



TOWN COUNCIL REGULAR MEETING

Thursday, April 04, 2024 at 7:00 PM

Council Chambers - Bristol Municipal Complex and live
streamed Town of Bristol YouTube channel

AGENDA

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF INVOICES
6. APPROVAL OF MINUTES
 - a. Approval of mtg minutes from the Fire Territory public hearings and Fire Territory Adoption mtg of March 4 and Council Meetings from March 7, 21 and 27, 2024
7. PLANNING AND ECONOMIC DEVELOPMENT ITEMS
 - a. Presentation CMI request for tax incentive
website: North America's Steel Tubing Specialists - Consolidated Metals Inc.
Elkhart County EDC: Chris Stager and David Damerow
Silvia Hansell CEO of CMI
 - b. Resolution 4/4/2024-4 Declaratory Resolution for the CMI tax abatement

REPORTS

8. TOWN MANAGER
 - a. Award water infrastructure bid subject to funding. JPR presenting.
 - b. TIF annual management report - Baker Tilley presenting via zoom (Heidi)
 - c. Ember CF- 1 report for RE and PP investment.
RE investment proposed = \$5,000,000 Actual RE investment = \$ 6,146,030
PP investment proposed = \$3,000,000 Actual PP investment = \$1,008,707
Employee count estimated = 30 Actual = 79

Salaries estimated = \$1,497,600 Actual Indiana salaries = \$5,703,616 total with Michigan salaries = \$ 7,703,220

Total taxable investment of RE and PP is below estimated. Employee and salaries substantially higher than estimated.

Recommend approving RE and PP CF-1's as substantially compliant.

- d.** Illustration and discussion on new water and sewer rate ordinance. Ian from Baker -Tilley
- e.** Surplus property - permission to sell at auction.

9. CLERK-TREASURER

- a.** Additional appropriation request \$10,615.14 Mental Health Crisis Center
Approval to advance Ordinance No. 5/2/2024-10 to second reading

10. TOWN ATTORNEY

- a.** First reading **ordinance 4/16/2024-7** waste water treatment plant and infrastructure improvement bond amendment.
- b.** First reading **ordinance 4/16/2024-8** Water infrastructure bond amendment.
- c.** First reading **ordinance 4/16/2024-9** sewer and water rates. First reading.

11. NEW BUSINESS

12. PRIVILEGE OF THE FLOOR (Public Comment)

- a.** Please state your name and address | guideline of 3-minutes per person.

13. TOWN COUNCIL DISCUSSION ITEMS

- a.** Doug DeSmith
- b.** Dean Rentfrow
- c.** Cathy Burke
- d.** Gregg Tuholski
- e.** Jeff Beachy

NEXT MEETINGS:

April 8 Executive session 4:00 pm. litigation matters.

April 16 Work session - second reading /public hearing for bond amendments and rate ordinance

April 18 Regular Town Council meeting

14. MOTION TO ADJOURN

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 \$750 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 **City Of Elkhart** must be included with the application.

General Information			
Company Name	Consolidated Metals Inc.		
Federal Employer I.D.(FEIN)	59-3516487	NAICS Code	331210
Website	www.consolidatedmetalsinc.com	Year Company founded	1998
Company Business (Brief Description)			
Consolidated Metals, Inc. is a manufacturer of steel tubing. Utilizing tubing mills throughout the Midwest and Southeast, CMI has both the capacity and the capability to produce a wide variety of tubing sizes, shapes and gauges, along with the ability to ship nationwide. Tubing offered is manufactured as Hot Rolled, Pickled & Oiled, Cold Rolled, Galvanized, Galvannealed, or Aluminized. Seam remetalization and clear coating are also available on coated products.			
Project Contact Person/Representative		Silvia Hansell	
Address	24 Lighthouse Court, Daufuskie Island, SC 29915		
Phone	515-554-4979	Email	silvia@consolidatedmet.com
Senior Company Official		Silvia Hansell	
Address	24 Lighthouse Court, Daufuskie Island, SC 29915		
Phone	515-554-4979	Email	silvia@consolidatedmet.com
Proposed Project Site Information			
Property Owner(s)	1151 Bloomingdale Dr, LLC		
Address	1151 Bloomingdale Dr., Bristol, IN 46507		
Parcel Number(s)			
Legal Description of property (attach if necessary)			
Does Company currently do business at this site?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
If no, how is site currently being used?			
What buildings are on the site?		48,588 building with primarily manufacturing and warehouse space, some offices.	
What is the condition of the buildings?		Good	
Have the buildings at this site been vacant for more than a year?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are the buildings at this site more than 25 years old?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will the proposed project be used for a national or regional headquarters?		Yes <input checked="" type="checkbox"/> <i>8/21</i>	No <input checked="" type="checkbox"/>
Is this a blighted or mitigated Brownfield site?		Yes <input type="checkbox"/>	No <input type="checkbox"/> ?
Current assessed value of real estate	1,261,300	Land	101,200 Improvements

Proposed Project Information			
Description of proposed improvements (Attach additional project details, if needed)			
Structures:			
Manufacturing equipment:	Mills and cutting equipment		
Research and Development equipment:			
Logistics and Distribution equipment:	Crane, hoist, forklifts		
Information Technology equipment:			
Proposed start date for project		Proposed end date for project	
Proposed start date for operations			

Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?	Yes		N/A	
	No	x		
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?	Yes		N/A	
	No	x		
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?	Yes		No	
If yes, list:				

Proposed Investment					
Calendar Year	2023	2024	2025	2026	Total
Land acquisition					\$0
New building construction					\$0
Existing building improvements		\$2,225,000			\$2,225,000
Manufacturing equipment		\$8,879,500			\$8,879,500
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		\$11,104,500			\$11,104,500

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	
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		No	
If yes, explain what is substandard so as to prevent normal use and development:				
Has project site and/or surrounding area declined in value in last 10 years?	Yes		No	
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	
If yes, explain what characteristics make this site difficult to develop:				
Are any facilities at project site technologically, economically or energy obsolete?	Yes		No	
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?
 Yes No
 If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

Employment
 Will all current employees be retained at Project Site as a result of this project?
 Yes No
 If no, explain:

Current Full-Time Employment at Project Site

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	1		\$100,000		
Professional/Technical					
Sales					
Office/Administrative Support					
Production Supervision					
Production	2	\$19.50	\$40,560		
Maintenance					
Other					
Total	3		\$140,560		

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		\$160,000		
Professional/Technical					
Sales					
Office/Administrative Support	3		\$191,600	plus bonus	\$64,000
Production Supervision	2		\$140,000	plus bonus	\$70,000
Production	40	\$23.60	\$1,963,520	plus bonus	
Maintenance	1		\$70,000	plus bonus	
Other					
Total	47		\$2,525,120		

*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	2023	2024	2025	2026	Total
Management		1			1
Professional/Technical					0
Sales					0
Office/Administrative Support		2	1		3
Production Supervision			1	1	2
Production			26	14	40
Maintenance			1		1
Other					0

Total	0	3	29	15	47
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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		No	X	
Vision Insurance	Yes		No	X	
Life Insurance	Yes		No	X	
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		No	X	
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	X	
Uniforms	Yes	X	No		
Other (List)					

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	[Handwritten Signature]		
Printed	Silvia J. Hanson		
Title	CEO	Date	3/6/24

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



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM

Section 7, Item a.

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Consolidated Metals Inc.	
Address of taxpayer (number and street, city, state, and ZIP code) 625 E. Twiggs St Ste 110 PMB 97617, Tampa, FL 33602	
Name of contact person Silvia Hansell	Telephone number (515) 554-4979

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number (s)	
Location of property 1150 Bloomingdale Dr., Bristol, IN 46507	County Elkhart	DLGF taxing district number	
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) Steel Mills and Cutting Equipment		ESTIMATED	
		START DATE	COMPLETION DATE
		Manufacturing Equipment	
		R & D Equipment	
		Logist Dist Equipment	
IT Equipment			

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
3	140,560.00	3	140,560.00	47	2,525,120.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	1,857,000.00				215,000.00		21,000.00	
Plus estimated values of proposed project	8,694,600.00				185,000.00			
Less values of any property being replaced								
Net estimated values upon completion of project	10,551,500.00				400,000.00		21,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits:	

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Silvia Hansell</i>	Title CEO	Date signed (month, day, year) 3/6/29
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FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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 _____.

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No
 - 2. Installation of new research and development equipment; Yes No
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- 1 year
- 2 years
- 3 years
- 4 years
- 5 years **
- 6 years
- 7 years
- 8 years
- 9 years
- 10 years **

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have 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)	Telephone number ()	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 **24**

Section 7, Item a.

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 March 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 Consolidated Metals Inc.		
Address of taxpayer (number and street, city, state, and ZIP code) 625 E. Twiggs St Ste 110 PMB 97617, Tampa, FL 33602		
Name of contact person Silvia Hansell	Telephone number (515) 554-4979	E-mail address silvia@consolidatedmet.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	County	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)		Estimated start date (month, day, year)
		Estimated completion date (month, day, year)

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
3.00	\$140,650.00	3.00	\$140,650.00	47.00	\$2,525,120.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,260,645.00	1,362,500.00
Plus estimated values of proposed project	2,225,000.00	2,225,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	3,485,645.00	3,587,500.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Silvia Hansell</i>	Date signed (month, day, year) 3/6/24
Printed name of authorized representative Silvia J. Hansell	Title CEO

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 _____.
- 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:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> 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 (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	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. 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. 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

Company Name: Consolidated Metals INC **Date: 3/14/2024**

Address: 1151 Bloomingdale Dr., 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 fro 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): 3,700,000		
	▫ \$20,000,000 and above	25	
	▫ \$10,000,000 to \$19,999,999	20	
	▫ \$5,000,000 to \$9,999,999	15	0
	▫ \$2,500,000 to \$4,999,999	10	
	▫ \$500,000 to \$2,499,999	5	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
	▫ 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)		
	▫ \$65,000 and above	25	
	▫ \$55,000 to \$64,999	20	
	▫ \$45,000 to \$54,999	10	10
	▫ \$40,000 to \$44,999	5	
	▫ Less than \$40,000	0	
D.	Median employee compensation benefits:		
	Health Insurance	2	2
	Dental Insurance	1	
	Vision Insurance	1	
	Life Insurance	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	
	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	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:		
	▫ \$750,000 or more	10	
	▫ \$400,000 to \$749,999	6	
	▫ \$200,000 to \$399,999	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		10
	▫ Cybersecurity		
	▫ Defense & National Security		
	▫ Energy		
	▫ Information Technology (IT)		
	▫ Life Sciences		
	▫ Logistics & Transportation		
	▫ Motorsports		
TOTAL POINTS (180 points possible)			53
OPTIONAL ECONOMIC HEALTH INDICATOR			
	<u>Unemployment Rate</u>	<u>Multiplier</u>	<u>Adjusted Points</u>
	0.0% - 3.4%	90%	47.7
	3.5% - 5.0%	95%	50.35
	5.1% - 8.5%	100%	53
	8.6% and Above	105%	55.65
TERM RECOMMENDATION			
<input type="checkbox"/>	Over 90 Points 10-Year Tax Phase-In		
<input type="checkbox"/>	72 to 90 Points 7-Year Tax Phase-In		
<input type="checkbox"/>	51 to 71 Points 5-Year Tax Phase-In		
<input type="checkbox"/>	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 fro 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): \$8,700,625		
	▫ \$20,000,000 and above	25	
	▫ \$10,000,000 to \$19,999,999	20	
	▫ \$5,000,000 to \$9,999,999	15	15
	▫ \$2,500,000 to \$4,999,999	10	
	▫ \$500,000 to \$2,499,999	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
	▫ 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):		
	▫ \$65,000 and above	25	
	▫ \$55,000 to \$64,999	20	
	▫ \$45,000 to \$54,999	10	10
	▫ \$40,000 to \$44,999	5	
	▫ Less than \$40,000	0	
D.	Median employee compensation benefits:		
	Health Insurance	2	2
	Dental Insurance	1	
	Vision Insurance	1	
	Life Insurance	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	
	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	10
D.	Project develops in a Qualified Census Tract as designated by US Housing & Urban Development	10	

ECONOMIC DEVELOPMENT BENEFITS		
<input type="checkbox"/>	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:	
	▫ \$750,000 or more	10
	▫ \$400,000 to \$749,999	6
	▫ \$200,000 to \$399,999	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)		63
OPTIONAL ECONOMIC HEALTH INDICATOR		
	<u>Unemployment Rate</u>	<u>Multiplier</u>
	0.0% - 3.4%	90%
	3.5% - 5.0%	95%
	5.1% - 8.5%	100%
	8.6% and Above	105%
		56.7
		59.85
		63
		66.15
TERM RECOMMENDATION		
<input checked="" type="checkbox"/>	Over 51 Points 5-Year Tax Phase-In	
<input type="checkbox"/>	30 to 50 Points 3-Year Tax Phase-In	

EDC of Elkhart County
DIRECT PROJECT IMPACT ESTIMATES

Section 7, Item a.

PROJECT: Consolidated Metal
TAX DISTRICT: 031 Bristol

Date Printed: 3/14/2024

PROPERTY TAX IMPACT

Current Tax Rate Calculations	Gross Rate	PTRC	Net Rate
Structures (Real Property)	2.2968	0	\$ 2.2968
Machinery & Equipment (Personal Property)	2.2968	0	\$ 2.2968

Project Estimates	Investment	Phase-in	Schedule
Structures (Real Property)	\$ 2,225,000	5	Years
Machinery & Equipment (Personal Property)	\$ 8,879,500	5	Years

Tax Abatement Schedules

New Structures	Deduction Percentage	Assessed Value	Tax Rate	Tax Revenue	Tax Savings
Year 1	100%	\$ -	\$ 2.2968	\$ -	\$ 51,104
Year 2	80%	\$ 445,000	\$ 2.2968	\$ 10,221	\$ 40,883
Year 3	60%	\$ 890,000	\$ 2.2968	\$ 20,442	\$ 30,662
Year 4	40%	\$ 1,335,000	\$ 2.2968	\$ 30,662	\$ 20,442
Year 5	20%	\$ 1,780,000	\$ 2.2968	\$ 40,883	\$ 10,221
Year 6	0%	\$ 2,225,000	\$ 2.2968	\$ 51,104	\$ -
Year 7	0%	\$ 2,225,000	\$ 2.2968	\$ 51,104	\$ -
Year 8	0%	\$ 2,225,000	\$ 2.2968	\$ 51,104	\$ -
Year 9	0%	\$ 2,225,000	\$ 2.2968	\$ 51,104	\$ -
Year 10	0%	\$ 2,225,000	\$ 2.2968	\$ 51,104	\$ -
TOTAL				\$ 357,727	\$ 153,311

New Machinery & Equipment	Depreciation Pool #2	Deduction Percentage	Assessed Value	Tax Rate	Tax Revenue	Tax Savings
Year 1	40%	100%	\$ -	\$ 2.2968	\$ -	\$ 81,578
Year 2	56%	80%	\$ 994,504	\$ 2.2968	\$ 22,842	\$ 91,367
Year 3	42%	60%	\$ 1,491,756	\$ 2.2968	\$ 34,263	\$ 51,394
Year 4	32%	40%	\$ 1,704,864	\$ 2.2968	\$ 39,157	\$ 26,105
Year 5	30%	20%	\$ 2,131,080	\$ 2.2968	\$ 48,947	\$ 12,237
Year 6	30%	0%	\$ 2,663,850	\$ 2.2968	\$ 61,183	\$ -
Year 7	30%	0%	\$ 2,663,850	\$ 2.2968	\$ 61,183	\$ -
Year 8	30%	0%	\$ 2,663,850	\$ 2.2968	\$ 61,183	\$ -
Year 9	30%	0%	\$ 2,663,850	\$ 2.2968	\$ 61,183	\$ -
Year 10	30%	0%	\$ 2,663,850	\$ 2.2968	\$ 61,183	\$ -
TOTAL					\$ 451,125	\$ 262,680

GRAND TOTAL \$ **808,852** \$ **415,992**

INCOME TAX IMPACT

	Total Jobs	Total Salaries	Average Salaries
Current Jobs	3	\$140,560	\$46,853
Retained Jobs	0	\$0	\$0
New Jobs	47	\$2,525,120	\$53,726
TOTAL EMPLOYMENT		\$ 2,665,680	\$ 53,313
TOTAL ANNUAL PAYROLL			\$ 2,665,680
TOTAL ANNUAL STATE INCOME TAX @ 3.4%			\$ 90,633
TOTAL ANNUAL C.A.G.I.T. @ 1.25%			\$ 33,321
TOTAL ANNUAL C.E.D.I.T. @ 0.25%			\$ 6,664

Form by Region III-A Economic Development District & Regional Planning Commission
 Actual tax levy and tax savings subject to changes in tax rate and actual investment dollars.

Tax Abatement Schedules

Structures	1	2	3	4	5	6	7	8
Year 1	100%	100%	100%	100%	100%	100%	100%	100%
Year 2	0%	50%	66%	75%	80%	85%	85%	88%
Year 3	0%	0%	33%	50%	60%	66%	71%	75%
Year 4	0%	0%	0%	25%	40%	50%	57%	63%
Year 5	0%	0%	0%	0%	20%	34%	43%	50%
Year 6	0%	0%	0%	0%	0%	17%	29%	38%
Year 7	0%	0%	0%	0%	0%	0%	14%	25%
Year 8	0%	0%	0%	0%	0%	0%	0%	13%
Year 9	0%	0%	0%	0%	0%	0%	0%	0%
Year 10	0%	0%	0%	0%	0%	0%	0%	0%
Year 11	0%	0%	0%	0%	0%	0%	0%	0%

Mach & Equipment	1	2	3	4	5	6	7	8
Year 1	100%	100%	100%	100%	100%	100%	100%	100%
Year 2	0%	50%	66%	75%	80%	85%	85%	88%
Year 3	0%	0%	33%	50%	60%	66%	71%	75%
Year 4	0%	0%	0%	25%	40%	50%	57%	63%
Year 5	0%	0%	0%	0%	20%	34%	43%	50%
Year 6	0%	0%	0%	0%	0%	25%	29%	38%
Year 7	0%	0%	0%	0%	0%	0%	14%	25%
Year 8	0%	0%	0%	0%	0%	0%	0%	13%
Year 9	0%	0%	0%	0%	0%	0%	0%	0%
Year 10	0%	0%	0%	0%	0%	0%	0%	0%
Year 11	0%	0%	0%	0%	0%	0%	0%	0%

9	10
100%	100%
88%	95%
77%	80%
66%	65%
55%	50%
44%	40%
33%	30%
22%	20%
11%	10%
0%	5%
0%	0%

9	10
100%	100%
88%	90%
75%	80%
66%	70%
55%	60%
44%	50%
33%	40%
22%	30%
11%	20%
0%	10%
0%	0%

RESOLUTION NO. 4/4/2024-4

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 AND PERSONAL PROPERTY 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 Consolidated Metals Inc. (“CM”) and 1151 Bloomingdale Drive LLC (“Bloomingdale”) (collectively “Applicants”), which application is attached hereto as Exhibit A and made a part hereof, requesting real and personal 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 Applicants anticipate improving an existing 48,588 square foot facility to install new manufacturing equipment, which such updates to the facility estimated to cost approximately Two Million Two Hundred Twenty-five Thousand Dollars (\$2,225,000) (the “Facility”), and as part of the Facility, the Applicants anticipate installing approximately Eight Million Eight Hundred Seventy-Nine Thousand Five Hundred Dollars (\$8,879,500) of new manufacturing equipment, logical distribution, and/or information technology equipment within the Area by year-end 2024 in order to equip the Facility (the “Equipment”, and together with the Facility, collectively, the “Project”), and have requested real and personal property tax abatements with respect to the Project; and

WHEREAS, the Applicants have submitted to the Council the Statement of Benefits Real Estate Improvements (SB-1 / Real Property) and the Statement of Benefits Personal Property (SB-1/PP) form attached hereto as Exhibit C and Exhibit D and made a part hereof in connection with

the Project (collectively, the “Statements”), and provided all information and documentation necessary for the Council to make an informed decision; and

WHEREAS, the Council has considered the Statements 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 Applicants’ investment in real and personal 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 Applicants’ 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 Statements, this Council makes the following findings:

- (a) The estimated cost of Two Million Two Hundred Twenty-five Thousand Dollars (\$2,225,000) for improvements to the Facility is reasonable for the development of that type;
- (b) The estimated cost of Eight Million Eight Hundred Seventy-Nine Thousand Five Hundred Dollars (\$8,879,500) for the new manufacturing equipment, logical distribution, and/or information technology equipment to be installed in connection with the Project is reasonable for equipment of that type;
- (c) The estimate of forty-seven (47) individuals who will be employed can reasonably be expected to result from the proposed Project;

- (d) The Two Million Five Hundred Twenty-Five Thousand One Hundred Twenty Dollars (\$2,525,120) estimate of annual salaries of those individuals who will be employed can reasonably be expected to result from the proposed Project;
- (e) The benefits described in the Statements can reasonably be expected to result from the proposed Project; and
- (f) The totality of benefits from the proposed Project is sufficient to justify the real and personal property tax deduction schedules 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 December 31, 2025, however, relative to the construction of new improvements and/or the installation of the new manufacturing equipment, logical distribution, and/or information technology equipment completed on or before December 31, 2025, this termination does not limit the period of time the Applicants or a successor owner are entitled to receive the real and personal property abatements to a period of less than five (5) years for the real property and personal property abatements.

Section 6. The Statements as submitted by the Applicants are hereby approved.

Section 7. Based on the information in the Statements 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 Bloomingdale as part of the Project. Based on the Statements, the foregoing findings, and the Deduction Schedule Factors, Bloomingdale (and any successor controlled by CMI or CMI’s officers) 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. Based on the information in the Statements and the foregoing findings, the Council, pursuant to Section 4.5 of the Act, hereby approves and allows personal property tax deductions for the proposed installation of the Equipment by CMI as part of the Project. Based on the Statements, the foregoing findings, and the Deduction Schedule Factors, CMI is entitled to personal property tax deductions for the proposed installation of the Equipment as part of the Project for a period of five (5) years from the date each item of personal property is first assessed, in accordance with the following abatement schedule, hereby adopted pursuant to Section 17 of the Act:

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

Section 9. 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 April 18, 2024, 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 Indiana Code 6-1.1-12.1-2.5(d) and (e).

Section 10. 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 Applicants eligible to file for the real and personal property tax deductions contemplated by the Applicants, such filings shall be the responsibility of the Applicants.

Section 11. 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 12. 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 Applicants and the Town in the form and substance as is satisfactory to the Council.

Section 13. The tax deductions described herein shall survive a transfer of the real estate owned by Bloomingdale to a subsequent owner only if the subsequent owner is an entity owned or controlled by CMI as evidenced in a writing affirmed and submitted to the Council prior to such transfer. Any other transfer shall void the tax deductions described herein unless approved by the Council in a meeting open to the public upon notice by Bloomingdale prior to any such transfer.

Section 14. This Resolution shall be in full force and effect immediately upon its adoption.

* * * * *

RESOLVED THIS 4th DAY OF APRIL, 2024.

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)

EXHIBIT B

Legal Description and Map of Area

Parcel No. 20-03-27-477-006.000-031

PT IN E1/2 NE SEC 27 (BRISTOL INDUSTRIAL PARK); 4.24A (TIF 130)

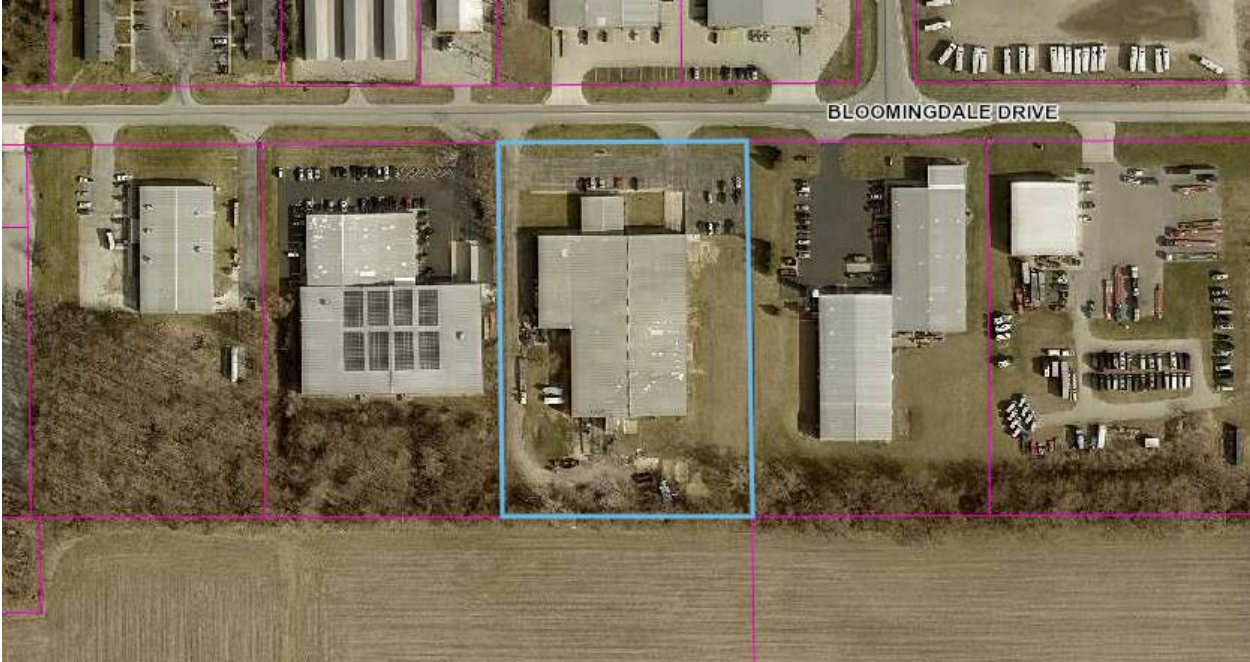


EXHIBIT C

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

(Attached)

EXHIBIT D

Statement of Benefits Personal Property (SB-1/PP)

(Attached)



JONES
PETRIE
RAFINSKI

Land Surveying · Civil Engineering · Planning · Architecture · Project Funding · GIS · Environmental · Renewable Energy · Landscape Architecture

April 4, 2024

Town of Bristol
303 E. Vistula Street
Bristol, IN 46507

Attention: Town Council Members

**RE Town of Bristol Water System Improvements Project – Contract A & B
Recommendation for Contract Award**

Dear Members of the Council

The Town of Bristol (Town) received and opened bids for the Water System Improvements Project, Contract A and B on March 21, 2024. Below is a summary of the bids received:

Water System Improvements Project – Contract A	
Bidder	Bid Price
Niblock Excavating	\$5,987,307.00
Selge Construction	\$7,214,790.75

Water System Improvements Project – Contract B	
Bidder	Bid Price
Phoenix Fabricators	\$5,750,000.00
Landmark Structures	\$6,127,000.00
Caldwell Tanks	\$6,126,500.00

JPR reviewed the bid packages from all bidders on both contracts. All bid packages submitted were acceptable in accordance with the bidding instructions and no mathematical errors in determining bid prices were found.

Based upon cost estimates included in the latest Preliminary Engineering Report submittal to SRF, the combined construction cost for the Water System Improvements Project was estimated to be \$12,964,000.00. The combined bid pricing for the apparent low bidders for the project is \$11,737,307.00.

In addition, JPR has prepared the attached overall project budget showing the updated construction costs, based upon project bid results, and non-construction costs.

JPR recommends that the Town Council take action on the following:

1. Accept the Engineer's recommendations and tentatively award Contracts A and B as noted below:

Contract Designation	Contractor	Contract Award
Contract A	Niblock Excavating	\$5,987,307.00
Contract B-	Phoenix Fabricators.	\$5,750,000.00

2. Authorize the Town Council President to issue the Notice of Awards, upon successful closing of the SRF financing in May or June 2024.

Please note that project award is tentative pending final approval of the project funding. EJCDC project award documentation and contracts will be executed in June after funding is granted by SRF.

Upon Town Council action on the above items, please acknowledge concurrence by signing where indicated on the following page.

Sincerely,



Brett Konarski, PE
Utilities Division Leader – South Bend

Attachments:

Bid Tabulations

Post Bid Construction Cost Summary

The Town Council of the Town of Bristol accepts the Engineer's recommendation and voted to approve the following actions:

1. To tentatively award contracts for the Water System Improvements Project, Contracts A and B
2. Authorize the Town Council President to issue the Notice of Awards, upon successful closing of the SRF financing in May or June 2024

Name

Title

Date

=====

j:\projects\2023 projects\2023-0005\14_bidding\engineer's recommendation\2024-04-02 contract award recommendation.docx

TOWN OF BRISTOL

Section 8, Item a.

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

MANDATORY BID ALTERNATE A1

BID TABULATION

Item No.	Quantity	Unit	Description	SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
				Unit Price	Total Price	Unit Price	Total Price
A1- 1.1	1	LSUM	Mobilization & Demobilization, Max 5%	\$73,000.00	\$73,000.00	\$122,500.00	\$122,500.00
A1- 2.1	1	LSUM	Construction Staking	\$15,000.00	\$15,000.00	\$25,500.00	\$25,500.00
A1- 3.1	1	LSUM	Erosion Control	\$4,600.00	\$4,600.00	\$10,000.00	\$10,000.00
A1- 4.1	1	LSUM	Tower & Well Site Clearing	\$315,500.00	\$315,500.00	\$75,000.00	\$75,000.00
A1- 5.1	1	LSUM	Dewatering	\$500.00	\$500.00	\$1.00	\$1.00
A1- 6.1	1	LSUM	Maintenance of Traffic	\$60,000.00	\$60,000.00	\$35,000.00	\$35,000.00
A1- 7.1	1,630	LFT	10" C900 PVC Water Main	\$255.00	\$415,650.00	\$97.50	\$158,925.00
A1- 7.2	3	LFT	8" C900 PVC Water Main	\$290.00	\$870.00	\$95.00	\$285.00
A1- 7.3	40	LFT	6" C900 PVC Water Main	\$175.00	\$7,000.00	\$65.50	\$2,620.00
A1- 8.1	9	EA	10" Gate Valve & Box	\$3,350.00	\$30,150.00	\$4,775.00	\$42,975.00
A1- 8.2	1	EA	8" Gate Valve & Box	\$2,450.00	\$2,450.00	\$3,335.00	\$3,335.00
A1- 8.3	2	EA	6" Gate Valve & Box	\$1,900.00	\$3,800.00	\$2,435.00	\$4,870.00
A1- 9.1	390	LFT	2" PE CTS Water Service	\$51.00	\$19,890.00	\$45.00	\$17,550.00
A1- 9.2	1	EA	2" Water Service Curb Stop Assembly	\$4,280.00	\$4,280.00	\$3,250.00	\$3,250.00
A1- 9.3	1,610	LFT	1" PE CTS Water Service	\$53.25	\$85,732.50	\$41.50	\$66,815.00
A1- 9.4	32	EA	1" Water Service Curb Stop Assembly	\$3,100.00	\$99,200.00	\$1,890.00	\$60,480.00
A1- 10.1	6	EA	Fire Hydrant Assembly - Type 1	\$10,200.00	\$61,200.00	\$10,000.00	\$60,000.00
A1- 10.2	4	EA	Fire Hydrant Assembly Removal	\$1,875.00	\$7,500.00	\$750.00	\$3,000.00
A1- 11.1	1	EA	10" DI 90 Deg. Bend	\$1,750.00	\$1,750.00	\$1,285.00	\$1,285.00
A1- 11.2	6	EA	10" DI 45 Deg. Bend	\$1,400.00	\$8,400.00	\$1,065.00	\$6,390.00
A1- 11.3	2	EA	10" DI 22.5 Deg. Bend	\$1,280.00	\$2,560.00	\$1,050.00	\$2,100.00
A1- 11.4	1	EA	12" x 10" Tapping Valve & Sleeve	\$8,500.00	\$8,500.00	\$10,000.00	\$10,000.00
A1- 11.5	1	EA	10" x 10" Tee Fitting	\$3,000.00	\$3,000.00	\$2,375.00	\$2,375.00
A1- 11.6	1	EA	10" x 8" Reducer Fitting	\$1,000.00	\$1,000.00	\$900.00	\$900.00
A1- 11.7	2	EA	10" x 6" Tee Fitting	\$2,925.00	\$5,850.00	\$2,000.00	\$4,000.00
A1- 11.8	1	EA	10" Plug	\$725.00	\$725.00	\$630.00	\$630.00
A1- 11.9	1	EA	8" x 8" Tee Fitting	\$1,725.00	\$1,725.00	\$1,690.00	\$1,690.00
A1- 11.10	1	EA	6" x 6" Tapping Valve & Sleeve	\$5,925.00	\$5,925.00	\$6,500.00	\$6,500.00
A1- 11.11	1	EA	6" DI 90 Deg. Bend	\$800.00	\$800.00	\$650.00	\$650.00
A1- 12.1	16	TON	INDOT Pavement Restoration - HMA Surface	\$250.00	\$4,000.00	\$250.00	\$4,000.00
A1- 12.2	25	TON	INDOT Pavement Restoration - HMA Intermediate	\$200.00	\$5,000.00	\$200.00	\$5,000.00
A1- 12.3	96	TON	INDOT Pavement Restoration - HMA Base	\$150.00	\$14,400.00	\$150.00	\$14,400.00
A1- 12.4	115	TON	INDOT Pavement Restoration - Compacted Subgrade Type 1C	\$41.00	\$4,715.00	\$55.00	\$6,325.00
A1- 13.1	4	TON	Local Roadway Pavement Restoration - HMA Surface	\$250.00	\$1,000.00	\$250.00	\$1,000.00
A1- 13.2	7	TON	Local Roadway Pavement Restoration - HMA Intermediate	\$200.00	\$1,400.00	\$200.00	\$1,400.00
A1- 13.3	7	TON	Local Roadway Pavement Restoration - HMA Base	\$150.00	\$1,050.00	\$150.00	\$1,050.00
A1- 13.4	13	TON	Local Roadway Pavement Restoration - Compacted Aggregate No. 53 Base	\$41.00	\$533.00	\$80.00	\$1,040.00
A1- 14.1	940	SYD	SR 120 Streetscape - 4" Sidewalk	\$78.50	\$73,790.00	\$85.00	\$79,900.00
A1- 14.2	150	SYD	SR 120 Streetscape - 9" PCCP	\$155.00	\$23,250.00	\$175.00	\$26,250.00
A1- 14.3	289	SYD	SR 120 Streetscape - INDOT No. 8 Agg. Backfill	\$34.25	\$9,898.25	\$100.00	\$28,900.00
A1- 15.1	55	SYD	SR 120 Streetscape - Curb Ramp Restoration	\$355.00	\$19,525.00	\$300.00	\$16,500.00
A1- 16.1	205	LFT	SR 120 Streetscape - Concrete Curb Restoration	\$140.00	\$28,700.00	\$45.00	\$9,225.00
A1- 17.1	1,420	SYD	Tower Site Temporary Access Road	\$21.00	\$29,820.00	\$17.50	\$24,850.00
A1- 18.1	1	LSUM	Landscape Restoration & Seeding	\$8,500.00	\$8,500.00	\$7,750.00	\$7,750.00
A1- 19.1	2	EA	Water Main Line Stop - 6", Undistributed	\$5,500.00	\$11,000.00	\$10,500.00	\$21,000.00
				Bid Total	\$1,483,138.75	Bid Total	\$977,216.00

TOWN OF BRISTOL

Section 8, Item a.

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

MANDATORY BID ALTERNATE A2

BID TABULATION

Item No.	Quantity	Unit	Description	SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
				Unit Price	Total Price	Unit Price	Total Price
A2- 1.1	1	LSUM	Mobilization & Demobilization, Max 5%	\$51,500.00	\$51,500.00	\$6,500.00	\$6,500.00
A2- 2.1	1	LSUM	Construction Staking	\$15,000.00	\$15,000.00	\$25,500.00	\$25,500.00
A2- 3.1	1	LSUM	Erosion Control	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00
A2- 4.1	1	LSUM	Tower/Well Site Earthwork & Grading	\$173,000.00	\$173,000.00	\$133,500.00	\$133,500.00
A2- 5.1	1	LSUM	Dewatering	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00
A2- 6.1	1	LSUM	Landscape Restoration & Seeding	\$39,000.00	\$39,000.00	\$65,000.00	\$65,000.00
A2- 7.1	1	LSUM	Maintenance of Traffic	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
A2- 8.1	230	LFT	12" C900 PVC Water Main	\$176.00	\$40,480.00	\$107.50	\$24,725.00
A2- 8.2	7	LFT	16" C900 PVC Water Main	\$310.00	\$2,170.00	\$315.00	\$2,205.00
A2- 8.3	150	LFT	10" C900 PVC Water Main	\$180.00	\$27,000.00	\$97.50	\$14,625.00
A2- 8.4	15	LFT	8" C900 PVC Water Main	\$275.00	\$4,125.00	\$95.00	\$1,425.00
A2- 9.1	2	EA	12" Gate Valve & Box	\$4,950.00	\$9,900.00	\$5,725.00	\$11,450.00
A2- 9.2	1	EA	16" Gate Valve & Box	\$11,250.00	\$11,250.00	\$17,000.00	\$17,000.00
A2- 9.3	1	EA	10" Gate Valve & Box	\$3,350.00	\$3,350.00	\$4,775.00	\$4,775.00
A2- 10.1	120	LFT	1" PE CTS Water Service	\$53.25	\$6,390.00	\$17.50	\$2,100.00
A2- 10.2	1	EA	1" Water Service Curb Stop Assembly	\$3,600.00	\$3,600.00	\$1,650.00	\$1,650.00
A2- 11.1	2	EA	16" DI 45 Deg. Bend	\$2,200.00	\$4,400.00	\$2,790.00	\$5,580.00
A2- 11.2	4	EA	10" DI 45 Deg. Bend	\$1,400.00	\$5,600.00	\$1,065.00	\$4,260.00
A2- 11.3	2	EA	8" DI 45 Deg. Bend	\$925.00	\$1,850.00	\$750.00	\$1,500.00
A2- 11.4	1	EA	16" x 12" Reducer Fitting	\$4,300.00	\$4,300.00	\$2,050.00	\$2,050.00
A2- 11.5	1	EA	12" x 10" Reducer Fitting	\$1,450.00	\$1,450.00	\$1,135.00	\$1,135.00
A2- 11.6	1	EA	12" x 12" Tee Fitting	\$3,800.00	\$3,800.00	\$2,425.00	\$2,425.00
A2- 11.7	1	EA	12" x 8" Tee Fitting	\$3,600.00	\$3,600.00	\$2,265.00	\$2,265.00
A2- 11.8	1	EA	8" x 8" Tapping Valve & Sleeve	\$6,500.00	\$6,500.00	\$7,900.00	\$7,900.00
A2- 12.1	160	LFT	Tower/Well Site 12" PVC Storm Sewer	\$97.00	\$15,520.00	\$70.00	\$11,200.00
A2- 12.2	1	EA	Tower/Well Site Storm Inlet	\$2,200.00	\$2,200.00	\$1,900.00	\$1,900.00
A2- 12.3	2	EA	Tower/Well Site Drywell	\$8,700.00	\$17,400.00	\$6,500.00	\$13,000.00
A2- 12.4	45	LFT	Tower/Well Site 4" PVC Sewer	\$65.00	\$2,925.00	\$100.00	\$4,500.00
A2- 13.1	1,040	TON	Tower Site - INDOT No. 53 Compacted Aggregate	\$31.00	\$32,240.00	\$41.00	\$42,640.00
A2- 14.1	1	LSUM	Wellhouse #6 Structure	\$118,000.00	\$118,000.00	\$52,500.00	\$52,500.00
A2- 14.2	1	LSUM	Wellhouse #6 Mechanical & Electrical	\$87,000.00	\$87,000.00	\$94,750.00	\$94,750.00
A2- 15.1	1	LSUM	Water Well No. 6 - Peerless Midwest	\$153,000.00	\$153,000.00	\$153,000.00	\$153,000.00
A2- 15.2	1	LSUM	Existing Well No. 3 & No. 4 Improvements - Peerless Midwest	\$93,290.00	\$93,290.00	\$93,290.00	\$93,290.00
A2- 16.1	1	LSUM	Chemical Building Structure	\$180,000.00	\$180,000.00	\$81,500.00	\$81,500.00
A2- 16.2	1	LSUM	Chemical Building Mechanical & Electrical	\$299,000.00	\$299,000.00	\$235,000.00	\$235,000.00
A2- 17.1	1	LSUM	Well Site Electrical	\$60,000.00	\$60,000.00	\$70,000.00	\$70,000.00
A2- 18.1	2	EA	Water Main Line Stop - 8", Undistributed	\$7,700.00	\$15,400.00	\$11,500.00	\$23,000.00
Bid Total				\$1,515,240.00	\$1,515,240.00	Bid Total	\$1,227,350.00

TOWN OF BRISTOL

Section 8, Item a.

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

MANDATORY BID ALTERNATE A3

BID TABULATION

				SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
Item No.	Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price
A3- 1.1	1	LSUM	Mobilization & Demobilization, Max 5%	\$101,500.00	\$101,500.00	\$20,000.00	\$20,000.00
A3- 2.1	1	LSUM	Construction Staking	\$5,000.00	\$5,000.00	\$25,500.00	\$25,500.00
A3- 3.1	1	LSUM	Erosion Contol	\$5,000.00	\$5,000.00	\$12,750.00	\$12,750.00
A3- 4.1	1	LSUM	Tower & Well Site Clearing	\$65,000.00	\$65,000.00	\$20,000.00	\$20,000.00
A3- 5.1	1	LSUM	Dewatering	\$25,000.00	\$25,000.00	\$45,000.00	\$45,000.00
A3- 6.1	1	LSUM	Maintenance of Traffic	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00
A3- 7.1	1,040	LFT	12" C900 PVC Water Main	\$151.00	\$157,040.00	\$101.50	\$105,560.00
A3- 7.2	8,550	LFT	12" C900 PVC Water Main by HDD	\$146.35	\$1,251,292.50	\$130.00	\$1,111,500.00
A3- 7.3	113	LFT	12" C900 PVC Water Main by Bore and Jack - Railroad Crossing	\$1,004.00	\$113,452.00	\$700.00	\$79,100.00
A3- 7.4	390	LFT	12" HDPE Water Main	\$195.00	\$76,050.00	\$95.00	\$37,050.00
A3- 7.5	110	LFT	12" HDPE Water Main & Casing - SR 120 Crossing	\$705.00	\$77,550.00	\$450.00	\$49,500.00
A3- 7.6	20	LFT	8" C900 PVC Water Main	\$250.00	\$5,000.00	\$95.00	\$1,900.00
A3- 7.7	20	LFT	6" C900 PVC Water Main	\$175.00	\$3,500.00	\$65.50	\$1,310.00
A3- 8.1	28	EA	12" Gate Valve & Box	\$4,950.00	\$138,600.00	\$5,725.00	\$160,300.00
A3- 8.2	1	EA	8" Gate Valve & Box	\$2,450.00	\$2,450.00	\$3,335.00	\$3,335.00
A3- 8.3	1	EA	6" Gate Valve & Box	\$1,900.00	\$1,900.00	\$2,435.00	\$2,435.00
A3- 9.1	40	LFT	2" PE CTS Water Service	\$56.00	\$2,240.00	\$45.00	\$1,800.00
A3- 9.2	2	EA	2" Water Service Curb Stop Assembly	\$3,780.00	\$7,560.00	\$3,250.00	\$6,500.00
A3- 10.1	20	EA	Fire Hydrant Assembly - Type 1	\$11,615.00	\$232,300.00	\$10,000.00	\$200,000.00
A3- 10.2	3	EA	Fire Hydrant Assembly - Type 2	\$13,750.00	\$41,250.00	\$10,000.00	\$30,000.00
A3- 10.3	1	EA	Fire Hydrant Assembly Removal	\$1,875.00	\$1,875.00	\$750.00	\$750.00
A3- 11.1	11	EA	12" DI 45 Deg. Bend	\$1,400.00	\$15,400.00	\$1,400.00	\$15,400.00
A3- 11.2	6	EA	12" DI 22.5 Deg. Bend	\$1,335.00	\$8,010.00	\$1,300.00	\$7,800.00
A3- 11.3	4	EA	12" DI 11.25 Deg. Bend	\$1,335.00	\$5,340.00	\$1,265.00	\$5,060.00
A3- 11.4	1	EA	12" x 12" Tapping Valve & Sleeve	\$9,300.00	\$9,300.00	\$11,500.00	\$11,500.00
A3- 11.5	5	EA	12" x 12" Tee Fitting	\$3,800.00	\$19,000.00	\$2,425.00	\$12,125.00
A3- 11.6	1	EA	12" x 8" Tee Fitting	\$3,600.00	\$3,600.00	\$2,265.00	\$2,265.00
A3- 11.7	1	EA	12" x 8" Reducer Fitting	\$1,450.00	\$1,450.00	\$1,030.00	\$1,030.00
A3- 11.8	2	EA	12" HDPE/PVC Material Transition Fitting	\$1,200.00	\$2,400.00	\$1,785.00	\$3,570.00
A3- 11.9	2	EA	12" HDPE Thrust Anchor	\$1,800.00	\$3,600.00	\$5,000.00	\$10,000.00
A3- 11.10	4	EA	12" Plug	\$1,075.00	\$4,300.00	\$825.00	\$3,300.00
A3- 11.11	2	EA	8" x 8" Tapping Valve & Sleeve	\$6,500.00	\$13,000.00	\$7,900.00	\$15,800.00
A3- 12.1	1	EA	River Crossing Monitoring Structure	\$25,500.00	\$25,500.00	\$32,500.00	\$32,500.00
A3- 13.1	1	EA	Clean Water Release Valve	\$11,500.00	\$11,500.00	\$24,250.00	\$24,250.00
A3- 14.1	8	TON	Local Roadway Pavement Restoration Surface	\$250.00	\$2,000.00	\$250.00	\$2,000.00
A3- 14.2	15	TON	Local Roadway Pavement Restoration Intermediate	\$200.00	\$3,000.00	\$200.00	\$3,000.00
A3- 14.3	15	TON	Local Roadway Pavement Restoration Base	\$150.00	\$2,250.00	\$150.00	\$2,250.00
A3- 14.4	30	TON	Local Roadway Pavement Restoration - Compacted Aggregate No. 53 Base	\$66.00	\$1,980.00	\$80.00	\$2,400.00
A3- 15.1	2	TON	Parking Lot Pavement Restoration HMA Surface	\$250.00	\$500.00	\$125.00	\$250.00
A3- 15.2	3	TON	Parking Lot Pavement Restoration HMA Base	\$150.00	\$450.00	\$100.00	\$300.00
A3- 15.3	5	TON	Parking Lot Pavement Restoration - Compacted Aggregate No. 53 Base	\$66.00	\$330.00	\$41.50	\$207.50
A3- 16.1	1	LSUM	Landscape Restoration & Seeding	\$41,000.00	\$41,000.00	\$23,500.00	\$23,500.00
A3- 17.1	1	EA	Water Main Line Stop - 8", Undistributed	\$7,700.00	\$7,700.00	\$11,500.00	\$11,500.00
A3- 17.2	1	EA	Water Main Line Stop - 12", Undistributed	\$11,000.00	\$11,000.00	\$14,500.00	\$14,500.00
				Bid Total	\$2,521,169.50	Bid Total	\$2,123,797.50

TOWN OF BRISTOL

Section 8, Item a.

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

MANDATORY BID ALTERNATE A4

BID TABULATION

				SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
Item No.	Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price
A4- 1.1	1	LSUM	Mobilization & Demobilization, Max 5%	\$61,500.00	\$61,500.00	\$12,500.00	\$12,500.00
A4- 2.1	1	LSUM	Construction Staking	\$3,500.00	\$3,500.00	\$25,500.00	\$25,500.00
A4- 3.1	1	LSUM	Erosion Contol	\$1,200.00	\$1,200.00	\$18,000.00	\$18,000.00
A4- 4.1	1	LSUM	Site Clearing	\$56,600.00	\$56,600.00	\$4,500.00	\$4,500.00
A4- 5.1	1	LSUM	Dewatering	\$500.00	\$500.00	\$1.00	\$1.00
A4- 6.1	1	LSUM	Maintenance of Traffic	\$35,000.00	\$35,000.00	\$3,500.00	\$3,500.00
A4- 7.1	60	LFT	12" C900 PVC Water Main	\$201.00	\$12,060.00	\$107.50	\$6,450.00
A4- 7.2	450	LFT	12" C900 PVC Water Main by HDD	\$196.35	\$88,357.50	\$130.00	\$58,500.00
A4- 7.3	790	LFT	12" HDPE Water Main	\$210.00	\$165,900.00	\$95.00	\$75,050.00
A4- 7.4	90	LFT	10" C900 PVC Water Main	\$170.00	\$15,300.00	\$97.50	\$8,775.00
A4- 7.5	2,900	LFT	10" C900 PVC Water Main by HDD	\$152.25	\$441,525.00	\$102.50	\$297,250.00
A4- 7.6	5	LFT	8" C900 PVC Water Main	\$305.00	\$1,525.00	\$95.00	\$475.00
A4- 7.7	215	LFT	6" C900 PVC Water Main	\$153.00	\$32,895.00	\$52.50	\$11,287.50
A4- 8.1	1	EA	12" Gate Valve & Box	\$4,950.00	\$4,950.00	\$5,725.00	\$5,725.00
A4- 8.2	10	EA	10" Gate Valve & Box	\$3,350.00	\$33,500.00	\$4,775.00	\$47,750.00
A4- 8.3	4	EA	6" Gate Valve & Box	\$1,900.00	\$7,600.00	\$2,435.00	\$9,740.00
A4- 9.1	9	EA	Fire Hydrant Assembly - Type 1	\$11,200.00	\$100,800.00	\$10,000.00	\$90,000.00
A4- 9.2	1	EA	Fire Hydrant Assembly - Type 2	\$13,750.00	\$13,750.00	\$10,000.00	\$10,000.00
A4- 9.3	1	EA	Fire Hydrant Assembly Removal	\$1,875.00	\$1,875.00	\$750.00	\$750.00
A4- 10.1	3	EA	12" DI 45 Deg. Bend	\$1,400.00	\$4,200.00	\$1,400.00	\$4,200.00
A4- 10.2	2	EA	12" DI 22.5 Deg. Bend	\$1,335.00	\$2,670.00	\$1,300.00	\$2,600.00
A4- 10.3	1	EA	12" x 10" Reducer Fitting	\$1,450.00	\$1,450.00	\$1,135.00	\$1,135.00
A4- 10.4	1	EA	12" x 8" Reducer Fitting	\$1,400.00	\$1,400.00	\$1,030.00	\$1,030.00
A4- 10.5	2	EA	12" HDPE Thrust Anchor	\$1,800.00	\$3,600.00	\$5,000.00	\$10,000.00
A4- 10.6	2	EA	12" HDPE/PVC Material Transition	\$1,200.00	\$2,400.00	\$1,785.00	\$3,570.00
A4- 10.7	2	EA	10" x 10" Tee Fitting	\$3,000.00	\$6,000.00	\$2,375.00	\$4,750.00
A4- 10.8	3	EA	10" x 6" Tee Fitting	\$2,925.00	\$8,775.00	\$2,000.00	\$6,000.00
A4- 10.9	1	EA	10" x 6" Reducer Fitting	\$1,000.00	\$1,000.00	\$760.00	\$760.00
A4- 10.10	2	EA	10" Plug	\$925.00	\$1,850.00	\$630.00	\$1,260.00
A4- 10.11	1	EA	8" x 8" Tapping Valve, Sleeve & Box	\$6,500.00	\$6,500.00	\$7,900.00	\$7,900.00
A4- 10.12	1	EA	6" x 6" Tee Fitting	\$1,725.00	\$1,725.00	\$1,005.00	\$1,005.00
A4- 10.13	2	EA	6" x 6" Tapping Valve, Sleeve & Box	\$5,925.00	\$11,850.00	\$6,500.00	\$13,000.00
A4- 10.14	3	EA	6" Plug	\$600.00	\$1,800.00	\$380.00	\$1,140.00
A4- 11.1	1	EA	River Crossing Monitoring Structure	\$29,000.00	\$29,000.00	\$32,500.00	\$32,500.00
A4- 12.1	15	TON	Local Roadway Pavement Restoration Surface	HMA \$250.00	\$3,750.00	\$250.00	\$3,750.00
A4- 12.2	25	TON	Local Roadway Pavement Restoration Intermediate	HMA \$200.00	\$5,000.00	\$200.00	\$5,000.00
A4- 12.3	25	TON	Local Roadway Pavement Restoration Base	HMA \$150.00	\$3,750.00	\$150.00	\$3,750.00
A4- 12.4	45	TON	Local Roadway Pavement Restoration - Compacted Aggregate No. 53 Base	\$41.00	\$1,845.00	\$80.00	\$3,600.00
A4- 13.1	1	LSUM	Landscape Restoration & Seeding	\$24,000.00	\$24,000.00	\$16,850.00	\$16,850.00
A4- 14.1	1	EA	Inserta Valve - 8"	\$11,500.00	\$11,500.00	\$14,850.00	\$14,850.00
A4- 15.1	1	EA	Water Main Line Stop - 8", Undistributed	\$7,700.00	\$7,700.00	\$11,500.00	\$11,500.00
A4- 15.2	2	EA	Water Main Line Stop - 6", Undistributed	\$7,700.00	\$15,400.00	\$10,500.00	\$21,000.00
				Bid Total	\$1,235,502.50	Bid Total	\$856,903.50

TOWN OF BRISTOL

Section 8, Item a.

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

MANDATORY BID ALTERNATE A5

BID TABULATION

Item No.	Quantity	Unit	Description	SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
				Unit Price	Total Price	Unit Price	Total Price
A5- 1.1	1	LSUM	Mobilization & Demobilization, Max 5%	\$21,500.00	\$21,500.00	\$2,500.00	\$2,500.00
A5- 2.1	1	LSUM	Construction Staking	\$1,500.00	\$1,500.00	\$6,500.00	\$6,500.00
A5- 3.1	1	LSUM	Erosion Control	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00
A5- 4.1	1	LSUM	Tower/Well Site Final Grading & Cleanup	\$93,500.00	\$93,500.00	\$12,800.00	\$12,800.00
A5- 5.1	212	TON	Tower Site Pavement - HMA Surface	\$135.00	\$28,620.00	\$135.00	\$28,620.00
A5- 5.2	422	TON	Tower Site Pavement - HMA Intermediate	\$105.00	\$44,310.00	\$105.00	\$44,310.00
A5- 5.3	422	TON	Tower Site Pavement - HMA Base	\$105.00	\$44,310.00	\$105.00	\$44,310.00
A5- 6.1	1	LSUM	Landscape Restoration & Seeding	\$12,000.00	\$12,000.00	\$75,000.00	\$75,000.00
A5- 7.1	1	LSUM	Water System Control Installation & Integration	\$205,500.00	\$205,500.00	\$560,000.00	\$560,000.00
A5- 8.1	1	LSUM	Well & Tower System Start-Up	\$7,500.00	\$7,500.00	\$25,500.00	\$25,500.00
				Bid Total	\$459,740.00	Bid Total	\$802,040.00

TOWN OF BRISTOL

WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT A

JPR PROJECT #2023-0005

BID TABULATION

BID RESULTS SUMMARY		SELGE CONSTRUCTION		NIBLOCK EXCAVATING	
Bid Alternate A1		\$1,483,138.75		\$977,216.00	
Bid Alternate A2		\$1,515,240.00		\$1,227,350.00	
Bid Alternate A3		\$2,521,169.50		\$2,123,797.50	
Bid Alternate A4		\$1,235,502.50		\$856,903.50	
Bid Alternate A5		\$459,740.00		\$802,040.00	
		Bid Total	\$7,214,790.75	Bid Total	\$5,987,307.00
	Bid Form 96	Y		Y	
	Itemized Proposal	Y		Y	
	Acknowledgement of Addenda	Y		Y	
	Bid Bond or Certified Check	Y		Y	
	Power of Attorney	Y		Y	
	Non-Collusion Affidavit	Y		Y	
	Financial Statement	Y		Y	
	OEE/1	Y		Y	
	OEE/2	Y		Y	
	American Iron & Steel	Y		Y	
	MBE/WBE Good Faith Efforts Worksheet	Y		Y	

I hereby certify to the best of my knowledge, that the bid tabulation as presented is a true and correct copy of the bids received for this project.



B. Konarski

Brett Konarski, PE

TOWN OF BRISTOL
WATER SYSTEM IMPROVEMENTS PROJECT - CONTRACT B
JPR PROJECT #2023-0005
BID TABULATION

Item No.	Quantity	Unit	Description	PHOENIX FABRICATORS		LANDMARK STRUCTURES		CALDWELL TANKS	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1	LSUM	Proposed Water Tower Construction	\$4,188,000.00	\$4,188,000.00	\$5,327,000.00	\$5,327,000.00	\$5,231,000.00	\$5,231,000.00
2	1	LSUM	Existing Water Tower Demolition	\$120,000.00	\$120,000.00	\$80,000.00	\$80,000.00	\$104,000.00	\$104,000.00
3	1	LSUM	Dewatering	\$65,000.00	\$65,000.00	\$1,000.00	\$1,000.00	\$130,000.00	\$130,000.00
4	1	LSUM	Water Tower Interior Improvements	\$750,000.00	\$750,000.00	\$439,000.00	\$439,000.00	\$290,000.00	\$290,000.00
5	1	LSUM	Existing Tower Site Restoration	\$45,000.00	\$45,000.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
6	1	LSUM	Freedom Powder Site Improvements	\$220,000.00	\$220,000.00	\$250,000.00	\$250,000.00	\$233,000.00	\$233,000.00
7	1	LSUM	Freedom Powder Site Restoration	\$75,000.00	\$75,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
8	1	LSUM	Mobilization & Demobilization, Max 5%	\$287,000.00	\$287,000.00	\$20,000.00	\$20,000.00	\$125,000.00	\$125,000.00
				Bid Total	\$5,750,000.00	Bid Total	\$6,127,000.00	Bid Total	\$6,126,500.00
				Bid Form	Y		Y		Y
				Itemized Proposal	Y		Y		Y
				Acknowledgement of Addenda	Y		Y		Y
				Bid Bond or Certified Check	Y		Y		Y
				Financial Statement	Y		Y		Y
				Power of Attorney	Y		Y		Y
				Non-Collusion Affidavit	Y		Y		Y
				OEE/1	Y		Y		Y
				OEE/2	Y		Y		Y
				American Iron & Steel	Y		Y		Y
				MBE/WBE Good Faith Efforts Worksheet	Y		Y		Y

I hereby certify to the best of my knowledge, that the bid tabulation as presented is a true and correct copy of the bids received for this project.




Brett Konarski, PE

PROJECT COST SUMMARY	
Construction Costs	
CONTRACT 'A' - NIBLOCK EXCAVATING	\$ 5,987,307.00
CONTRACT 'B' - PHOENIX FABRICATORS	\$ 5,750,000.00
CONSTRUCTION CONTINGENCY	\$ 1,173,800.00
Total Estimated Construction Costs	\$ 12,911,107.00
Engineering Non-Construction Costs	
	TOTAL
Surveying/Design/ Permitting, Bidding	\$ 981,000.00
Construction Administration/Post-Construction	\$ 384,000.00
Inspection	\$ 391,000.00
Easement Descriptions/Assistance	\$ 135,000.00
Total Estimated Engineering Non-Construction Costs	\$ 1,891,000.00
Non-Construction Costs	
	TOTAL
Rate Consultant	\$ 100,000.00
Local Counsel	\$ 45,000.00
Bond Counsel	\$ 50,000.00
Misc. Administration Costs	\$ 15,000.00
Davis-Bacon Labor Standards Administrator	\$ 15,000.00
Outside Consulting (Soil Boring, Arch. & Historical, Wetland Survey, Etc.)	\$ 40,000.00
Total Estimated Non-Construction Costs	\$ 265,000.00
Total Project Costs, (Rounded)	\$ 15,068,000.00

TIF Management Report - 2023

Bristol, Indiana Redevelopment Commission

RDC Reporting Requirements

April 1

- **Fiscal Plan**
- Each year, the Treasurer of the RDC (the Clerk-Treasurer) must prepare a fiscal report for the RDC

April 15

- **TIF Management Report**
- By April 15 of each year, the RDC is required to file a report of its activities for the prior calendar year with the Executive of the Unit (Mayor/Town Council Pres./Co. Commissioners), the Fiscal Body (Council), and to the DLGF via Gateway.
- Beginning in 2024, the report must be presented at a Council meeting

June 15

- **Pass-through determination**
- Annual notification to overlapping taxing units

Aug. 1

- **TIF Neutralizations**
- Calculation to be done before Assessed Values (AV) are certified to adjust Base AV of TIF Areas based on trending.

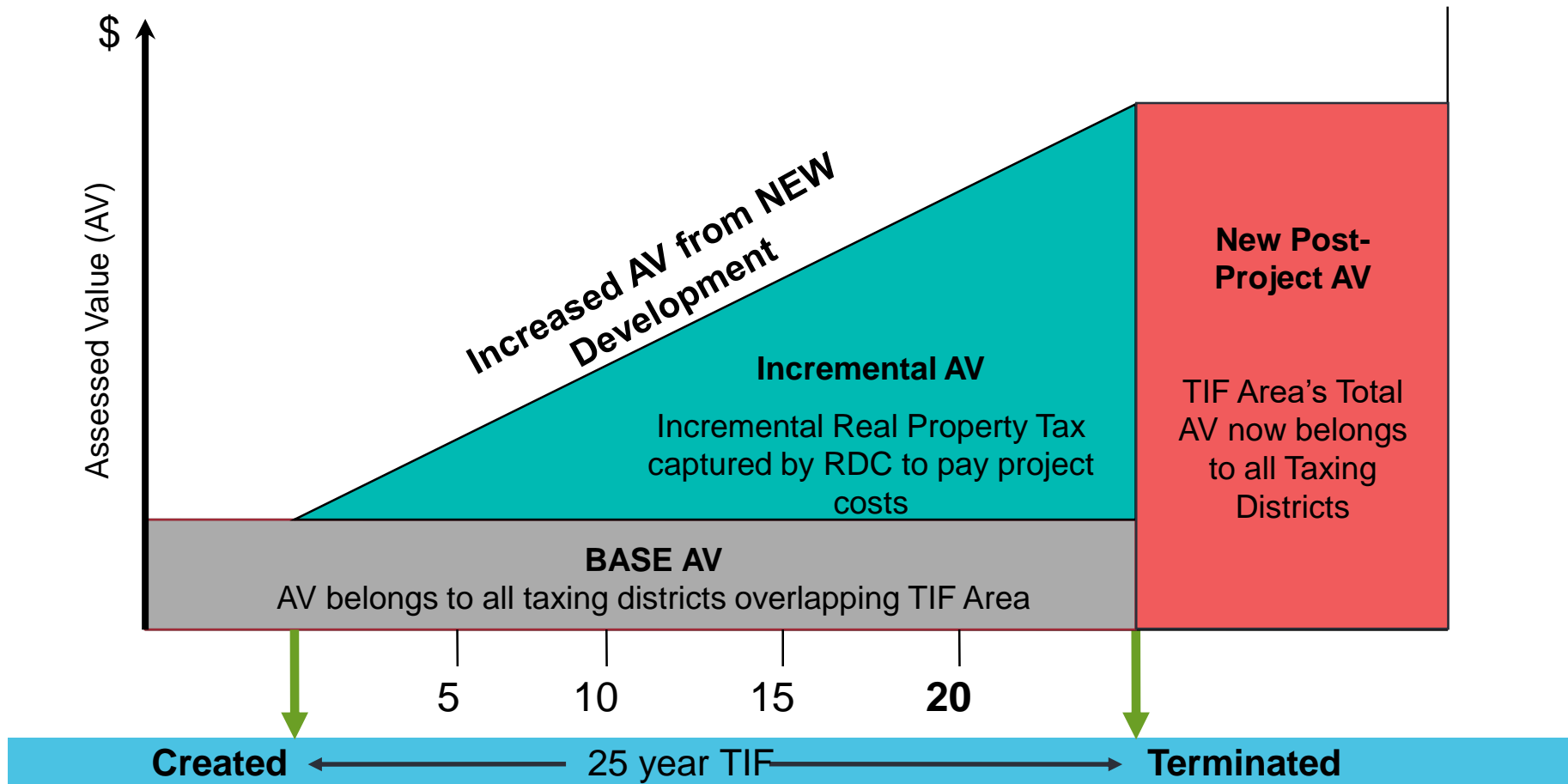
Dec. 1

- **RDC Annual Spending Plan**
- Beginning in 2024, the RDC needs to file an annual spending plan for the next calendar year with the Executive of the Unit (Mayor/Town Council Pres./Co. Commissioners) and the Fiscal Body (Council) and to the DLGF.
- The RDC may use money in the TIF allocation fund and any other RDC-maintained fund only according to the annual spending plan

Annually

- **RDC Annual Presentation to Taxing Units**
- RDC's budget for TIF revenues
- Long-term plans for the TIF area
- Impact on each of the overlapping taxing units

Tax increment financing (or “TIF”) is a tool which **captures new assessed value** and property taxes from new development in a **designated area**



Purpose of TIF

To finance **incentives** or **infrastructure** needed to induce private investment

To encourage orderly economic growth in targeted areas

To redevelop blighted areas

Note: New businesses in a TIF Area still pay property taxes on their new private investment.

Redevelopment Commission Members - 2023

Name	Title
Cathy Burke	President
Jeff Beachy	Vice President
Gregg Tuholski	Secretary
Cathy Antonelli	Treasurer
Andrew Medford	Member
Doug DeSmith	Member

Note: Delbert Schrock retired, his last day being 2/16/2023, and Andrew Medford stepped into his seat. Doug DeSmith was also added as a member on 3/16/2023. The RDC has no employees.



TIF Allocation Areas

TIF Allocation Area Name	TIF Code	TIF Area Nickname	Establish Date	Expiration Date
South State Road 15	T20130	South TIF	3/18/2008	3/18/2038
North State Road 15	T20132	North TIF	11/18/2008	11/18/2033
Bristol East	T20148	East TIF	7/14/2014	7/14/2039
GGT	T20177	GGT TIF	5/16/2019	2/28/2044
Seahawk	T20178	Seahawk TIF	8/31/2021	10/28/2046
Valmont Newmark/Thor Industries	T20180	Valmont/Thor TIF	6/16/2022	None
Rail Park	T20182	Rail Park TIF	10/6/2022	None

Finances *(as of 12/31/23)*

Total Revenues and Expenditures by TIF Area			
TIF Area Name	Total Revenues	Total Expenditures	
South State Road 15	\$1,233,427.83	\$1,654,929.03	
North State Road 15	34.98	0.00	
Bristol East	380,531.88	0.00	
GGT	179,455.68	168,643.19	
Seahawk	351,662.53	138,900.00	
Valmont/Thor	0.00	0.00	
Rail Park	0.00	0.00	
Redevelopment Commission Expenditures			
Category	Subcategory	Description	Amount
Services & Charges	Professional Services		\$209,322.66
Services & Charges	Other		975.08
Services & Charges	Insurance		325.83
Debt Service	Principal		730,173.36
Debt Service	Interest		53,386.79
Capital Outlays	Improvements other than building		748,188.96
Capital Outlays	Other Capital Outlays		220,099.54
Grants/Loan			
None			
TIF Distributed to Other Units			
None			



Fund Balances *(as of 12/31/23)*

Fund Balances as of December 31, 2023		
TIF Area Name	Fund Name	Balance
South State Road 15	TIF #130 South State Road 15 (2570)	\$1,789,192.34
North State Road 15	TIF #132 North State Road 15 (2575)	6,808.49
Bristol East	TIF #148 East (2580)	579,038.51
GGT	TIF #171 GGT (2565)	107,696.42
South State Road 15	2021 General Revenue Bond Fund (4650)	408.52
Seahawk	2021 Seahawk Bond Fund	1,801.19
Seahawk	TIF #178 Seahawk Allocation Area (2585)	210,961.34
Valmont/Thor	Valmont Newmark/Thor Industries TIF	0.00
Rail Park	Rail Park Allocation TIF	0.00

Debt Payments - 2023

TIF Area Name	Debt Name	Total P&I Outstanding	P&I Paid on Debt	Maturity Date of Bonds
South State Road 15	Interlocal Agreement for Road Funding	\$873,867.21	\$400,000.00	1/31/2026
South State Road 15	General Revenue Bonds of 2021 (1)	1,968,389.50	245,560.15	8/1/2031
Seahawk	Taxable Economic Development Tax Increment Revenue Bonds, Series 2021 (Seahawk Project) (2)	6,967,000.00	138,000.00	2/1/2033

(1) Bonds payable from legally available revenues of the Town, but it is anticipated the payments on the Bonds will be paid out of the South State Road 15 TIF fund.

(2) Bonds are payable from a pledge of 80% of real property tax increment and 100% of personal property tax increment.



Housing TIF Allocation Area

Number of houses completed under the program		0
Average sales price of completed homes		N/A

Additional notes regarding RDC

- The Commission has an obligation by contract with Wagner Development to provide 60% of North State Road 15 TIF to them for projects being done in the TIF area.
- The Commission entered into an Amended Interlocal Agreement on March 18, 2021 with the County to alter the loan repayment provisions of the Original Interlocal Agreement that finances a road project in the South State Road 15 TIF Area.
- The amended agreement states that the Commission agrees to pay fixed annual principal payments of \$400,000 per year in two payments, plus accrued interest, within 30 days of distribution of TIF revenues.

Thank you!



Heidi Amspaugh
Principal

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E: heidi.amspaugh@bakertilly.com



Kyle Carlson
Manager

P: +1 (317) 465-1745
E: kyle.carlson@bakertilly.com





COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2024 PAY 2025

INSTRUCTIONS:

- Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer EMBER RV, INC.		County Elkhart
Address of Taxpayer (street and number, city, state and ZIP code) 710 COMMERCE DRIVE BRISTOL IN 46507		DLGF Taxing District Number 031
Name of Contact Person Ashley Lehman	Telephone Number 574-294-7491	Email Address ashley@emberrv.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Bristol	Resolution Number 7-15-21R	Estimated Start Date (month, day, year) 06/15/2021
Location of Property 1728 COMMERCE DRIVE BRISTOL IN 46507		Actual Start Date (month, day, year) 06/17/2021
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached		Estimated Completion Date (month, day, year) 12/31/2022
		Actual Completion Date (month, day, year) 12/31/2022

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries	30	79
Number of Additional Employees		
Salaries	1,497,600	5,703,616

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values Before Project								
Plus: Values of Proposed Project	3,000,000	900,000						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	3,000,000	900,000						
ACTUAL								
Values Before Project								
Plus: Values of Proposed Project	1,008,707	154,298			128,304	47,421	31,986	11,822
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	1,008,707	154,298			128,304	47,421	31,986	11,822

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Ashley Lehman</i>	Title CEO	Date Signed (month, day, year) 3/12/24

Ember Recreational Vehicles, Inc.
 (Operating Entity is Ember RV, Inc. F/K/A Element RV, Inc.)
 710 Commerce Drive
 Bristol, IN 46507

January 1, 2024 – CF-1/PP Attachment

The company went through a name change during 2021. Element RV, Inc. is now known as Ember Recreational Vehicles, Inc.

Section #3 - Employees and Salaries

On December 31, 2023, the taxpayer had a total number of employees of 79 with associated salaries of \$5,703,616. The company has hired 79 employees with salaries of \$5,703,616 since the start of the project. The company has also hired employees that live in Michigan and work for the company in Bristol. The company hired 16 employees from Michigan with salaries of \$21,369,604 which is not included the headcount and salaries reported on the CF-1/PP. The combined Indiana and Michigan resident employees working in Bristol are 95 with combined salaries of \$7,703,220.

Per the signed resolution, the taxpayer will hire no less than 30 full-time positions on or before December 31, 2022, with associated salaries of \$1,497,600 and a minimum hourly rate of \$13 per hour exclusive of benefits. The taxpayer has exceeded the total number of employees and hourly wages projected. The company paid an actual hourly rate of over \$20 per hour minimum to the 79 employees.

Section #4 – Cost and Values

The taxpayer has invested \$2,050,530 in assets related to the personal property investment. The taxable personal property related to that investment is \$1,492,896 as reported on the personal property tax return for the 1/1/2024 assessment date. The total abated cost as of 1/1/2024 is \$1,168,997. The estimated projected investment on the SB-1/PP was \$3,000,000 at the time of the application. The estimated projected investment on the real estate entity B-Three Development Company, LLC's SB-1/RE was \$5,000,000. The total combined real and personal property estimated value of proposed project was \$8,000,000. The break-out between real and personal property was a best estimate of the dollars between the two types of property at the time of the application. The combined value of investment during 2021, 2022 and 2023 for both real and personal property was \$8,196,560. Real property investment \$6,146,030 and personal of \$2,050,530. The company has exceeded the overall investment in the project.

The company is fully operational and continues to operate at full capacity and make investment in their employees despite the current downturn in the economy as it relates to the RV industry. The company continues to be a predictable and steady employer for their employees.

The project is proceeding as proposed to the Bristol Town Council.



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

2024

Section 8, Item c.

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer B-THREE DEVELOPMENT CO., LLC (OPERATING ENTITY IS EMBER RV, INC. F/K/A ELEMENT RV, INC.)	County ELKHART	
Address of taxpayer (number and street, city, state, and ZIP code) 710 COMMERCE DRIVE, BRISTOL, IN 46507	DLGF taxing district number 031	
Name of contact person ASHLEY LEHMAN	Telephone number (574) 294-7491	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body TOWN OF BRISTOL	Resolution number 7-15-21R	Estimated start date (month, day, year) 06/15/2021
Location of property 1728 COMMERCE DRIVE, BRISTOL, IN 46507 (BRISTOL COMMERCE PARK LOTS 1 AND 4)		Actual start date (month, day, year) 06/15/2021
Description of real property improvements SEE ATTACHED SB-1/RE		Estimated completion date (month, day, year) 12/31/2022
		Actual completion date (month, day, year) 10/11/2021
SECTION 3 EMPLOYEES AND SALARIES		
	EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees		
Salaries		
Number of employees retained		
Salaries		
Number of additional employees	30	79
Salaries	1,497,600	5,703,616
SECTION 4 COST AND VALUES		
	COST AND VALUES	REAL ESTATE IMPROVEMENTS
	AS ESTIMATED ON SB-1	AS ESTIMATED ON SB-1
	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	5,000,000	5,000,000
Less: Values of any property being replaced		
Net values upon completion of project		
	ACTUAL	ACTUAL
	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	6,146,030	3,653,700
Less: Values of any property being replaced		
Net values upon completion of project		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
	WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title CEO	Date signed (month, day, year) 3/12/24

B-3 Development Co., LLC
(Operating Entity is Ember RV, Inc. F/K/A Element RV, Inc.)
710 Commerce Drive
Bristol, IN 46507

January 1, 2024 – CF-1/RE Attachment

The company went through a name change during 2021. Element RV, Inc. is now known as Ember Recreational Vehicles, Inc.

Section #3 - Employees and Salaries

On December 31, 2023, the taxpayer had a total number of employees of 79 with associated salaries of \$5,703,616. The company has hired 79 employees with salaries of \$5,703,616 since the start of the project. The company has also hired employees that live in Michigan and work for the company in Bristol. The company hired 16 employees from Michigan with salaries of \$1,369,604 which is not included the headcount and salaries reported on the CF-1/PP. The combined Indiana and Michigan resident employees working in Bristol are 95 with combined salaries of \$7,073,220.

Per the signed resolution, the taxpayer will hire no less than 30 full-time positions on or before December 31, 2022, with associated salaries of \$1,497,600 and a minimum hourly rate of \$13 per hour exclusive of benefits. The taxpayer has exceeded the total number of employees and hourly wages projected. The company paid an actual hourly rate of over \$20 per hour minimum to the 79 employees.

Section #4 – Cost and Values

The taxpayer has exceeded the investment as proposed on the SB-1/Real Property. At the time of this filing the assessed value for 1/1/2024 was not available from the Elkhart County Assessor's office. A value based on 1/1/2023 assessment has been used. The Assessor & Auditors office will update for the most current value when available.

The project is proceeding as proposed to the Bristol Town Council.

April 4, 2024

Rate Increase Summary – Sewage Works

The purpose of the cost of service study and proposed rate adjustment was to look at all of Bristol Sewer Utility needs and propose a rate structure that proportionately allocates costs across customer classes.

Summary Key Notes:

- Adjustment of rates to replace existing phased rate increases adopted on June 15, 2023 as part of the initial increase for the anticipated Water Project. Proposed rates derived from the cost of service study would be phased in during years 2024, 2025 and 2026 with assumed collections related to rate increases beginning in July of each year. See rate table on page 2.
- Primary driver of rate adjustments:
 - Inflationary increases
 - Total WWTP improvement and expansion project costs of \$28,265,000 million
- Monthly average residential rates based on 4,000 gallons of usage increasing \$24.12 compared to existing rates in phase I. Phase 2 proposed rates account for a \$12.06 increase per month for the average residential user as compared to phase I. Finally, phase 3 proposed rates increasing \$6.02 per month for the average residential user.
- The proposed rates will remain sufficient to pay for normal operating and capital disbursements annually, debt service related to the 2024 Bond and allow for debt service coverage to be at least 125% per SRF requirements.

Average Monthly Residential Bill Summary					
Year	Sewer	Water*	Total Bill	Net Change	% Change
Current	\$29.60	\$22.31	\$51.91		
2024	\$53.72	\$36.56	\$90.28	\$38.37	73.92%
2025	\$65.78	\$43.68	\$109.46	\$19.18	21.25%
2026	\$71.80	\$43.68	\$115.48	\$6.02	5.50%

*Excludes sales tax

BRISTOL (INDIANA) MUNICIPAL SEWAGE WORKS

Section 8, Item d.

2024 - Phase I

COMPARISON OF SELECTED MONTHLY BILLS

<u>5/8" Meter</u>				
<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
0	\$22.80	\$14.80	\$8.00	54%
2,000	22.80	14.80	8.00	54%
4,000	53.72	29.60	24.12	81%
5,000	69.18	37.00	32.18	87%
10,000	146.48	74.00	72.48	98%
20,000	301.08	148.00	153.08	103%

<u>1" Meter</u>				
<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
5,000	\$103.43	\$59.25	44.18	75%
10,000	180.73	96.25	84.48	88%
20,000	335.33	170.25	165.08	97%
50,000	799.13	392.25	406.88	104%

<u>2" Meter</u>				
<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
50,000	\$970.08	\$503.20	\$466.88	93%
100,000	1,743.08	873.20	869.88	100%
250,000	4,062.08	1,983.20	2,078.88	105%

<u>6" Meter</u>				
<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
500,000	\$9,773.54	\$5,031.20	\$4,742.34	94%
1,000,000	17,503.54	8,731.20	8,772.34	100%
2,000,000	32,963.54	16,131.20	16,832.34	104%
3,000,000	48,423.54	23,531.20	24,892.34	106%

BRISTOL (INDIANA) MUNICIPAL SEWAGE WORKS

Section 8, Item d.

2025 - Phase II

COMPARISON OF SELECTED MONTHLY BILLS

5/8" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
0	\$26.80	\$22.80	\$4.00	18%
2,000	26.80	22.80	4.00	18%
4,000	65.78	53.72	12.06	22%
5,000	85.27	69.18	16.09	23%
10,000	182.72	146.48	36.24	25%
20,000	377.62	301.08	76.54	25%

1" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
5,000	\$125.52	\$103.43	22.09	21%
10,000	222.97	180.73	42.24	23%
20,000	417.87	335.33	82.54	25%
50,000	1,002.57	799.13	203.44	25%

2" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
50,000	\$1,203.52	\$970.08	\$233.44	24%
100,000	2,178.02	1,743.08	434.94	25%
250,000	5,101.52	4,062.08	1,039.44	26%

6" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
500,000	\$12,144.71	\$9,773.54	\$2,371.17	24%
1,000,000	21,889.71	17,503.54	4,386.17	25%
2,000,000	41,379.71	32,963.54	8,416.17	26%
3,000,000	60,869.71	48,423.54	12,446.17	26%

BRISTOL (INDIANA) MUNICIPAL SEWAGE WORKS

Section 8, Item d.

2026 - Phase III

COMPARISON OF SELECTED MONTHLY BILLS

5/8" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
0	\$28.80	\$26.80	\$2.00	7%
2,000	28.80	26.80	2.00	7%
4,000	71.80	65.78	6.02	9%
5,000	93.30	85.27	8.03	9%
10,000	200.80	182.72	18.08	10%
20,000	415.80	377.62	38.18	10%

1" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
5,000	\$136.55	\$125.52	11.03	9%
10,000	244.05	222.97	21.08	9%
20,000	459.05	417.87	41.18	10%
50,000	1,104.05	1,002.57	101.48	10%

2" Meter

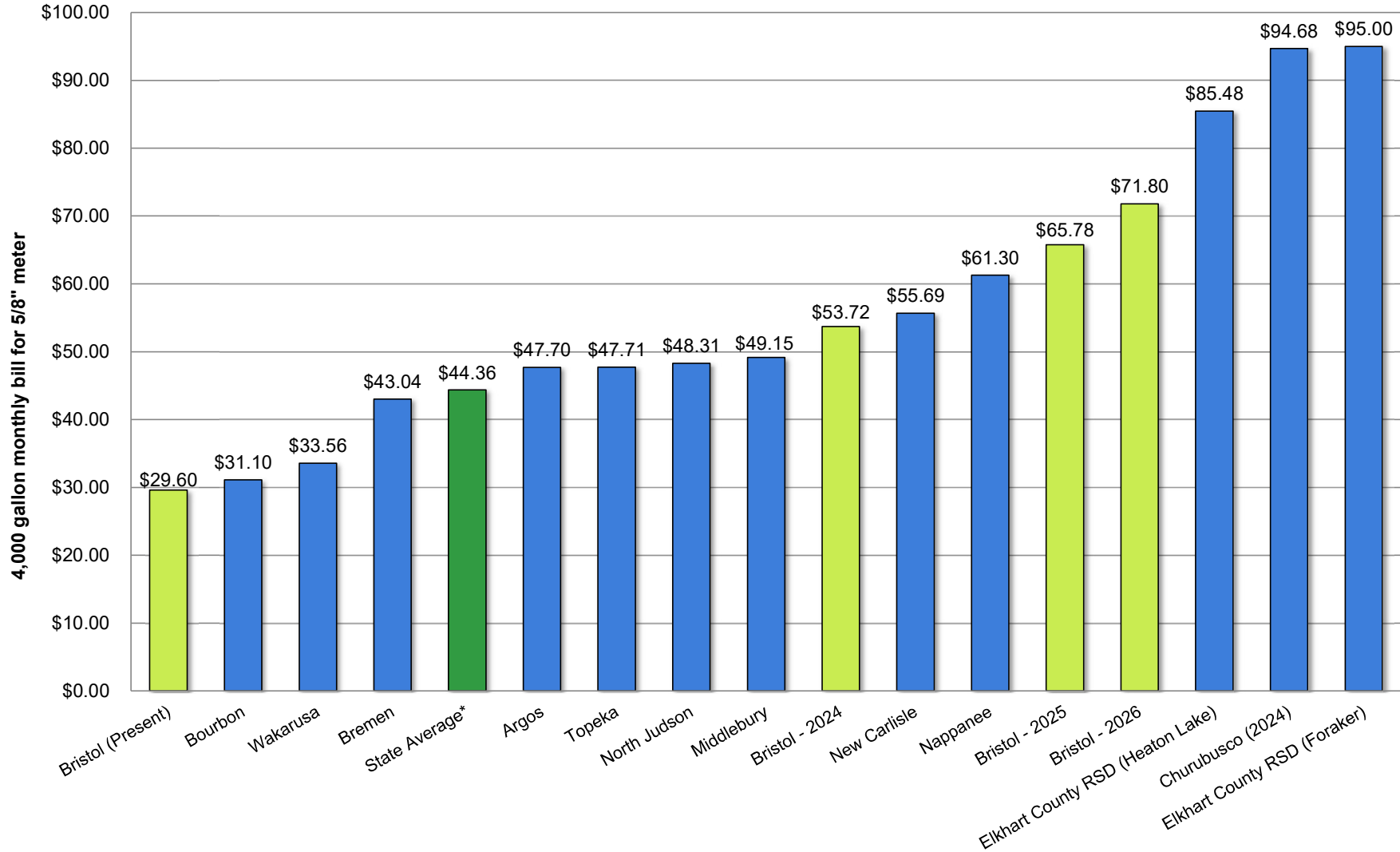
<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
50,000	\$1,320.00	\$1,203.52	\$116.48	10%
100,000	2,395.00	2,178.02	216.98	10%
250,000	5,620.00	5,101.52	518.48	10%

6" Meter

<u>Adjusted Monthly Bill</u>				
<u>Gallons</u>	<u>Cost of Service</u>	<u>Present</u>	<u>Variance</u>	<u>%</u>
500,000	\$13,327.80	\$12,144.71	\$1,183.09	10%
1,000,000	24,077.80	21,889.71	2,188.09	10%
2,000,000	45,577.80	41,379.71	4,198.09	10%
3,000,000	67,077.80	60,869.71	6,208.09	10%

BRISTOL (INDIANA) MUNICIPAL SEWAGE WORKS

Comparison of Monthly Residential Bills with Other Indiana Communities



* For Cities/Towns with 1,000 to 3,000 population (125 in study) per the April 2022 Indiana Comparative Rate Study prepared by Baker Tilly Municipal Advisors, LLC.

Note: Comparison includes surrounding communities with less than and great than 1,000 to 3,000 in population

April 4, 2024

Rate Increase Summary – Water Utility

The purpose of the cost of service study and proposed rate adjustment was to look at all of Bristol Water Utility needs and propose a rate structure that proportionately allocates costs across customer classes.

Summary Key Notes:

- Adjustment of rates to replace existing phased rate increases adopted on June 15, 2023 as part of the initial increase for the anticipated Water Project. Proposed rates derived from the cost of service study would be phased in during years 2024 and 2025 with assumed collections related to rate increases beginning in July of each year. See rate table on page 2.
- Primary driver of rate adjustments:
 - Inflationary increases
 - Total treatment system upgrades and expansion project costs of \$15,709,000 million
- Monthly average residential rates based on 4,000 gallons of usage increasing \$14.25 compared to existing rates in phase I. Phase 2 proposed rates account for a \$7.12 increase per month for the average residential user as compared to phase I.
- The proposed rates will remain sufficient to pay for normal operating and capital disbursements annually, debt service related to the 2024 Bond and allow for debt service coverage to be at least 125% per SRF requirements.

Average Monthly Residential Bill Summary					
Year	Sewer	Water*	Total Bill	Net Change	% Change
Current	\$29.60	\$22.31	\$51.91		
2024	\$53.72	\$36.56	\$90.28	\$38.37	73.92%
2025	\$65.78	\$43.68	\$109.46	\$19.18	21.25%
2026	\$71.80	\$43.68	\$115.48	\$6.02	5.50%

*Excludes sales tax

BRISTOL (INDIANA) MUNICIPAL WATER UTILITY

2024 - Phase I

AVERAGE CUSTOMER BILL IMPACT

	<u>Current Rates</u>	<u>Proposed Rates</u>	<u>Change</u>	<u>% Change</u>
Residential - 5/8" Meter - 2,000 Gallon Flow	<u>\$11.15</u>	<u>\$18.28</u>	<u>\$7.13</u>	<u>64%</u>
Residential - 5/8" Meter - 4,000 Gallon Flow	<u>\$22.31</u>	<u>\$36.56</u>	<u>\$14.25</u>	<u>64%</u>
Multi-Family - 5/8" Meter - 10,000 Gallon Flow	<u>\$55.77</u>	<u>\$91.40</u>	<u>\$35.63</u>	<u>64%</u>
Commercial - 1" Meter - 60,000 Gallon Flow	<u>\$321.47</u>	<u>\$540.75</u>	<u>\$219.28</u>	<u>68%</u>
Industrial - 2" Meter - 200,000 Gallon Flow	<u>\$952.17</u>	<u>\$1,570.15</u>	<u>\$617.98</u>	<u>65%</u>
Educational - 4" Meter - 50,000 Gallon Flow	<u>\$268.62</u>	<u>\$451.05</u>	<u>\$182.43</u>	<u>68%</u>

BRISTOL (INDIANA) MUNICIPAL WATER UTILITY

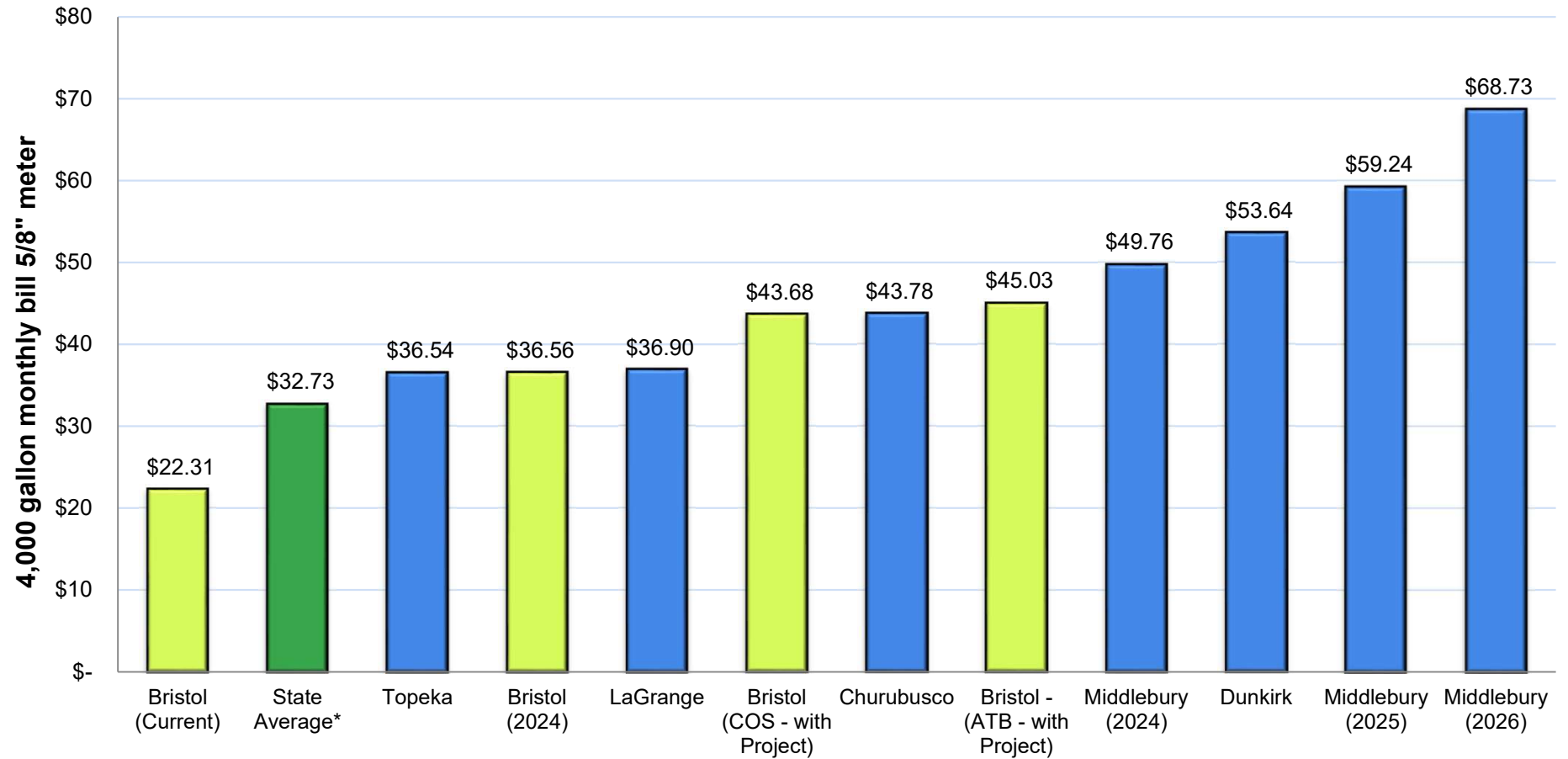
2025 - Phase II

AVERAGE CUSTOMER BILL IMPACT

	<u>Current Rates</u>	<u>Proposed Rates</u>	<u>Change</u>	<u>% Change</u>
Residential - 5/8" Meter - 2,000 Gallon Flow	<u>\$18.28</u>	<u>\$21.84</u>	<u>\$3.56</u>	<u>19%</u>
Residential - 5/8" Meter - 4,000 Gallon Flow	<u>\$36.56</u>	<u>\$43.68</u>	<u>\$7.12</u>	<u>19%</u>
Multi-Family - 5/8" Meter - 10,000 Gallon Flow	<u>\$91.40</u>	<u>\$109.20</u>	<u>\$17.80</u>	<u>19%</u>
Commercial - 1" Meter - 60,000 Gallon Flow	<u>\$540.75</u>	<u>\$650.25</u>	<u>\$109.50</u>	<u>20%</u>
Industrial - 2" Meter - 200,000 Gallon Flow	<u>\$1,570.15</u>	<u>\$1,878.85</u>	<u>\$308.70</u>	<u>20%</u>
Educational - 4" Meter - 50,000 Gallon Flow	<u>\$451.05</u>	<u>\$542.15</u>	<u>\$91.10</u>	<u>20%</u>

BRISTOL (INDIANA) MUNICIPAL WATER UTILITY

Comparison of Monthly Residential Bills with Other Indiana Communities



*For Cities/Towns with populations of 1,000-3,000 per the April 2022 Indiana Comparative Rate Study prepared by Baker Tilly Municipal Advisors, LLC.

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 7:00p.m., on the 2nd of May, 2024.

Increase:

FUND #	Appropriation #	Amount	Reason
2256	2256-001-325	\$3009.08	Opioid unrestricted distribution to Oaklawn for the Mental Health Crisis Center
2257	2257-001-325	\$7606.06	Opioid restricted distribution to Oaklawn for the Mental Health Crisis Center

Grand total: \$10,615.14

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: March 4, 2024

Cathy Antonelli, Clerk-Treasurer

Ordinance No. 05/02/2024-10

Additional Appropriation Ordinance

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the 2024 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 2nd day of May, 2024.

Increase:

FUND #	Appropriation #	Amount	Reason
2256	2256-001-325	\$3009.08	Opioid unrestricted distribution to Oaklawn for the Mental Health Crisis Center
2257	2257-001-325	\$7606.06	Opioid restricted distribution to Oaklawn for the Mental Health Crisis Center

Grand total: \$10,615.14

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

ORDINANCE NO. 4/16/2024-7

AN ORDINANCE OF THE TOWN OF BRISTOL, INDIANA AMENDING ORDINANCE NO. 10-20-22B TITLED AN ORDINANCE OF THE TOWN OF BRISTOL AUTHORIZING THE ISSUANCE OF SEWAGE WORKS REVENUE BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF CERTAIN ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE MUNICIPAL SEWAGE WORKS OF SAID TOWN, PROVIDING FOR THE SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF SAID BONDS, OTHER MATTERS CONNECTED THEREWITH, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF BONDS, AND REPEALING ORDINANCES INCONSISTENT HERewith

WHEREAS, the Town Council (the “Town Council”) of the Town of Bristol, Indiana (the “Town”) previously adopted its Ordinance No. 10-20-22B (“Ordinance 10-20-22B”) authorizing certain additions, improvements and extensions to the Town’s sewage works, as more specifically set forth in Exhibit A thereto (the “Project”) with maximum Project cost of Twelve Million Four Hundred Thousand Dollars (\$12,400,000) and authorizing the issuance of sewage works revenue bonds by the Town in one or more series in an aggregate principal amount not to exceed Twelve Million Four Hundred Thousand Dollars (\$12,400,000);

WHEREAS, based upon bids received for the Project, the Town Council now desires to amend Ordinance 10-20-22B as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRISTOL, INDIANA, THAT:

Section 1. The two references in the preamble to “Twelve Million Four Hundred Thousand Dollars (\$12,400,000)” are hereby deleted and replaced with “Thirty-One Million Ninety-Two Thousand Dollars (\$31,092,000).”

Section 2. The reference in Section 1 to “Twelve Million Four Hundred Thousand Dollars (\$12,400,000)” is hereby deleted and replaced with “Thirty-One Million Ninety-Two Thousand Dollars (\$31,092,000).”

Section 3. The reference in Section 2 to “Twelve Million Four Hundred Thousand Dollars (\$12,400,000)” is hereby deleted and replaced with “Thirty-One Million Ninety-Two Thousand Dollars (\$31,092,000).”

Section 4. Exhibit A of Ordinance 10-20-22B is hereby deleted in its entirety and replaced with Exhibit A attached hereto.

Section 5. Except as modified by this Ordinance, all provisions of Ordinance 10-20-22B shall remain in full force and effect.

Section 6. This Ordinance shall be in full force and effect from and after its passage by the Town Council, and the execution of any procedures required by applicable law.

ADOPTED THIS 16th DAY OF APRIL, 2024.

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

DESCRIPTION OF PROJECT

The Project consists of the construction of a new headworks with mechanical screen, provisions for future grit removal system, Sequencing Batch Reactor (SBR), UV system, post aeration system, replacement administration building and maintenance garage and other miscellaneous wastewater treatment facility improvements to support the main process as described in the Preliminary Engineering Report. Lift stations 1, 3, 8 and 10 are proposed to be improved as a part of the project. The Project will increase the organic capacity, provide redundancy, and improve the above referenced lift stations.

The Project is more particularly described in the Preliminary Engineering Report prepared by Commonwealth Engineers, Inc and submitted to Indiana Finance Authority (IFA) – State Revolving Fund (SRF).

ORDINANCE NO. 4/16/2024-8

AN ORDINANCE OF THE TOWN OF BRISTOL, INDIANA AMENDING ORDINANCE NO. 10-20-22A TITLED AN ORDINANCE OF THE TOWN OF BRISTOL AUTHORIZING THE ISSUANCE OF WATERWORKS REVENUE BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF CERTAIN ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE MUNICIPAL WATERWORKS OF SAID TOWN, PROVIDING FOR THE SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF SAID BONDS, OTHER MATTERS CONNECTED THEREWITH, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF BONDS, AND REPEALING ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Town Council (the “Town Council”) of the Town of Bristol, Indiana (the “Town”) previously adopted its Ordinance No. 10-20-22A (“Ordinance 10-20-22A”) authorizing certain additions, improvements and extensions to the Town’s waterworks, as more specifically set forth in Exhibit A thereto (the “Project”) with maximum Project cost of Thirteen Million Seven Hundred Thousand Dollars (\$13,700,000) and authorizing the issuance of waterworks revenue bonds by the Town in one or more series in an aggregate principal amount not to exceed Thirteen Million Seven Hundred Thousand Dollars (\$13,700,000);

WHEREAS, based upon bids received for the Project, the Town Council now desires to amend Ordinance 10-20-22A as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRISTOL, INDIANA, THAT:

Section 1. The two references in the preamble to “Thirteen Million Seven Hundred Thousand Dollars (\$13,700,000)” are hereby deleted and replaced with “Seventeen Million Two Hundred Eighty Thousand Dollars (\$17,280,000).”

Section 2. The reference in Section 1 to “Thirteen Million Seven Hundred Thousand Dollars (\$13,700,000)” is hereby deleted and replaced with “Seventeen Million Two Hundred Eighty Thousand Dollars (\$17,280,000).”

Section 3. The reference in Section 2 to “Thirteen Million Seven Hundred Thousand Dollars (\$13,700,000)” is hereby deleted and replaced with “Seventeen Million Two Hundred Eighty Thousand Dollars (\$17,280,000).”

Section 4. Exhibit A of Ordinance 10-20-22A is hereby deleted in its entirety and replaced with Exhibit A attached hereto.

Section 5. Except as modified by this Ordinance, all provisions of Ordinance 10-20-22A shall remain in full force and effect.

Section 6. This Ordinance shall be in full force and effect from and after its passage by the Town Council, and the execution of any procedures required by applicable law.

ADOPTED THIS 16th DAY OF APRIL, 2024.

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

DESCRIPTION OF PROJECT

The Project, which may be done in multiple phases, consists of the design, acquisition, construction, installation, and equipping of various improvements to the Town's waterworks. The project will consist of any combination of the following:

- Water Main extension – Connecting the end of the water main on CR 8/River Road to the water main on State Road 120. This route starts at Swan St, then continues west along County Road 8 to the intersection of CR 21, then turns south and crosses the ST Joseph river to Fox Chase, then concludes at State Road 120.
- Water Main extension – The route extends the current water main east on Vistula St (SR 120 E) crossing the Little Elkhart River, then turn north to meet with the water main at Well#5. This route includes crossing the railroad in two locations, one at the edge of downtown, the other just north of the river crossing.
- Water Main extension – This route will replace existing water main downtown along Vistula St or Division St in conjunction with current transportation projects.
- New Production Well & Well Upgrades – The Town plans to install a new well at a location separate from either of the current well fields.
- New Elevated Tank – To meet the recommended storage volumes the project proposes a new elevated storage tank located strategically along the existing mains to maximize its contribution to the system as a whole.

The Project is more particularly described in the separate Preliminary Engineering Reports and the Plans and Specifications each as approved by the Indiana Finance Authority (IFA) – State Revolving Fund (SRF).

ORDINANCE NO. 4/16/2024-9

AN ORDINANCE OF THE TOWN OF BRISTOL, INDIANA AMENDING CHAPTERS 51 AND 52 OF THE TOWN OF BRISTOL, INDIANA CODE OF ORDINANCES RELATING TO INCREASES IN WATER AND SEWER UTILITY RATES

WHEREAS, the Town of Bristol, Indiana (the “Town”) is a duly formed municipal corporation within the State of Indiana governed by its duly elected Town Council (the “Council”); and

WHEREAS, the Town owns and operates a municipal waterworks system for the treatment and distribution of potable water to the inhabitants of the Town (the “Water Utility”), and a municipal sewer and treatment system for the transportation and treatment of wastewater and sewage for the Town (the “Sewer Utility”) (the Water Utility and Sewer Utility collectively the “Utilities”); and

WHEREAS, the Council has established rates and charges for the Sewer Utility and Water Utility for customers connected to the Town’s Utilities; and

WHEREAS, the Town, through its advisors, is undertaking to expand, enhance, and improve the extent, capacity, and quality of the Town’s Utilities through investments in facilities and infrastructure (the “Utilities Expansion Project”); and

WHEREAS, pursuant to Indiana Code §§ 8-1.5-3-1 *et seq.* and 36-9-23-1 *et seq.*, the Council may modify or adjust its existing schedule of fees charged for the Utilities by ordinance after providing notice and conducting a public hearing; and

WHEREAS, Indiana Code authorizes the Council to adopt by ordinance nondiscriminatory, reasonable, and just rates and charges for sewer and water services rendered by the Town’s Utilities; and

WHEREAS, Indiana Code authorizes the Town to exercise powers to regulate the furnishing of water to the public; establish, maintain, and operate waterworks; and regulate the furnishing of the service of collecting, processing, and disposing of waste substances and domestic or sanitary sewage within four (4) miles of the Town’s corporate boundaries; and

WHEREAS, the Town has caused a rate study to be completed by Baker Tilly Municipal Advisors, LLC, for the purpose of determining whether the current rates charged for the Town’s Utilities produce an income sufficient to properly maintain and operate the Utilities through and after the completion of the Utilities Expansion Project; and

WHEREAS, it has been determined by the Council that the existing rates for the Utilities will be insufficient to meet the costs and demands of the Utilities Expansion Project and, therefore, such rates for the Utilities should be amended and modified as provided for in this Ordinance; and

WHEREAS, the Council now determines that proper notice has been duly given as required by Indiana Code §§ 8-1.5-3-8.1 and 36-9-23-26, and that a public hearing on the proposed schedule of rates and charges has been duly held on April 16, 2024;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana, meeting in regular session, and after considering the needs of the Town’s Utilities, determines it is necessary to make changes and amend the sewer and water rates and charges in the Town of Bristol, Elkhart County, Indiana in the following manner:

- Section 1. The foregoing Recitals are fully incorporated herein by this reference.
- Section 2. As of the effective date of this Ordinance, Section 51.01 of the Code of Ordinances for the Town (the “Code”), entitled “Metered Water Rates and Charges,” shall be amended and replaced in its entirety with the new Section 51.01 attached as Exhibit A hereto and incorporated herein.
- Section 3. As of the effective date of this Ordinance, Section 51.02 of the Code, entitled “Minimum Water Charges,” shall be amended and replaced in its entirety with the new Section 51.02 attached as Exhibit B hereto and incorporated herein.
- Section 4. As of the effective date of this Ordinance, Section 51.04 of the Code, entitled “Hydrant Rental,” shall be amended and replaced in its entirety with the new Section 51.04 attached as Exhibit C hereto and incorporated herein.
- Section 5. As of the effective date of this Ordinance, Section 51.06 of the Code, entitled “Rates for Sprinkler Systems and Public Drinking Fountains,” shall be amended and replaced in its entirety with the new Section 51.06 attached as Exhibit D hereto and incorporated herein.
- Section 6. As of the effective date of this Ordinance, Section 52.142 of the Code, entitled “Sewage Rates Schedule,” shall be amended and replaced in its entirety with the new Section 52.142 attached as Exhibit E hereto and incorporated herein.
- Section 7. As of the effective date of this Ordinance, Section 52.156 of the Code, entitled “Surcharge Fees for Conventional Pollutants,” shall be amended and replaced in its entirety with the new Section 52.156 attached as Exhibit F hereto and incorporated herein.
- Section 8. As of the effective date of this Ordinance, a new Section 51.13, entitled “Water System Development Charge,” attached as Exhibit G hereto and incorporated herein, shall be added to the Code.
- Section 9. As of the effective date of this Ordinance, a new Section 52.157, entitled “Sewer System Development Charge,” attached as Exhibit H hereto and incorporated herein, shall be added to the Code.

Section 10. All ordinances and parts of ordinances, and all Titles, Chapters and/or Sections of the Code that conflict with the provisions contained herein are hereby specifically repealed as of the effective date of this Ordinance.

Section 11. If any portion on this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 12. The rates and charges herein set forth shall be in full force and effect for all billings of Water Utility and Sewer Utility services at the first full monthly billing therefor following the final passage and adoption of this Ordinance. All other provisions of this Ordinance shall be in full force and effect from and after its publication and adoption as required by Indiana law. All acts pursuant to the adoption of this Ordinance are hereby ratified.

* * * * *

ADOPTED THIS 16th DAY OF APRIL, 2024.

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

§ 51.01 METERED WATER RATES AND CHARGES.

There shall be and there are established for the use of and the service rendered by the waterworks systems of the town rates and charges based on the use of water supplied by the waterworks system determined by the Town Council and adopted herein by reference.

Monthly Metered Rates		Rate per 1,000 Gallons effective:			
		May 1, 2024		May 1, 2025	
		Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
First	15,000 Gallons	\$9.14	\$10.42	\$10.92	\$12.45
Next	105,000 Gallons	\$8.97	\$10.23	\$10.81	\$12.32
Over	120,000 Gallons	\$6.14	\$7.00	\$7.25	\$8.27

¹ Represents a 14% increase from Inside Town rates.

(‘97 Code, § 9-10) (Ord. 12-11-97(A), passed 12-11-97; Am. Ord. 10-21-99(A), passed 10-21-99; Am. Ord. 6-15-2023-12, passed 6-15-23.)

EXHIBIT B

§ 51.02 MINIMUM WATER CHARGES.

Each user shall pay a minimum charge in accordance with the size of meter installed for which the user will be entitled to the quantity of water set by the Town Council from time to time.

Minimum Water Charges					
Meter Size	Allowed Flow (in gallons)	Rate per month effective:			
		May 1, 2024		May 1, 2025	
		Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
5/8-inch	2,000	\$18.28	\$20.84	\$21.84	\$24.90
1 inch	3,483	\$31.83	\$36.29	\$38.03	\$43.36
1 1/4-inch	5,300	\$48.44	\$55.23	\$57.88	\$65.99
1 1/2-inch	7,295	\$66.68	\$76.01	\$79.66	\$90.82
2-inch	13,025	\$119.05	\$135.72	\$142.23	\$162.16
3-inch	31,983	\$289.44	\$330.04	\$347.39	\$395.98
4-inch	62,240	\$560.84	\$639.57	\$674.46	\$768.75
6-inch	173,780	\$1,409.16	\$1,606.91	\$1,688.76	\$1,925.11

¹ Represents a 14% increase from Inside Town rates.

(‘97 Code, § 9-11) (Ord. 12-11-97(A), passed 12-11-97; Am. Ord. 10-21-99(A), passed 10-21-99; Am. Ord. 6-15-2023-12, passed 6-15-23.)

EXHIBIT C

§ 51.04 HYDRANT RENTAL.

The fire hydrant rental shall hereafter be charged at the following rates per annum, per hydrant, effective May 1, 2024, a copy of which is on file in the office of the Clerk-Treasurer during regular business hours.

Hydrant Rental Rates				
Hydrant Type	Fee per hydrant per annum effective:			
	May 1, 2024		May 1, 2025	
	Inside Town	Outside Town¹	Inside Town	Outside Town¹
Municipal	\$1,209.57	\$1,378.91	\$1,458.16	\$1,662.30
Private	\$729.08	\$831.15	\$873.78	\$996.11

¹ Represents a 14% increase from Inside Town rates.

(‘97 Code, § 9-13) (Ord. 12-12-96, passed 12-12-96; Am. Ord. 10-21-99(A), passed 10-21-99; Am. Ord. 9-16-04, passed 9-16-04; Am. Ord. 8-21-08B, passed 8-21-08; Am. Ord. 6-15-2023-12, passed 6-15-23.)

EXHIBIT D

§ 51.06 RATES FOR SPRINKLER SYSTEMS AND PUBLIC DRINKING FOUNTAINS.

(A) The rates for sprinkler systems and public drinking fountains shall be determined by the town.

(B) Until otherwise modified, the rate for building sprinkler systems as determined by the diameter of the service line for the system is as follows:

Sprinkler Systems and Public Drinking Fountain Rates				
Size of Line	Annual Fee effective:			
	May 1, 2024		May 1, 2025	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
4-inch	\$250.99	\$286.13	\$300.81	\$342.92
6-inch	\$729.08	\$831.15	\$873.78	\$996.11
8-inch	\$1,553.73	\$1,771.25	\$1,862.10	\$2,122.79
10-inch	\$2,715.89	\$3,096.11	\$3,348.65	\$3,817.46

¹Represents a 14% increase from Inside Town rates.

(‘97 Code, § 9-15) (Ord. 5-21-1966, passed 5-2-66; Am. Ord. 12-11-97(A), passed 12-11-97; Am. Ord. 10-21-99(A), passed 10-21-99; Am. Ord. 2-21-13, passed 2-21-13; Am. Ord. 6-15-2023-12, passed 6-15-23; Am. Ord. 11-02-2023-24, passed 11-02-23.)

EXHIBIT E

§ 52.142 SEWAGE RATES SCHEDULE.

For sewage customers who are metered customers of the municipal water system and industrial customers with private supply of water, the charge for sewage service shall be based upon the quantity of water used and returned to the sewage plant for treatment as determined by the Town Council.

Base Monthly Charges (includes 2,000 gallons of usage)						
Meter Size	Rate per month effective:					
	May 1, 2024		May 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
5/8 – 3/4-inch	\$22.80	\$25.99	\$26.80	\$30.55	\$28.80	\$32.83
1 inch	\$57.05	\$65.04	\$67.05	\$76.44	\$72.05	\$82.14
1 1/4-inch	\$91.33	\$104.12	\$107.24	\$122.25	\$115.20	\$131.33
1 1/2-inch	\$132.28	\$150.80	\$155.49	\$177.26	\$167.10	\$190.49
2-inch	\$228.00	\$259.92	\$268.00	\$305.52	\$288.00	\$328.32
3-inch	\$524.00	\$597.82	\$616.40	\$702.70	\$662.40	\$755.14
4-inch	\$912.00	\$1,039.68	\$1,072.00	\$1,222.08	\$1,152.00	\$1,313.28
6-inch	\$2,074.46	\$2,364.88	\$2,438.69	\$2,780.11	\$2,620.80	\$2,987.71

Monthly Metered Flow Rates						
Flow Rate	Rate per 1,000 gallons effective:					
	May 1, 2024		May 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
All Gallons	\$15.46	\$17.62	\$19.49	\$22.22	\$21.50	\$24.51

Minimum Monthly Rates for Unmetered Users						
Class of User (Assuming 4,100 gallons per month)	Rate per month effective:					
	May 1, 2024		May 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
Single family residence/unit	\$86.18	\$98.25	\$106.70	\$121.64	\$116.96	\$133.33

¹Represents a 14% increase from Inside Town rates.

(‘97 Code, § 9-30) (Ord. 12-11-97(B), passed 12-11-97; Am. Ord. 10-21-99(A), passed 10-21-99; Am. Ord. 6-15-2023-12, passed 6-15-23.)

EXHIBIT F

§ 52.156 SURCHARGE FEES FOR CONVENTIONAL POLLUTANTS.

(A) Surcharge fees (additional charges) based on the strength of sewage and liquid wastes shall be made on the following basis:

Pollutant	Rate per 1,000 gallons		
	May 1, 2024	May 1, 2025	May 1, 2026
Biochemical oxygen demand (“BOD”) ²	\$0.53	\$0.64	\$0.70
Suspended Solids (“SS”) ²	\$0.46	\$0.55	\$0.60
Ammonia ³	\$2.07	\$2.51	\$2.73
Phosphorous ⁴	\$8.77	\$10.64	\$11.57

² Rate per 1,000 gallons for each 10 mg/l of BOD and SS in excess of 200 mg/l per day

³ Rate per 1,000 gallons for each 1 mg/l of ammonia in excess of 20 mg/l per day

⁴ Rate per 1,000 gallons for each 1 mg/l of phosphorous in excess of 10 mg/l per day

(B) The surcharge will remain in effect until the user provides proof satisfactory to the Bristol Utility Director that the strength of liquid wastes and sewage being disposed of by user have been reduced to levels that would cause the surcharge to be no longer appropriate. For purposes of calculating the surcharge, the Director may consider either actual measured flowage or estimate using available information. The user shall have burden of showing the surcharge is excessive.

(Ord. 10-21-99(A), passed 10-21-99; Am. 6-15-2023-12, passed 6-15-23.)

EXHIBIT G

§ 51.13 WATER SYSTEM DEVELOPMENT CHARGE.

(A) There shall be established a System Development Charge (“Water SDC”) for all permanent connections to the Bristol Municipal Water Utility service, which shall be determined by the Town.

(B) Until otherwise modified, the Water SDC as determined by the diameter of the service line for the user is as follows:

Water System Development Charge effective May 1, 2024	
Meter Size	Water System Development Charge
5/8-inch	\$810.00
3/4-inch	\$1,215.00
1 inch	\$2,025.00
1 1/2-inch	\$4,050.00
2-inch	\$6,480.00
3-inch	\$12,150.00
4-inch	\$20,250.00
6-inch	\$40,500.00
8-inch	\$64,800.00
10-inch	\$93,150.00
12-inch	\$174,150.00

(Ord. 04-16-2024-9, passed 04-16-2024.)

EXHIBIT H

§ 52.157 SEWER SYSTEM DEVELOPMENT CHARGE.

(A) There shall be established a System Development Charge (“Sewage SDC”) for all permanent connections to the Bristol Municipal Sewage Works, which shall be determined by the Town.

(B) Until otherwise modified, the Sewage SDC as determined by the diameter of the service line for the user is as follows:

Sewer System Development Charge per new connection effective May 1, 2024	
Meter Size	Sewage System Development Charge
5/8-inch	\$2,140.00
3/4-inch	\$2,996.00
1 inch	\$5,350.00
1 1/2-inch	\$12,198.00
2-inch	\$21,400.00
3-inch	\$49,220.00
4-inch	\$85,600.00
6-inch	\$194,740.00
8-inch	\$346,680.00
10-inch	\$541,420.00
12-inch	\$780,244.00

(Ord. 04-16-2024-9, passed 04-16-2024.)