate DRF for each source):</i>					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:		<input type="checkbox"/> Other Funds; TYPE:	
Beginning Balance of this Funding Source:					\$ 7,980,087
Total Amount of Previous Disbursements for this Funding Source:					\$ 7,728,913
Is any part of this request being paid by a Non-SRF Funding Source? <i>(OCRA, RD, etc):</i>					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If yes:</i>	Non-SRF Source:			Non-SRF Amount:	\$

SECTION 3: CONTRACTOR INFORMATION										
Contractor:		Niblock Excavating			Mailing Address:		PO Box 211			
City:	Bristol					State:	IN	Zip Code:	46507	
Contractor's Bank:					Mailing Address:					
City:						State:	IN	Zip Code:		
Account Name:					Routing Number:				Account Number:	
Contractor's Escrow Bank:					Mailing Address:					
City:						State:		Zip Code:		
Account Name:				Routing Number:				Account Number:		

SECTION 4: PAYMENT INFORMATION					
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):				\$ 77,297	
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>If yes, Participant requests:</i>	<input type="checkbox"/> <i>Check mailed to Participant's address above</i>	<input type="checkbox"/> <i>Payment wired to Participant's Bank via wiring instructions above</i>			
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<i>If yes, Participant requests:</i>	<input type="checkbox"/> <i>Check mailed to Contractor's address above</i>	<input checked="" type="checkbox"/> <i>Payment wired to Contractor's Bank via wiring instructions above</i>			

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 4,068
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Escrow Bank's address above	<input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above	

The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.			
Authorized Representative Signature:		Date:	

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION						SRF LOAN NUMBER: WW22532		Section 8, Item d.	
SRF Participant:		Town of Bristol Municipal Sewage Works				UEI Number:		NF306780007	
Participant's Mailing Address:		308 E. Vistula Street, PO Box 122							
City:	Bristol					State:	IN	Zip Code:	46507-9489
Participant's Contact:		Mr. Mike Yoder		Contact Phone:	574-848-4853	Contact Email:			
Authorized Representative:		Ms. Cathy Antonelli				Auth. Rep. Email:			
Participant's Bank:					Mailing Address:				
City:						State:		Zip Code:	
Account Name:					Routing Number:			Account Number:	

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 43	
SRF Funding Source to be used for this Request (if multiple sources are being used to pay one invoice, submit a separate DRF for each source):					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:		<input type="checkbox"/> Other Funds; TYPE:	
Beginning Balance of this Funding Source:					\$ 28,265,000
Total Amount of Previous Disbursements for this Funding Source:					\$ 19,708,662
Is any part of this request being paid by a Non-SRF Funding Source? (OCRA, RD, etc):					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		Non-SRF Source:		Non-SRF Amount: \$	

SECTION 3: CONTRACTOR INFORMATION					
Contractor:		Commonwealth Engineers, Inc.		Mailing Address: 7256 Company Drive	
City:	Indianapolis			State:	IN Zip Code: 46237
Contractor's Bank:				Mailing Address:	
City:				State:	Zip Code:
Account Name:		Routing Number:		Account Number:	
Contractor's Escrow Bank:				Mailing Address:	
City:				State:	Zip Code:
Account Name:		Routing Number:		Account Number:	

SECTION 4: PAYMENT INFORMATION			
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):			\$ 29,082
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Payment wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:	<input checked="" type="checkbox"/> Check mailed to Contractor's address above	<input type="checkbox"/> Payment wired to Contractor's Bank via wiring instructions above	

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 0
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Escrow Bank's address above	<input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above	

The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.			
Authorized Representative Signature:			Date:

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION						SRF LOAN NUMBER: WW22532		Section 8, Item e.	
SRF Participant:		Town of Bristol Municipal Sewage Works				UEI Number:		NF3064740007	
Participant's Mailing Address:		308 E. Vistula Street, PO Box 122							
City:	Bristol					State:	IN	Zip Code:	46507-9489
Participant's Contact:		Mr. Mike Yoder		Contact Phone:	574-848-4853	Contact Email:			
Authorized Representative:		Ms. Cathy Antonelli				Auth. Rep. Email:			
Participant's Bank:					Mailing Address:				
City:						State:		Zip Code:	
Account Name:					Routing Number:			Account Number:	

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 44	
SRF Funding Source to be used for this Request (if multiple sources are being used to pay one invoice, submit a separate DRF for each source):					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:		<input type="checkbox"/> Other Funds; TYPE:	
Beginning Balance of this Funding Source:					\$ 28,265,000
Total Amount of Previous Disbursements for this Funding Source:					\$ 19,783,801
Is any part of this request being paid by a Non-SRF Funding Source? (OCRA, RD, etc):					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		Non-SRF Source:		Non-SRF Amount: \$	

SECTION 3: CONTRACTOR INFORMATION					
Contractor:		Robert E. Crosby, Inc. dba Crosby Construction		Mailing Address: 2805 Freeman Street	
City:	Fort Wayne			State:	IN Zip Code: 46802
Contractor's Bank:				Mailing Address:	
City:				State:	Zip Code:
Account Name:				Routing Number:	Account Number:
Contractor's Escrow Bank:				Mailing Address:	
City:				State:	Zip Code:
Account Name:				Routing Number:	Account Number:

SECTION 4: PAYMENT INFORMATION			
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):			\$ 898,030
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Payment wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Contractor's address above	<input checked="" type="checkbox"/> Payment wired to Contractor's Bank via wiring instructions above	

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 47,265
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Escrow Bank's address above	<input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above	

The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.			
Authorized Representative Signature:			Date:

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION						SRF LOAN NUMBER: DW222820		Section 8, Item f.	
SRF Participant:		Town of Bristol Water Utility				UEI Number:		NF3	
Participant's Mailing Address:		PO Box 122							
City:	Bristol					State:	IN	Zip Code:	46507-9489
Participant's Contact:		Mr. Mike Yoder		Contact Phone:	574.848.7007	Contact Email:		mikeyoder@bristol.in.gov	
Authorized Representative:		Ms. Cathy Antonelli				Auth. Rep. Email:		townclerk@bristol.in.gov	
Participant's Bank:					Mailing Address:				
City:						State:		Zip Code:	
Account Name:					Routing Number:			Account Number:	

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 47	
SRF Funding Source to be used for this Request (if multiple sources are being used to pay one invoice, submit a separate DRF for each source):					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:		<input type="checkbox"/> Other Funds; TYPE:	
Beginning Balance of this Funding Source:					\$ 8,094,167
Total Amount of Previous Disbursements for this Funding Source:					\$ 7,614,833
Is any part of this request being paid by a Non-SRF Funding Source? (OCRA, RD, etc):					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		Non-SRF Source:			Non-SRF Amount: \$

SECTION 3: CONTRACTOR INFORMATION					
Contractor:		Phoenix Fabricators and Erectors, LLC		Mailing Address: 182 S County Road 900 East	
City:	Avon			State:	IN Zip Code: 46123
Contractor's Bank:				Mailing Address:	
City:				State:	MO Zip Code: 63105
Account Name:				Routing Number:	Account Number:
Contractor's Escrow Bank:				Mailing Address:	
City:				State:	Zip Code:
Account Name:				Routing Number:	Account Number:

SECTION 4: PAYMENT INFORMATION			
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):			\$ 33,667
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:		<input type="checkbox"/> Check mailed to Participant's address above <input type="checkbox"/> Payment wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:		<input type="checkbox"/> Check mailed to Contractor's address above <input checked="" type="checkbox"/> Payment wired to Contractor's Bank via wiring instructions above	

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 1,772
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:		<input type="checkbox"/> Check mailed to Participant's address above <input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:		<input type="checkbox"/> Check mailed to Escrow Bank's address above <input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above	

The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.			
Authorized Representative Signature:			Date:

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION						SRF LOAN NUMBER: DW22282	
SRF Participant: Town of Bristol Water Utility						UEI Number: NF3	
Participant's Mailing Address: PO Box 122							
City:	Bristol					State:	IN
						Zip Code:	46507-9489
Participant's Contact:		Mr. Mike Yoder		Contact Phone:	574.848.7007	Contact Email: mikeyoder@bristol.in.gov	
Authorized Representative:		Ms. Cathy Antonelli		Auth. Rep. Email:		townclerk@bristol.in.gov	
Participant's Bank:				Mailing Address:			
City:						State:	
						Zip Code:	
Account Name:				Routing Number:		Account Number:	

Section 8, Item g.

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 48	
SRF Funding Source to be used for this Request (if multiple sources are being used to pay one invoice, submit a separate DRF for each source):					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:	<input type="checkbox"/> Other Funds; TYPE:		
Beginning Balance of this Funding Source:					\$ 8,060,500
Total Amount of Previous Disbursements for this Funding Source:					\$ 7,648,500
Is any part of this request being paid by a Non-SRF Funding Source? (OCRA, RD, etc):					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		Non-SRF Source:		Non-SRF Amount:	\$

SECTION 3: CONTRACTOR INFORMATION					
Contractor:		Phoenix Fabricators and Erectors, LLC		Mailing Address: 182 S County Road 900 East	
City:	Avon			State:	IN
				Zip Code:	46123
Contractor's Bank:					
City:				State:	MO
				Zip Code:	63105
Account Name:					
Contractor's Escrow Bank:				Mailing Address:	
City:				State:	
				Zip Code:	
Account Name:				Routing Number:	
				Account Number:	

SECTION 4: PAYMENT INFORMATION			
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):			\$ 60,438
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:			<input type="checkbox"/> Check mailed to Participant's address above <input type="checkbox"/> Payment wired to Participant's Bank via wiring instructions above
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:			<input type="checkbox"/> Check mailed to Contractor's address above <input checked="" type="checkbox"/> Payment wired to Contractor's Bank via wiring instructions above

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 3,181
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:			<input type="checkbox"/> Check mailed to Participant's address above <input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:			<input type="checkbox"/> Check mailed to Escrow Bank's address above <input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above

The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.			
Authorized Representative Signature:			Date:

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

SRF DISBURSEMENT REQUEST FORM

SECTION 1: PARTICIPANT INFORMATION										SRF LOAN NUMBER: DW22282				Section 8, Item h.	
SRF Participant:		Town of Bristol Water Utility							UEI Number:		NF3				
Participant's Mailing Address:			PO Box 122												
City:	Bristol								State:	IN		Zip Code:	46507-9489		
Participant's Contact:		Mr. Mike Yoder			Contact Phone:		574.848.7007		Contact Email:		mikeyoder@bristol.in.gov				
Authorized Representative:			Ms. Cathy Antonelli						Auth. Rep. Email:		townclerk@bristol.in.gov				
Participant's Bank:								Mailing Address:							
City:									State:			Zip Code:			
Account Name:					Routing Number:					Account Number:					

SECTION 2: DISBURSEMENT INFORMATION				REQUEST NUMBER: 49	
SRF Funding Source to be used for this Request (if multiple sources are being used to pay one invoice, submit a separate DRF for each source):					
<input checked="" type="checkbox"/> SRF Primary Funds	<input type="checkbox"/> SRF Secondary Funds	<input type="checkbox"/> Local Funds; TYPE:		<input type="checkbox"/> Other Funds; TYPE:	
Beginning Balance of this Funding Source:					\$ 8,000,062
Total Amount of Previous Disbursements for this Funding Source:					\$ 7,708,938
Is any part of this request being paid by a Non-SRF Funding Source? (OCRA, RD, etc):					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:	Non-SRF Source:			Non-SRF Amount:	\$

SECTION 3: CONTRACTOR INFORMATION									
Contractor:		Jones Petrie Rafinski			Mailing Address:		325 S Lafayette Blvd		
City:	South Bend					State:	IN	Zip Code:	46601
Contractor's Bank:									
City:	South Bend								
Account Name:									
Contractor's Escrow Bank:					Mailing Address:				
City:						State:		Zip Code:	
Account Name:				Routing Number:				Account Number:	

SECTION 4: PAYMENT INFORMATION			
Amount of this request to be paid by SRF Funding Source identified in Section 2 (less retainage):			\$ 19,975
<ul style="list-style-type: none"> Participant has paid Contractor for this Request and is requesting SRF to reimburse payment to Participant 			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Payment wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant has not paid Contractor for this Request and is requesting SRF to pay Contractor directly 			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Contractor's address above	<input checked="" type="checkbox"/> Payment wired to Contractor's Bank via wiring instructions above	

SECTION 5: RETAINAGE INFORMATION (if applicable)			
Retainage Amount for this Pay Application to be paid by SRF Funding Source identified in Section 2:			\$ 0
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be held by SRF 			<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Participant 			<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Participant's address above	<input type="checkbox"/> Retainage wired to Participant's Bank via wiring instructions above	
<ul style="list-style-type: none"> Participant requests that retainage for this Pay Application be sent to Contractor's Escrow Bank 			<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No
If yes, Participant requests:	<input type="checkbox"/> Check mailed to Escrow Bank's address above	<input type="checkbox"/> Retainage wired to Escrow Bank via wiring instructions above	

<p>The undersigned hereby certifies this request for disbursement is, to the best of my knowledge and belief, true and accurate and made in accordance with the conditions of the project agreement(s); that the certified payrolls received in connection with any enclosed construction invoices are in compliance with the Davis Bacon Act / US Dept. of Labor requirements of 29 CFR 5.5(a)(1), and in compliance with SRF incentive programs.</p>			
<p>Authorized Representative Signature:</p>		<p>Date:</p>	

FOR INTERNAL USE ONLY:

Approved by:		Date:		GPR:	\$	Lead:	\$	EC:	\$	Other:	\$
Processed by:		Date:		DC Notes:							

PAYMENT APPLICATION

Page 1

Section 8, Item i.

TO: Town of Bristol PO Box 122 Bristol, IN 46507 Attn:	PROJECT 3700170 NAME AND LOCATION: 2025-1 Community Crossings Project Various Streets Bristol, IN 46507	APPLICATION # 1 PERIOD THRU: 09/27/2025 PROJECT #s: DATE OF CONTRACT: 06/24/2025	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM: Rieth-Riley Construction Co., Inc. 25200 State Road 23 South Bend, IN 46614	ARCHITECT:		
FOR: 2025-1 Community Crossings Project			

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$474,886.20
2. SUM OF ALL CHANGE ORDERS	\$99,720.90
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$574,607.10
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$321,347.00
5. RETAINAGE:	
a. 10.00% of Completed Work (Columns D + E on Continuation Page)	\$32,134.70
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$32,134.70
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$289,212.30
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$0.00
8. PAYMENT DUE	\$289,212.30
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$285,394.80

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$99,720.90	\$0.00
TOTALS	\$99,720.90	\$0.00
NET CHANGES	\$99,720.90	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Rieth-Riley Construction Co., Inc.

By: [Signature] Date: 9/30/25

State of: Indiana

County of: St. Joseph

Subscribed and sworn to before

me this 30th day of September

Notary Public:

My Commission Expires: 7-14-29



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT..... \$289,212.30

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT:

By: Michael Voll Date: 10/7/2025

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

Page 2 of 2

Section 8, Item i.

PROJECT: 3700170
2025-1 Community Crossings Project

APPLICATION #: 1
DATE OF APPLICATION: 09/30/2025
PERIOD THRU: 09/27/2025
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	See Attached for Breakdown by	\$474,886.20	\$0.00	\$195,055.00	\$0.00	\$195,055.00	41%	\$279,831.20	\$19,505.50
2	CO 1 - Deduct Elkhart Street	(\$131,099.50)	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$131,099.50)	\$0.00
3	CO 1 - Add St Joseph Street	\$230,820.40	\$0.00	\$126,292.00	\$0.00	\$126,292.00	55%	\$104,528.40	\$12,629.20

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

TOWN OF BRISTOL, INDIANA
 CALL 2025-1 COMMUNITY CROSSINGS PROJECT
 ITEMIZED BID
 Page 3 of 7
 CCMG ELIGIBLE BASE BID ITEMS

2 SAINT JOSEPH STREET						
FROM:	SR 15					
TO:	CHARLES STREET					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	UNIT PRICE OR LUMP SUM PRICE (WRITTEN OUT IN WORDS)	TOTAL COST
2.01	CONSTRUCTION ENGINEERING	1	LS	\$1,893.00		\$1,893.00
2.02	MOBILIZATION AND DEMOBILIZATION	1	LS	\$6,450.00		\$6,450.00
2.03	TREE, 60 IN., REMOVE	1	EACH	\$7,500.00		\$7,500.00
2.04	CURB, CONCRETE, REMOVE	0	LFT			
2.05	SIDEWALK CONCRETE, REMOVE	52	SYS	\$31.00		\$1,612.00
2.06	MANHOLE, REMOVE	0	EACH			
2.07	CONCRETE, REMOVE	95	SYS	\$32.00		\$3,040.00
2.08	EXCAVATION, COMMON	220	CYS	\$36.00		\$7,920.00
2.09	EROSION CONTROL	1	LS	\$1,483.00		\$1,483.00
2.10	SUBGRADE TREATMENT, TYPE II	745	SYS	\$11.30		\$8,418.50
2.11	SUBGRADE TREATMENT, TYPE III	52	SYS	\$34.25		\$1,781.00
2.12	DENSE GRADED SUBBASE	15	CYS	\$115.00		\$1,725.00
2.13	HMA, TYPE B, SURFACE, 9.5 mm	55	TON	\$100.00		\$5,500.00
2.14	HMA, TYPE B, INTERMEDIATE, 19.0 mm	70	TON	\$90.50		\$6,335.00
2.15	HMA, TYPE B, BASE, 25.0 mm	105	TON	\$86.50		\$9,082.50
2.16	JOINT ADHESIVE, SURFACE	245	LFT	\$.50		\$122.50
2.17	JOINT ADHESIVE, INTERMEDIATE	245	LFT	\$.50		\$122.50
2.18	ASPHALT FOR TACK COAT	1,280	SYS	\$.01		\$12.80
2.19	SIDEWALK, CONCRETE	52	SYS	\$136.00		\$7,072.00
2.20	CURB RAMP, CONCRETE	0	SYS			

TOWN OF BRISTOL, INDIANA
 CALL 2025-1 COMMUNITY CROSSINGS PROJECT
 ITEMIZED BID
 Page 4 of 7
 CCMG ELIGIBLE BASE BID ITEMS

2	SAINT JOSEPH STREET					
FROM:	SR 15					
TO:	CHARLES STREET					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	UNIT PRICE OR LUMP SUM PRICE (WRITTEN OUT IN WORDS)	TOTAL COST
2.21	DETECTABLE WARNING SURFACES	0	SYS			
2.22	CURB, CONCRETE, TURNOUT	0	EACH			
2.23	CURB AND GUTTER, CONCRETE	0	LFT			
2.24	GUTTER, CONCRETE, INVERTED CROWN, 2 FT. WIDE	0	LFT			
2.25	PCCP FOR APPROACHES, 6 IN.	30	SYS	\$100.00		\$3,000.00
2.26	PCCP FOR APPROACHES, 9 IN.	65	SYS	\$102.00		\$6,630.00
2.27	MAILBOX ASSEMBLY, RESET, DOUBLE	0	EACH			
2.28	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	1	EACH	\$525.00		\$525.00
2.29	MULCHED SEEDING, TYPE U	180	SYS	\$4.15		\$747.00
2.30	TOPSOIL	0	CYS			
2.31	DRYWELL, 6 FT. DIA., CASTING TYPE 2	0	EACH			
2.32	CASTING, MANHOLE, ADJUST TO GRADE	0	EACH			
2.33	MAINTAINING TRAFFIC	1	LS	\$2,652.00		\$2,652.00
2.34	SIGN POST, SQUARE, TYPE 1, UNREINFORCED ANCHOR BASE	0	LFT			
2.35	SIGN, SHEET, RELOCATE	0	EACH			
2.36	SIGN, SHEET, WITH LEGEND, 0.100 IN. THICKNESS	0	SFT			
2.37	TRANSVERSE MARKING, PAINT, CROSSWALK LINE, WHITE, 6 IN.	0	LFT			
CCMG ELIGIBLE Base Bid Subtotal =						\$83,623.80

TOWN OF BRISTOL, INDIANA
 CALL 2025-1 COMMUNITY CROSSINGS PROJECT
 ITEMIZED BID
 Page 5 of 7
 CCMG ELIGIBLE BASE BID ITEMS

3	SAINT JOSEPH STREET					
FROM:	APOLLO STREET					
TO:	PEARL STREET					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	UNIT PRICE OR LUMP SUM PRICE (WRITTEN OUT IN WORDS)	TOTAL COST
3.01	CONSTRUCTION ENGINEERING	1	LS	\$5,473.00		\$5,473.00
3.02	MOBILIZATION AND DEMOBILIZATION	1	LS	\$18,650.00		\$18,650.00
3.03	TREE, 60 IN., REMOVE	0	EACH			
3.04	CURB, CONCRETE, REMOVE	20	LFT	\$76.00		\$1,520.00
3.05	SIDEWALK CONCRETE, REMOVE	18	SYS	\$31.00		\$558.00
3.06	MANHOLE, REMOVE	1	EACH	\$2,000.00		\$2,000.00
3.07	CONCRETE, REMOVE	60	SYS	\$32.00		\$1,920.00
3.08	EXCAVATION, COMMON	810	CYS	\$36.00		\$29,160.00
3.09	EROSION CONTROL	1	LS	\$1,483.00		\$1,483.00
3.10	SUBGRADE TREATMENT, TYPE II	2,160	SYS	\$11.30		\$24,408.00
3.11	SUBGRADE TREATMENT, TYPE III	18	SYS	\$34.25		\$616.50
3.12	DENSE GRADED SUBBASE	60	CYS	\$115.00		\$6,900.00
3.13	HMA, TYPE B, SURFACE, 9.5 mm	155	TON	\$100.00		\$15,500.00
3.14	HMA, TYPE B, INTERMEDIATE, 19.0 mm	205	TON	\$90.50		\$18,552.50
3.15	HMA, TYPE B, BASE, 25.0 mm	305	TON	\$86.50		\$26,382.50
3.16	JOINT ADHESIVE, SURFACE	700	LFT	\$0.50		\$350.00
3.17	JOINT ADHESIVE, INTERMEDIATE	700	LFT	\$0.50		\$350.00
3.18	ASPHALT FOR TACK COAT	3,690	SYS	\$0.01		\$36.90
3.19	SIDEWALK, CONCRETE	0	SYS			
3.20	CURB RAMP, CONCRETE	18	SYS	\$260.00		\$4,680.00

TOWN OF BRISTOL, INDIANA
 CALL 2025-1 COMMUNITY CROSSINGS PROJECT
 ITEMIZED BID
 Page 6 of 7
 CCMG ELIGIBLE BASE BID ITEMS

3	APOLLO STREET					
FROM:	DEAD END					
TO:	SAINT JOSEPH STREET					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	UNIT PRICE OR LUMP SUM PRICE (WRITTEN OUT IN WORDS)	TOTAL COST
3.21	DETECTABLE WARNING SURFACES	5	SYS	\$157.00		\$785.00
3.22	CURB, CONCRETE, TURNOUT	1	EACH	\$2,900.00		\$2,900.00
3.23	CURB AND GUTTER, CONCRETE	300	LFT	\$54.00		\$16,200.00
3.24	GUTTER, CONCRETE, INVERTED CROWN, 2 FT. WIDE	300	LFT	\$54.00		\$16,200.00
3.25	PCCP FOR APPROACHES, 6 IN.	60	SYS	\$100.00		\$6,000.00
3.26	PCCP FOR APPROACHES, 9 IN.	260	SYS	\$102.00		\$26,520.00
3.27	MAILBOX ASSEMBLY, RESET, DOUBLE	1	EACH	\$500.00		\$500.00
3.28	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	2	EACH	\$525.00		\$1,050.00
3.29	MULCHED SEEDING, TYPE U	650	SYS	\$4.15		\$2,697.50
3.30	TOPSOIL	20	CYS	\$160.00		\$3,200.00
3.31	DRYWELL, 6 FT. DIA., CASTING TYPE 2	1	EACH	\$9,700.00		\$9,700.00
3.32	CASTING, MANHOLE, ADJUST TO GRADE	2	EACH	\$565.00		\$1,130.00
3.33	MAINTAINING TRAFFIC	1	LS	\$7,668.00		\$7,668.00
3.34	SIGN POST, SQUARE, TYPE 1, UNREINFORCED ANCHOR BASE	105	LFT	\$30.00		\$3,150.00
3.35	SIGN, SHEET, RELOCATE	4	EACH	\$150.00		\$600.00
3.36	SIGN, SHEET, WITH LEGEND, 0.100 IN. THICKNESS	41	SFT	\$10.00		\$410.00
3.37	TRANSVERSE MARKING, PAINT, CROSSWALK LINE, WHITE, 6 IN.	800	LFT	\$3.64		\$2,912.00
CCMG ELIGIBLE Base Bid Subtotal =						\$260,162.90

SAINT JOSEPH STREET			
FROM:	CHARLES STREET		
TO:	APOLLO STREET		
ITEM NO.	DESCRIPTION	Quantity Overrun/(Underrun)	UNIT \$ Amount Overrun/(Underrun)
4.01	CONSTRUCTION ENGINEERING	1	LS \$2,833.00
4.02	MOBILIZATION AND DEMOBILIZATION	1	LS \$10,858.00
4.03	CLEARING RIGHT-OF-WAY	1	LS \$12,700.00
4.04	EXCAVATION, COMMON	570	CYS \$20,520.00
4.05	EROSION CONTROL	1	LS \$1,233.00
4.06	SUBGRADE TREATMENT, TYPE II	40	SYS \$452.00
4.07	SUBGRADE TREATMENT, TYPE III	1,755	SYS \$31,590.00
4.09	DENSE GRADED SUBBASE	10	CYS \$1,150.00
4.10	COMPACTED AGGREGATE, NO. 53	570	TON \$28,500.00
4.11	COMPACTED AGGREGATE, NO. 73	25	TON \$4,000.00
4.12	HMA, SURFACE, TYPE B, 9.5 MM	125	TON \$12,500.00
4.13	HMA, INTERMEDIATE, TYPE B, 19.0 MM	165	TON \$14,932.50
4.14	HMA, BASE, TYPE B, 25.0 MM	250	TON \$21,625.00
4.15	JOINT ADHESIVE, SURFACE	415	LFT \$207.50
4.16	JOINT ADHESIVE, INTERMEDIATE	415	LFT \$207.50
4.18	ASPHALT FOR TACK COAT	1,515	SYS \$15.15
4.19	SIDEWALK, CONCRETE	195	SYS \$16,770.00
4.20	CURB RAMP, CONCRETE	90	SYS \$23,400.00
4.21	DETECTABLE WARNING SURFACES	10	SYS \$1,570.00
4.22A	CURB AND GUTTER, CONCRETE, PER REVISION 2	195	LFT \$10,530.00
4.25	PCCP FOR APPROACHES, 9 IN.	40	SYS \$4,080.00
4.26	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	2	EACH \$1,050.00
4.27	MULCHED SEEDING, TYPE U	145	SYS \$601.75
4.32	CASTING, MANHOLE, ADJUST TO GRADE	3	EACH \$1,695.00
4.33	CASTING, WATER VALVE, ADJUST TO GRADE	1	EACH \$400.00
4.35	MAINTAINING TRAFFIC	1	LS \$5,000.00
4.36	SIGN, GROUND MOUNTED, RESET	2	EACH \$300.00
4.37	TRANSVERSE MARKING, PAINT, STOP LINE, WHITE, 24 IN.	84	LFT \$2,100.00
Net Overrun/ (Underrun) =			\$230,820.40

J:\Projects\2021 Projects\2021-0113 BristolStreet Dept\2025 CCMG Call 2025-1115_Construction Administration\Change Orders\No. 1\DRAFT 2025-06-23 RR.docx

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATIONS

Notice is hereby given to the taxpayers of the Town of Bristol, Elkhart County, Indiana, that the proper legal officers will consider the following additional appropriations in-excess of the budget for the current year at their regular meeting place at the **Bristol Municipal Complex, 303 E Vistula, at 7:00 p.m., on Thursday, February 19, 2026 – Ordinance No. 2-19-2026-1**

Increase:

FUND #	Appropriation #	Amount	Reason
2405 CCMG 2025-1 project	2405-001-366	\$356,164.65	Other sections of Elkhart & St. Joseph Streets

Total: \$356,164.65

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriations within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated: January 15, 2026
Cathy Antonelli, Clerk-Treasurer

Ordinance No. 2.19.2026-1

Additional Appropriation Ordinance

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the 2026 annual budget,

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purpose specified, subject to laws governing the same:

PASSED AND ADOPTED by the Town Council of the Town of Bristol, Indiana, on this 19th day of February, 2026.

Increase:

FUND #	Appropriation #	Amount	Reason
2405 CCMG 2025-1 project	2405-001-366	\$356,164.65	Other sections of Elkhart & St. Joseph Streets

Total: \$356,164.65

BRISTOL TOWN COUNCIL - TOWN OF BRISTOL, INDIANA

By _____
Jeff Beachy, President

By _____
Doug DeSmith

By _____
Cathy Burke

By _____
Dean Rentfrow

ATTEST:

By _____
Gregg Tuholski

Cathy Antonelli, Clerk-Treasurer

BRISTOL POLICE DEPARTMENT MONTHLY REPORT

Section 10, Item a.

December 2025

Monthly Totals:	Yearly Totals:
Citations: 94	896
Warnings: 60	829
Calls Taken: 606	6,056
Impounded Vehicles: 11	102
Miles Driven: 18,664	203,371
Cases Taken: 55	629
Warrant: 2	44
Fraud: 1	9
Possession of Marijuana: 8	46
OWI: 2	32
OWI Felony:	3
Harassment: 2	3
Driving While License Suspended Prior: 5	65
Driving While Never Receiving a License: 3	57
Crashes: 8	115
Other: 9	47
Burglary: 1	8
Possession of Methamphetamine: 1	8
Possession of Paraphernalia: 0	2
Resisting Law Enforcement: 1	13
Theft: 2	30
Intimidation: 2	5
Found Property: 1	7

Domestic Battery: 2	13
Monthly Totals:	Yearly Totals:
Chins: 0	3
Possession of a Controlled Substance: 0	6
Cruelty to Animals: 0	1
Criminal Trespass: 0	3
Child Molest: 0	7
HTV: 0	5
Criminal Mischief: 0	5
Welfare Check: 0	1
Invasion of Privacy: 0	2
Runaway: 0	1
Illegal Consumption of an Alcoholic Beverage: 0	1
Sexual Battery: 0	1
False Informing: 0	2
Death Investigation: 0	3
Dog Bite: 0	1
Incorrigible: 0	1
Auto Theft: 0	3
Reckless Driving: 0	1
Battery: 0	5
Strangulation: 0	1
Overtime Hours: 37.00	627.25

Monthly Totals:	Yearly Totals:
Code Enforcement	
Animals: 1	6
Illegal Parking: 10	111
Nuisance Issues: 1	29
Other: 3	24
Trash on Property: 0	3
Liter & Dumping: 0	3
Loud Noise: 0	3
Abandoned & Junk Vehicles (Property): 0	8
Abandoned & Junk Vehicles (Street): 0	1
High Grass: 0	129
Signs & Devices: 0	189
Trees & Bushes: 0	1
Vehicles for Sale on Grass: 0	2
Citizen's Complaints: 3	50
Code Enforcement Officer: 12	458

Respectfully,

Stephen M. Priem, Marshal



BRISTOL FIRE DEPARTMENT

405 E. ELKHART STREET
BRISTOL, IN. 46507
Office 1-574-848-4155 / Fax 1-574-848-0459



Section 11, Item a.

Nicholas J. A. Kantz Fire Chief

James A. Hanes Jr. Assistant Chief

January 2026 Operations Report:

We responded to 110 calls in December.

We had 476 responses in December.

Incident Type Group	Count of Incidents
300 - Rescue & EMS	81
600 - Good Intent Call	13
700 - False Alarm	7
100 - Fire	6
500 - Service Call	3

January 2025 – December 2025

We responded to 1220 calls in 2025

We had 4945 responses in 2025

Incident Type Group	Count of Incidents
300 - Rescue & EMS	760
600 - Good Intent Call	173
700 - False Alarm	87
100 - Fire	84
500 - Service Call	68
400 - Hazardous Condition	26
900 - Special Incident	18
800 - Severe Weather & Natural Disaster	2
200 - Overpressure Rupture, Explosion, Overheat	2

Staffing:

We are still short 1 Fulltime FF/EMT

Additional:

We have multiple members continuing their education by going to Fire Instructor II school, Advanced EMT school, or EMT school.

Reminder with the weather getting colder this weekend, please use caution if you are going to use electric space heaters. Plug them directly into an outlet. Do not use a power strip or



BRISTOL FIRE DEPARTMENT

405 E. ELKHART STREET
BRISTOL, IN. 46507
Office 1-574-848-4155 / Fax 1-574-848-0459



Section 11, Item a.

Nicholas J. A. Kantz Fire Chief

James A. Hanes Jr. Assistant Chief

extension cord with electric space heaters. Make sure you have plenty of room around any heating device.

If you are going to be out in the cold, dress in layers, including wearing a hat and gloves. Keep extra blankets in your car in case you get stranded.

We are happy to report that the new fire engine is on the line being built.

**Thank you,
Nicholas J.A. Kantz
Fire Chief**









RESOLUTION NO. 1-15-2026-1

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
BRISTOL, INDIANA APPROVING AN AMENDING
DECLARATORY RESOLUTION OF THE BRISTOL
REDEVELOPMENT COMMISSION AND ORDER OF THE
ELKHART COUNTY PLAN COMMISSION

WHEREAS, the Redevelopment Commission (“Redevelopment 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 Redevelopment Commission previously adopted, confirmed and amended 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 December 18, 2025, the Redevelopment Commission adopted Resolution No. 12-18-2025-23 (the “Amending Declaratory Resolution”) to (i) expand the boundaries of the Consolidated State Road 15 EDA to include certain additional territory as identified on Exhibit A attached to the Amending Declaratory Resolution to be known as the Expansion Area No. 4 (the “Expansion Area No. 4”); (ii) designate the Expansion Area No. 4 as an allocation area for economic development purposes, to be known as the “Raber Allocation Area” pursuant to and in accordance with Indiana Code 36-7-14-39 (the “Raber Allocation Area”) for the purpose of capturing all incremental property tax revenues generated in the Raber Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(1), and (iii) make certain amendments to the Consolidated Plan as described in Exhibit B to the Amending Declaratory Resolution (clauses (i), (ii), and (iii) collectively, the “2025 Amendments”);

WHEREAS, on January 8, 2026, the Elkhart County Plan Commission issued its resolution (the “Plan Commission Order”), attached hereto as Exhibit A, approving the Amending Declaratory Resolution and 2025 Amendments and determining that the Resolution and 2025 Amendments conform, in all respects, to the plan of development for the Town;

WHEREAS, pursuant to the Act, the Redevelopment Commission has submitted the Amending Declaratory Resolution to the Town Council of the Town (the “Council”); and

WHEREAS, the Council is the legislative body of the Town and now seeks to make the following determination regarding the Amending Declaratory Resolution and the 2025 Amendments and to approve the Plan Commission Order in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BRISTOL, INDIANA, AS FOLLOWS:

Section 1. Pursuant to Section 16 of the Act, the Council hereby finds and determines that the Amending Declaratory Resolution and the 2025 Amendments conform to the plan of development for the Town.

Section 2. The Council hereby approves, in all respects, the Amending Declaratory Resolution, the 2025 Amendments, and the Plan Commission Order.

Section 3. This Resolution shall be in full force and effect immediately from and after its passage by the Council.

* * * * *

ADOPTED THIS 15TH DAY OF JANUARY, 2026.

TOWN COUNCIL
OF THE TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

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EXHIBIT A

ELKHART COUNTY PLAN COMMISSION

RESOLUTION NO. 2026-____

A RESOLUTION OF THE ELKHART COUNTY PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED STATE RAOD 15 ECONOMIC DEVELOPMENT AREA CONFORMS TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF BRISTOL, INDIANA AND APPROVING THE AMENDING DECLARATORY RESOLUTION

(See Attached)

ELKHART COUNTY PLAN COMMISSION

RESOLUTION NO. 2026-__

A RESOLUTION OF THE ELKHART COUNTY PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED STATE ROAD 15 ECONOMIC DEVELOPMENT AREA CONFORMS TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF BRISTOL, INDIANA AND APPROVING THE AMENDING DECLARATORY RESOLUTION

WHEREAS, the Elkhart County Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the Town of Bristol, Indiana (the "Town");

WHEREAS, the Bristol Redevelopment Commission (the "Redevelopment Commission") previously adopted, confirmed and amended resolutions establishing separate 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, as amended (the "Consolidated Plan") pursuant to the Act;

WHEREAS, on December 18, 2025, the Redevelopment Commission adopted Resolution No. 12-18-2025-23 (the "Amending Declaratory Resolution") to (i) expand the boundaries of the Consolidated State Road 15 EDA to include certain additional territory as identified on Exhibit A attached to the Amending Declaratory Resolution to be known as the Expansion Area No. 4 (the "Expansion Area No. 4"); (ii) designate the Expansion Area No. 4 as an allocation area for economic development purposes, to be known as the "Raber Allocation Area" pursuant to and in accordance with Indiana Code 36-7-14-39 (the "Raber Allocation Area") for the purpose of capturing all incremental property tax revenues generated in the Raber Allocation Area in excess of the assessed valuation described in Indiana Code 36-7-14-39(b)(1), and (iii) make certain amendments to the Consolidated Plan as described in Exhibit B to the Amending Declaratory Resolution (clauses (i), (ii), and (iii) collectively, the "2025 Amendments");

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution and the 2025 Amendments to the Plan Commission for approval as required under the Act, which Amending Declaratory Resolution and 2025 Amendments are attached hereto as Exhibit A and made a part hereof;


WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2025 Amendments and determined that the Amending Declaratory Resolution and the 2025 Amendments conform to the plan of development for the Town, and now desires to approve the Amending Declaratory Resolution and the 2025 Amendments.

NOW, THEREFORE, BE IT ORDERED BY THE ELKHART COUNTY PLAN COMMISSION, THAT:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2025 Amendments conform, in all respects, to the plan of development for the Town.
2. The Amending Declaratory Resolution and the 2025 Amendments are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2025 Amendments pursuant to Section 16 of the Act.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the minutes of this meeting.
4. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

* * * * *

PASSED THIS 8TH DAY OF JANUARY, 2026 BY THE ELKHART COUNTY PLAN
COMMISSION, ELKHART COUNTY, INDIANA.



Chairman,
Elkhart County Plan Commission

ATTEST:



Secretary,
Elkhart County Plan Commission

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EXHIBIT A

RESOLUTION NO. 12-18-2025-23

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

(See Attached)