PLAINFIELD REDEVELOPMENT COMMISSION

June 5, 2023

5:30 p.m.

Mr. Clay: Alright, we'll go ahead and call to order the meeting of the Plainfield Redevelopment Commission meeting for June 5, 2023.

PLEDGE OF ALLEGIANCE

Mr. Clay: We'll start with the Pledge of Allegiance.

DETERMINATION OF QUORUM

Mr. Clay: Mr. Todisco, poll the board for determination of a quorum.

Mr. Todisco:

Mr. McPhail – here

Mr. Angle – here

Mr. Clay– here

Mr. Kirchoff – here

Ms. Renk– here

Mr. President, you have a quorum to conduct the meeting.

Mr. Clay: Thank you sir.

CONSENT AGENDA

Mr. Clay: Moving on to consent agenda, approval of the minutes from May 1, 2023, meeting.

Mr. Angle: If there aren't any changes, I move to approve.

Ms. Renk: Second

Mr. Clay: A motion by Mr. Angle and a second by Ms. Renk. Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Clay– abstain

Mr. Kirchoff – yes

Ms. Renk– yes

Plainfield Redevelopment Commission consent agenda for the minutes of May 1, 2023, has been approved.

Mr. Clay: Perfect.

OLD BUSINESS

Mr. Clay: Old business? Mr. Starnes?

Mr. Starnes: (microphone not on) (inaudible)

Mr. Angle: I was slacking in my duties. I moved the podium and forgot to turn the microphone on.

Mr. Starnes: Afterall that, I'll be brief. There is a long standing, as some of you may be aware, agreement between the Redevelopment Commission – sort of a cooperative MOU-type agreement – and the Plainfield School Corporation specifically concerning Six Points Allocation Area, initially formed around a joint initiative to fund transportation, etcetera, etcetera. It's been amended once before. More recently – and I was not involved in the negotiations of the business terms – but more recently it needed to be amended again to document an understanding about the funding commitment in the upcoming years, to offset or directly reimburse technology purchases by the school corporation, as part of a continuation of that collaboration in that area. Additionally, we did change – there was a long-standing term that required a sort of permission, for lack of a better term, from the school corporation before those proceeds could be used from the Six Points Allocation Area to fund any project. That's really kind obsolete now that the transportation facility has been financed and completed. So, we were able to eliminate that term and really focus in on just the commitment for funding in the upcoming years. So, that's, I think, before you as approval of a second amendment to the agreement with the school corporation. That's what that pertains to. I would defer questions on the specific business terms to Andrew and Steve and Alyssa, that may have had direct discussions with the school corporation, if you have questions in that regard.

Mr. Clay: Any questions regarding…?

(Brief pause)

Mr. Clay: Thank you sir.

NEW BUSINESS

Mr. Clay: Moving on to new business, Perry Crossing Riverfront liquor application for El Toro.

(Brief pause) (waiting for presentation on computer)

Mr. Genrich: We have our hard copies just in case.

Mr. Angle: It was provided in our packet, so we have seen it.

Mr. Genrich: Okay. Greg Genrich with Bradford and Riley, on behalf of El Toro Bravo, looking to open up a restaurant in Perry Crossing. It's the former location of Stacked Pickle, which is adjacent to the AMC theater. The first restaurant began in 1998 in Champagne, Illinois. They have grown to 16 restaurants, with 4 more on the board for the next year. Three will be in Indiana. New Palestine just opened up like two weeks ago; Plainfield and also 82nd Street near Clearwater Crossing. Kind of a big picture scope, 16 stores, annual sales of about $27 million, with 400 employees. Impact to Plainfield: he's put about three quarters of a million dollars into the building to make the tenant improvements. We'll have employees, about 28 people, which will include 3 managerial positions, 15 servers, and 10 kitchen staff. Impact in terms of tax revenue: town, county and state, about $175,000 a year. Mr. Fuentes has a current record right now with Indiana State ATC, with no violations. He is a (inaudible) operator; he has four locations currently open. One in Zionsville, Indiana, opened in 2016; Southport area and I-65 on McFarland Boulevard; Greenwood and downtown, the old stacked pickle is now an El Toro. He's excited to come here. I would open the floor to questions from the board.

Mr. Angle: Out of curiosity, what are the hours? Do you know?

Mr. Genrich: 11:00 a.m. to 10:00 p.m. will be Sunday through Thursday, and probably 11:00 a.m. to 11:00 p.m. on Friday and Saturday. It's a restaurant, not a bar.

Mr. Angle: Yeah, okay.

(Brief pause)

Mr. Angle: I don't have any further questions. Thank you very much, appreciate it.

Mr. Genrich: Thank you.

Mr. Clay: Thank you.

Mr. Angle: I move to approve the Perry Crossing Riverfront liquor application for El Toro.

Ms. Renk: I second.

Mr. Clay: We have a movement by Mr. Angle and a second by Ms. Renk. All those in favor?

(All ayes)

Mr. Clay: Thank you. Moving on to the opening of RFPs for the workforce housing campus project. I believe we all got sent those. So, the only applicant that we had was – T & H Realty was the only initial applicant on the project itself. So, moving forward with that I think we put together an exploratory group to check that out. And deciding that group, I believe – hang on one second, bear with me. I apologize, I'm unprepared without my computer. So, we decided on Andrew Klinger, Town Manager; Lance Angle, RDC commission member; Cam Starnes, and then obviously Alyssa Ward and myself, as the committee members to look over the proposal and come back with a recommendation for the Commission.

Ms. Renk: Does it still include a daycare, childcare component?

Mr. Clay: It does.

Ms. Renk: I don't know if it's permissible, but I would recommend someone from childcare (inaudible) or another one of our state partners who are looking at childcare to review that, look at it with a different lens, to make sure that we're thinking about lots of different angles in providing childcare.

Mr. Clay: Right. I think one of the concerns we had as a Commission, during the initial ask, was whether or not a 24-hour daycare center is going to work. So, whether that aspect is going to need (inaudible), I'm not entirely sure but obviously some type of childcare obviously is important with the lack here in town.

Mr. McPhail: (microphone not on) (inaudible)

Mr. Clay: Yeah, the initial thought was a 24-hour, so it's obviously something we want to consider, just to see. I know it would be beneficial for workforce housing but again, finding someone who has perfected that model or at least done it well is kind of interesting.

Ms. Renk: Putting my Plainfield Chamber of Commerce hat on, I've had a lot of conversations about childcare and childcare answers actually said there might not be a need for it. That we won't be able to get children for 24-hours because parents want their kids to sleep in their own beds, so to speak. So, there's lots of nuisances to it that I hope that we think about carefully.

Mr. Clay: Absolutely. Is there any consent we need to do on the approval of the board or are we good to move forward with next steps?

Ms. Woolard: (inaudible)

Mr. Clay: Perfect. So, moving on to the draft TIF annual report from Baker Tilly.

Mr. Schrader: Hi, good evening, everybody. My name is Sam Schrader with Baker Tilly. I'm joined by Heidi Amspaugh and Emma Adlam. We really appreciate the opportunity to continue to serve as the Commission's municipal advisor. This evening we're here to satisfy the requirements laid out by Indiana Code 36-7-25-8. And in doing so, we're going to take a few slides just to talk about some high-level overview of TIF mechanics. We'll get into the details on Plainfield's specific TIF and then kind of wrap up with some slides discussing the relationship between TIF and overlapping taxing units. But with that, I just want you guys to know, I know this still feels thick, but we cut out about 20 slides. Mark already told me I'm on the clock, so we'll jump right in. Here on slide 2, this TIF mechanics slide really just outlines the life of a TIF area. When the Commission takes it upon themselves to establish a new TIF area, obviously you guys would identify specific parcels to be located in the allocation area. Those specific parcels have an assessed value already associated with them; that's what we consider the base assessed value throughout the life of the TIF area. That based assessed value, upon establishment, is going towards the tax base of all the overlapping taxing units, and that will remain unchanged throughout the life of the area. However, any growth above that base assessed value – with the triangle that we have in that bluish-green color – certainly that growth isn't always as linear as we've outlined, but the thought is, is TIF revenue comes in, the commission continues to invest those revenues into other areas needing redevelopment, continuing that cycle and trend to grow assessed value and improve the area and town as a whole. And then at the time of expiration we get to our red portion here of the graph. It's at that point now that not only does the base assessed value go to the overlapping taxing units, but all that growth and assessed value is also realized by the overlapping taxing units. So, there are a lot of other benefits of TIF, not only to the commission but to the overlapping taxing units, that we'll talk about throughout this presentation this evening. But some of them, like we've just discussed, are a little bit delayed. Moving on to slide 3 here, I just wanted to briefly touch on some terminology. So, you're going to hear me say phrases like economic development area or EDA for short, allocation area, special benefits tax revenue throughout this presentation. So, we just really wanted to touch on what those terms mean, so we're all on the same page. The redevelopment district in this graph, the portion outlined in black are the boundaries of the redevelopment district, will be coterminous with the boundaries of the Town of Plainfield. This encompasses that area where a special benefits tax could be levied upon if needed, to make bond payments. You have several obligations that we'll talk through, that have this special benefits tax; just kind of a backstop in case TIF revenues are short. The next portion of this kind of layered graph would be an economic development area – that's what's outlined here in red. The economic development area is the portion of the redevelopment district where TIF revenue can be spent on projects that are either in, serving, or benefiting the boundaries of the economic development area. And then within the economic development areas, where the Commission establishes a specific allocation area – in our example that's what's outlined here in orange – and this is where that TIF revenue is actually captured. So, those specific parcels that you've identified include an allocation area. We just wanted you to know, in this case, those boundaries are not coterminous; they can be, or you can have several allocation areas within a specific economic development area, which you guys are very well aware of because you have several of those cases. So, moving on – again, this is just another slide we wanted to leave for your reference. State legislation has changed over the years, and so, what's considered the life of a TIF area has also changed. As it currently stands, when a TIF area is established, it has a 25-year life from the date that the first obligation is incurred. Most recently there's been a change in the last legislative session, that adjusts that life of 25-years to 20-years for residential TIF areas, just kind of to offset some other adjustments that were made. Actually, in favor of the Commission, but I know that's not a big topic for Plainfield, so I'm to going to get in the weeds on that. But again, and this is just a resource for you guys, and we'll talk about the specific expiration dates of your guys' areas as we continue to move through this presentation. And that really brings us to Plainfield specifically, is what we're here to talk about. So, the first EDA you guys have set up, that we're going to talk through, is the U.S. 40 EDA. As you can see, there's the original U.S. 40 allocation area, which has been expanded several times. You also have the East and Main allocation area, which was established to capture The Barlow development. Clarks Creek and Airtech 14 were recently established at the end of 2021 to capture some specific developments, including office shell buildings and some other industrial developments as well. Those two allocation areas, I could mention, they do not have their expiration dates set because they have not pledged their revenue toward any long-term obligations. Here we just wanted to acknowledge the outstanding obligations payable from TIF in this EDA. So, you have to 2015 A and B bonds that funded various infrastructure improvements at the Shops at Perry Crossing respectively. The B bonds are taxable since those funds did go towards a private development. Those are both payable from U.S. 40 TIF with again, that special benefits tax backstop in case TIF were to ever come in short. There's also the 2018 BOT that helped fund the downtown parking structure. That is payable solely from U.S. 40 TIF. And then the most recent obligation from the area, via the 2019 taxable bonds. Again, taxable because they helped fund The Barlow development. Those are payable from the East and Main TIF, in which a minimum tax payment is already in place for those, which kind of helps ensure the collection of revenues in amounts sufficient to make the bond payments. And also, use a little bit of U.S. 40 TIF to facilitate those bond payments as well. For the visual people in the audience like myself, this graph really helps describe and illustrate the relationship between those debt service payments – which we've outlined here in our bar graph – and those TIF revenues which is the overlayed area on the graph. So, this blue/turquoise portion, this is the U.S. 40 TIF, which you can see sufficiently covers all of those outstanding bond payments, and then some. We are estimating about $6.7 million of TIF in 2023 from the U.S. 40 area. So, again, the takeaway here is just that you know, U.S. 40 is sufficiently covering all of those debt payments and providing opportunity to some pay as you go projects, which we've kind of outlined here. So, within the full TIF report – and I think we have copies of that – it's much larger than this, it's 150 pages. So, we spared you guys having to lug that around, but we have an electronic version that will be provided in draft. And then once we finalize this report, we'll provide the bound copy that you guys are used to seeing.

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: Absolutely.

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: Yeah, that makes up most of it. And we do – again, in the larger TIF report there's maps of each specific economic development area and allocations areas. That will hopefully…

(Brief pause) (Ms. Adlam shows Ms. Renk something from the report)

Mr. Schrader: Thanks Emma. And like I mentioned, all of these maps will be in that full report for you guys' reference. But these cash flows are going to be consistent throughout our presentation, and it's just an abbreviated version of what is in that full report. So, if you do flip to page 18 in that full TIF report once you have it in front of you, you'll see all of this detail, with additional details on estimated pay as you go projects. But again, just want to point out here, first of all, very healthy beginning balance for the combination of the U.S. 40 and East and Main allocation area TIF funds, just shy of $8 million starting off in 2023. But again, U.S. 40 estimating $6.7 million; East and Main, just shy of $330,000; Airtech 14 and Clarks Creek just getting off the ground at $25,000 respectively. Last thing I just wanted to point out here, some of those large pay as you go projects – if you kind of scroll through you'll see $1.9 million in 2024, $8.8, $5.6, so on and so forth – some of those larger projects, just for your reference since they go up in front of you, include Perry Crossing, Linear Park improvements, Stout Heritage, and some Smith Road improvements as well. And none of those are final. Again, kind of subject to change before we finalize the TIF report. And again, more for planning purposes anyway. That brings us to S.R. 267, not as exciting as U.S. 40 necessarily. Just one allocation area created in 1992, will expire in 2040, at the expiration of these 2015 bonds. These 2015 bonds helped fund various infrastructure improvements around S.R. 267; about $2.4 million outstanding on that obligation. Slide 10 here also gives that visual representation of the TIF versus the bond payments. I'm realizing now, I meant to mention this in U.S. 40, but there is also a contribution to the MADE, Government Center and Arts Center bonds that are made from the U.S. 40 TIF, the S.R. 267 TIF – as you can see here in the larger brown bar graph – and also the Six Points allocation area. We have an available revenue section dedicated specifically to those revenue bonds, that we'll get to, but I did want to acknowledge it since I failed to for the U.S. 40 area. Estimating about $1.37 million in 2023 for S.R. 267 TIF. So again, it's sufficient coverage here. Moving on to the cash flow, starting out in 2023 with the balance of $6.3 million. So again, some opportunity to pay some of those pay as you go projects and spend down some funds if there are projects needing to be done. And then some larger projects that we've included in the estimated pay as you go project line item here include the Stanley Road interceptor and Southfield Drive. And moving on to Six Points, created in 2003. This area actually has the most quickly approaching expiration date of 2033. Currently one bond outstanding, other than the payments that are made for available revue bonds that I just mentioned. And those 2016 bonds helped fund the Fire Station 121 and will mature in 2028. Additionally, in the past, as you guys are aware – especially with the amendment getting approved – there was an existing agreement where Six Points area contributed annually over $400,000 towards the 2012 school bonds. This year in 2023, contribution looks a little bit lower, $230,000. That's because it's only a half payment, relative to what we've shown in the past, as that obligation expires. But with the proposed amendment moving forward, the school tech agreement will obviously replace that in the amount of $425,000. So, great contribution to the schools. One more point to point out here, we should have it noted somewhere, Six Points passes through $1 million in assessed value historically, and I think that's the intent moving forward. If you flip over to slide 14 you can see, as you kind of branch off into 2029, there's not a lot of obligations outstanding, aside from the funds set aside for those MADE, Government Center and Arts Center payments. So, with that expiration date kind of quickly approaching, there may be opportunity for us to look into continuing to pass through additional assessed value so that when we get to 2033, the captured assessed value of $600 billion – which we're estimating by that time – doesn't go on the tax base at one time and plumet the town's tax rate. So again, that analysis that we look forward to kind of digging into once we get these TIF reports finalized. And just lastly…

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: Yep

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: So again, I think a lot of those questions – which are great questions – I think are going to be answered once you get into the full report.

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: No, you're good. I mean, we have that same cash flow. So, this cash flow, again, when you see it in its entirety it looks kind of like that 5-year capital plan and really helps kind of paint a picture a little bit more. Again, that's why we've kind of noted the page numbers of the TIF report where you can just quickly flip if that's what you're looking for. Yeah, but great question because you know, again, to your point, we wanted to point out if you flip to the cash flow –

sorry, I'm behind on the slides – Six Points opened the year with a balance of over $23 million of revenue. So, you can certainly see that we've worked on identifying a lot of pay as you go projects that could potentially be paid for from Six Points TIF. And that's all outlined in detail, line by line, in that draft TIF report. So, that really brings us to the available revenue portion that I alluded to earlier. So, we have, in the past few years, issued several bonds that are certainly not small in stature, as you can see. In 2020 we have the $30 million bond outstanding for MADE. In 2021, the Government Center, outstanding just shy of $21 million. And then in 2022, the Performing and Fine Arts Center combination of about $26 million outstanding in debt. So, the way those bonds have been structured, to ensure that we did everything that we could to get the lowest interest rate for the Commission and the town, we marketed those bonds to be paid from a special benefits tax, like I mentioned, with the intent to use all available revenues of the Commission. And so, through that process we worked and identified three specific areas that we talked about, U.S. 40 Six Points and S.R. 267, to be able to make and come up with those revenues to sufficiently cover the bonds. That being said, the Commission has the flexibility to dip into other buckets of revenue in other TIF areas if needed. That's certainly not what we're anticipating. As we've shown on all of the graphs, revenues are significantly covering all of our debt payments. Again, just wanted to point out, that's why we kind of have these separated from the other areas and the other bonds, because you guys of have the flexibility to make those payments and adjust annually as necessary to sufficiently provide those debt service payments on time. Any questions on that?

Ms. Renk: (microphone not on) (inaudible) what point do you say, we're at a point that (inaudible)be using our debt payment (inaudible). At what point do you worry that the taxes?

Mr. Schrader: That's a good question. Usually, the way assessments work in Indiana – we're starting to get our 2024 assessments ahead of time while the payments for 2023 are still being made. So, we kind of have a good idea ahead of time, as we're kind of going through some of the other processes that TIF has to go through throughout the year, such as TIF neutralization and things of that matter. So, we have a pretty good idea. Additionally in place, to again, kind of protect the town and the bond holder we have debt service reserves in place. So, those are equal to about a full debt service payment. Now again, in the event that anything was to be a significant shortfall, you could draw on those funds. You would then replenish those funds with TIF revenues or if needed, again, that special benefits tax. But you know, I think we have a petty good opportunity to kind of combat and see what other mechanisms we'd need available. Do you guys have anything…?

Mr. Schrader: Thanks Emma. We're often accused of being overly conservative in our TIF estimates.

Ms. Renk: (microphone not on) (inaudible)

Mr. Schrader: And just kind of to add on to this section, page 17 kind of outlines how the payment is being made each year. So, you can see Six Points, while it's still outstanding, really shoulders the payments through 2023. With you know, U.S. 40 kind of picking up the slack on the tail end. But these bonds have also been structured knowing that the Six Points TIF is going to expire, and when it does those bond payments significantly drop.

Ms. Schrader: And I know, also I've been mentioning too, you know, really healthy fund balances in terms of your TIF allocation funds. That's another opportunity to spend if a crisis were to come up, which knock on wood, we do not anticipate. Obviously, we're hoping for the best but… Moving on to Consolidated I-70 EDA. Again, this is an EDA that has several allocation areas established. You have your original I-70 EDA which will expire in 2040. East End, Southwest, and Hartford, which all three of those have not been pledged to a debt service, so their expiration dates have not been set. One obligation payable from the I-70 TIF – and this is I-70 TIF specifically, to the East End, Southwest, Hartford. That's the 2015 C Bonds; outstanding in the par amount just shy of $10 million. This chart again shows us we have a lot of revenues available. So, those shortfalls hopefully will never be an issue. Our red bar here is our 2015 bonds, and our blue area above it is the I-70 TIF that's used to make those payments. We're estimating the I-70 TIF to come in at about $1.5 million in 2023. A couple notable items here, obviously you can see the growth that we're expecting in East End. There are several different developments being assessed, but that have abatements rolling off in the next 10 years, but also some future developments that are kind of the cause for this growth. We estimate $1.2 million for 2023, but at the end of 2039 that's around $4 million. So, East End is a great opportunity to again, facilitate some projects. And then the Southwest quad, we're estimating about $144,000 this year; that will grow to an estimated $1.1 million. And then Hartford is anticipated to capture $28,000 this year. Here's our cash flow. Again, this kind of describes the growth. If you kind of zero in on the East End TIF line, you go from $1.1 million to $1.5 million, $1.8 million, and that's those abatements rolling of periodically, along with a couple other new developments coming online. We have, in our cash flow for I-70, budgeted several larger projects at the end of kind of this 5-year outlook. I think that's because of the growth that's anticipated in East End, kind of just an opportunity to acknowledge some different projects. I don't think the intent is obviously to pull that estimated TIF balance to a point where it would be negative, but again, just wanting to show that there are a lot of projects in this economic development area that could use funding. That brings us to Ronald Reagan. There is the Ronald Reagan allocation area and then obviously one of our more recent allocation areas, the Hobbs Station allocation area which was created in 2021. Again, Hobbs Station is an area that does not have an expiration date set. Those bonds are similar to the available revenue bonds where there was not TIF revenues formally pledged, but the only pledge payment is that special benefits tax. Even though, as you can kind of see on the last line here in this chart, those bonds will be paid from Hobbs Station TIF, a contribution of Ronald Reagan TIF, and then also some other financing mechanisms put in place during the financing, taxpayer agreement and pilot payment. And ultimately again, backed by that special benefits tax. But again, that's a larger obligation, outstanding in the amount of $21.3 million. And then the other two obligations specific to Ronald Reagan TIF are the 2015 D and 2021 B bonds, both of which were issued to fund infrastructure in the area. A thing to point out here is that the 2015 D bond payments are actually junior and subordinate to the 2021 B bonds. Which ultimately means if there was ever a shortfall on TIF, where would the funds be spent first. Well, they would go to the 2021 B bonds first; any remaining would go to the 2015 D bonds. Again, it’s not really an issue unless a foreseen expected shortfall. Which again, if you flip over to page 23, we’re showing really healthy, healthy TIF, specifically for Ronald Reagan. We estimate about $7.6 million in 2023 and growing up to about $14.4 million by the time of expiration in 2035. This is actually another area where that expiration date is probably going to creep up on us, and we probably need to continue to you know, if there's not projects available to spend all this TIF, pursue and come up with a plan on how to kind of phase out as we get to those later years. And then as we get to 2037 and out, that’s specifically the Hobbs Station bonds covered by solely the Hobbs Station TIF. We estimate that, upon full buildout, to be around $2 million currently.

Mr. Angle: Didn’t we recently carve out some of the Hobbs Station development out of this? Didn’t we do the multi-family and the assisted living area or something of that nature?

Mr. Schrader: And Lance, thank you for asking that because speaking of carving out, this includes the amendment to Double Creek. So, these revenues already include removing those apartments. So, that already includes that drop in revenue that we’re anticipating in 2024 and on. Cash flow, here again in detail on page 97 of the TIF report, large pay as you go projects in 2023. A portion of that, or the majority of that are projects still related to Hobbs Station, specifically some infrastructure such as Station and Smith Road. Moving on, slide 25 is the Northwest EDA. That includes Vandalia and Saratoga, both created in 2014. And their expiration dates have not quite been set yet. Moving on to the cash flow here, we’re estimating about $1.1 million of TIF for Vandalia for 2023, and about $300,000 for Saratoga. There are no bonds payable from the area, so we've only included the estimated pay as you go projects here. And some of those larger pay as you go projects include the Northwest Perimeter Parkway, U.S. 40 streetscape in some portions, and Moon Road. I believe those are as you continue to go west on U.S. 40. Our last but not least economic development area is the Klondike EDA. This was set up to capture the UPS facility in 2016. And then in 2017 we amended the area to capture the personal property. And that’s the only personal property capture of any TIF that the Commission currently has in place. This graph kind of shows the linear progression and includes the real and personal property for the area as those real and personal property abatements. Again, getting up to about $2.6 million in 2030. Estimated cash flow here, again, this kind of details the portion of real property versus personal property. But not a ton of projects to be funded from this EDA, now that everything is up and running in the allocation area. So, you know, that TIF is going to come in and it will be a question of identifying projects to spend it on. Alright, so that kind of brings us to the last portion of the presentation, impacts on overlapping units, relationships between overlapping taxing units and TIF. And so, when we talk about the overlapping taxing units, we’re referring to the county, townships, obviously the Town of Plainfield, Plainfield and Avon schools, the library, and I think the fire district is an example of a special taxing district – but any other taxing unit that overlaps the boundaries of any allocation area. The question we’re often poised with is, does TIF take funds away from other units. So, ultimately when a TIF is established it must meet the “but for” test and if it does, the answer is no, it’s not taking away from funds from other units. The “but for” test ultimately determines whether new developments would occur if the TIF was not available for incentive or to provide the funding of projects up front, the funding of infrastructure up front. Obviously, the most recent example is the Plainfield Hobbs Station area. You know, if that TIF was not available to pay for the infrastructure, the project over the life of the bonds, it likely would not have been located in Plainfield. Here we just wanted to acknowledge the relationship between the growth in NAV and the TIF growth. It's significant. We went back about as far as we could, but I think the point to make here is that the growth in TIF is not negatively impacting the town's overall NAV growth. In fact, they're very aligned. In the last few years, it's been a very, very steep increase, so I think it's been a great tool for the town as a whole. We dedicated this slide just to kind of some other ways that TIF has benefitted the community. So, you know, obviously the RDC, that's going to be replaced with the technology grant. But it helped fund infrastructure around the school, the high school. It helped obviously fund the higher education facility, MADE. There are a lot of allocation areas throughout the state that capture personal property. As we mentioned, there's only one instance of capturing personal property in Plainfield. And then there's an additional $500 million personal property assessed value that goes to the overlapping taxing units. I can't say that all of that is located in a TIF area, but with the industrial developments that are prevalent in the TIF, I would say there's a good portion of that that could be captured if you guys make that decision. And again, I could go on and on but there's a few other instances. And like we just mentioned on the slide before, the tax bases continue to grow for the school and the town, both of which are over $3 billion; EDIT increasing as well. So, a lot of underlying benefits. One analysis we quickly put together was – if TIF wasn't available and the town still wanted to issue debt for all of those bonds that were outstanding, what would that property tax impact be. So, if the town had issued a property tax fund to fund all outstanding bond payments, it would result in the need for levying for payment of about $15.9 million and increase the tax rate of about $0.32. So, you're sitting just north of that $2.00 range in your tax rate now; that would look a lot more like $2.34. So, pretty decent chunk of your tax rate there. There's another benefit of TIF, specifically for Avon schools, is that TIF is added to the schools AV to calculate the referendum rate. So, if you kind of look at our chart here, that referendum rate is made up of $3.9 billion from Avon schools, and then $220 million of assessed value from Avon TIF, Plainfield TIF actually contributing $342 million of assessed value. And so, that contribution is to the areas specifically that overlaps the Avon schools. So, that's Ronald Reagan and that's Klondike. But you know, kind of a significant portion to the overall tax base that gets calculated for the referendum. So, kind of as I've gone through these slides, you know, there are several underlying benefits of TIF. And just to conclude, we wanted to reiterate that the goal of economic development is to attract new business and private investment to grow the tax base, which continues to benefit all of the overlapping taxing units. TIF is an extremely beneficial temporary tool to help facilitate that goal, so using it efficiently and effectively is crucial to continuing the benefit that it provides to Plainfield's overall economy. That's the last thing I had for you. I did just really quickly want to talk about some additional legislative changes that came from the last legislative session. There's a new RDC spending plan that is getting put in place. So, annually the Commission will have to come up with an annual spending plan. I think that's due before December 1st, I want to say. Commissions cannot stray from that plan. So, we're currently trying to create some dialogue between us and the DLGF to try and figure out what and how detailed that plan's going to have to be. You know, especially in the redevelopment world, sometimes you have to be flexible and make adjustments on the fly if you want some of these new development projects to come to fruition. So, that is one change.

Mr. Schrader: This year, yep, so that's news to me, I appreciate it. Yeah, so again, hopefully by this time next year we'll know what we're looking at in terms of what the Commission needs to come up with. And then also, TIF can be used for police and fire capital operating expenditures moving forward. So again, just another opportunity to use it as a flexible tool to benefit the community.

Ms. Adlam/Amspaugh: wWe've reached out to them as part of that conversation, but the plan will have to be uploaded to the DLGF. It technically says you can't deviate from that plan in the next year. So, hopefully there's ability to have flexibility or there's spending categories that are broad. I'm sure every community has that same question; how do you keep flexibility for your economic development.

Mr. Schrader: And then one other change, the April 15th report that we assist you guys with annually, also now needs to be presented to you guys, instead of just provided. So, maybe we'll see you guys one more time throughout the year, maybe not. But again, I appreciate the opportunity. I don't know where I'm at on time, Mark – you guys have a lot of great stuff going on, so it's hard to be concise with this. So, again, appreciate the opportunity. Our information is up here – again, we're serving you guys and we appreciate the opportunity so any questions, do not hesitate to reach out to us.

Mr. Angle: Great job, thank you.

Mr. Clay: Thanks Sam.

RESOLUTIONS

Mr. Clay: We have no public hearings, so we'll move on to the resolutions. Mr. Starnes?

Mr. Starnes: Well, Sam did a pretty good job of making this easy. In the context of the report just presented to you, annually you need to consider, as to each of the allocation areas that have been created in the town, whether to pass through incremental assessed value that would otherwise be captured there. So, you have a resolution on your agenda before you this evening that will be consistent with at least the last couple of years in passing through $100 million of incremental assessed value to the Six Points allocation area, to the overlapping taxing units. In future years that may increase to offset potential impacts to your rate as that TIF marches towards sunset and captures the revenue from all of the remaining allocation areas to fund debt service and pay as you go projects. So, it should look familiar to you from prior years – here may be future changes – but if there are any questions, I'll be glad to take those.

Mr. Angle: No questions. I move to approve Resolution No. 2023-1.

Mr. McPhail: Second

Mr. Clay: We have a motion by Mr. Angle and a second by Mr. McPhail. Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Clay– yes

Mr. Kirchoff – yes

Ms. Renk– yes

Resolution No. 2023-1 is approved.

Mr. Clay: Now to Resolution 2023-2.

Mr. Starnes: Yeah, briefly, the town had certain real property south of the Shops of Perry Crossing that it wants to give to the Redevelopment Commission. So, the way that it does that is substantially similar resolutions in an intergovernmental transfer. The Town Council adopted a resolution at its prior meeting agreeing to convey that property to the redevelopment Commission. This is the substantially similar resolution on your side accepting that property, after which we can then document that through a deed and transfer that over with the overall goal being – and I think as Alyssa has talked to you – to market that property for redevelopment consistent with the Wolpert visioning plan that was done. Potentially in conjunction with Stone Table and their efforts surrounding the property that they control, also south of the Shops of Perry Crossing. So, being that as we've seen with the Drinkard property most recently, the instrumentality of the town that often handles requests for proposals and disposes of real property toward the end of economic development projects. The idea was for that plan to all be under common control of the Redevelopment Commission. Any other questions?

Mr. Clay: Any questions?

Ms. Renk: (makes a motion)

Mr. Kirchoff: Second

Mr. McPhail: Second

Mr. Clay: We have a motion by Ms. Renk and a second by Mr. Kirchoff and Mr. McPhail for Resolution 2023-2. Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Clay– yes

Mr. Kirchoff – yes

Ms. Renk– yes

Resolution 2023-2 is approved.

Mr. Clay: Thank you sir.

WISHES TO BE HEARD

Mr. Clay: Are there any wishes to be heard?

(Brief pause)

ADJOURNMENT

Mr. Clay: I'll open us up for adjournment.

Ms. Renk: (makes a motion)

Mr. Angle: Second

Mr. Clay: All those in favor?

(All ayes)

Mr. Clay: Our next regularly scheduled meeting will be Thursday, July 26, 2023, at 5:30 p.m. thanks everyone.

DocuSigned by:

Philip Clay

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Philip Clay, President

DocuSigned by:

Lance Angle

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Lance Angle, Secretary