



TOWN OF
DANVILLE

Danville Redevelopment Commission
November 8, 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**

IV. Invoices:

- **Ice Miller Invoices for Services Rendered**

V. Items for Discussion:

- **195 East Main Street – Update**

VI. Report of Officers, Committees and Staff

VII. Adjourn

Next Meeting:
December 13, 2023

DANVILLE REDEVELOPMENT COMMISSION MINUTES
October 11th, 2023
5:30 PM

Members Present: Ben Comer, Tracey Shafer, David Glover, Ellen Wilborn, Brad Legan (virtual)
Members Absent: Greg Vanlaere
Staff Present: Lesa Ternet, Tasha Hensley
Guests: Len Hinrichs

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

D. Glover made a motion to approve minutes from the September 13th meeting. E. Wilborn seconded the motion. Motion carried 3-0.

Old Business: None

New Business:

- **Presentation of Information to Overlapping Taxing Units on the Plan for Allocation Areas per IC 36-7-25-8**

The Commission met during a work-study session to discuss establishing a budget for 2024 to approve at the November meeting. The Commission is required by the Indiana Code to provide certain information to overlapping taxing units which will be presented at the November RDC meeting. Notice will be given to the overlapping taxing units to attend and provide comments.

- **Len Hinrichs, BCA Environmental – Brownfield Grants**

L. Hinrichs with BCA Environmental gave a PowerPoint presentation regarding Brownfield Grant Assessment opportunities and how they can help the Town with the process of acquiring a grant. L. Ternet stated she had met with L. Hinrichs a year ago regarding the possibility of receiving a grant but was unable to pull the information together for 2023. L. Hinrichs explained that 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. He stated the grant amount for Danville would be \$400,000 with no match required. A Brownfield Grant is used to stimulate redevelopment which could create jobs, increase property value, and remove blighted property along with other benefits. L. Hinrichs stated there would be no cost to the Town and BCA Environmental would write and submit the application on behalf of the Town of Danville. The deadline to apply for this grant would be November 13, 2023. L. Hinrichs answered questions by the Commission and explained this presentation was just for information purposes.

- **Ice Miller Invoices for Services Rendered**

It was discovered that invoices from as far back as 2018 were never submitted to the RDC for payment of services. The commission asked L. Ternet to reach out to Ice Miller to investigate the possibility of getting a reduction in fees as it was their firm that did not submit invoices for payment.

Items for Discussion:

- **195 East Main Street- Update**

L. Ternet stated there was minimal asbestos in the basement. Remediation was scheduled for the 23rd of October. We are still waiting for utilities to be disconnected. The demolition should immediately follow asbestos remediation. The estimate from Swanson had increased as there were some additional items not added to the original estimate.

L. Ternet let the commission know that G. Vanlaere had moved out of Danville and would no longer be serving on the commission.

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

Ben Comer, President

Ellen Wilborn, Secretary

REDEVELOPMENT COMMISSION BRIEFING November 8, 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. The overlapping taxing units have been invited to this meeting. No action 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. The legal counsel for the RDC has agreed to reduce the total amount by 25%. An updated invoice has not been submitted at this time.

2024 Budget for TIF revenues.

Downtown Main #1: Prioritize TIF revenue on funding projects in the Downtown Allocation Areas, such as alleyway beautification and 195 E. Main redevelopment.

East Main: Prioritize TIF revenue on funding pre-design sanitary sewer infrastructure extension to future industrial park, and related professional services; with surplus designated for future design work and bond payments. (Note: design costs could potentially be paid back from bond proceeds)

Long Term Plan.

Downtown Main #1: Beautification and redevelopment to attract target businesses that provide permanent jobs, fulfill community needs, and increase property tax base.

East Main: Provide front end assistance to development of a future industrial park, by extending public utilities and road improvements, which will trigger private investment, substantially increase property tax base, and provide permanent jobs.

Impact on overlapping taxing districts:

Downtown Main #1: With only one (1) TIF site established, there is little negative impact compared to opportunity for increased property tax revenue in the Downtown area.

East Main: Existing and potentially future TIF districts will have a short-term impact on overlapping taxing districts until the future industrial park is open for private investment, which will eventually increase property tax revenue substantially to the overlapping taxing districts. The establishment of more TIF areas may be temporarily needed to pay for the short-term infrastructure bonds; but any further TIF should be limited in time to the length of the infrastructure bond(s). The long-term impact should be substantially positive in generating tax revenues at the 3% cap rate. The RDC may consider discussing potential pass-through opportunities to the overlapping taxing districts if sewer project bond payments result in a large annual surplus.



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.



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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

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