

Redevelopment Commission

MEETING DATE: May 5, 2022
LOCATION: Pendleton Town Hall
100 W. State Street Pendleton, Indiana
TIME: 6:00 p.m.

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by President Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

Board Members attending in-person were Craig Campbell, Dave Cravens, Steve Denny, Dan Maddox, Lynn Mellinger and Mike Hanna. A quorum was established. Individuals representing the Town were Town Manager Scott Reske, Town Council Member Marissa Skaggs, Planning and Zoning Administrator Denise McKee, Town Attorney Jeff Graham. Also attending, Brian Colton (virtually) of Baker Tilly, Ken Remenschneider and Martin Shrader.

III. APPROVAL OF MEETING MINUTES

A motion to accept the meeting minutes from the April 7, 2022 meeting as written was made by Dan Maddox and seconded by Dave Cravens. Roll call vote was taken with all voting members present giving approval. The motion was carried.

IV. OLD BUSINESS

A. Request for Proposal and Qualifications – Aquatic Center - Update

Scott Reske provided a brief update, indicating there has been interest in the project. Upcoming deadlines: June 1 for questions or clarifications to the RFPQ to be submitted, June 15 for all answers to be provided and posted on the Town's webpage, June 30 proposal deadline.

B. Expansion of TIF District and Parcel Identification

Scott Reske presented a map of potential parcels to be included in the TIF Expansion: Map on Google Drive. After discussion a motion was made to begin the process of expansion.

A motion to begin the process of the TIF District Expansion was made by Craig Campbell and seconded by Steve Denny. All members present voted in approval. The motion carried.

V. NEW BUSINESS

A. Technology Business in the I-69 Interchange Master Plan Discussion

Craig Campbell presented this item, having previously met with Dan Maddox, Ken Remenschneider and Martin Shrader about their ideas for technology business development along the I-69 interchange. Remenschneider and Shrader were present to introduce themselves and express their interest and vision of a Technology Data Center. Discussion was received favorably and Remenschneider and Shrader were encouraged to return with more detailed ideas and proposed plans.

B. Annual Financial Budget for the TIF District – Baker Tilly Presentation

Brian Colton of Baker Tilly presented the report virtually: available on Google Drive. Presentation attached herein.

VI. ADJOURNMENT

Motion to adjourn the meeting was made by Dan Maddox; seconded by Lynn Mellinger. All members present voted in favor of adjournment.

Meeting was adjourned by Craig Campbell at 7:25 pm.

Next meeting June 2, 2022 at 6:00 pm

Pendleton

Redevelopment Commission

TIF Report Presentation

(IC 36-7-25-8)

May 5, 2022



**Pendleton
Redevelopment
Commission**

- **Craig Campbell, President**
- **Steve Denny, Vice President**
- **Lynn Mellinger, Secretary**
- **Dave Cravens, Member**
- **Adam Truman, Member**
- **Mike Hanna, Non-voting School Board Member**

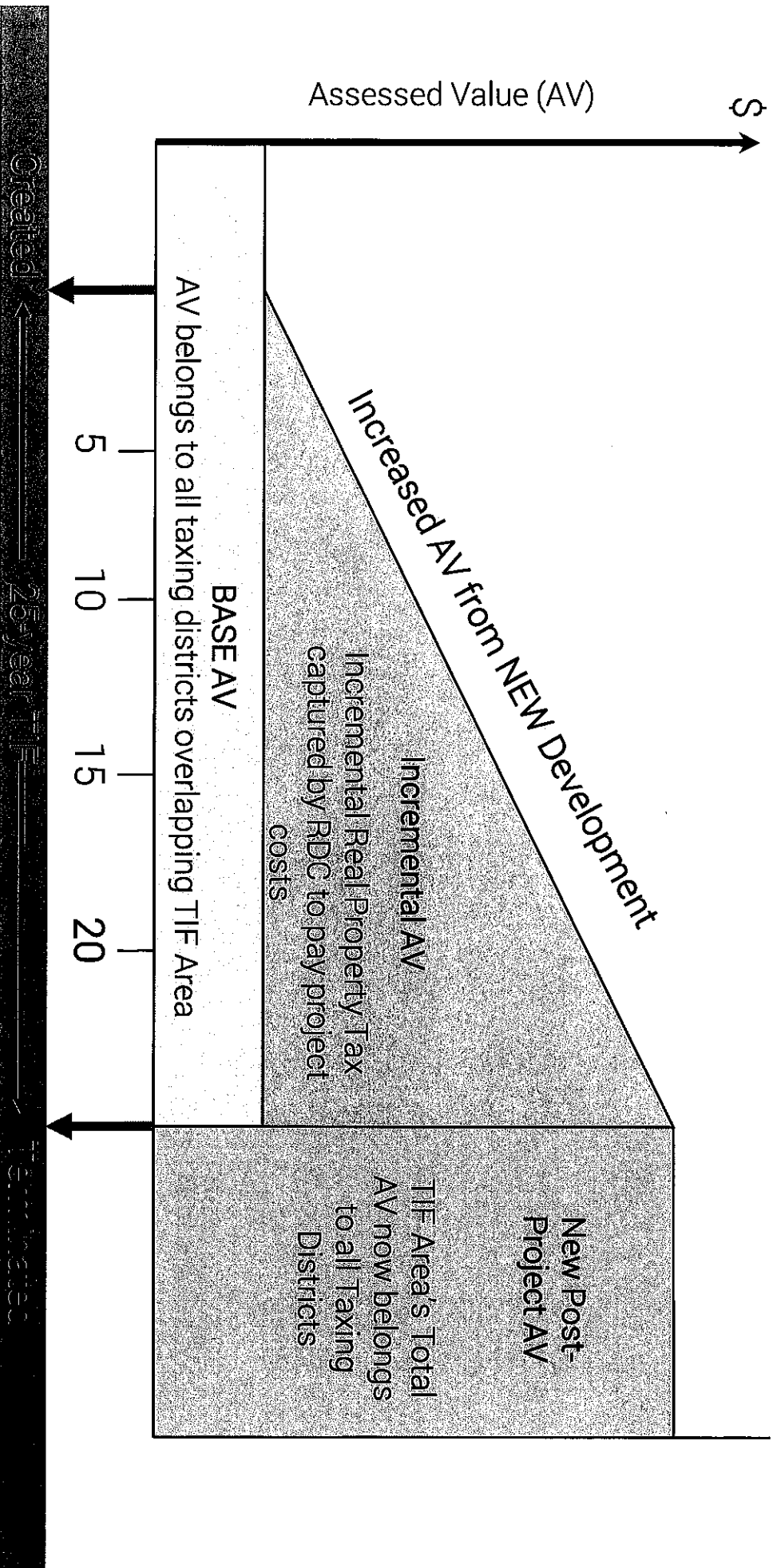
**Municipal
Advisor:
Baker
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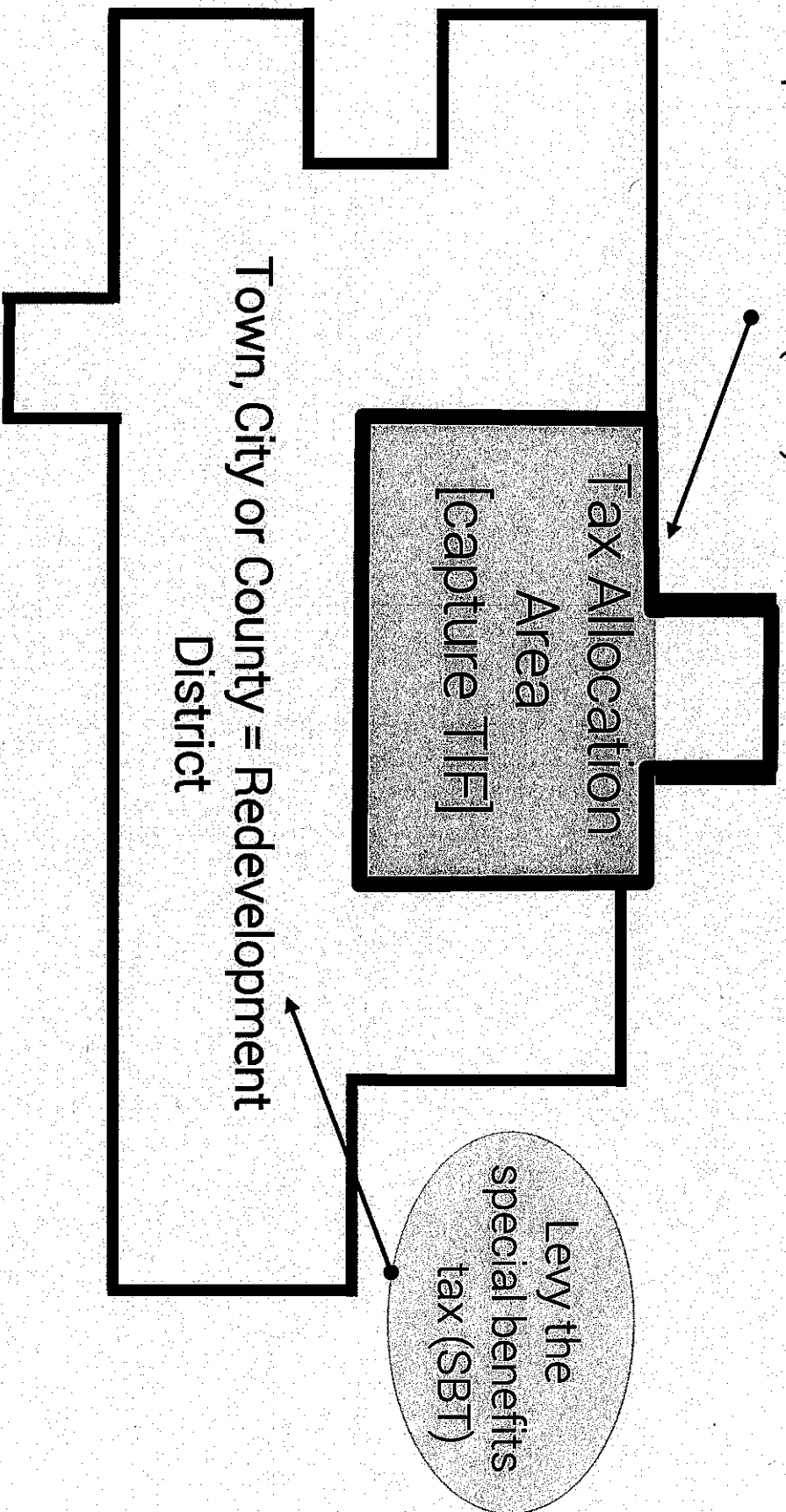
TIF Mechanics



Redevelopment District and TIF Areas

Economic
Development Area (EDA)

Boundaries – 3 Levels





Expiration of TIF Areas

- Can separate and re-establish TIF Areas
- Can expand and connect TIF Areas
- Be careful when setting boundaries to avoid unexpected TIF loss
- If Allocation Area is getting close to expiration, be sure to analyze the impacts of the release of assessed value to the overlapping taxing units.

Date Alloc. Area Established	Expiration Date
TIF area is established before July 1, 1995.	TIF expires the <u>later</u> of 2025 or following the final maturity of obligations outstanding as of July 1, 2015.
TIF area is established between July 1, 1995 and July 1, 2008.	TIF expires 30 years after the adoption of the Declaratory Resolution.
TIF area is established after July 1, 2008.	TIF expires 25 years after the date the first obligation payable was incurred.



Pendleton Economic Development Area No. 1

Pendleton EDA No. 1

About the Area

Created

May 4, 1999

Expiration

January 1, 2031

Pay 2022

Estimated Annual TIF \$688,500

Note: Estimated TIF represents approximately \$50,000 reduction from
Pay 2021 due to nearly \$0.22 decrease in tax rate.

Pendleton EDA No. 1

Outstanding Obligations

Lease Rental Revenue Bonds, Series 2015

- \$2,000,000 issued / \$1,380,000 outstanding
- Final maturity: January 1, 2031
- Bonds are payable from Tax Increment with a property tax back-up

Waterworks District Bonds, Series 2015

- \$4,625,000 issued / \$2,995,000 outstanding
- Final maturity: January 1, 2031
- Bonds are payable from Tax Increment and Waterworks Revenue with a property tax back-up

Pendleton EDA No. 1

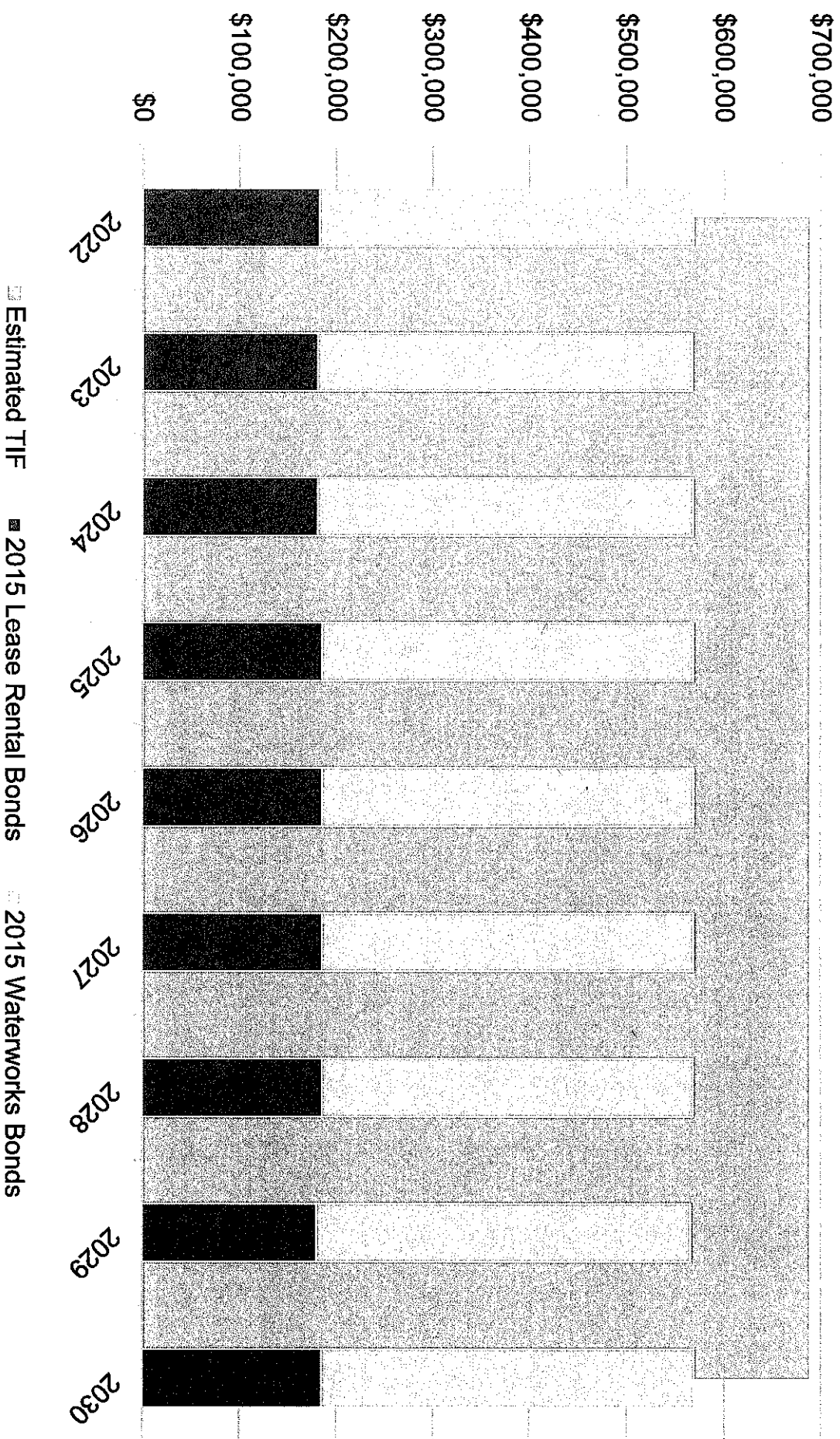
Comparison of Estimated Tax Increment And Annual Debt Service Payments

	Pay 2022	Pay 2023	Pay 2024	Pay 2025	Pay 2026
Estimated Annual TIF	\$688,500	\$688,500	\$688,500	\$688,500	\$688,500
Annual Debt Payments	(570,394)	(567,469)	(568,244)	(568,719)	(569,044)
Additional TIF Available	\$118,106	\$121,031	\$120,256	\$119,781	\$119,456
Estimated coverage	121%	121%	121%	121%	121%

*

Pendleton EDA No. 1

Comparison of Estimated Tax Increment and Outstanding Obligations



Pendleton Consolidated Redevelopment Area No. 1

Pendleton Consolidated Redevelopment Area No. 1

About the Area

Created/Expanded	Expiration
May 25, 2017	N/A*
April 5, 2018	N/A*
	Pay 2022
Estimated Annual TIF	\$138,620

*The Allocation Area will expire 25 years after the date the first obligation is incurred to pay principal or interest on bonds or lease rentals on leases.

Pendleton-Falls Pointe Economic Development Area No. 1

Pendleton-Falls Pointe EDA No. 1

About the Area

Created

September 27, 2018

Expiration

December 19, 2043

Pay 2022

Estimated Annual TIF

\$375,015

Pendleton-Falls Pointe EDA No. 1

Outstanding Obligations

Taxable Economic Development Lease Rental Revenue Bonds, Series 2018 (Wellness Center Project)

- \$1,425,000 issued / \$1,370,000 outstanding
- Final maturity: February 1, 2039
- Bonds are payable from Tax Increment with a property tax back-up
- \$1,000,000 of funding provided with bond proceeds, semiannual debt payments
- \$1,450,000 of funding provided over 180 monthly payments of \$8,056 are due to be paid by the Town to the Developer
- Funds used to partially reimburse the Company for part of the costs of the Wellness Center Project as partial compensation to the Company for providing additional wellness and recreational opportunities to the citizens of the Town and in partial consideration for the Company providing reduced fees to not-for-profit groups primarily composed of citizens of the Town.

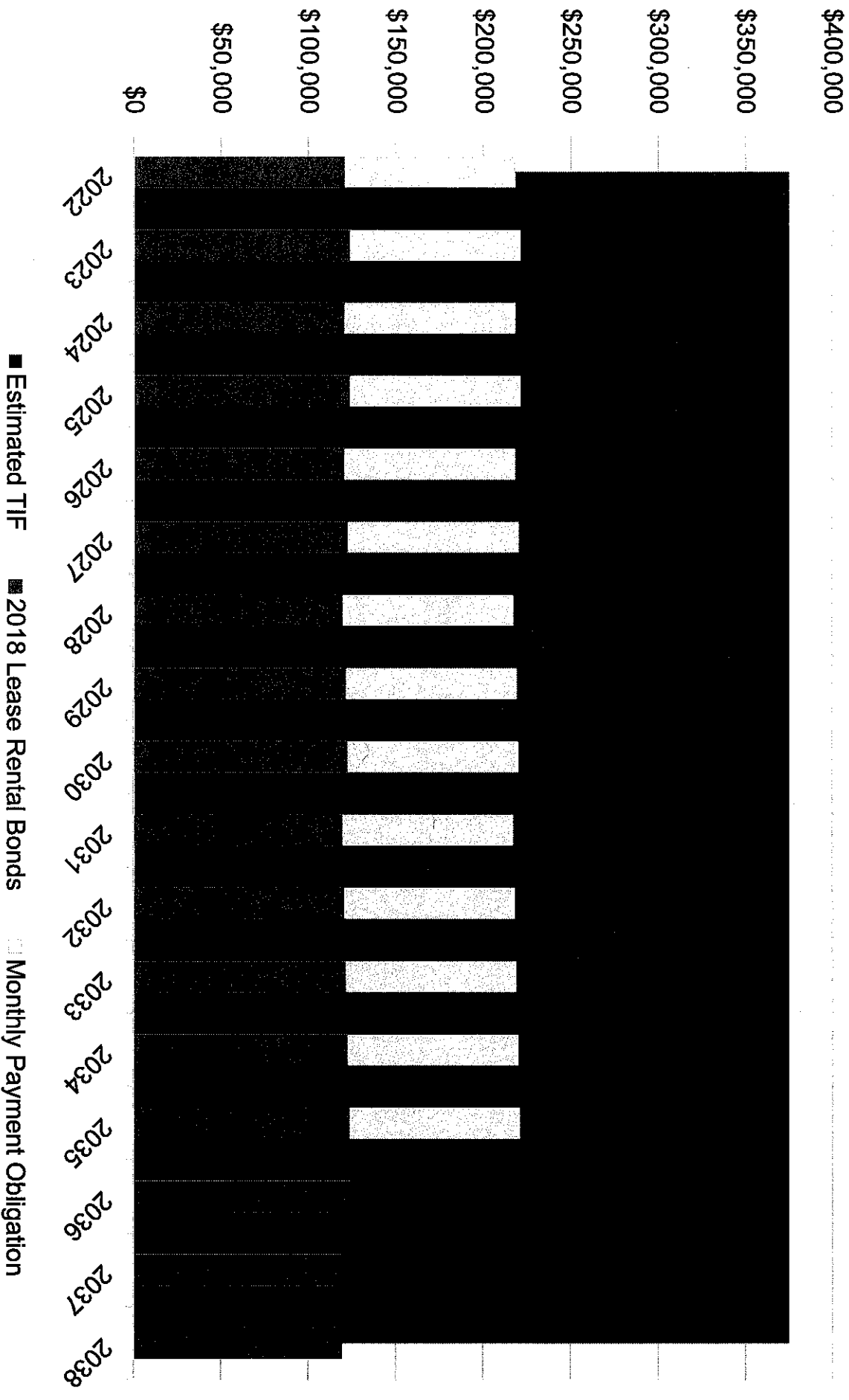
Pendleton-Falls Pointe EDA No. 1

Comparison of Estimated Tax Increment And Annual Lease Rental Payments

	Pay 2022	Pay 2023	Pay 2024	Pay 2025	Pay 2026
Estimated Annual TIF	\$375,015	\$375,015	\$375,015	\$375,015	\$375,015
Annual Lease Rental Payments	(121,000)	(124,000)	(121,000)	(124,000)	(121,000)
Annual Monthly Payments	(96,672)	(96,672)	(96,672)	(96,672)	(96,672)
Additional TIF Available	\$157,343	\$154,343	\$157,343	\$154,343	\$157,343
Estimated coverage	310%	302%	310%	302%	310%

Pendleton-Falls Pointe EDA No. 1

Comparison of Estimated Tax Increment and Outstanding Obligations



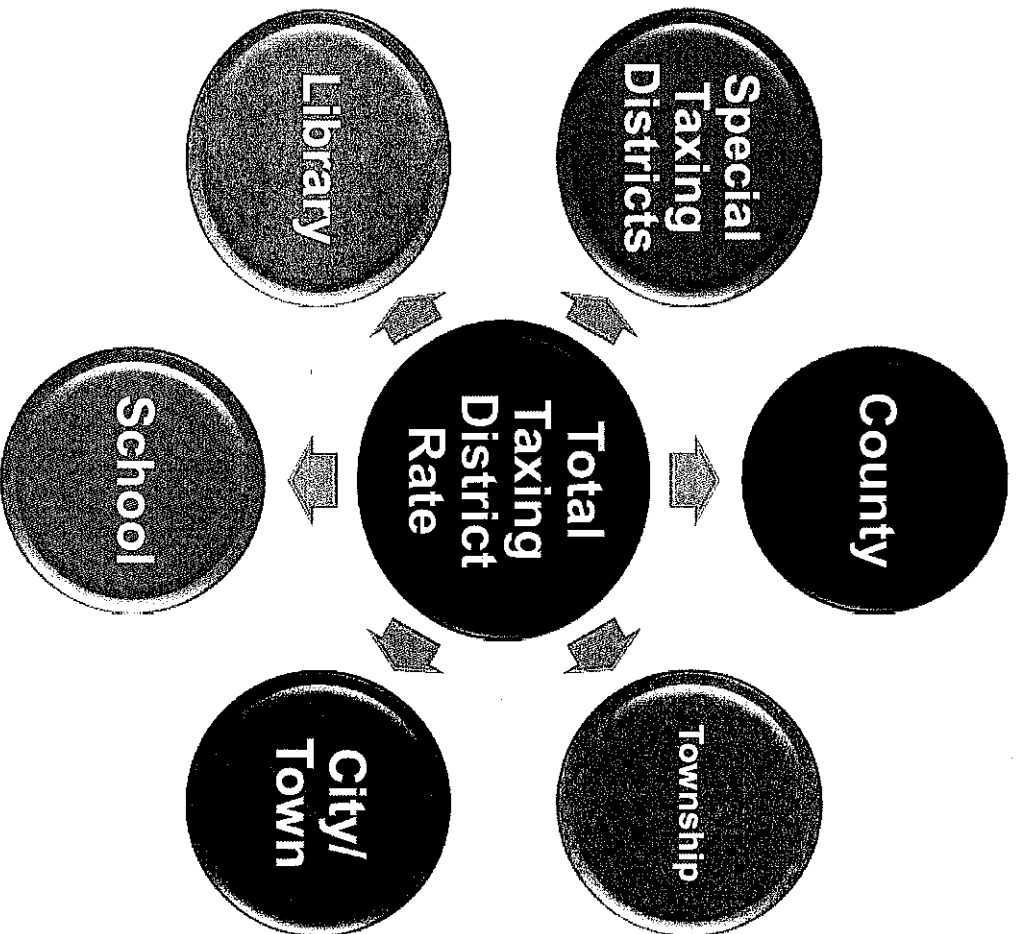
Pendleton Redevelopment District

Future Projects to be Funded with TIF Revenues

- Depot Parking Lot - \$200,000
- Broadway Drainage Project - \$200,000
- Elm Street/Madison Avenue/Main Street Drainage Project - \$200,000
- Sidewalk/trail system connecting the Historic Residential Area to neighborhoods west of I-69

Impacts

Overlapping Taxing Units



Impact of TIF on other units

- During TIF capture, other taxing units may immediately benefit:
 - From personal property AV that is not captured
 - From TIF AV pass-through to other units
 - New jobs and wages that may increase local option income tax revenue.
 - Post-2009 Referendum for Operating and/or Debt - benefit from TIF Captured AV
- After TIF ends (or if there is surplus pass-through), the increased assessed value is added to the tax base of all the taxing units.