



AGENDA

Town of New Palestine
Redevelopment Commission
Wednesday, June 8, 2022
6:30 PM - Town Hall

Page

1. CALL TO ORDER

2. MINUTES

- 2 - 3 2.1. Approval of Minutes from January 19, 2022
[Redevelopment Commission - Jan 19 2022 - Minutes -final with Lisa Lantrip listed as non-voting member](#)

3. NEW AGENDA ITEMS

- 4 - 16 3.1. RDC Roles & Responsibilities Training
[TIF Presentation New Palestine - June 2022 Meeting](#)
- 17 - 18 3.2. Annual Report
[RDC -- Pass Through Resolution-Budget Year 2023 Annual Report](#)
- 3.3. Overlapping Units Meeting

4. OLD BUSINESS

5. NEW BUSINESS

6. DEPARTMENT REPORTS

7. ADJOURN



MINUTES

Town of New Palestine Redevelopment Commission Wednesday, January 19, 2022 6:30 PM - Town Hall

The Redevelopment Commission of the Town of New Palestine was called to order on Wednesday, January 19, 2022, at 6:30 PM, in the Town Hall, with the following members present:

PRESENT: RDC Board Steve Rainey, RDC Board Rachel Strong, RDC Board Mark Looney, and RDC Board Russell Smathers, Lisa Lantrip (who is a non-voting member)

ABSENT: Bill Niemier

1. CALL TO ORDER

Steve Rainey called the meeting to order. Rachel Strong attended this meeting via Zoom.

2. MINUTES

2.1. Approval of Minutes 1-20-21

Russell Smathers moved, seconded by Mark Looney, Motion to approve.

RESULT:	Carried
MOVER:	Russell Smathers
SECONDER:	Mark Looney
AYES:	Steve Rainey, Rachel Strong, Mark Looney, Russell Smathers
ABSENT:	Bill Niemier

3. NEW AGENDA ITEMS

4. OLD BUSINESS

5. NEW BUSINESS

5.1. Reorganizational Meeting

Mark Looney moved, seconded by Russell Smathers, Motion to retain the same officers. Clerk-Treasurer Yvonne Jonas then swore in all members as a group.

RESULT:	Carried
MOVER:	Mark Looney
SECONDER:	Russell Smathers
AYES:	Steve Rainey, Rachel Strong, Mark Looney, Russell Smathers
ABSENT:	Bill Niemier

6. DEPARTMENT REPORTS

7. PUBLIC COMMENTS

8. ADJOURN

8.1. Motion to adjourn.

Mark Looney moved, seconded by Rachel Strong.

Mark Looney moved, seconded by Rachel Strong,

RESULT:	Carried
MOVER:	Mark Looney
SECONDER:	Rachel Strong
AYES:	Steve Rainey, Rachel Strong, Mark Looney, Russell Smathers
ABSENT:	Bill Niemier

Steve Rainey

Rachel Strong

Mark Looney

Russell Smathers

Town of New Palestine, Indiana Redevelopment Commission

RDC Roles and Responsibilities

June 8, 2022



KROHN
— ASSOCIATES —
CPAS AND CONSULTANTS

New Palestine (Indiana) Redevelopment Commission

Economic Development Area

Basic Concepts and Definitions

- City, town or county legislative body may adopt an ordinance creating a redevelopment commission of the unit comprised of five (5) members, three (3) appointed by the executive and two (2) appointed by the legislative body of the entity.
- The executive of the unit also appoints a non-voting advisory member representing the local school board.
- The redevelopment commission has jurisdiction over the redevelopment district of the unit, which is a special taxing district having the same boundaries as the unit (except for certain counties).

New Palestine (Indiana) Redevelopment Commission

Economic Development Area

PRIMARY DUTIES:

Investigate and study areas in Town in need of economic development. Identify factors holding the Area back and how through new infrastructure or other initiatives the Area could prosper.

PLAN OBJECTIVES:

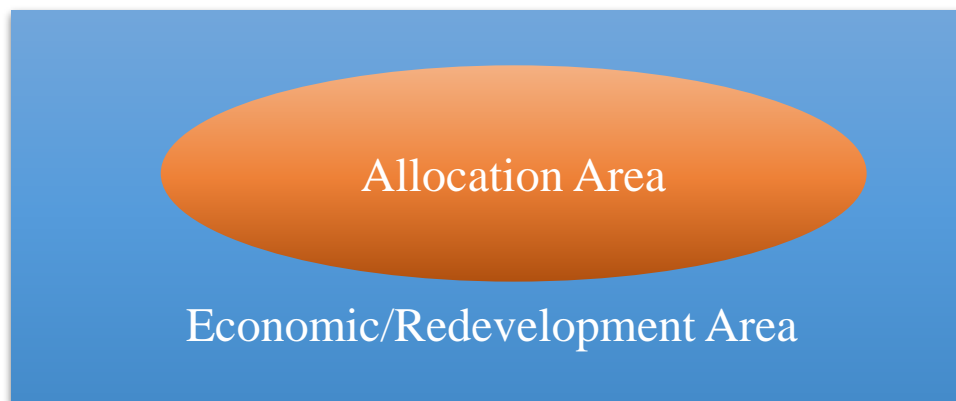
The purposes of the Plan are to benefit the public health, safety and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the Town, retain and expand significant business enterprises existing in the Town, provide for local public improvements in the Area, retain permanent jobs, increase the property tax base, and assist the Town with any development projects.

New Palestine (Indiana) Redevelopment Commission

Economic Development Area

Basic Concepts and Definitions

- Within the redevelopment district, the redevelopment commission may designate redevelopment area or economic development areas as targeted areas for redevelopment or economic development activities and approve a redevelopment or economic development plan each area so designated.
- The redevelopment commission may (but is not required to) designate all or a portion of any redevelopment area or economic development area as an allocation area for purposes of capturing incremental new taxes in the area commonly known as “tax increment” or “TIF”.

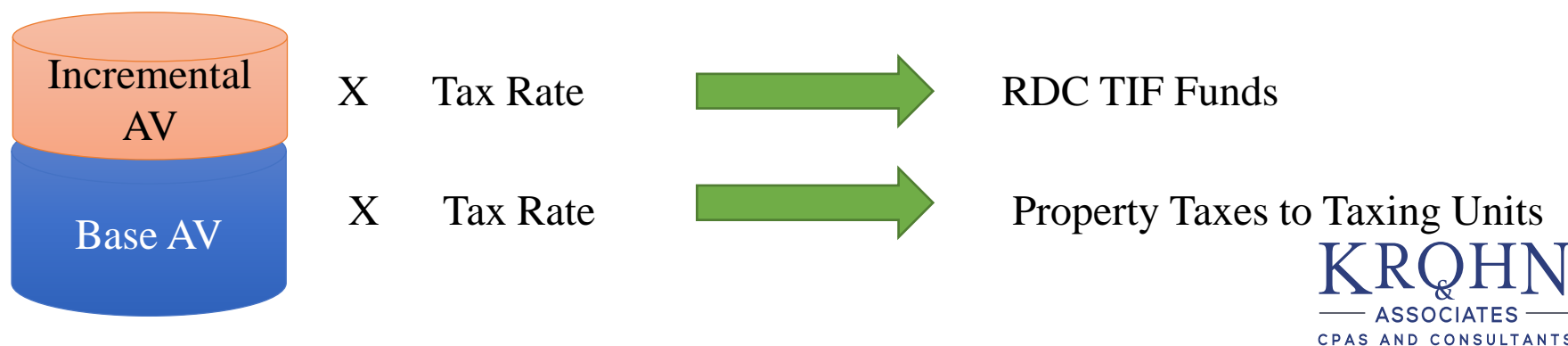


New Palestine (Indiana) Redevelopment Commission

Economic Development Area

Basic Concepts and Definitions

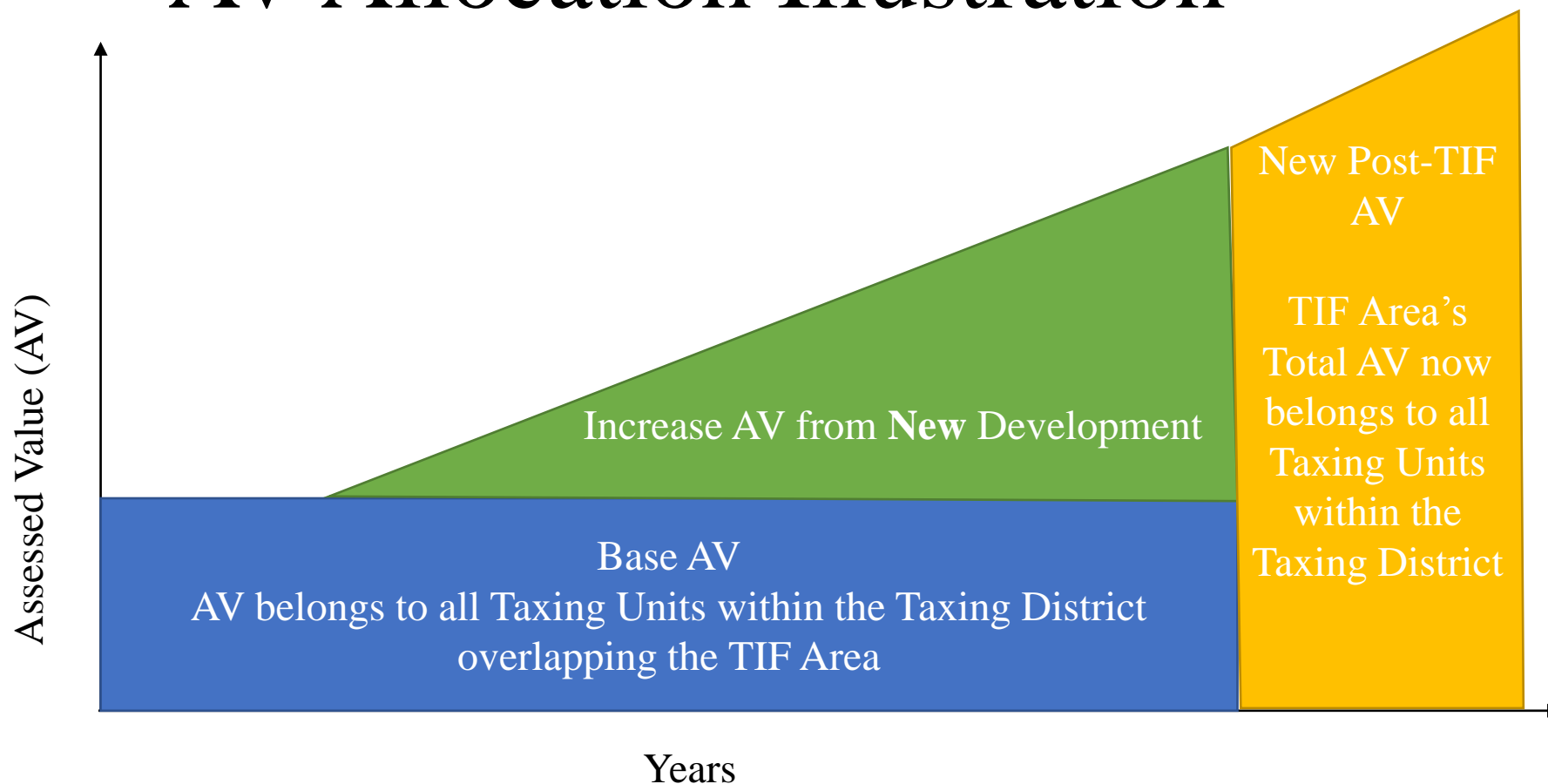
- After an allocation area is established, all of the assessed value in the area as of the immediately preceding January 1 plus property assessed as residential (the **base assessed value**) continues to generate property taxes for various taxing units located in the area, while subsequent increase in assessed value due to new investments in that area (**incremental assessed value**) are temporarily captured and set aside into a TIF allocation fund.



New Palestine (Indiana) Redevelopment Commission

Economic Development Area

AV Allocation Illustration



New Palestine (Indiana) Redevelopment Commission

Economic Development Area

Basic Concepts and Definitions

- The redevelopment statute requires the DLGF to adjust the base assessed value after each general reassessment of property and after each annual adjustment to assessed values (commonly know as “trending”) in order to neutralize the effect of these adjustments on the TIF revenues.
- Special provisions in statute allow the capture of **depreciable personal property** assessed value of **designated taxpayers** for certain types of projects (industrial, manufacturing, warehousing, research and development, processing, distribution, or transportation related projects or regulated amusement devises and related improvements).

New Palestine (Indiana) Redevelopment Commission

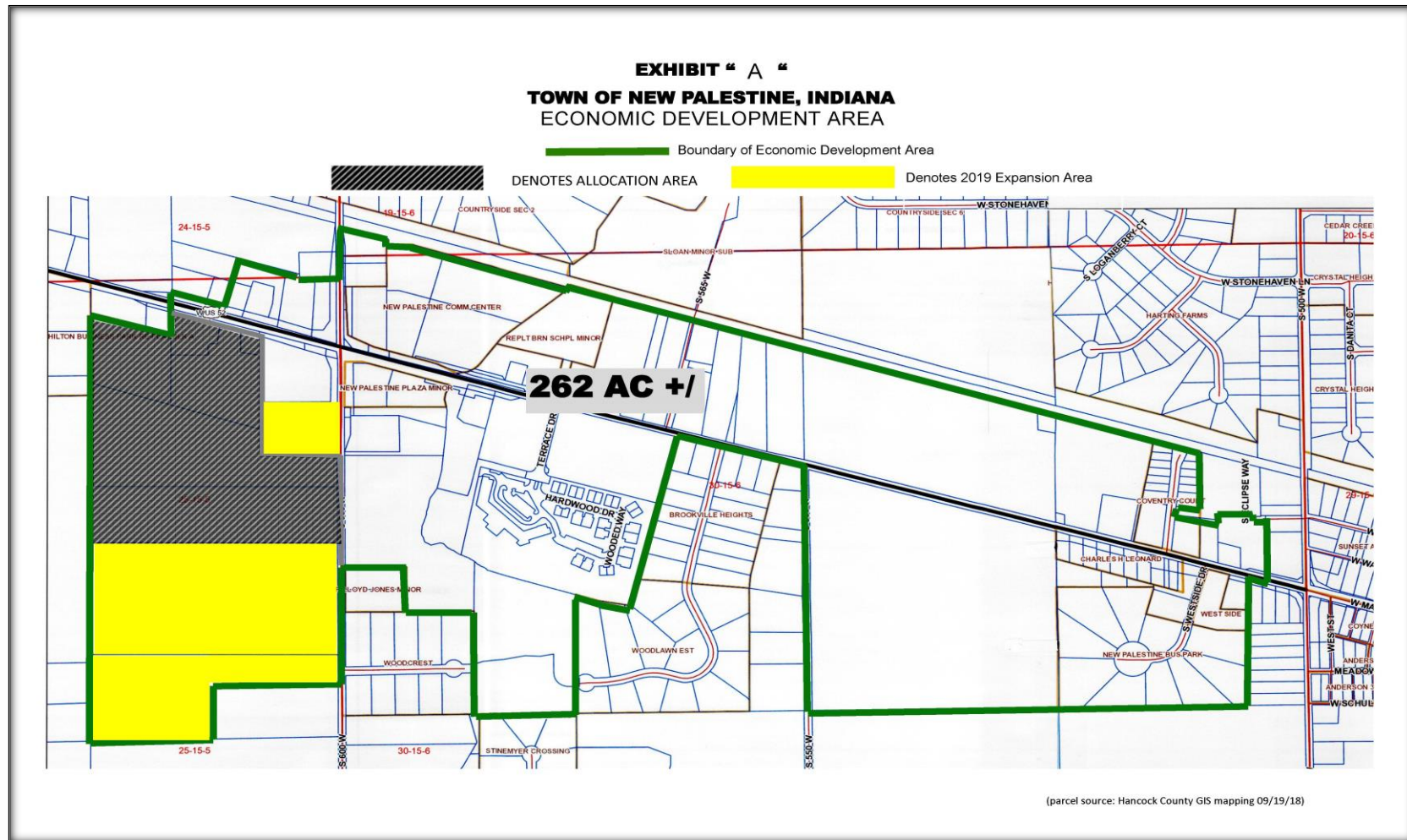
Economic Development Area

Basic Concepts and Definitions

- Termination Dates
 - TIF Area established between July 1, 1995 –July 1, 2008:
 - TIF Area Expires 30 years after the adoption of the Declaratory Resolution
 - TIF Area established after July 1, 2008:
 - TIF Area Expires 25 years after debt is issued
 - “Legacy” TIF Area
 - TIF Area established before July 1, 1995
 - TIF Area expires the later of 2025 or following the final maturity of outstanding debt as of July 1, 2015
- Reporting Requirements
 - Annual Financial and Activities Reports – April 15th
 - Passthrough Election – June 15th
 - Annual Meeting with Overlapping Units

New Palestine (Indiana) Redevelopment Commission

Economic Development Area



New Palestine (Indiana) Redevelopment Commission

Outstanding Bond Information

Payment Dates	Projected TIF Revenues	RDC Portion	Principal Balance	Interest Due	Pledged TIF Revenues	Current Interest Paid	Current Interest Shortfall	Accumulated Interest	Principal Paid
2/1/2021	\$ -	\$ -	\$ 7,200,000.00	\$ 272,000.00	\$ -	\$ -	\$ 272,000	\$ 272,000	
8/1/2021	-	-	7,200,000.00	144,000.00	-	-	144,000	416,000	
2/1/2022	-	-	7,200,000.00	144,000.00	-	-	144,000	560,000	
8/1/2022	93,000	25,000	7,200,000.00	144,000.00	68,000.00	68,000.00	76,000	636,000	
2/1/2023	93,000	25,000	7,200,000.00	144,000.00	68,000.00	68,000.00	76,000	712,000	
8/1/2023	267,500	25,000	7,200,000.00	144,000.00	242,500.00	144,000.00	-	613,500	
2/1/2024	267,500	25,000	7,200,000.00	144,000.00	242,500.00	144,000.00	-	515,000	
8/1/2024	267,500	25,000	7,200,000.00	144,000.00	242,500.00	144,000.00	-	416,500	
2/1/2025	267,500	25,000	7,200,000.00	144,000.00	242,500.00	144,000.00	-	318,000	
8/1/2025	421,000	25,000	7,200,000.00	144,000.00	396,000.00	144,000.00	-	66,000	
2/1/2026	421,000	25,000	7,200,000.00	144,000.00	396,000.00	144,000.00	-	-	\$ 186,000.00
8/1/2026	421,000	25,000	7,014,000.00	140,280.00	396,000.00	140,280.00	-	-	255,720.00
2/1/2027	421,000	25,000	6,758,280.00	135,165.60	396,000.00	135,165.60	-	-	260,834.40
8/1/2027	421,000	25,000	6,497,445.60	129,948.91	396,000.00	129,948.91	-	-	266,051.09
2/1/2028	421,000	25,000	6,231,394.51	124,627.89	396,000.00	124,627.89	-	-	271,372.11
8/1/2028	421,000	25,000	5,960,022.40	119,200.45	396,000.00	119,200.45	-	-	276,799.55
2/1/2029	421,000	25,000	5,683,222.85	113,664.46	396,000.00	113,664.46	-	-	282,335.54
8/1/2029	421,000	25,000	5,400,887.31	108,017.75	396,000.00	108,017.75	-	-	287,982.25
2/1/2030	421,000	25,000	5,112,905.05	102,258.10	396,000.00	102,258.10	-	-	293,741.90
8/1/2030	421,000	25,000	4,819,163.15	96,383.26	396,000.00	96,383.26	-	-	299,616.74
2/1/2031	421,000	25,000	4,519,546.42	90,390.93	396,000.00	90,390.93	-	-	305,609.07
8/1/2031	421,000	25,000	4,213,937.35	84,278.75	396,000.00	84,278.75	-	-	311,721.25
2/1/2032	421,000	25,000	3,902,216.09	78,044.32	396,000.00	78,044.32	-	-	317,955.68
8/1/2032	421,000	25,000	3,584,260.41	71,685.21	396,000.00	71,685.21	-	-	324,314.79
2/1/2033	421,000	25,000	3,259,945.62	65,198.91	396,000.00	65,198.91	-	-	330,801.09
8/1/2033	421,000	25,000	2,929,144.54	58,582.89	396,000.00	58,582.89	-	-	337,417.11
2/1/2034	421,000	25,000	2,591,727.43	51,834.55	396,000.00	51,834.55	-	-	344,165.45
8/1/2034	421,000	25,000	2,247,561.97	44,951.24	396,000.00	44,951.24	-	-	351,048.76
2/1/2035	421,000	25,000	1,896,513.21	37,930.26	396,000.00	37,930.26	-	-	358,069.74
8/1/2035	421,000	25,000	1,538,443.48	30,768.87	396,000.00	30,768.87	-	-	365,231.13
2/1/2036	421,000	25,000	1,173,212.35	23,464.25	396,000.00	23,464.25	-	-	372,535.75
8/1/2036	421,000	25,000	800,676.60	16,013.53	396,000.00	16,013.53	-	-	379,986.47
2/1/2037	421,000	25,000	420,690.13	8,413.80	396,000.00	8,413.80	-	-	420,690.13
Total	\$ 11,360,000	\$ 750,000		\$ 3,443,103.93	\$ 10,610,000.00	\$ 2,731,103.93	\$ 712,000.00		\$ 7,200,000.00

New Palestine (Indiana) Redevelopment Commission

Long terms plans for the Allocation Area

The economic development area created by the New Palestine Redevelopment Commission has a plan associated with it. This plan may be revised and updated from time to time. The past and future plan for the area is to continue facilitation of economic development, job growth and infrastructure improvements.

During the implementation of the plan, the Commission will evaluate its work and assess the next steps needed for the continued redevelopment and economic development of the area. Adjustments to the plan may be necessary as the plan unfolds and projects are undertaken.

New Palestine (Indiana) Redevelopment Commission

Potential Projects

The redevelopment plan for the Allocation Area includes, but is not limited to, the following ("Projects"):

- Debt Service on Economic Development Bonds
- Assist with property acquisition and packaging land to promote economic development
- Road and street improvements, including shoulders, curbs and bridge improvements
- Downtown Façade Projects and Commercial Building Enhancements
- Sanitary sewer and Storm water infrastructure improvements
- Site improvements, including land buffers
- Fiber optics and other communications infrastructure
- Transportation related improvements
- Utility related improvements or relocations
- Park and greenway improvements
- Environmental mitigation
- Recreational Improvements (Fitness) & Arts

New Palestine (Indiana) Redevelopment Commission

Impact of TIF on Overlapping Taxing Units

Projects the Redevelopment Commission will undertake focus on improving the quality of life for residents of the Town, County and surrounding area.

The anticipated results of the projects will be:

- Job creation and/or retention, which often brings new residents into New Palestine
- New Town residents who work and live in Hancock County will increase the amount of Local Income Tax (LIT) collected and distributed, which generates more revenue for all taxing units
- New residents buy homes, pay property taxes and patronize local businesses, which drives up demand that attracts new types of businesses
- Private sector investment increases as a result of economic and redevelopment activities

RESOLUTION NO. _____ - ____

**RESOLUTION OF THE NEW PALESTINE REDEVELOPMENT
COMMISSION DETERMINING NEED TO CAPTURE INCREMENTAL
ASSESSED VALUATION**

WHEREAS, the New Palestine Redevelopment Commission (the “Commission”) has established the Original Establishment Area and 2019 Expansion Area (the “Allocation Areas”) for the purpose of capturing incremental property taxes (the “TIF Revenues”) pursuant to Indiana Code 36-7-14, as amended; and

WHEREAS, under IC 36-7-14-39(b)(4), the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year with respect to the Allocation Areas;

NOW, THEREFORE, BE IT RESOLVED by the New Palestine Redevelopment Commission, that:

1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines that, for budget year 2023, all of the incremental assessed value of taxable property in the Allocation Areas is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant to IC 36-7-14-39(b)(3), plus the amount necessary for other purposes described in IC 36-7-14-39(b)(3) with respect to the Allocation Areas. The Commission therefore determines that there is no excess assessed value in the Allocation Areas that may be released to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).

2. The Commission hereby further determines, with respect to the Allocation Areas, that the amount of excess assessed value captured by the Commission in the Allocation Areas is not expected to generate more than 200% of the amount of TIF Revenues necessary to pay principal and interest on bonds, lease obligations and other amounts projected to be spent for legally authorized purposes from the TIF Revenues in 2023 in the Allocation Areas and/or requires all captured Net Assessed Value to achieve the Plan for the Allocation Areas. Accordingly, the Commission is not required to obtain the approval of the Town Council of the determinations set forth herein.

3. The Secretary of the Commission is directed to record this Resolution in the official minutes of the Commission, and the President of the Commission (or her designee) is hereby authorized to provide, by not later than June 15, 2022, written notice of the determination made herein to the Hancock County Auditor, the Town Council of the Town of New Palestine, and to each taxing unit that is wholly or partly located within the Allocation Areas, in the manner set forth in IC 36-7-14-39(b)(4)(B).

4. The President of the Commission (or her designee) is hereby authorized and directed, in the name and on behalf of the Commission, to execute and deliver such documents and to take such actions as such officer or member deems necessary or desirable to carry out the intent of this Resolution, including, but not limited to, providing the written notice to the offices described in Section 3 above, and any and all actions previously taken by any officer or member

of the Commission in connection with the foregoing determinations, be, and hereby are, ratified and approved.

5. This Resolution shall take effect immediately upon adoption.

Adopted this ____ day of June, 2022.

**TOWN OF NEW PALESTINE
REDEVELOPMENT COMMISSION**

President

Vice President

Secretary

Member

Member