

**TIF MANAGEMENT ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION
(PURSUANT TO IC 36-7-14-13)**

FROM: DANVILLE REDEVELOPMENT COMMISSION

TO: INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE (DLGF)

CC: DANVILLE TOWN COUNCIL
DAVID POTTER, COUNCIL PRESIDENT

DATE: April 2, 2025 (To be provided by April 15, 2025)

Pursuant to Indiana Code 36-7-14-13, the Danville Redevelopment Commission hereby provides to the Danville Town Council, David Potter, and the Department of Local Government Finance, the following information for the year 2024 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

MANAGE TIF DISTRICTS AND AREAS (list TIF Allocation Area(s) and expansions)

TIF Allocation Area Name	TIF Code	Indiana Code	Purpose	TIF Area Nickname	Establish Date	Expiration Date	Description
Downtown Main #1 Allocation Area	T32061	IC 36-7-14 and IC 36-7-25	Econ Dev	Downtown Main #1	8/9/2019	N/A	
East Main Corridor Allocation Area	T32062	IC 36-7-14 and IC 36-7-25	Econ Dev	East Main Corridor	8/9/2019	N/A	

PERSONNEL

Active Commissioners as of 12/31/24 (info prepopulates in Gateway)

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Ben Comer	President	Yes	1/1/2024	Yes	12/31/2024
Brad Legan	Secretary	Yes	1/1/2024	Yes	12/31/2024
David Glover	Member	Yes	1/1/2024	Yes	12/31/2024
Matt Steward	Member	Yes	1/1/2024	Yes	12/31/2024
David Winters	Member	Yes	1/1/2024	Yes	12/31/2024
Dr. Tracey Shafer	Non-Voting School Board Member	Yes	1/1/2024	Yes	12/31/2024

Commissioners Removed in Prior Year

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
None					

Employees of the Commission

Name	Amount	Salary/Compensation
N/A		

FINANCE SECTION

Total Revenues and Expenditures by TIF Area

TIF Area Name	Total Revenues	Total Expenditures
Downtown Main #1 Allocation Area	\$14,485.51	\$0.00
East Main Corridor Allocation Area	\$661,147.14	\$43,375.00

Redevelopment Commission Expenditures

Category	Subcategory	Description	Amount
Capital Outlays	Improvements other than Buildings	Demo and Stump Grinding	\$43,375.00

Grants/Loan

TIF Area Name	Fund	Entity	Purpose	Amount
N/A				

TIF Distributed to Other Units

TIF Area Name	Fund	Entity	Purpose	Amount
N/A				

HOUSING TIF ALLOCATION AREAS

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

Additional Notes regarding RDC:

Professional service fees related to TIF were paid from EDIT (Fund 4436).

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FUND BALANCES SECTION

Fund Balances as of December 31, 2024:

TIF Area Name	Fund Name	Balance
Downtown Main #1 Allocation Area	Downtown Main Allocation Fund - 4445	\$1,405,150.96
East Main Corridor Allocation Area	East Main Corridor Allocation Fund - 4451	\$21,967.30

DEBT PAYMENTS MADE SECTION

TIF Area Name	Debt Name	Split/Adjust Pmt.	Total P&I Outstanding	P&I Paid on Debt	Maturity Date of Bonds
N/A					

PARCEL LISTS AND DOCUMENTS

See attached.