

TOWN OF **DANVILLE**

Danville Redevelopment Commission May 10, 2023 5:30 PM

AGENDA

- I. Call to Order**
 - Pledge of Allegiance
 - Establish Quorum
 - Approve Minutes
- II. Old Business: None**
- III. New Business: TIF Management Report (Acknowledgment of Receipt – Approval Not Required)**
- IV. Items for Discussion:**
 - a. RDC Key Dates and Annual Requirements – June 15: Redevelopment Commission Determination of Excess Incremental Assessed Value Pass-Through for the Upcoming Year**
 - b. New TIF Within the EDA – East Main Corridor**
- V. Report of Officers, Committees and Staff**
- VI. Adjourn**

Next Meeting:

June 14, 2023

REDEVELOPMENT COMMISSION BRIEFING May 10, 2023

RDC 2023 Key Dates and Annual Requirements

Included in your packet is a copy of the report that the Clerk-Treasurer submitted to Gateway on April 15, 2023. This is your acknowledgment of receipt and will not require a vote.

RDC 2023 Key Dates and Annual Requirements Determination of Excess Incremental Assessed Value Pass-Through for the Upcoming Year

I have included a draft of the letter that will be going out to the overlapping taxing units stating there is no excess assessed value being passed through. For discussion only.

Request for TIF Within the EDA

There is another request for a TIF on a property to be developed in the area next to Taco Bell. For discussion only.

DANVILLE REDEVELOPMENT COMMISSION MINUTES
April 12th, 2023
5:30 PM

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

A quorum was established, the meeting was called to order by D. Glover.

B. Legan made a motion to approve March 8th, 2023, minutes. G. Vanlaere seconded the motion. Motion carried 3-0.

Old Business: None

New Business: None

Items for Discussion:

- **Indiana Redevelopment Commission – 2023 Key Dates and Annual Requirements – April 15 Deadline**

J. Percy provided a brief overview of the TIF report. G. Vanlaere asked for clarification on certain TIF accounts. The commission acknowledged the report and had no concerns.

L. Monk suggested the committee watch a meeting from a near by town, to see what their RDC is doing.

Report of Officers, Committees, and Staff:

L. Ternet stated the Town is still working with the hotel and stated the restaurant is still to be determined.

There being no further business, the meeting was adjourned at 5:43 PM

Ben Comer, President

Ellen Wilborn, Secretary

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 WINTERS, COUNCIL PRESIDENT, EXECUTIVE OF UNIT
 DATE: _____ (To be provided by April 15, 2023)

Pursuant to Indiana Code 36-7-14-13, the Danville Redevelopment Commission hereby provides to the Town Council, David Winters, Executive of Unit, and the Department of Local Government Finance, the following information for the year 2022 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 12/31/22

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Ben Comer	President	Yes	1/1/2022	Yes	12/31/2022
David Glover	Vice President	Yes	1/1/2022	Yes	12/31/2022
Gary Esakin	Secretary	Yes	1/1/2022	Yes	12/31/2022
Linda Monk	Member	Yes	1/1/2022	Yes	12/31/2022
Greg VanLaere	Member	Yes	1/1/2022	Yes	12/31/2022
Tracey Shafter	Non-voting School Board Member	Yes	1/1/2022	Yes	12/31/2022

Commissioners Removed in Prior Year

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
N/A					

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	\$2,297.79	\$380.22
East Main Corridor Allocation Area	267,729.24	283,994.32

Redevelopment Commission Expenditures

Category	Subcategory	Description	Amount
Other Services and Charges	Professional Services	Professional Services	\$86,945.41
Capital Outlays	Capital Outlays	Capital Outlays	\$187,429.13

Grants/Loan

TIF Area Name	Fund	Entity	Purpose	Amount
N/A				

Additional Notes regarding RDC:

Expenditures paid from the TIF Account (Fund 800) are tied to the East Main Corridor Allocation Area.

FUND BALANCES SECTION

Fund Balances as of December 31, 2022:

TIF Area Name	Fund Name	Balance
Danville TIF (Inactive)	TIF Allocation Fund - 800	\$34,764.20
Downtown Main #1 Allocation Area	Downtown Main Allocation Fund - 485	\$2,297.79
East Main Corridor Allocation Area	East Main Corridor Allocation Fund - 490	\$287,729.24

DEBT PAYMENTS MADE SECTION

Links to Debt Management in Gateway

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

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
32	32-11-04-488-001.000-003	R	Danville Christian Church	100900	0	0	0
32	32-11-04-488-003.000-003	R	PYRAMID CONSTRUCTION & MAINTEN	136700	136700	120813	15887
32	32-11-04-488-004.000-003	R	52 NJS LLC	108600	108600	108600	0
32	32-11-04-488-006.000-003	R	HORNER REAL ESTATE GROUP LLC	75000	75000	75000	0
32	32-11-04-488-007.000-003	R	HORNER REAL ESTATE GROUP LLC	75000	75000	75000	0

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
32	32-11-01-390-001.000-003	R	WELL NPSL LANDLORD LLC	62600	62600	0	62600
32	32-11-01-390-002.000-003	R	WELL NPSL LANDLORD LLC	113700	113700	0	113700
32	32-11-11-229-001.000-003	R	EXCHANGERIGHT NET LEASED PORTFOLIO 31 DS	3003900	3003900	6407	2997493
32	32-11-11-229-002.000-003	R	GOODWILL OF CENTRAL & SOUTHERN INDIANA I	845100	845100	5520	839580
32	32-11-12-127-001.000-003	R	WELL NPSL LANDLORD LLC	9891200	9891200	0	9891200
32	32-11-12-127-002.000-003	R	WELL NPSL LANDLORD LLC	2161000	2161000	0	2161000
32	32-11-12-127-003.000-003	R	WELL NPSL LANDLORD LLC	36900	36900	0	36900
32	32-11-12-127-004.000-003	R	WELL NPSL LANDLORD LLC	216400	216400	0	216400
32	32-11-12-127-005.000-003	R	WELL NPSL LANDLORD LLC	62200	62200	0	62200
32	32-11-12-127-006.000-003	R	WELL NPSL LANDLORD LLC	72100	72100	0	72100
32	32-11-12-127-007.000-003	R	WELL NPSL LANDLORD LLC	47500	47500	0	47500
32	32-11-12-127-008.000-003	R	WELL NPSL LANDLORD LLC	300600	300600	57272	243328



**LIMITED DELEGATION OF AUTHORITY FOR ENTERING AND EDITING DATA
IN THE INDIANA GATEWAY WEBSITE FOR CITY OR TOWN UNITS**

State Form 56327 (R / 11-20)
Prescribed by the Department of Local Government Finance

I. LIMITED DELEGATION OF AUTHORITY FOR CITY OR TOWN UNITS

Name of Delegating Official (*person giving rights*): Jennifer Percy
 Name of Delegate (*person receiving rights*): Sam Schrader
 Email address of the Delegate (*person receiving rights*): sam.schrader@bakertilly.com
 Name of Unit: Danville Civil Town County: Hendricks

Please select the application and access type you are delegating (*select one or more*).

Application	Editor	Read-only
Budgets	<input type="checkbox"/>	<input type="checkbox"/>
Additional Appropriations	<input type="checkbox"/>	<input type="checkbox"/>
Debt Management	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Reporting (EDR)	<input type="checkbox"/>	<input type="checkbox"/>
TIF Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
File Transmission	<input type="checkbox"/>	<input type="checkbox"/>

I, the undersigned Delegating Official, pursuant to the authority vested in me for the submission of information through the Gateway website on behalf of the Unit, hereby delegate to the above-designated Delegate the following authority for the limited purposes set forth below:

1. Delegate may enter and/or edit data (as designated above) on my behalf into the Gateway website that will be submitted by the Unit to the Department of Local Government Finance (Department) for the applicable year.
2. Delegate may access the Unit's Gateway website by means of the username and confidential password created and distributed by the Department to the Delegate.
3. Delegate may contact the Department on my behalf and request that a form or report located within a Department managed Gateway application in which they have been delegated with editor access be unsubmitted and/or updated.
4. This limited delegation of authority shall continue in effect until revoked. It is the responsibility of the Delegating Official to notify the Department of any revocations in writing.

I acknowledge that this Delegation does not affect the Unit's duties or responsibilities under the Indiana Code, and that I remain responsible for the accuracy, completeness, timeliness, and submission of all information. I hereby represent that I have the real and apparent authority to sign this Delegation.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of April, 2023

(Signature of Delegating Official)

Jennifer Percy, Clerk-Treasurer
(Printed name and title of Delegating Official)

II. ACKNOWLEDGMENT BY DELEGATE

I, the Delegate in the above and foregoing, hereby acknowledge and accept the terms of the limited delegation of authority.

Sam Schrader
(Signature of Delegate Official)

Sam Schrader, Manager
(Printed name and title of Delegate)

SUBMIT A COPY OF THIS FORM TO THE DEPARTMENT UPON SIGNING.

NOTICE OF LIMITATION OF LIABILITY BY DEPARTMENT

Upon receipt of a fully executed State Form 56327 from a local government unit, the Department will provide the unit's delegate with a username and confidential password for access to the unit's Gateway site. The Department is not a party to such a Delegation and has no other responsibility or liability in connection therewith. The Department does not assume any liability or responsibility for the work product or actions of the delegate, or for the accuracy, completeness, timeliness or usefulness of any material displayed or distributed through the Gateway website database. The Department makes no warranty, express or implied, with respect to the information included in the Gateway website database and has no responsibility or liability therefore.

May 25, 2023

VIA ELECTRONIC MAIL

Ms. Nancy Marsh, Hendricks County Auditor
Mr. Cinda Kattau, Chief Deputy to Hendricks County Auditor
Mr. Corey Herbert, Chief Financial Officer, Danville Community School Corporation
Ms. Karyn Millikan, Library Director, Danville Public Library
Mr. Fred Van Dorp, Budget Director, Department of Local Government Finance

Re: Danville Redevelopment Commission Determination of Excess Incremental Assessed Value Pass-Through for the Upcoming Year

Dear Ladies & Gentlemen:

In Compliance with IC 36-7-14-39(b)(4), the Redevelopment Commission of Danville has determined that there is no excess assessed value to be passed through to the overlapping taxing units for the Downtown Main #1 Allocation Area and the East Main Corridor Allocation Area.

If you have any questions, please feel free to contact me at 317.745.4180 ext. 7001.

Very truly yours,

Jenny Pearcy
Danville Clerk-Treasurer

cc: Sam Schrader, Baker Tilly
Ms. Lisa A. Lee, Ice Miller, LLP
Ms. Heidi Amspaugh, Baker Tilly
Ben Comer, Danville Redevelopment Commission
Mark Morgan, Town Manager
Lesla Ternet, Town Planner