



TOWN OF DANVILLE

**Danville Redevelopment Commission
October 11, 2023
5:30 PM**

AGENDA

- I. Call to Order**
 - Pledge of Allegiance
 - Establish Quorum
 - Approve Minutes
- II. Old Business: None**
- III. New Business:**
 - Presentation of Information to Overlapping Taxing Units on the Plan for Allocation Areas per IC 36-7-25-8
 - Lin Hinrichs, BCA Environmental – Brownfield Grants
 - Ice Miller Invoices for Services Rendered
- IV. Items for Discussion:**
 - 195 East Main Street – Update
- V. Report of Officers, Committees and Staff**
- VI. Adjourn**

Next Meeting:

November 8, 2023

REDEVELOPMENT COMMISSION BRIEFING October 11, 2023

Meeting of the Redevelopment Commission for Presentation of Allocation Areas

This is on the agenda to present the long-term plan for each allocation area to the overlapping taxing units as required by IC 36-7-25-8. No vote is required.

Lin Hinrichs, BCA Environmental

This item is on the agenda for a presentation to discuss a possible EPA Brownfields Assessment Grant. No vote is required.

Ice Miller Invoices for Services Rendered

This item is on the agenda for approval of invoices submitted to the RDC for payment. It was discovered that invoices had never been submitted to the Town for payment and you will see some of the services were performed as far back as 2018. Invoices are attached for your review.

DANVILLE REDEVELOPMENT COMMISSION MINUTES
September 13th, 2023
5:30 PM

Members Present: Ben Comer, Tracey Shafer, Greg Vanlaere, Ellen Wilborn, Brad Legan
Members Absent: David Glover
Staff Present: Lesa Ternet, Tasha Hensley
Guests: Linda Monk

A quorum was established, the meeting was called to order by B. Comer.

E. Wilborn made a motion to approve minutes from the June 14th meeting. Brad Legan seconded the motion. Motion carried 3-0.

B. Come made a motion to approve minutes from the August 22nd meeting. E. Wilborn seconded the motion. Motion carried 3-0.

Old Business: None

New Business:

Electronic Meeting Policy

B. Legan made a motion to put the Electronic Meeting Policy in place. E. Wilborn seconded the motion. Motion carried 3-0.

Items for Discussion:

195 East Main Street- Update

L. Ternet stated there was one (1) tenant that had been served an eviction notice and their date to be out of the building was September 13th. The Commission was in consensus to allow staff to confirm if the tenant was out and start the demolition process.

Report to Overlapping Taxing Units the Plan for Allocation Areas per IC 36-7-25-8

The Commission stated they need to set a budget for each allocation area in the economic development areas. B. Comer asked L. Ternet to provide a map to the Commission that shows the economic development areas that have been established and provide as soon as possible. T. Shafer suggested getting a budget together by November. B. Comer suggested setting the budget in October and holding a meeting with the overlapping taxing units in November. The Commission will hold a work study at 5pm on October 11th.

Report of Officers, Committees, and Staff:

L. Ternet stated she received an application for Culver's restaurant and that the property located by CVS is almost ready to submit a plat.

L. Monk stated she would like for the RDC to consider providing more money to the DDP for the dumpster enclosures for the alleyway project. She'd also like to see legal representation at all of the RDC meetings, and once demolition is complete on 195 E Main, she would like the RDC to beautify the empty lot.

There being no further business, the meeting was adjourned at 6:06 PM

Ben Comer, President

Ellen Wilborn, Secretary

June 15: Redevelopment Commission Determination of Excess Incremental Assessed Value Pass-Through for the Upcoming Year (cont'd)

- o The Commission may not authorize the pass-through assessed value to the overlapping taxing units if doing so would endanger the ability to make bond payments.
- o If the amount of captured assessed value determined by the Commission is expected to generate more than 200% of the amount necessary to make debt service payments and the amount necessary for "other purposes", then the Commission must submit its determination to the legislative body of the unit. The legislative body of the unit may then approve or modify the Commission's determination of captured and pass-through assessed value.
- o The County Auditor is required to allocate the passed-through assessed value to the overlapping taxing units as determined by the Commission.

Prior to the certification of assessed values (August 1): Neutralization of Base Assessed Values for the Upcoming Year

- As a part of the process of certifying assessed values, the County Auditor must, for each allocation area, complete the form prescribed by the DLGF to neutralize the effects of the reassessment or trending of real property in the area on the tax increment revenues allocated to the Commission under IC 36-7-14-39(h) and IC 6-1.1-17-1.
 - o The adjustments:
 - May not include the effect of phasing in assessed value due to property tax abatements
 - Assessed value increases attributable to the application of an abatement schedule may not be included in the base assessed value of an allocation area
 - May not produce less property tax proceeds allocable to the Commission than would otherwise have been received if the reassessment or trending had not occurred
 - May decrease the base assessed value only to the extent that assessed values in the allocation area have been decreased due to the reassessment or trending
 - Should include the assessed value of residential parcels that are not eligible to be captured for tax increment financing purposes in the base calculation.

Required Annually: Meeting of the Redevelopment Commission for presentation of information to overlapping taxing units

- Pursuant to IC 36-7-25-8, a Commission must annually hold a meeting during which the following information items are presented to the taxing units that overlap each of the allocation areas administered by the Commission:
 - o The Commission's budget for tax increment revenues collected within each allocation area.
 - o The long-term plan for each allocation area.
 - o The impact of each allocation area on the overlapping taxing units.
- IC 36-7-25-8(b) allows for the governing body of a taxing unit that overlaps with an allocation area to request that a member of the Commission appear before the governing body of the taxing unit at a public meeting of that governing body.

FY2024 EPA Brownfields Assessment Grant Talking Points

- Brownfields Assessment Grants
 - Award up to \$500K for a community to perform Environmental Site Assessments (Phase I & Phase II, and Redevelopment & Remediation Planning on brownfield properties in the community)
 - Award up to \$1M for a Coalition of communities to perform Environmental Site Assessments
 - Four (4) year grant period (FY2024 would be 10/1/2024 through 09/30/2028)
 - Economic development tool

- FY23 Highlights
 - 455 grant applicants nationwide (Assessment, Multi-Purpose, Revolving Loan Fund (RLF), and Cleanup Grants) -- of those, 267 were funded
 - Total of \$215M awarded
 - 15 grant applicants for Indiana; of those 8 were funded (4 CWBA, 1 Coalition, 1 Multi-Purpose, and 2 Cleanup)

- Benefits
 - Benefits include: job creation, removal of blight, reduction of contamination, affordable housing, increased tax base, infrastructure is often already in place, greenspace is created, environmental conditions of a site are clarified, property is made more marketable, potentially eliminates the stigma attached to the site, most lending institutions require it.

- How can it be used?
 - Brownfield, Inventory, Phase I, Phase II, Remediation (Cleanup) Planning
Example: for a \$400 K grant, estimated:
 - 11 to 13 Phase I Environmental Site Assessments (ESAs) completed
 - 8 to 10 Phase II ESAs completed
 - 5 to 10 Cleanup Plans completed
 - 6 to 9 Community Engagement Events held
 -

- What if cleanup is needed?
 - General Liability Insurance
 - Private Investment
 - EPA Cleanup Grant
 - State Funding



EPA Brownfields Assessment Grant Fact Sheet

EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

1. **What is a Brownfield?** The Environmental Protection Agency (EPA) defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". There are an estimated 450,000+ brownfields in the U.S.
2. **What are examples of Brownfields in our community?** Brownfields are often abandoned, closed, or under-used industrial or commercial properties. They can also be former schools, hospitals, multi-family residential properties, former gas stations, dry cleaners, warehouses, commercial properties, car dealerships, etc. Residential properties are generally not considered brownfields.
3. **Why address Brownfields?** Often, brownfields create negative environments for the properties around them and may cause contaminated runoff. Many times, taxes on the sites are not paid. They are often a danger to the public and the environment and they are frequently blighted, creating a negative impact on the local community. Cleaning up and reinvesting in these properties protects the public, increases local tax bases, facilitates job growth, utilizes existing infrastructure, alleviates development pressure on undeveloped or open land, reduces urban sprawl, and both improves and protects the environment.
4. **What is a Phase I Environmental Site Assessment?** Phase I Environmental Site Assessments (ESA's) are conducted to learn about past and present activities on a property. Specifically, they identify potential or existing environmental contamination on a property; however, the sampling of soil, water, air, and other media is not conducted as a part of a Phase I ESA. A Phase I ESA also provides protection for potential purchasers of property from liabilities associated with past property use and potential environmental damages.
5. **What is a Phase II Environmental Site Assessment?** If a Phase I ESA indicates the presence of recognized environmental conditions on a property, then a Phase II ESA may be conducted to determine if contamination is present and, if so, where it is located and how much exists. Soil, water, air, and other media are sampled and analyzed for the presence of regulated chemicals. Additionally, geophysical surveys may be conducted to search for the presence of underground storage tanks and other sources of potential contamination, as well as inspections to determine if asbestos is present. Once contamination is identified, it can be delineated to find its limits which will help in developing a plan to remediate the property.
6. **What are the benefits to property owners?** Investigating the environmental conditions on a property can benefit the property owner, including: increased property value, reduced contamination and risk to the public, greater property marketability, potential reduction of owner liability. Most lending institutions, loan servicing companies, and purchasers require that the environmental conditions of a property be investigated before they loan money towards it.
7. **What are the benefits to the community?** Investigating the environmental conditions on a property can greatly benefit the community. These benefits include: protection of public health, job creation, removal of blight, increase property values, reduction of contamination, creation of affordable housing and/or greenspace, increased tax base, increased attraction to developers.

For further information, please contact:

- Len Hinrichs, Director of Client Relations, BCA Environmental Consultants (BCA) Indianapolis at lhinrichs@bcaconsultants.com / 317-749-0054 (office) / 317-408-3324 (cell)

www.BCAconsultants.com

Goshen (574) 522-1019 • Indianapolis (317) 578-9233 • Louisville (502) 370-7702



Invoice No. 01-2228802
October 3, 2023

Town of Danville
147 E. Main Street
Danville, IN 46122

Re: Tax Increment Financing
Our Matter No. 002191.00018

INVOICE SUMMARY

For Services rendered through October 31, 2019

Professional Services	\$28,870.50
Disbursements	\$213.63
Total Current Invoice	\$29,084.13

Thank you for giving Ice Miller the opportunity to serve you. We appreciate your business and the confidence you have placed in us. Please call if we can be of further assistance.



New payment option for you. You can now pay your invoice by **E-check**.

Find out more by contacting PAYICE@icemiller.com.

PROFESSIONAL SERVICES

Date	Initials	Description	Hours
08/31/2018	LEE L	Emails from/to J. Percy; email from J. Percy.	0.40
10/10/2018	LEE L	Reviewed Strategic Plan and prepared for RDC meeting.	1.10
10/11/2018	LEE L	Travel and attendance at meeting of Redevelopment Commission to discuss new TIF areas.	3.00
10/29/2018	LEE L	Reviewed timetable.	0.30
10/29/2018	PASS D	Drafted timetable.	0.20
11/01/2018	LEE L	Proofed and revised timetable; drafted memorandum regarding issues/considerations when creating new TIF areas.	0.80
11/05/2018	LEE L	Email from L. Parker regarding TIF areas; email to L. Parker regarding next steps; email from L. Parker regarding question.	0.60
11/16/2018	LEE L	Email from Amspaugh regarding TIF area.	0.20
11/27/2018	LEE L	Call with H. Amspaugh regarding new TIF areas and responses to questionnaire.	0.50
12/07/2018	LEE L	Emails from/to L. Parker; conferred regarding timetable.	0.40
12/11/2018	LEE L	Emails from/to L. Parker; emails from H. Amspaugh.	0.40
12/18/2018	LEE L	Reviewed maps; prepared for and conference call with B. Comer, L. Parker, I. Bales and H. Amspaugh regarding new EDA and TIF area options; drafted email with additional considerations for the RDC; emails from L. Parker and H. Amspaugh.	2.20
02/08/2019	PASS D	Conferred regarding timetable, documents.	0.20
02/15/2019	LEE L	Emails from/to H. Amspaugh.	0.20
03/26/2019	LEE L	Conferred regarding declaratory resolution.	0.20
03/26/2019	PASS D	Conferred regarding timetable and declaratory resolution.	0.30
04/05/2019	PASS D	Conferred regarding and worked on amending declaratory resolution.	1.00
04/08/2019	LEE L	Emails from Comer/to Passmore.	0.20
04/08/2019	PASS D	Worked on declaratory resolution and plan commission order.	1.50
04/09/2019	PASS D	Updated timetable.	0.50

04/10/2019	LEE L	Reviewed initial draft of Declaratory Resolution and economic development plan; added findings to Declaratory Resolution; drafted economic development plan and factual report; travel and attendance at Redevelopment Commission meeting to discuss new TIF areas.	6.40
04/11/2019	LEE L	Emails from Comer and Amspaugh.	0.20
05/13/2019	LEE L	Reviewed parcel list and maps; call with M. Webb, H. Amspaugh and I. Bales regarding TIF areas.	0.50
05/16/2019	LEE L	Emails from M. Webb and B. Comer; emails from H. Amspaugh and M. Webb.	0.40
05/22/2019	LEE L	Conference call with B. Comer and H. Amspaugh regarding EDA and TIF areas; call to D. Passmore.	0.40
06/03/2019	LEE L	Email to M. Webb regarding meeting and maps; email from H. Amspaugh; email from M. Webb regarding parcels.	0.60
06/04/2019	LEE L	Conferred with D. Passmore regarding declaratory resolution; reviewed new messages; email to M. Webb regarding parcel list and messages.	0.50
06/04/2019	PASS D	Conferred regarding and worked on declaratory resolution and order; updated timetable.	1.60
06/05/2019	LEE L	Reviewed questions from B. Comer; responded to same; emails from/to B. Comer; emails from/to H. Amspaugh.	0.70
06/10/2019	LEE L	Reviewed timetable and version two of declaratory resolution.	0.40
06/11/2019	LEE L	Revised map, parcel lists and declaratory resolution; emails to/from M. Webb; email to working group; emailed revised map.	1.50
06/13/2019	LEE L	Travel and attendance at RDC meeting to discuss TIF areas.	3.50
06/18/2019	LEE L	Emails from/to H. Amspaugh.	0.20
06/21/2019	PASS D	Updated timetable.	0.40
06/24/2019	LEE L	Emails to B. Comer and M. Webb; email from M. Webb.	0.20
06/25/2019	LEE L	Email from M. Webb regarding areas.	0.20
06/26/2019	LEE L	Emails from/to B. Comer regarding pass-thru.	0.20
07/31/2019	LEE L	Emails from B. Comer; email to M. Webb; emails to/from M. Webb.	0.40
08/01/2019	LEE L	Reviewed maps and parcel list from Veridus; email to M. Webb; emails from/to M. Webb regarding TIF areas.	0.50
08/02/2019	LEE L	Reviewed M. Webb information; marked up resolution; emailed to M. Webb; revised declaratory resolution; call with M. Webb regarding EDA.	0.90

08/05/2019	LEE L	Added new parcel list and acquisition list to declaratory resolution; completed proofing of resolution; updated timetable; emailed same.	0.70
08/08/2019	LEE L	Travel; attendance at RDC meeting to adopt Declaratory Resolution.	3.30
08/09/2019	LEE L	Reviewed Plan Commission order; email to Ternet.	0.30
09/05/2019	PASS D	Prepared town council resolution, notice of public hearing and certificates regarding filing of notice.	0.70
09/09/2019	LEE L	Reviewed and revised Town Council resolution; emailed same; emails from/to L. Ternet.	0.50
09/16/2019	LEE L	Reviewed and revised notice of hearing.	0.30
09/19/2019	LEE L	Updated timetable; emailed notice to L. Ternet.	0.30
09/24/2019	PASS D	Reviewed timetable and prepared confirmatory resolution.	0.90
09/25/2019	LEE L	Email from L. Ternet regarding newspaper; reviewed statute and responded; email from L. Ternet.	0.60
09/26/2019	LEE L	Emails from H. Amspaugh and B. Comer; reviewed impact statement; email to H. Amspaugh.	0.50
10/01/2019	LEE L	Reviewed confirmatory resolution; email to L. Ternet.	0.30
10/02/2019	LEE L	Emails from/to L. Ternet regarding resolution.	0.20
10/10/2019	LEE L	Conferred regarding Council resolution; reviewed and revised same; prepared for and attended RDC public hearing.	3.60
10/10/2019	PASS D	Conferred regarding documents and timetable.	0.20
10/23/2019	PASS D	Prepared letters to local counsel for DLGF and Auditor regarding confirmatory resolution.	0.40
10/24/2019	LEE L	Reviewed filing letters.	0.20
10/31/2019	PASS D	Conferred regarding and responded to Ternet regarding filing confirmatory resolution; call with Ternet regarding same.	0.30

Total Professional Services	\$28,870.50
------------------------------------	--------------------

Total Invoice Balance Due	\$29,084.13
----------------------------------	--------------------



Town of Danville
147 E. Main Street
Danville, IN 46122

Invoice No. 01-2228802
October 3, 2023

Re: Tax Increment Financing
Our Matter No. 002191.00018

INVOICE SUMMARY

For Services rendered through October 31, 2019

Professional Services	\$28,870.50
Disbursements	\$213.63
Total Current Invoice	\$29,084.13

Payment Options

Online Payments:
Click the logo below or visit
www.icemiller.com/firm/payment-portal.



Wire/ACH Instructions:
Huntington Bank
ABA for ACH 074000078
ABA for Wire 044000024
Account No. 01401048453
Swift Code: HUNTUS33
Please Reference **Invoice No. 01-2228802**

Payment by check

Remit to: Ice Miller LLP
P.O. Box 68
Indianapolis, IN 46206-0068
Please include remittance or reference **Invoice No. 01-2228802**

Questions or concerns, please email payice@icemiller.com.

Payment Terms: Net 30
Tax ID: 35-0874357



Invoice No. 01-2228801
October 3, 2023

Town of Danville
147 E. Main Street
Danville, IN 46122

Re: Tax Increment Financing
Our Matter No. 002191.00018

INVOICE SUMMARY

For Services rendered through June 14, 2023

Professional Services	\$18,987.00
Disbursements	\$25.90
Total Current Invoice	\$19,012.90

Thank you for giving Ice Miller the opportunity to serve you. We appreciate your business and the confidence you have placed in us. Please call if we can be of further assistance.



New payment option for you. You can now pay your invoice by **E-check**.
Find out more by contacting PAYICE@icemiller.com.

PROFESSIONAL SERVICES

Date	Initials	Description	Hours
05/20/2020	KRAH A	Reviewed e-mails and IDEM documentation regarding site status including multiple documents on IDEM virtual filing cabinet and noted significant information contained therein for client's consideration; drafted e-mail to Lee regarding environmental issues, independent closure process and implications for property transfer.	1.80
06/30/2020	KRAH A	Communicated regarding property status and next steps in discussion of acquisition of same.	0.20
07/06/2020	LEE L	Reviewed original information on property; reviewed A. Krahulik comments; call with B. Comer, A. Krahulik and L. Ternet.	0.60
07/06/2020	KRAH A	Prepared for and participated in conference call with client representatives and Lee regarding property acquisition and recommendations in advance of same; drafted follow up e-mail to client representatives regarding property acquisition and plan for proceeding with same.	1.60
07/07/2020	KRAH A	Follow up communications regarding acquisition of property adjacent impacted land.	0.30
10/29/2020	KRAH A	Reviewed and evaluated draft Phase I Environmental Site Assessment document and noted comments to same; drafted correspondence to Yergin at SME regarding suggested changes to Phase I Environmental Site Assessment draft report.	1.80
10/30/2020	KRAH A	Telephone conference with Yergin at SME regarding changes to Phase I EFA; received and reviewed revised Phase I report.	0.60
11/02/2020	KRAH A	Drafted correspondence to client representatives regarding Phase I Environmental Site Assessment results and recommendation to seek comfort letter.	0.30
11/05/2020	KRAH A	Received, reviewed and responded to communication from Comer regarding Phase I ESA and comfort letter application.	0.30
11/16/2020	BALD L	Considered comfort letter request forms and letter to IDEM for vacant lot between 145 and 195 East Main Street in Danville, Indiana.	0.10
11/16/2020	KRAH A	Received, reviewed and responded to communications from Komar regarding comfort letter; directed associate efforts to complete comfort letter application documentation.	0.60
11/19/2020	BALD L	Researched Indiana Brownfields Program checklist and requirements for comfort letter request; reviewed Phase I ESA report for vacant lot property; analyzed examples of recently submitted comfort letter requests; drafted IDEM Comfort Letter/Site Status Form 51493 and IDEM Supplemental Information Request Form.	1.30

11/20/2020	BALD L	Reviewed submittal checklist for comfort letter request; analyzed various examples of transmittal letters and transmittal letter available on IDEM website; drafted transmittal letter for comfort letter request specific to vacant lot property; examined exemptions for governmental entities under various Indiana Code provisions; revised IDEM Comfort Letter/Site Status Form 51493, IDEM Supplemental Information Request Form, submittal checklist, and transmittal letter.	1.90
11/24/2020	BALD L	Reviewed and discussed revisions to Indiana Brownsfield comfort letter request forms and transmittal letter for vacant lot property including site information, property status, bona fide prospective purchaser information, and associated documentation to support application materials.	0.60
11/24/2020	KRAH A	Received and reviewed draft comfort letter request documentation including transmittal letter and all related forms and evaluated and made additions and changes to same.	0.90
11/25/2020	BALD L	Revised Brownsfield comfort letter request materials for vacant lot including transmittal letter, IDEM Form 51493, IDEM Supplemental Information Request Form, and submittal checklist; reviewed Phase I ESA report for recorded deed and site map; drafted correspondence to client requesting additional information including recorded deed, site map, and whether Town of Danville Redevelopment Commission is affiliated with another potentially liable party; prepared exhibits for comfort letter request transmittal letter including IDEM forms, recorded deed, site map, and Phase I ESA report.	3.40
11/25/2020	KRAH A	Communications regarding comfort letter request and evaluated exhibits needed for same.	0.40
11/30/2020	KRAH A	Communications with Komar regarding comfort letter request and timeline for same.	0.20
12/01/2020	KRAH A	Reviewed and finalized documents for comfort letter request and attachments thereto.	0.50
12/02/2020	BALD L	Revised Comfort Letter Request transmittal letter and Form 51493 for vacant lot property; researched submittal requirements under Indiana Brownfields Program; drafted correspondence summarizing findings.	0.40
12/03/2020	KRAH A	Reviewed IDEM requirements for comfort letter submission; directed activities to finalize request for comfort letter for property donation.	0.40
12/09/2020	KRAH A	Received and reviewed communication from Chaney at SME and question from Indiana Brownfield regarding comfort letter request and responded to same.	0.30
01/25/2021	KRAH A	Communicated with SME regarding status of transfer and comfort letter.	0.20
03/08/2021	KRAH A	Communicated with Chaney at SME regarding Phase II anticipated cost and IDEM comments on comfort letter response.	0.30

03/09/2021	KRAH A	Evaluated options for Phase II and finished drafting correspondence to client representative Comer regarding same; reviewed IDEM virtual file cabinet and documentation contained therein for adjacent site for additional evidence to provide to IDEM in support of comfort letter request.	0.70
03/17/2021	KRAH A	Communications with Comer and Ternet regarding status of IDEM comfort letter request and potential Phase II at donated parcel.	0.20
03/18/2021	KRAH A	Prepared for and participated in telephone conference with Comer and Ternet; communications via email with Cheney at SME regarding investigation proposal, Phase I update and related matters.	0.80
03/19/2021	KRAH A	Received and reviewed email from IDEM regarding proposed boring locations for Phase II assessment; communicated with Cheney at SME regarding same and parameters for proposal.	0.30
03/23/2021	KRAH A	Received, reviewed and evaluated figure with proposed boring locations and related communication between environmental consultant and IDEM Brownfields.	0.20
03/25/2021	KRAH A	Communications with Cheney at SME regarding proposal for Phase II assessment; received and reviewed proposal for Phase II.	0.30
03/25/2021	KRAH A	Received, reviewed and responded to email from Cheney at SME regarding IDEM approval of boring locations and update regarding preparations for same.	0.10
07/16/2021	KRAH A	Drafted email to Comer and Ternet regarding status of Phase II work.	0.10
07/20/2021	KRAH A	Received, reviewed and responded to email from Comer; email and telephone communications with Wheat at Terra Environmental; selected and provided relevant materials to Wheat for use in preparation of estimate for Phase II ESA and Phase I update.	0.80
07/21/2021	KRAH A	Received and reviewed Phase II proposal from Terra Environmental and provided same with comments to Comer.	0.40
07/22/2021	KRAH A	Received and reviewed communication from Comer; communicated with Wheat at Terra Environmental regarding proceeding with Phase II activities.	0.20
07/26/2021	KRAH A	Received and reviewed user questionnaire from Terra Environmental; completed user questionnaire; communicated with Comer regarding user questionnaire and execution of same; received and reviewed completed user questionnaire from Comer; communicated with Stephens at Terra Environmental regarding completed user questionnaire and lien search.	0.80
08/02/2021	KRAH A	Communicated with Wheat at Terra Environmental regarding Phase II testing schedule; communicated with Comer regarding same.	0.20
08/04/2021	KRAH A	Received, reviewed and responded to email communication from Wheat at Terra Environmental.	0.10

08/05/2021	KRAH A	Received, reviewed and responded to email communication from Wheat of Terra Environmental regarding Phase II testing and timeline for anticipated results.	0.10
08/16/2021	LEE L	Emails from/to Comer.	0.20
08/16/2021	KRAH A	Telephone call from Wheat at Terra Environmental regarding Phase II results and upcoming reports.	0.30
08/17/2021	LEE L	Emails from/to Comer and Ternet.	0.30
08/24/2021	LEE L	Reviewed question from Comer; conference call with Comer and Ternet regarding acquisition of property; email to Krahulik.	0.60
08/25/2021	KRAH A	Communications with Lee regarding new property acquisition and environmental status/recommendation regarding same, including review of EPA ECHO database and IDEM virtual filing cabinet regarding same.	0.70
08/27/2021	LEE L	Emails from/to Krahulik.	0.20
08/27/2021	KRAH A	Communicated with Lee regarding cost and timing considerations for Phase I Environmental Site Assessment.	0.10
08/30/2021	LEE L	Email from Krahulik regarding Phase I.	0.20
09/08/2021	KRAH A	Summarized Phase I and Phase II report contents; drafted status update to Comer regarding Phase I and Phase II reports and options in light of impacts found to northwest portion of property; drafted communication to IFA Brownsfield regarding Phase I update, Phase II report and request for comfort letter.	1.10
09/10/2021	KRAH A	Received and reviewed message from Brownsfield representative regarding receipt of Phase I update and Phase II report and renewal of request for comfort letter; communicated with Comer regarding status update and Brownsfield review of documentation.	0.20
10/19/2021	KRAH A	Telephone call to Henderson at Brownfields/IFA regarding comfort letter.	0.10
10/21/2021	LEE L	(Redevelopment) Emails from/to Ternet; emails to/from DeLaurelle.	0.40
10/22/2021	LEE L	Emails from/to DeLaurelle; emails from/to Comer.	0.40
10/22/2021	DELA M	Drafted offer for 195 E. Main St.; correspondence to Lee.	1.50
10/26/2021	KRAH A	Received and reviewed email and appraisal for potential purchase of 195 East Main from Lee; reviewed appraisals and prior comments and communications regarding 195 East Main; drafted response to Lee regarding environmental concerns with property.	0.50
10/27/2021	LEE L	Emails from/to Krahulik; emails to/from Krahulik.	0.40
10/27/2021	KRAH A	Communicated with Lee regarding purchase agreement for 195 East Main and surrounding environmental concerns.	0.20

11/01/2021	KRAH A	Received, reviewed and responded to email from Cheney at SME with information on request from IFA/Brownfield regarding reassignment of project manager and saved to environmental report; drafted email to Roberts at IFA/Indiana Brownfield regarding new assignment and Phase 2.	0.30
11/09/2021	LEE L	Emails from Ternet; drafted information regarding Phase I.	0.30
11/10/2021	KRAH A	Communicated with Comer regarding new project manager at Brownfields and request for information on property transfer and anticipated future use; received, reviewed and responded to communication from new project manager at IDEM.	0.30
11/11/2021	KRAH A	Received and reviewed property deed and information regarding plans for development from Comer; communicated with Brownfields project manager regarding same.	0.20
11/18/2021	LEE L	Email from Comer; reviewed and revised purchase agreement; email to Comer and Ternet; emails from Comer; revised agreement; sent; emails from/to Comer regarding more than appraisals.	1.20
01/21/2022	KRAH A	Received, reviewed and evaluated comfort letter and attachments from IFA Brownfields and noted significant information to share with client representative; drafted status update to Comer & Ternet regarding comfort letter and attachments, recording of environmental restrictive covenant and restrictions on future use; received, reviewed and responded to follow-up communications regarding comfort letter, IDEM action and potential cost of recovery from Comer.	0.80
02/10/2022	KRAH A	Received and reviewed communication from Brownfields and client response regarding delivery of environmental restrictive covenant.	0.10
02/11/2022	KRAH A	Received and reviewed recorded environmental restrictive covenants and related communication.	0.10
06/03/2022	LEE L	Call with Percy and Morgan re: property purchase and existing leases.	0.40
02/09/2023	LEE L	Emails from/to Ternet re: fire escape.	0.20
02/15/2023	LEE L	Emails from/to Ternet re: new hotel.	0.20
04/05/2023	LEE L	Emails from/to Ternet. (DRC Property)	0.20
06/14/2023	LEE L	Reviewed statute re: leasing to residents; email to Ternet.	0.30

Total Professional Services **\$18,987.00**

Total Invoice Balance Due **\$19,012.90**



Town of Danville
147 E. Main Street
Danville, IN 46122

Invoice No. 01-2228801
October 3, 2023

Re: Tax Increment Financing
Our Matter No. 002191.00018

INVOICE SUMMARY

For Services rendered through June 14, 2023

Professional Services	\$18,987.00
Disbursements	\$25.90
Total Current Invoice	\$19,012.90

Payment Options

Online Payments:
Click the logo below or visit
www.icemiller.com/firm/payment-portal.



Wire/ACH Instructions:
Huntington Bank
ABA for ACH 074000078
ABA for Wire 044000024
Account No. 01401048453
Swift Code: HUNTUS33
Please Reference **Invoice No. 01-2228801**

Payment by check

Remit to: Ice Miller LLP
P.O. Box 68
Indianapolis, IN 46206-0068

Please include remittance or reference **Invoice No. 01-2228801**

Questions or concerns, please email payice@icemiller.com.

Payment Terms: Net 30
Tax ID: 35-0874357