



**MIDDLEBURY SOUTH
GROWTH AREA
IMPROVEMENT PROJECT**

WELCOME

COMMUNITY STAKE HOLDERS BRIEFING

PROJECT PARTNERS

- Town of Middlebury
- Elkhart County Highway
- Jayco
- Middlebury RDC
- Elkhart County RDC



AGENDA

- Short Briefing
- Q&A
- Individual Dialogue with Team Members

PROJECT SCOPE – PRIVATE PARTNER

Status: Zoning - Complete; Annexation - Pending; Design - Underway



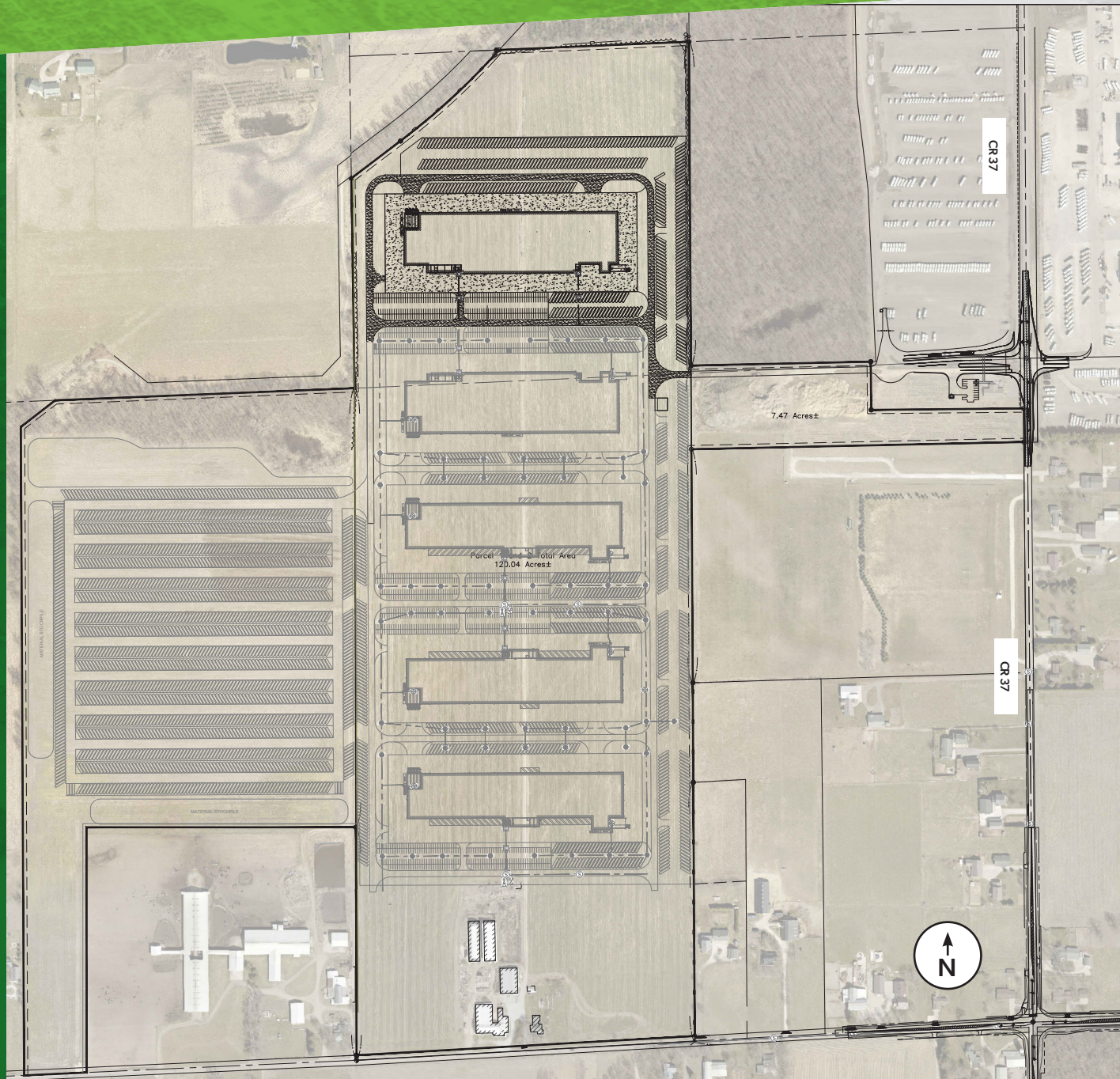
**100
ACRE**
EXPANSION OF
JAYCO CAMPUS



POSSIBILITY OF
600 EMPLOYEES

\$31
MILLION 

IN NEW INVESTMENT
OVER 10-20 YEARS



PROJECT SCOPE – PUBLIC PARTNERS

TOWN OF MIDDLEBURY

- **Extension of sanitary sewer along parts of CR20 and SR13**
- **Extension of water system along CR37, CR20 and SR13**
- **Widening and resurface of CR37 (Within Town Limits)**
- **Reconstruction of CR20**
- **Project Status: Under design**
- **Project Value: \$5 – \$6 Million**
- **Funding Model: “3P” - RDC’s, Town, Jayco**

PROJECT SCOPE – PUBLIC PARTNERS

Continued

ELKHART COUNTY

- **Geometric capacity improvements at CR37 and CR20, and CR20 and SR13**
- **Paving on CR37 (County Section)**
- **Project Status: T.I.S. complete; design underway, right-of-way pending**
- **Project Value: \$2.2 – \$2.3 Million**
- **Funding Model: Local funds**

PROJECT'S PURPOSE AND NEED

Roadway Improvements:

The Town and County are working in advance of the U.S. 20 Project planned for 2024.

Local road improvements will provide congestion relief during detours and lane closures expected to be a part of the U.S. 20 project. It is critical this local work proceed as soon as possible.



**INDOT Reconstruction Project
Scheduled for 2024**

PROJECT'S PURPOSE AND NEED

Utility Projects:

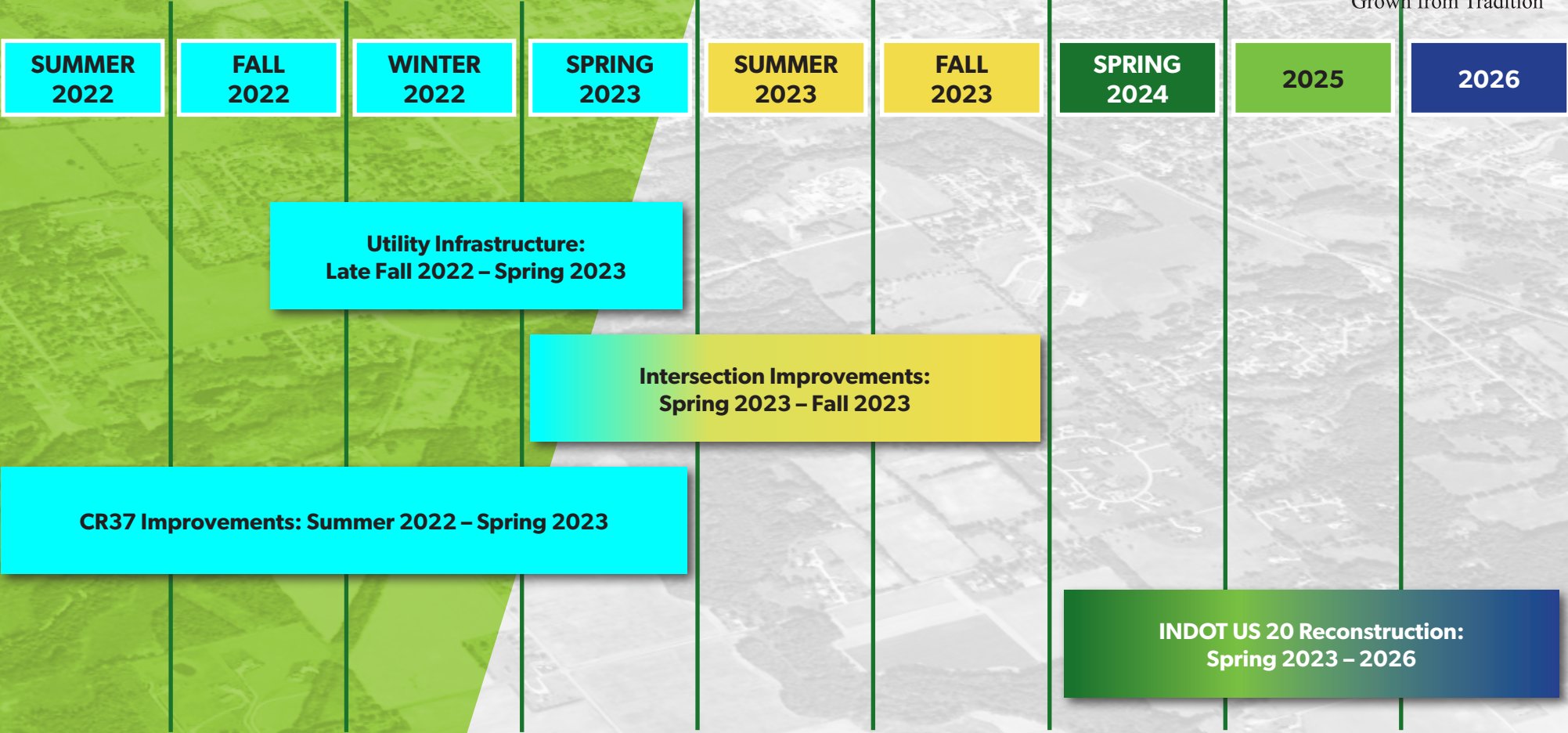
This project is needed to support the Jayco growth project and to strengthen the reliability and redundancy of the town sewer and water systems.

The town must plan all infrastructure projects assuming continued growth of the town.

As an example, approximately 2.5 million square feet of new industrial buildings were developed within the last 10 years.



PROJECT TIMELINES



**SUMMER
2022**

**FALL
2022**

**WINTER
2022**

**SPRING
2023**

**SUMMER
2023**

**FALL
2023**

**SPRING
2024**

2025

2026

**Utility Infrastructure:
Late Fall 2022 – Spring 2023**

**Intersection Improvements:
Spring 2023 – Fall 2023**

CR37 Improvements: Summer 2022 – Spring 2023

**INDOT US 20 Reconstruction:
Spring 2023 – 2026**

WHAT'S NEXT

- **Designs are advancing with the sewer and water project; plans are nearly complete**
- **Some easements from property owners are needed; project team members will be contacting owners in the next few weeks**
- **Some impacts are expected; representatives will discuss this with affected property owners tonight or during a scheduled meeting on your site.**
- **Property owners who are requested to provide an easement will be compensated**
- **As the roadway improvements are finalized, representatives of Elkhart County Highway will contact specific owners where additional space is needed for roadway improvements**
- **These acquisitions will consist of permanent right-of-way**
- **The county uses a prescribed method for this activity that is based on the Federal Uniform Relocation Act (CFR 49, Part 24)**



CONTINUING DIALOGUE

The project partners expect to be available for questions or clarifications tonight and throughout the project development process.

– START WITH –

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