

## MINUTES

### Dearborn County Redevelopment Commission March 14, 2019

A meeting of the Dearborn County Redevelopment Commission was held at 2:00 p.m. on Monday, March 14, 2019 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. There was an Executive Session that took place at 1:00 p.m. held at the same location.

#### **Attending:**

Board members Jim Deaton, Dave Deddens, Diane Bender, Jim Helms and Jamie Graf, non-voting school board member were present at both meetings. Allan Goodman, board member, participated in both meeting via phone. Also attending both meetings were Connie Fromhold, Treasurer for the Board, Terri Randall, One Dearborn and Andrea Ewan, Board Attorney. Sue Hayden, minute taker attended only the board meeting. There were numerous visitors in the audience from the taxing units.

Jim Deaton, called the meeting to order at 2:00 p.m. and read the Title VI statement for compliance. Deaton read the following Memorandum for Executive Session into record.

*As indicated in the published Notice of Executive Session, the discussions during the Executive Session dealt with issues deemed confidential subject to Indiana Code IC 5-14-1.5-6.1(b) (2) (D) which pertains to discussing strategy with the respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.*

*Also indicated in the Notice of Executive Session this meeting was to discuss interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects by the Indiana economic development corporation, the office of tourism development, the Indiana finance authority, an economic development commission, a local economic development organization (as defined in IC 5-28-11-2(3), or a governing body of a political subdivision which is classified confidential by state and federal statues under 5-14-1.5-6.1(b)(4).*

*This Memorandum certifies that no other matters except for those which this Executive Session was called for were discussed during the Executive Session.*

#### **Action from Executive Session:**

No actions were taken.

#### **Approval of Minutes:**

The minutes from the December 5, 2018 meeting, which had been tabled twice due to a lack of members in attendance of that meeting being present, were presented with a motion from Allen Goodman for approval with a second by Jim Helms. All approved.

Diane Bender motioned to approve the minutes from the March 4, 2019 meeting with a second by Dave Deddens. All approved.

#### **Claims & Review of Financials:**

An electric utility bill for the sign at US 50 Business park was presented. Dave Deddens made a motion for approval of all monthly utility bills for this sign to be paid through the Auditor's office without the bills having to come before the board. This was seconded by Jim Helms. All approved. Financial were distributed.

#### **Unfinished Business:**

**Hirlinger Chevrolet** – Nothing new to report



**Billboard Contract Updates** – Dave Deddens mentioned working on landscaping and cutting trees.

**School Boards Request Response** – will be covered after the presentation to the taxing units.

**New Business:**

**Presentation to the Taxing Units** - Terri Randall gave a presentation to the taxing units. This was the first annual presentation since a State Statute became effective in July 2018 requiring the Redevelopment Commissions to report to the taxing units. A letter had been sent out inviting all taxing units to this meeting. Reports that she presented are uploaded to the Gateway system on DLGF. Terri went over long-term plans and touched base on all four TIF areas. The presentation follows these minutes.

Several audience members asked questions with Terri responding.

At this time Jim Deaton went back to the regular meeting agenda items.

**School Boards Request Response** – Jim thanked the school board members for attending the meeting and opened to the board their opinions or comments regarding what had been talked about in past meeting. Andrea mentioned that there are two choices; pass through a percentage now and/or pick a time and amount in the future to allocate a percentage or you can make a monetary amount toward a career development program in each school system. It gets complicated because legislation changed and the schools no longer have a capital improvement account and per Andrea the Redevelopment statute specifically says if they pass through a percentage it goes toward the school's capital improvement account. Jim Deaton spoke about the board's objective has always been to bring jobs and attract people so we increase population thus adding to the schools. He then segued into the workforce and training issues. He mentioned how at this meeting the board was to make a decision on if they were going to help the schools. Andrea asked if the board wanted to hear from the school board members in attendance. Larry Eaton spoke on behalf of South Dearborn; Eric Lowe spoke for South Dearborn and Frank Kramer spoke for Sunman Dearborn. Each spoke regarding the vocational schools, advanced manufacturing and other career programs. The board was invited to the school board meetings to go over what was discussed in this meeting.

Jim Deaton asked the board to discuss or propose what they might do one way or the other. Allen Goodman made a proposal to do the same as what Greendale Redevelopment Commission does and go through the Ivy Tech Foundation to establish a scholarship for schools. Andrea would like to look at that model. Per Allen this would be looked at pending how the TIF is performing in an area. Dave Deddens, Allen and Andrea agree that information needs to be gathered from Greendale, attend the school board meetings and then move forward. Terri Randall will get Greendale's contracts. Dave Deddens asked for Al Abdon to come to next meeting to explain how they do it. It was verbalized that the board intends to help the schools, they just need to work out how.

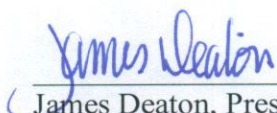
**One Dearborn Report:**

Nothing further

**Attorney's Report:** As soon as she hears from Tom Pitman, she'll let them know.

**Adjournment:** adjourned at 3:10 p.m.

Approved:



James Deaton, President DCRC

# Dearborn County Redevelopment Commission

## ***Annual Presentation to Taxing Units***

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March 14, 2019 / 2:00 p.m.

Dearborn County Government Center  
Henry Dearborn Room  
165 Mary Street  
Lawrenceburg, IN 47025



Prepared by: One Dearborn, Inc. for the  
Dearborn County Redevelopment  
Commission

As required by: IC 36-7-25-8



# **INDIANA REDEVELOPMENT COMMISSIONS**

## **REPORTING REQUIREMENTS**

### **TRANSPARENCY**

Indiana statute has, for several years, required Redevelopment Commissions to be transparent in reporting their activity, income, expenditures, etc.

### **ANNUAL REPORTING ONLINE**

These reports are electronically filed in accordance with statutory annual deadlines through the Indiana Gateway transparency portal.

### **WHERE TO FIND THE REPORTS:**

**<http://gateway.ifionline.org/TIFviewer/>**

### **THIS REPORT**

In addition to the public document portal, a new Indiana statute (enacted in July 2018) requires Redevelopment Commissions to:

Invite the taxing units located in the allocation areas under their scope of responsibility to a public presentation that includes:

- 1) The financial budget, revenues and expenditures in each allocation area.
- 2) Long term plans for the allocation area.
- 3) the impact the allocation area has on the taxing units.

### **PUBLIC MEETINGS**

The ***Dearborn County Redevelopment Commission:***

- Meetings are open to the public.
- Are, generally, held every other month on 2nd Thursday.
- Meetings are advertised in advance

### **QUESTIONS:**

The meeting schedule is always available by contacting the Dearborn County Administrator (Commissioners Office).

## Taxing Units in the Allocation Areas (unincorporated/County)

- 1) Dearborn County Council
- 2) Dearborn County Board of Commissioners
- 3) Kelso Township Board of Trustees
- 4) Harrison Township Board of Trustees
- 5) Washington Township Board of Trustees
- 6) Town of St. Leon Council
- 7) Sunman Dearborn Community School  
Corporation School Board
- 8) South Dearborn Community School Corporation  
School Board
- 9) Lawrenceburg Public Library Board of Directors
- 10) Aurora Public Library Board of Directors
- 11) Dearborn County Solid Waste Management  
Board of Directors

Each of the Taxing Units was mailed a letter inviting them to attend this report presentation. They were also informed that they have the right to request a representative from the Dearborn County Redevelopment to attend one of their meetings.



## DEARBORN COUNTY TIF District Summary for Calendar Year 2017

(Typically submitted by April 1, 2018)

	Total	County	City
Number of TIFs	13	5	8
Number of Parcels	608	242	366
Gross Assessed Value	\$148,962,700	\$49,931,560	\$99,031,140
Net Assessed Value	\$1,667,214	\$363,986	\$1,303,228
Base Assessed Value	\$1,394,267	\$257,020	\$1,137,247
Incremental Assessed Value	\$119,934,653	\$44,945,740	\$74,988,913
Revenues	\$56,136,397	\$25,107,306	\$31,029,091
Expenses	\$63,798,256	\$19,838,434	\$43,959,822

## DEARBORN COUNTY TIF District Details Click on column name to sort.

Authorizing Unit	TIF ID#	TIF District	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value	Revenues	Expenses
DEARBORN COUNTY	T15101	<a href="#">St-Leon Kelso Allocation Area</a>	\$3,199,100	\$2,767,535	\$1,036,576	\$1,730,959	\$31,081	\$0
CITY OF GREENDALE	T15161	<a href="#">Interstate 275 Economic Development Area</a>	\$67,367,600	\$65,387,470	\$22,144,926	\$43,242,544	\$1,284,643	\$1,123,272
CITY OF GREENDALE	T15162	<a href="#">Maxwell Allocation Area</a>	\$157,800	\$78,900	\$78,900	\$0	\$0	\$0
CITY OF GREENDALE	T15163	<a href="#">Greendale Allocation Area</a>	\$605,940	\$605,940	\$605,940	\$0	\$0	\$0
DEARBORN COUNTY	T15231	<a href="#">West Aurora Allocation Area</a>	\$16,596,900	\$15,240,540	\$13,124,898	\$2,115,642	\$40,827	\$2,640
LAWRENCEBURG CIVIL CITY	T15261	<a href="#">TIF #1</a>	\$22,281,200	\$1,222,185	\$889,970	\$332,215	\$8,127	\$0
AURORA CIVIL CITY	T15302	<a href="#">Cochran Tif Area</a>	\$114,500	\$114,500	\$114,500	\$0	\$0	\$0
AURORA CIVIL CITY	T15315	<a href="#">Southeast Aurora- Aurora City</a>	\$5,048,700	\$4,911,800	\$4,659,800	\$252,000	\$7,067	\$13,974
DILLSBORO CIVIL TOWN	T15501	<a href="#">Dillsboro Economic Development Area 1</a>	\$946,100	\$778,564	\$643,501	\$133,063	\$3,391	\$0
DILLSBORO CIVIL TOWN	T15502	<a href="#">Dillsboro Economic Development Area 2</a>	\$2,509,300	\$1,891,554	\$1,891,554	\$0	\$0	\$0
DEARBORN COUNTY	T15602	<a href="#">West Harrison Allocation Area</a>	\$17,991,300	\$14,793,405	\$10,869,106	\$3,924,299	\$71,748	\$52,199
DEARBORN COUNTY	T15603	<a href="#">Whitewater Mill Allocation Area</a>	\$12,144,260	\$12,144,260	\$76,726	\$12,067,534	\$220,330	\$202,181
DEARBORN COUNTY	T15605	<a href="#">Skally's Bakery Allocation Area</a>	\$0	\$0	\$0	\$0	\$0	\$0

## Dearborn County Allocation Areas

(Unincorporated Area Only)

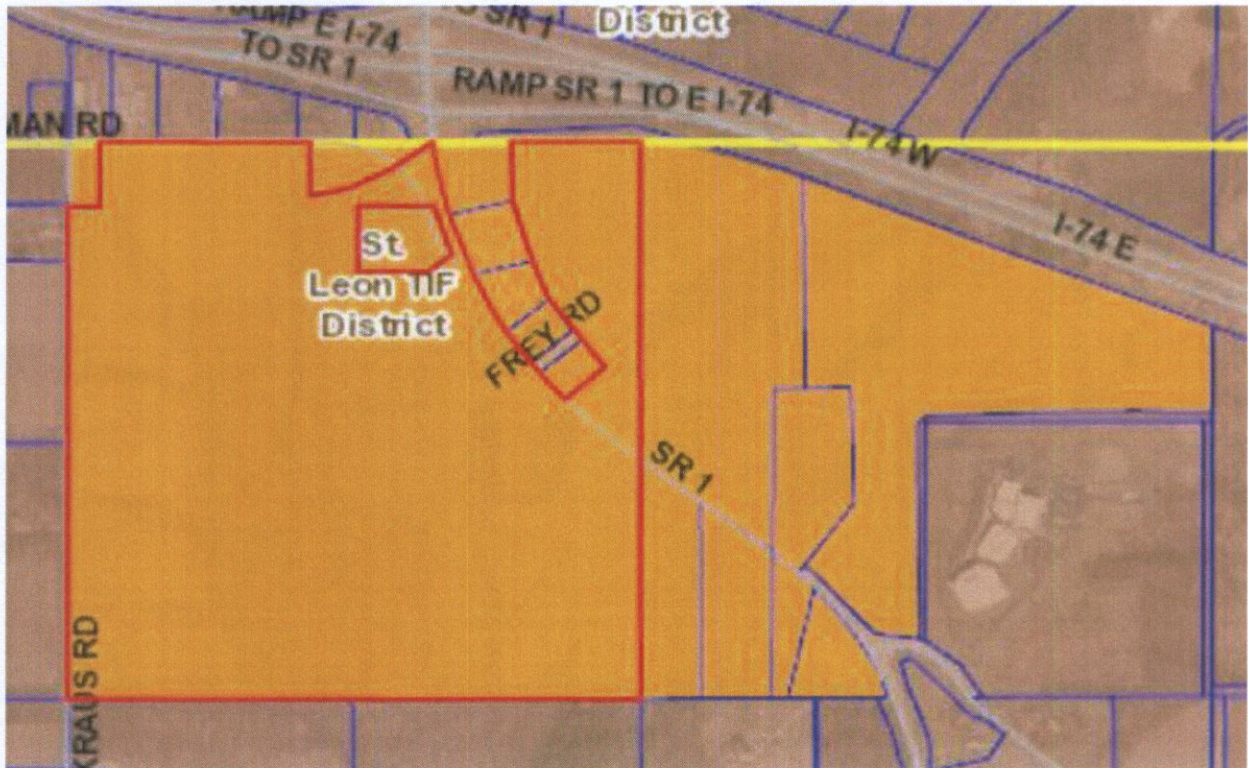
- 1) St. Leon Kelso Township
- 2) Washington Township (West Aurora – U.S. 50)
- 3) West Harrison
- 4) Whitewater Mill

**A description of each of these  
Allocation Areas follows.**



# St. Leon / Kelso Township

(State Route 1 near St. Leon Exit – I-74)



Indiana Gateway Link to Current **Economic Development Plan**  
for the **St. Leon Kelso Township Allocation Area**

<file:///C:/Users/admin/Downloads/ApprovingAmendedandRestatedPlan-St.Leon.pdf>



Year end 2018, the financial data for the  
St. Leon Kelso Township Allocation Area is:

<b>St. Leon Kelso Township Allocation Area</b>		
<b>Year End 2018 Summary</b>		
Total Number of Properties		17
NET Assessed Value of Properties	\$	3,094,165
BASE Value of Properties	\$	1,009,469
"Incremental Value" of Properties	\$	2,084,696
Total Tax Revenues in 2018	\$	31,649
Total Expenditures from the Fund in 2018	\$	10,878

## 2018 Revenues & Expenditures

Cash Ledger by Fund for 01-01-2018 thru 12-31-2018

Dearborn County

Effective Date	Budget Account Code	Receipt/ Check	Description	Receipts	Expenditure	Cash Balance
Fund: 4302 TIF St Leon Kelso Twp						
	Previous to 01/01/2018			219,109.48	7,717.00	211,392.48
01/18/2018	4302.30000.000.0050	024134	Barnes & Thornburg, LLP		103.33	211,289.15
03/22/2018	4302.30000.000.0050	024777	One Dearborn, Inc.		3,333.33	207,955.82
04/19/2018	4302.30000.000.0050	025028	H J Umbaugh & Associates		375.00	207,580.82
05/21/2018	4302.00100.000.0000	036255	Treasurer of Dea	20,110.93		227,691.75
07/19/2018	4302.30000.000.0050	026050	One Dearborn, Inc.		6,666.67	221,025.08
09/20/2018	4302.30000.000.0050	026589	H J Umbaugh & Associates		400.00	220,625.08
11/26/2018	4302.00100.000.0000	038135	Treasurer of Dea	11,537.76		232,162.84
Date Span Totals				31,648.69	10,878.33	
Fund: 4302 TIF St Leon Kelso Twp				250,758.17	18,595.33	232,162.84

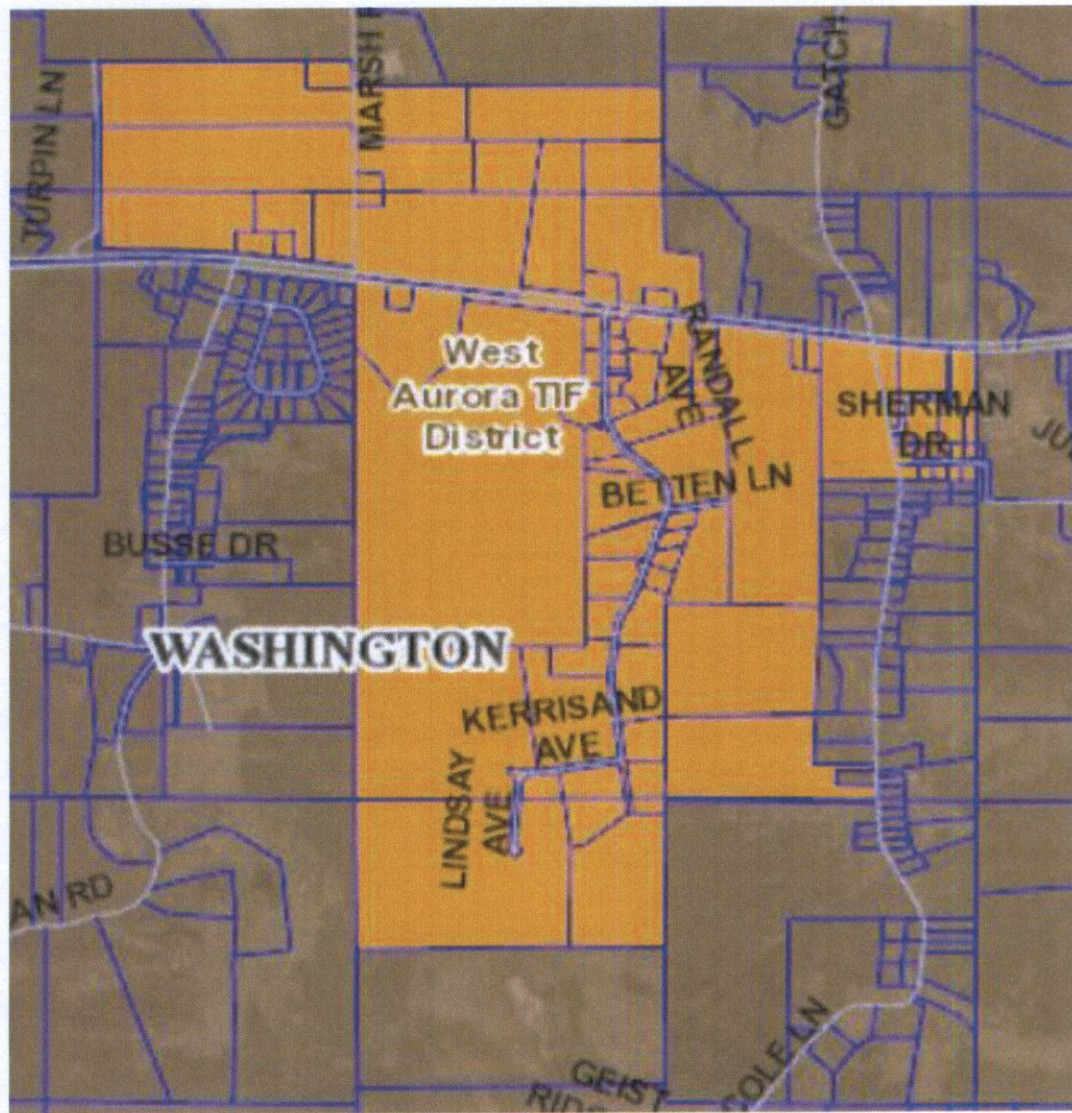
## **Long Term Plan for Development St. Leon Kelso Township Allocation Area**

- 1) Respond to opportunities to improve the marketability of the West Aurora Economic Development Area.
- 2) Actively market properties to businesses and respond to requests for information from developers.
- 3) Negotiate and provide incentives using funds from the Allocation Area to compete and attract quality businesses.
- 4) Land Development - purchase land and/or invest in improvements to land to make it shovel ready for development.
- 5) Infrastructure – May utilize tax increment revenues to finance the cost of infrastructure improvements to serve the area (curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, storm water basin improvement, etc.).
- 6) Professional Services - May utilize tax increment revenues to acquire necessary professional services (attorneys, surveyors, engineers, environmental specialists, architects, etc.)
- 7) Marketing & Land Negotiation – May utilize tax increment to acquire marketing and developer recruitment assistance and services that will seek out and expose potential businesses to the available buildings and sites.
- 8) Workforce Development – Invest in research, programs and materials that will assist employers in understanding the labor market and/or impact the supply of qualified workers in a positive manner.



# Washington Township

(West Aurora – U.S. 50)



Indiana Gateway Link to Current **Economic Development Plan**  
**for the West Aurora Allocation Area**

<file:///C:/Users/admin/Downloads/ApprovingAmendedandRestatedPlan-WestAurora.pdf>



Year end 2018, the financial data for the  
**Washington Township / West Aurora Allocation Area** is:

<b>Washington Township / West Aurora Allocation Area</b>		
<b>Year End 2018 Summary</b>		
Total Number of Properties		93
NET Assessed Value of Properties	\$	14,830,180
BASE Value of Properties	\$	12,844,686
"Incremental Value" of Properties	\$	1,985,494
Total Tax Revenues in 2018	\$	41,563
Total Expenditures from the Fund in 2018	\$	10,878

## 2018 Revenues & Expenditures

Cash Ledger by Fund for 01-01-2018 thru 12-31-2018

Dearborn County

Effective Date	Budget Account Code	Receipt/ Check	Description	Receipts	Expenditure	Cash Balance
Fund: 4301 TIF Washington Twp (W. Aurora)						
Previous to 01/01/2018				392,763.32	205,952.38	186,810.94
01/18/2018	4301.30000.000.0050	024134	Barnes & Thornburg, LLP		103.33	186,707.61
03/22/2018	4301.30000.000.0050	024777	One Dearborn, Inc.		3,333.34	183,374.27
04/19/2018	4301.30000.000.0050	025028	H J Umbaugh & Associates		375.00	182,999.27
05/21/2018	4301.00100.000.0000	036255	Treasurer of Dea	23,327.95		206,327.22
07/19/2018	4301.30000.000.0050	026050	One Dearborn, Inc.		6,666.67	199,660.55
09/20/2018	4301.30000.000.0050	026589	H J Umbaugh & Associates		400.00	199,260.55
11/26/2018	4301.00100.000.0000	038135	Treasurer of Dea	18,235.35		217,495.90
Date Span Totals				41,563.30	10,878.34	
Fund: 4301 TIF Washington Twp (W. Aurora)				434,326.62	216,830.72	217,495.90



## Long Term Plan for Development of the Washington Township / West Aurora Allocation Area

- 1) Respond to opportunities to improve the marketability of the West Aurora Economic Development Area.
- 2) Actively market the property to businesses and respond to requests for information from developers.
- 3) Negotiate and provide incentives using funds from the Allocation Area to compete and attract quality businesses.
- 4) Address dilapidated signage at the entrance (completed 2018).



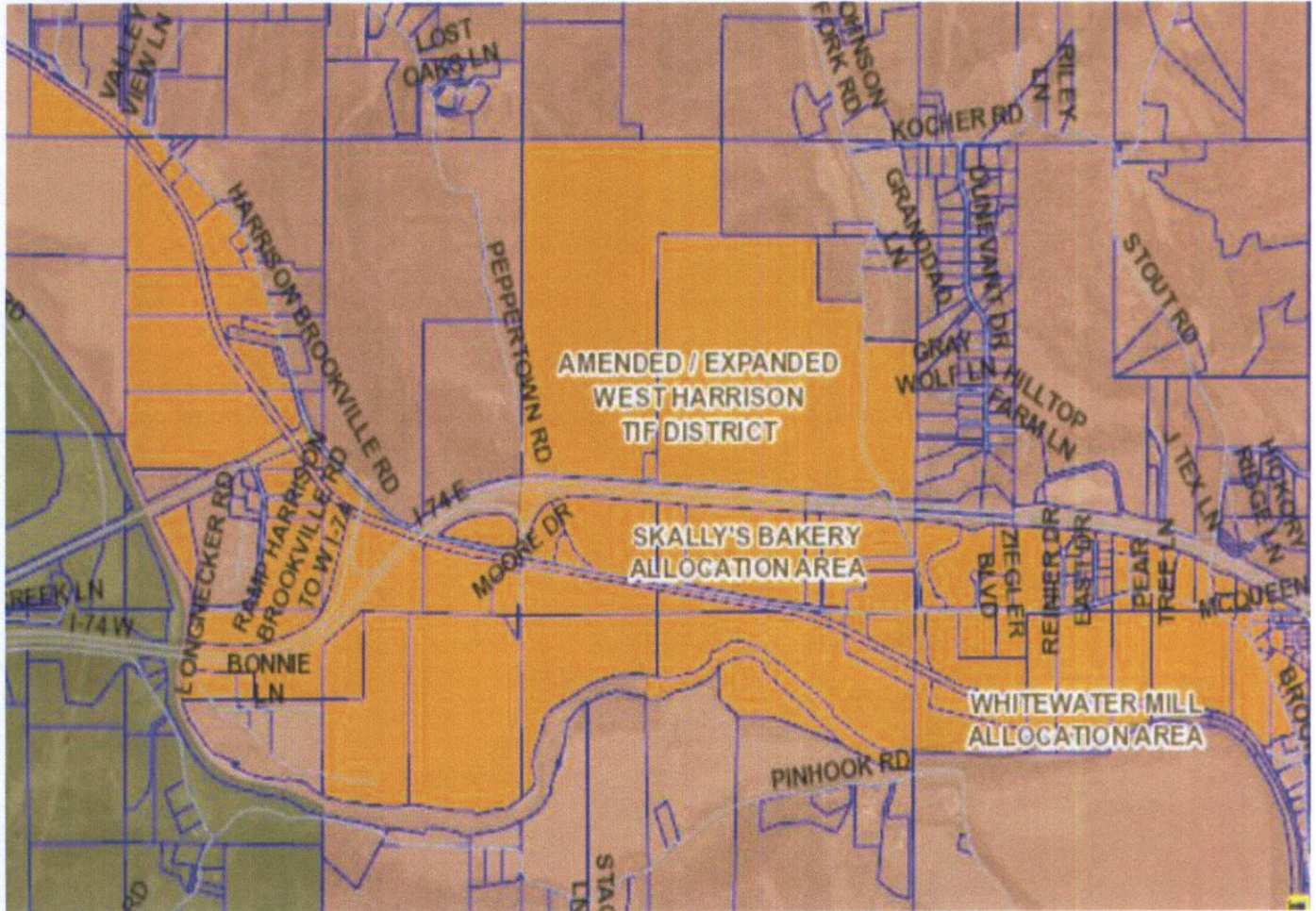
## **Long Term Plan for Development of the Washington Township / West Aurora Allocation Area** (continued)

- 4) Land Development - purchase land and/or invest in improvements to land to make it shovel ready for development.
- 5) Infrastructure – May utilize tax increment revenues to finance the cost of infrastructure improvements to serve the area (curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, storm water basin improvement, etc.).
- 6) Professional Services - May utilize tax increment revenues to acquire necessary professional services (attorneys, surveyors, engineers, environmental specialists, architects, etc.)
- 7) Marketing & Land Negotiation – May utilize tax increment to acquire marketing and developer recruitment assistance and services that will seek out and expose potential businesses to the available buildings and sites.
- 8) Workforce Development – Invest in research, programs and materials that will assist employers in understanding the labor market and/or impact the supply of qualified workers in a positive manner.



# West Harrison

(U.S. 52 / Brookville Exit on I-74)



Indiana Gateway Link to Current **Economic Development Plan**  
**for the West Harrison Allocation Area:**

<file:///C:/Users/admin/Downloads/ConfirmingAmendedandRestatedPlan-WestHarrison.pdf>



# Year end 2018, the financial data for the West Harrison Allocation Area is:

<b>West Harrison Allocation Area</b>		
<b>Year End 2018 Summary</b>		
Total Number of Properties		128
NET Assessed Value of Properties	\$	14,507,385
BASE Value of Properties	\$	11,010,391
"Incremental Value" of Properties	\$	3,496,994
Total Tax Revenues in 2018	\$	88,109
Total Expenditures from the Fund in 2018	\$	12,424

## 2018 Revenues & Expenditures

Cash Ledger by Fund for 01-01-2018 thru 12-31-2018

Dearborn County

Effective Date	Budget Account Code	Receipt/Check	Description	Receipts	Expenditure	Cash Balance
Fund: 4304 TIF West Harrison						
Previous to 01/01/2018				326,939.79	235,672.82	91,266.97
01/18/2018	4304.30000.000.0050	024134	Barnes & Thornburg, LLP		103.34	91,163.63
02/02/2018	4304.30000.000.0050	167878	Duke Energy		19.79	91,143.84
02/02/2018	4304.30000.000.0050	167878	Duke Energy		28.19	91,115.65
02/16/2018	4304.30000.000.0050	168007	Duke Energy		34.07	91,081.58
02/16/2018	4304.30000.000.0050	168007	Duke Energy		47.60	91,033.98
03/16/2018	4304.30000.000.0050	168187	Duke Energy		34.74	90,999.24
03/16/2018	4304.30000.000.0050	168187	Duke Energy		42.86	90,956.38
03/22/2018	4304.30000.000.0050	024777	One Dearborn, Inc.		3,333.33	87,623.05
04/19/2018	4304.30000.000.0050	025028	H J Umbaugh & Associates		375.00	87,248.05
04/20/2018	4304.30000.000.0050	168439	Duke Energy		31.63	87,216.42
04/20/2018	4304.30000.000.0050	168439	Duke Energy		35.97	87,180.45
05/18/2018	4304.30000.000.0050	168599	Duke Energy		28.69	87,151.76
05/18/2018	4304.30000.000.0050	168599	Duke Energy		32.12	87,119.64
05/21/2018	4304.00100.000.0000	036255	Treasurer of Dea	55,984.84		143,084.48
06/15/2018	4304.30000.000.0050	168806	Duke Energy		28.56	143,055.92
06/15/2018	4304.30000.000.0050	168806	Duke Energy		32.27	143,023.65
07/13/2018	4304.30000.000.0050	169162	Duke Energy		26.85	142,996.80
07/13/2018	4304.30000.000.0050	169162	Duke Energy		29.24	142,967.56
07/19/2018	4304.30000.000.0050	026050	One Dearborn, Inc.		6,666.66	136,300.90
08/17/2018	4304.30000.000.0050	169356	Duke Energy		26.14	136,274.76
08/17/2018	4304.30000.000.0050	169356	Duke Energy		24.27	136,250.49
09/14/2018	4304.30000.000.0050	169478	Duke Energy		19.35	136,231.14
09/14/2018	4304.30000.000.0050	169478	Duke Energy		9.01	136,222.13
09/20/2018	4304.30000.000.0050	026589	H J Umbaugh & Associates		400.00	135,822.13
10/12/2018	4304.30000.000.0050	169750	Duke Energy		9.01	135,813.12
10/12/2018	4304.30000.000.0050	169750	Duke Energy		19.32	135,793.80
11/09/2018	4304.30000.000.0050	169966	Duke Energy		9.01	135,784.79
11/09/2018	4304.30000.000.0050	169966	Duke Energy		9.01	135,775.78
11/21/2018	4304.30000.000.0050	027164	H J Umbaugh & Associates		950.00	134,825.78
11/26/2018	4304.00100.000.0000	038135	Treasurer of Dea	32,144.67		166,970.45
12/14/2018	4304.30000.000.0050	170594	Duke Energy		9.01	166,961.44
12/14/2018	4304.30000.000.0050	170594	Duke Energy		9.01	166,952.43
Date Span Totals				88,109.51	12,424.05	
Fund: 4304 TIF West Harrison				415,049.30	248,096.87	166,952.43



## **Long Term Plan for Development West Harrison Allocation Area**

- 1) Respond to opportunities to improve the marketability of the West Harrison Economic Development Area.
- 2) Actively market the former Stone property (55 acres with I-74 visibility) to businesses and respond to requests for information from developers.
- 3) In 2018, the board became more aggressive and placed the land in the hands of a national, highly-connected Commercial Real Estate broker –Cushman Wakefield. The goal is to generate more and better leads for prospective projects on the site.



- 4) The commission also markets the site through the One Dearborn affiliation with REDI Cincinnati. This includes capturing additional project leads that would otherwise not seek out the site. Other avenues include the I-74 Business Corridor Economic Development Marketing Group and the Southeast Indiana Growth Alliance (Ohio, Dearborn, Franklin, Ripley & Switzerland Counties) websites – via the One Dearborn Memberships in these organizations.

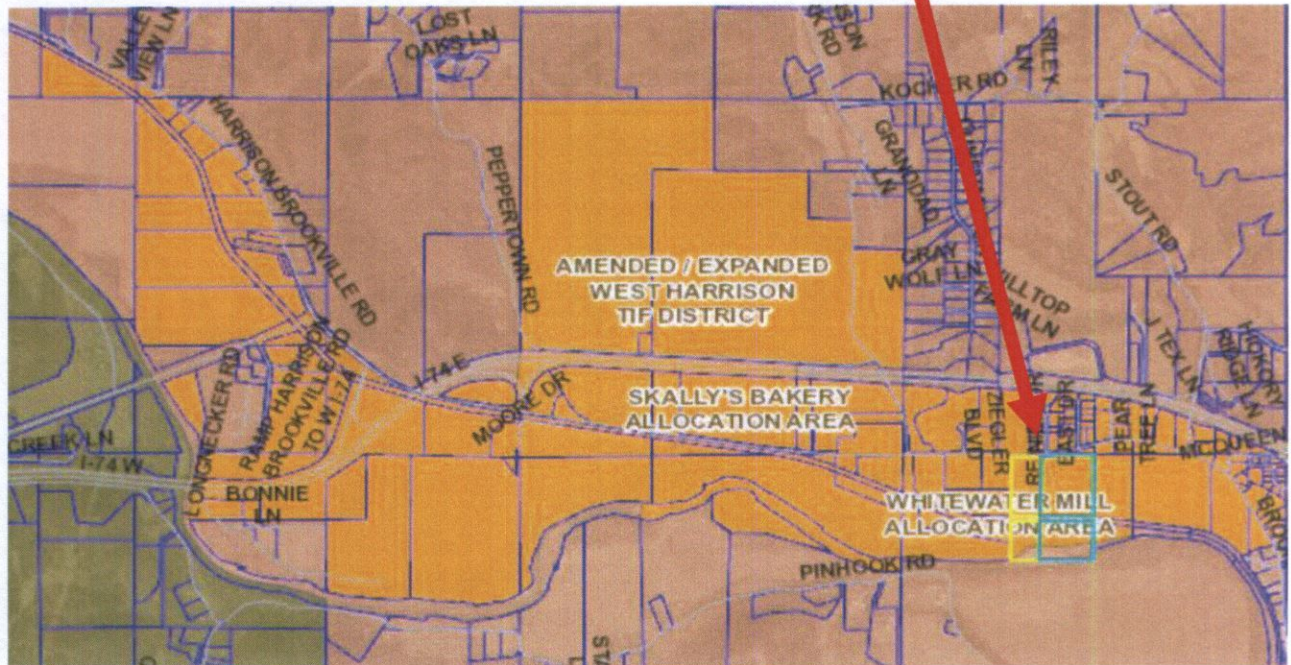
## **Long Term Plan for Development West Harrison Allocation Area (continued)**

- 5) Land Development - purchase land and/or invest in improvements to land to make it shovel ready for development.
- 6) Infrastructure – May utilize tax increment revenues to finance the cost of infrastructure improvements to serve the area (curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, storm water basin improvement, etc.).
- 7) Professional Services - May utilize tax increment revenues to acquire necessary professional services (attorneys, surveyors, engineers, environmental specialists, architects, etc.)
- 8) Marketing & Land Negotiation – May utilize tax increment to acquire marketing and developer recruitment assistance and services that will seek out and expose potential businesses to the available buildings and sites.
- 9) Workforce Development – Invest in research, programs and materials that will assist employers in understanding the labor market and/or impact the supply of qualified workers in a positive manner.



# Whitewater Mill

(West Harrison Allocation Area)



Year end 2018, the financial data for the  
**Whitewater Mill Allocation Area** is:

<b>Whitewater Mill Area</b>		
<b>Year End 2018 Summary</b>		
Total Number of Properties		7
NET Assessed Value of Properties		\$ 10,270,600
BASE Value of Properties		\$ 76,053
"Incremental Value" of Properties		\$ 10,194,547
Total Tax Revenues in 2018		\$ 570,796
Total Expenditures from the Fund in 2018		\$ 452,487

## 2018 Revenues & Expenditures

Cash Ledger by Fund for 01-01-2018 thru 12-31-2018

Dearborn County

Effective Date	Budget Account Code	Receipt/Check	Description	Receipts	Expenditure	Cash Balance
Fund: 4305 TIF Whitewater Mill						
	Previous to 01/01/2018			655,438.12	513,444.52	141,993.60
01/18/2018	4305.30000.000.0050	024176	Land Consultants		4,750.00	137,243.60
04/19/2018	4305.30000.000.0050	025028	H J Umbaugh & Associates		375.00	136,868.60
05/21/2018	4305.00100.000.0000	036255	Treasurer of Dea	285,400.32		422,268.92
06/01/2018	4305.30000.000.0050	168660	FCN Bank		96,178.41	326,090.51
06/01/2018	4305.30000.000.0050	168660	FCN Bank		94,608.60	231,481.91
07/13/2018	4305.30000.000.0050	169163	FCN Bank		62,904.50	168,577.41
09/20/2018	4305.30000.000.0050	026589	H J Umbaugh & Associates		400.00	168,177.41
11/08/2018	4305.30000.000.0050	026965	Barnes & Thornburg, LLP		(832.00)	169,009.41
11/08/2018	4305.30000.000.0050	026965	Barnes & Thornburg, LLP		(73.36)	169,082.77
11/08/2018	4305.30000.000.0050	026965	Barnes & Thornburg, LLP		73.36	169,009.41
11/08/2018	4305.30000.000.0050	026965	Barnes & Thornburg, LLP		832.00	168,177.41
11/08/2018	4305.30000.000.0050	027079	Barnes & Thornburg, LLP		71.36	168,106.05
11/08/2018	4305.30000.000.0050	027079	Barnes & Thornburg, LLP		832.00	167,274.05
11/21/2018	4305.30000.000.0050	027164	H J Umbaugh & Associates		1,580.00	165,694.05
11/26/2018	4305.00100.000.0000	038135	Treasurer of Dea	285,395.59		451,089.64
12/07/2018	4305.30000.000.0050	170503	FCN Bank		96,178.41	354,911.23
12/07/2018	4305.30000.000.0050	170503	FCN Bank		94,608.60	260,302.63
Date Span Totals				570,795.91	452,486.88	
Fund: 4305 TIF Whitewater Mill				1,226,234.03	965,931.40	260,302.63



## **Long Term Plan for Development Whitewater Mill Allocation Area**

- 1) Respond to opportunities to potentially locate businesses that could benefit from immediate access to the flour produced by the mill in proximity.
- 2) Utilize incremental funds to support infrastructure and development of sites within the TIF District, especially given the Flood Plain, price of land, and other challenging circumstances.
- 3) Infrastructure – May utilize tax increment revenues to finance the cost of infrastructure improvements to serve the area (curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, storm water basin improvement, etc.).
- 4) Professional Services - May utilize tax increment revenues to acquire necessary professional services (attorneys, surveyors, engineers, environmental specialists, architects, etc.)
- 5) Workforce Development – Invest in research, programs and materials that will assist employers in understanding the labor market and/or impact the supply of qualified workers in a positive manner.

## Impact of the Allocation Areas on the Taxing Units

- On a project-by-project basis, when Bonds are issued or Incentives provided, the Redevelopment Commission engages an actuary to prepare a required Financial Impact Statement.
  - The statement is public record and distributed to the Taxing Units for review and questions at the time of the action.
- Projects in the TIF Districts have a long term economic impact on the Taxing Units:
  - Attract new residential development near the jobs (new AV/tax revenue).
  - Attract more businesses to the area.
  - Future students in our area schools, and help support long term Tax Base growth.
  - Bring construction dollars to the trades in Dearborn County.
  - Provide citizens with job opportunities.
- If interested, copies of Tax Impact Projections for past projects (that involved incentives or revenue bonds) are on file with the County. These files are public record.