

Bargersville Redevelopment Commission

TIF Report Presentation (IC 36-7-25-8)

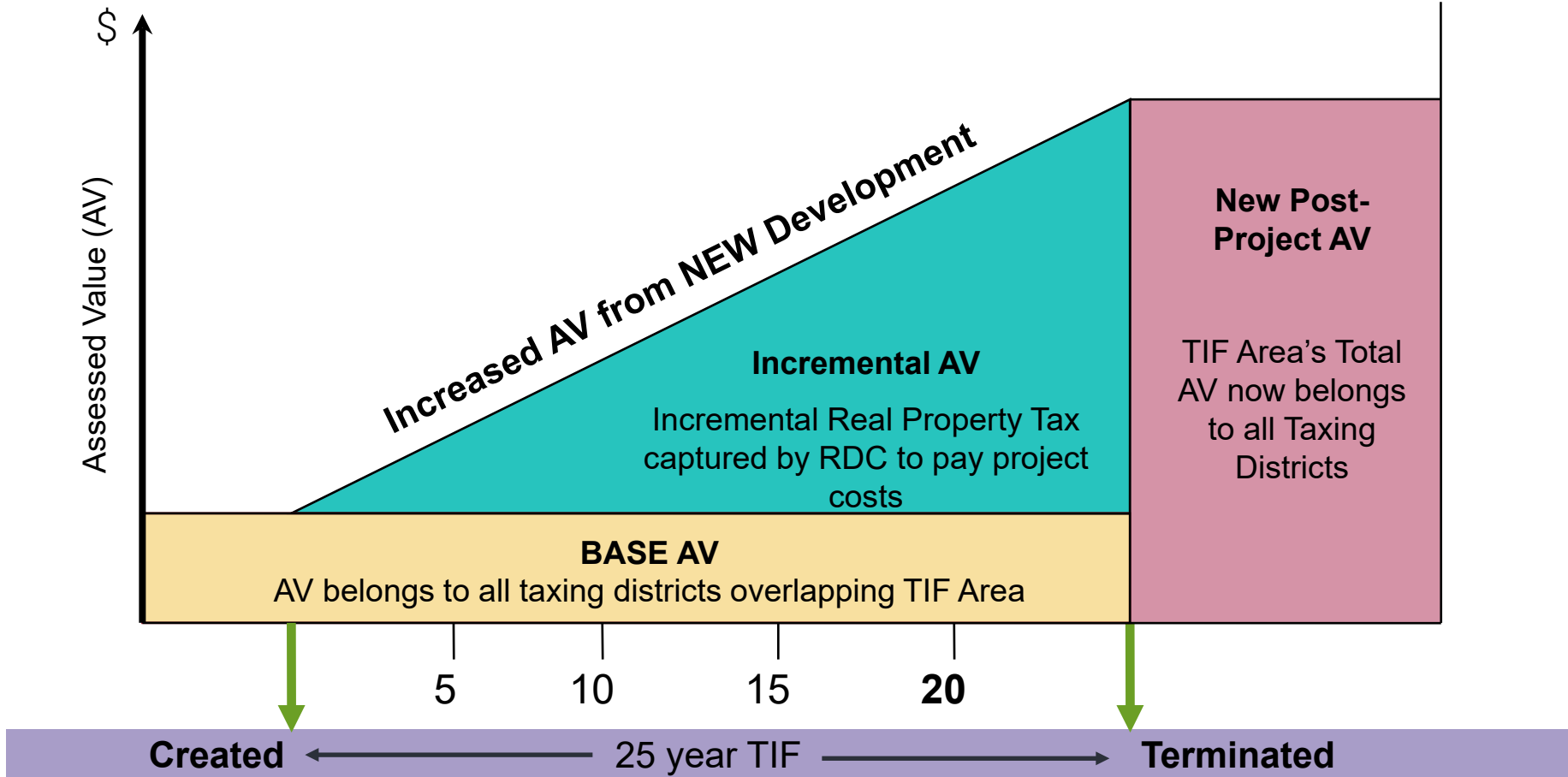
August 10, 2023

Bargersville Redevelopment Commission

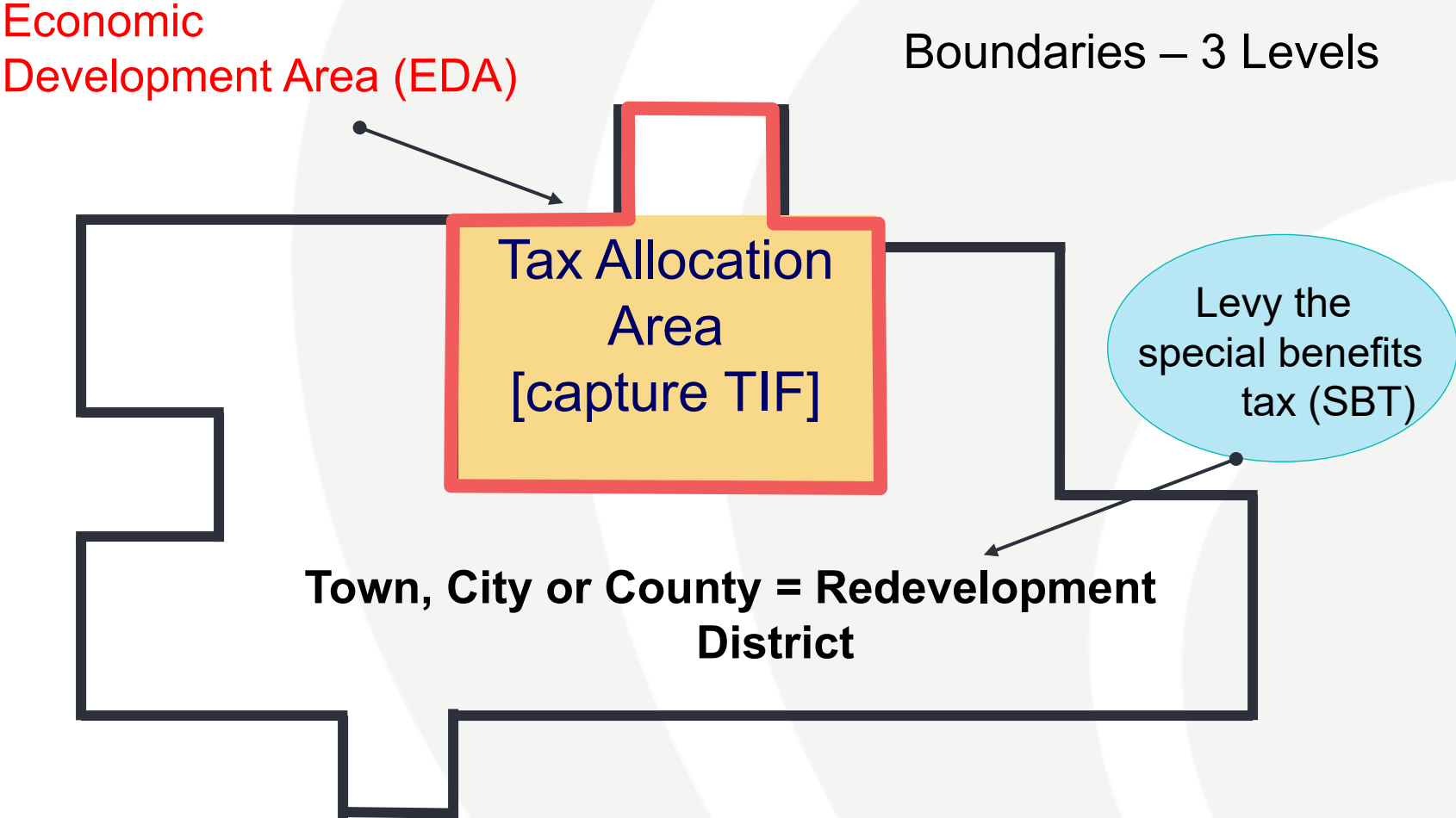
- Eric Prime, President
- CJ Francoeur, Vice-President
- Robin Bowman, Secretary
- Mark Dietel
- Dustin Doyle
- Robert Daniels (Non-Voting School Board Member)

- Dan Cartwright, Town Manager
- Nancy Kehl, Clerk-Treasurer
- Laurie Campbell, Accounting Manager/Controller
- Joe Csikos, Director of Development
- Carissa Comstock, Marketing and Community Relations Manager

TIF Mechanics



Redevelopment District and TIF Areas



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 <u>before</u> 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 <u>between</u> July 1, 1995 and July 1, 2008.	TIF expires 30 years <u>after</u> the adoption of the Declaratory Resolution.
TIF area is established <u>after</u> July 1, 2008.	<p>Non-residential TIF expires 25 years after the date the first obligation payable was incurred.</p> <p>Residential TIF expires 20 years after the date the first obligation payable was incurred.</p>



Consolidated Economic Development Area

Industrial Park Allocation Area

Industrial Park Expansion Allocation Area

Whiteland Rd/SR 135 Allocation Area

Whiteland Rd/SR 135 Expansion Allocation Area

SR 37 Allocation Area

P&L Allocation Area

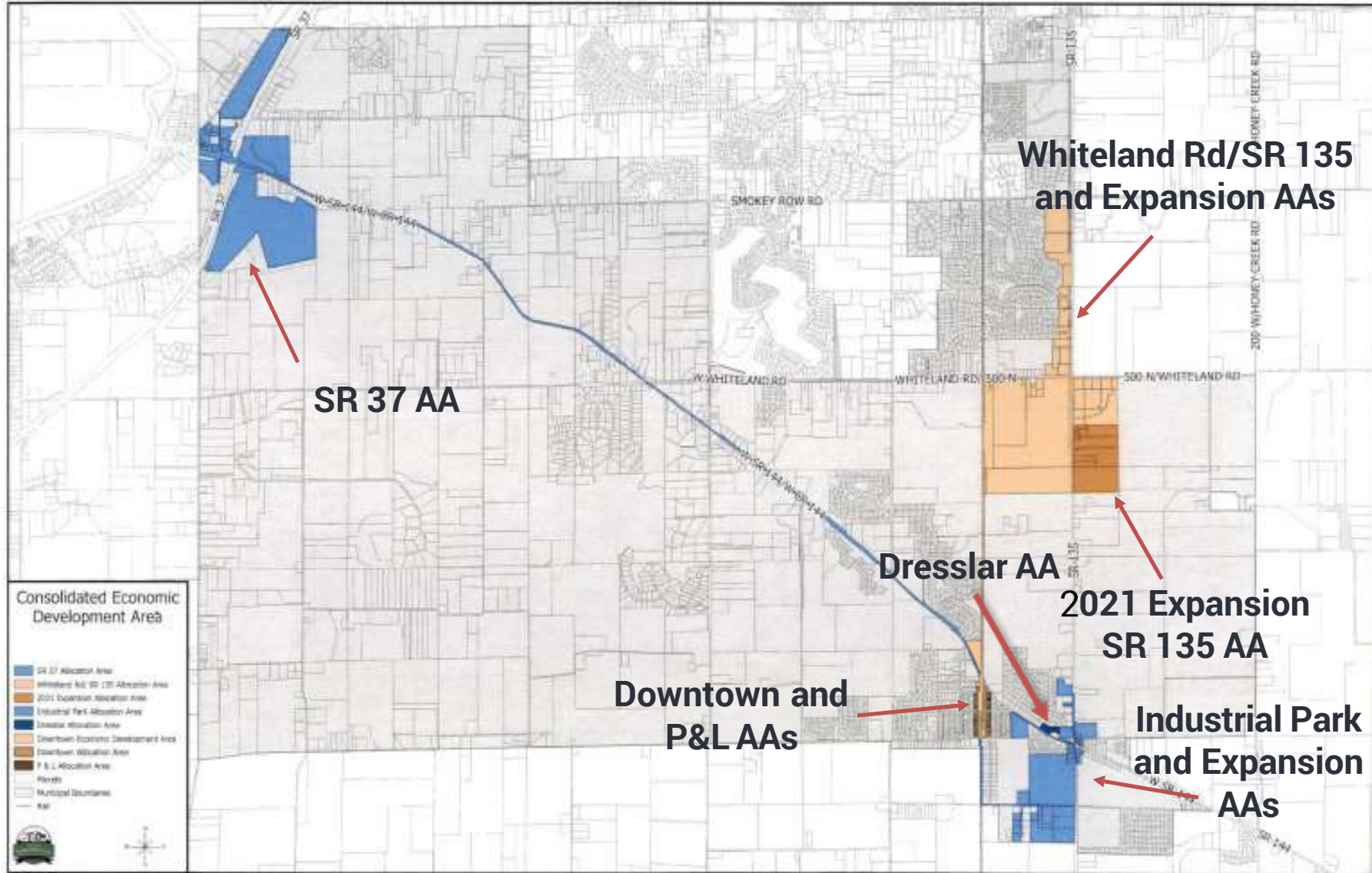
Downtown Allocation Area

Dresslar Allocation Area

2021 Expansion SR 135 Allocation Area



Consolidated Economic Development Area



Consolidated Economic Development Area

- **Industrial Park Allocation Area**
 - Created: February 23, 2007
 - Expires: February 23, 2037
 - Pay 2022 Actual TIF Revenue Collections: \$48,379
- **Industrial Park Expansion Allocation Area**
 - Created: December 21, 2015
 - Expires: 25 years from closing on Bonds or Leases pledging TIF Revenues from the Area
 - No incremental assessed value in pay 2022
- **Whiteland Rd/SR 135 Allocation Area**
 - Created: February 23, 2007
 - Expires: February 23, 2037
 - Pay 2022 Actual TIF Revenue Collections: \$207,700



Consolidated Economic Development Area

- **Whiteland Rd/SR 135 Expansion Allocation Area**
 - Created: December 21, 2015
 - Expires: 25 years from closing on Bonds or Leases pledging TIF Revenues from the Area
 - Pay 2022 Actual TIF Revenue Collections: \$4,673
- **SR 37 Allocation Area**
 - Created: February 23, 2007
 - Area Reset: November 11, 2021
 - Expires: 25 years from closing on Bonds or Leases pledging TIF Revenues from the Area
 - Taxes payable 2023 is the first year for potential TIF Revenues



Consolidated Economic Development Area

Allocation Areas Created November 2021

- **P&L Allocation Area**
- **Downtown Allocation Area**
- **Dresslar Allocation Area**
- **2021 Expansion SR 135 Allocation Area**
 - Created: November 11, 2021
 - Expires: 25 years from closing on Bonds or Leases pledging TIF Revenues from the Area
 - Taxes payable 2023 is the first year for potential TIF Revenues

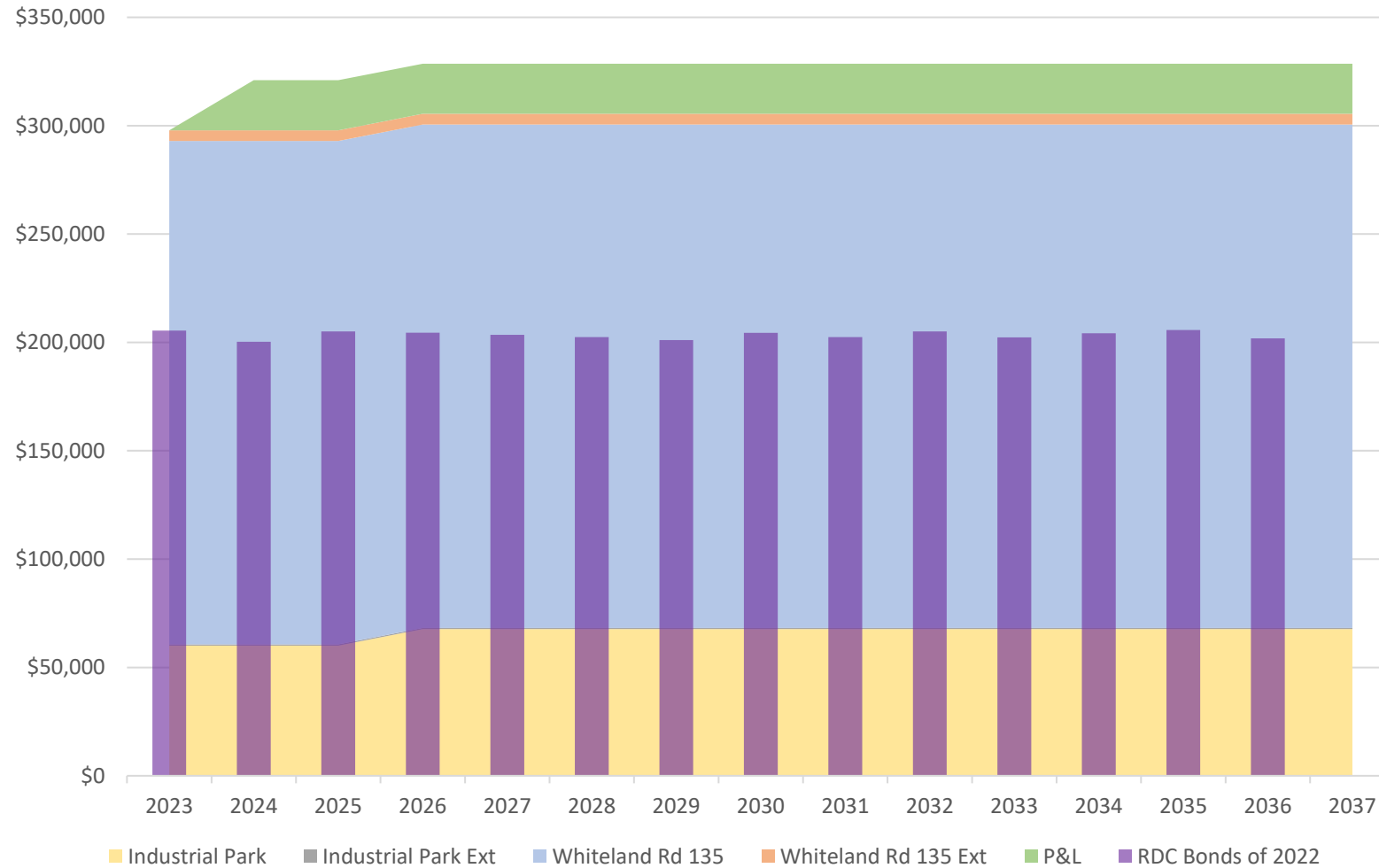
Consolidated Economic Development Area

Current and Future Projects

- \$2,225,000 Redevelopment District Taxable Bonds of 2022 (Special Benefits Tax)
 - Procuring funds for the purchase of property in the EDA
 - Payable from the Tax Increment collected in the Industrial Park Allocation Area and the Whiteland Rd/SR 135 Allocation Area
 - Redeemable prior to maturity, in whole, but not in part, anytime at par plus accrued interest to the date fixed for redemption without any premium
- Plaza Project
- Downtown Grants

Consolidated Economic Development Area

Comparison of Illustrative Tax Increment and Actual Debt Payments



Consolidated Economic Development Area

Illustrative Tax Increment and Expenses

	Taxes Payable Year Ending				
	2023	2024	2025	2026	2027
Estimated Tax Increment					
Industrial Park	\$60,090	\$60,090	\$60,090	\$67,700	\$67,700
Industrial Park Expansion	850	850	850	850	850
Whiteland Rd SR 135	231,530	231,530	231,530	231,530	231,530
Whiteland Rd SR 135 Expansion	4,940	4,940	4,940	4,940	4,940
SR 135 Expansion	350	350	350	350	350
SR 37	300	300	300	300	300
P&L - Illustrative based on \$2M cost	0	0	22,180	22,180	22,180
Downtown	0	0	0	0	0
Dresslar	0	0	0	0	0
Total Estimated Revenues available for projects	298,060	298,060	320,240	327,850	327,850
Estimated Project Expenditures					
2022 Bonds Debt Service Payments	(205,414)	(200,288)	(205,045)	(204,453)	(203,512)
Proposed P&L Parking Lot Improvements	(383,604)				
Proposed Taxman Cellar's Market Grant	(75,000)				
Proposed Plaza Project - Design Fees	(18,000)				
Proposed Plaza Project - Construction Costs					
Proposed TIF Amendment for Downtown	(10,000)				
Professional Services	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total Estimated Project Expenditures	(732,018)	(250,288)	(255,045)	(254,453)	(253,512)
Estimated Tax Increment Remaining after expenditures	(\$433,958)	\$47,772	\$65,195	\$73,397	\$74,338

Note: Schedule does not include current cash fund balance. The December 31, 2022, RDC fund balance was \$1,591,574.



Impacts



Overlapping Taxing Units





2016 TIF Study **by Larry DeBoer** **and Tamara Ogle**

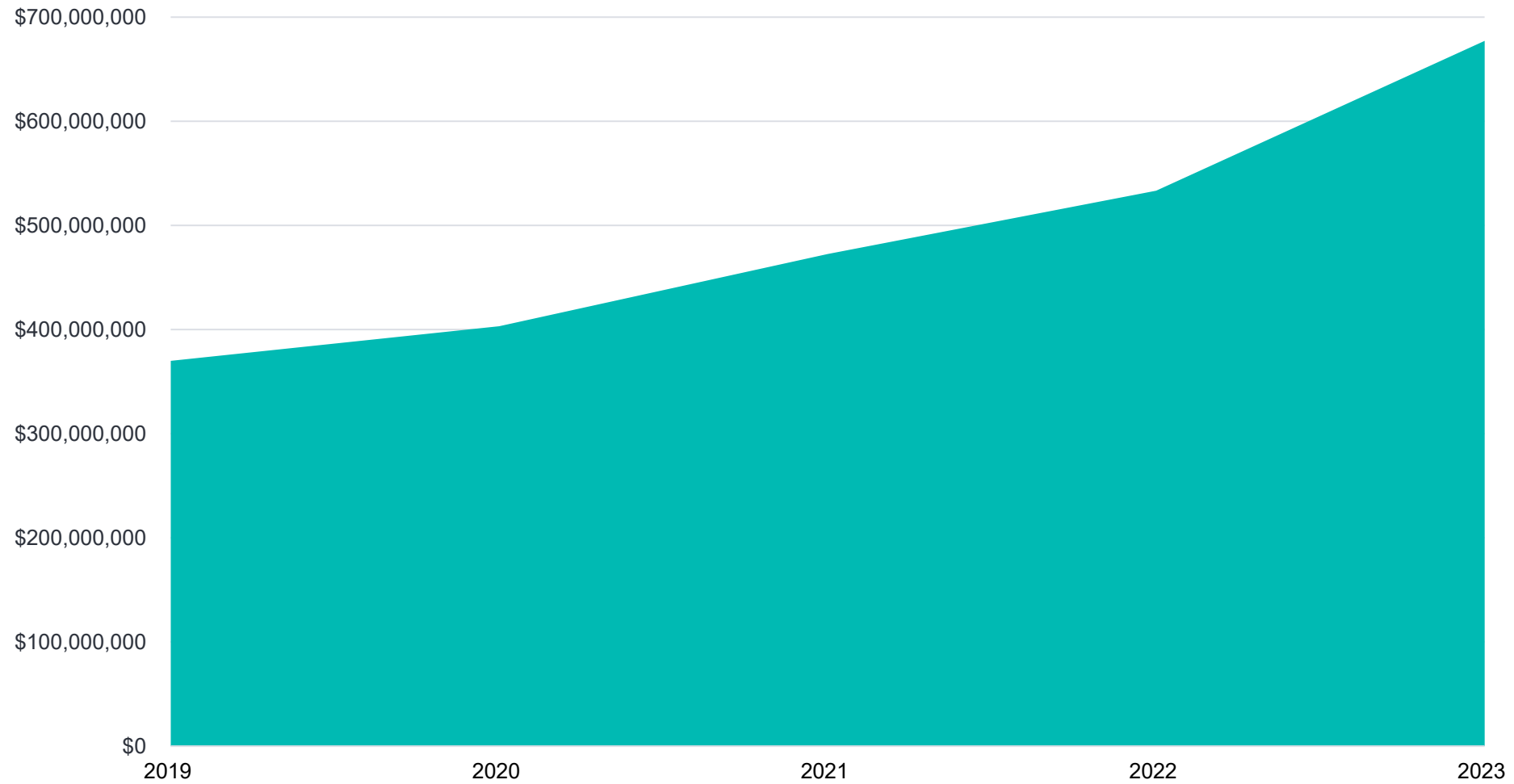


- **Does TIF shift revenues from overlapping taxing units to TIF Districts?**
- No loss or shifting if the “but for” test is satisfied
- No loss or shifting if there are no other means to fund the incentives or infrastructure besides TIF
- No loss or shifting if TIF District funds the purpose for which it was intended; and does not continue to exist after the infrastructure is fully funded



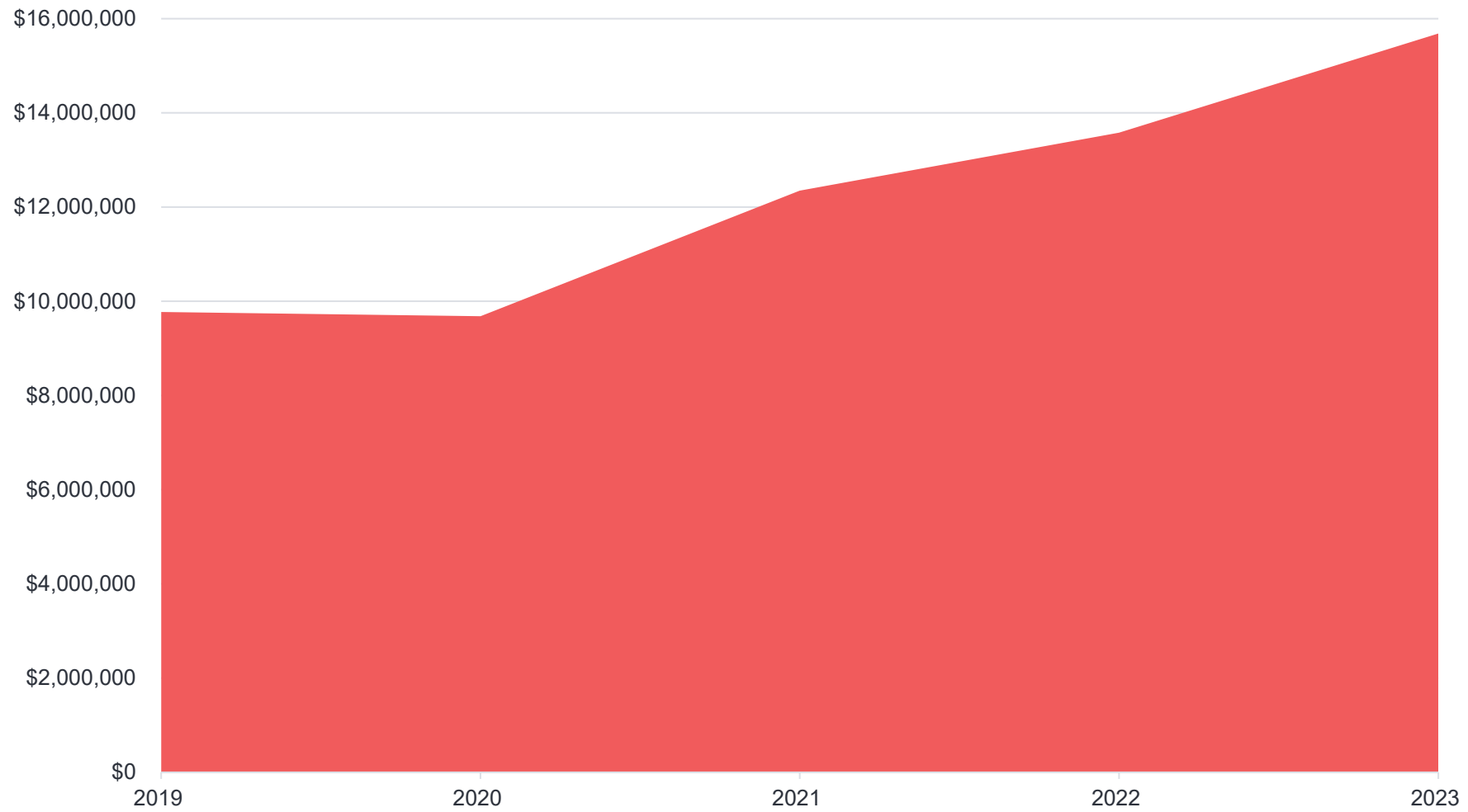


Town of Bartersville Historical Town Net Assessed Value Taxes Payable 2019 – 2023

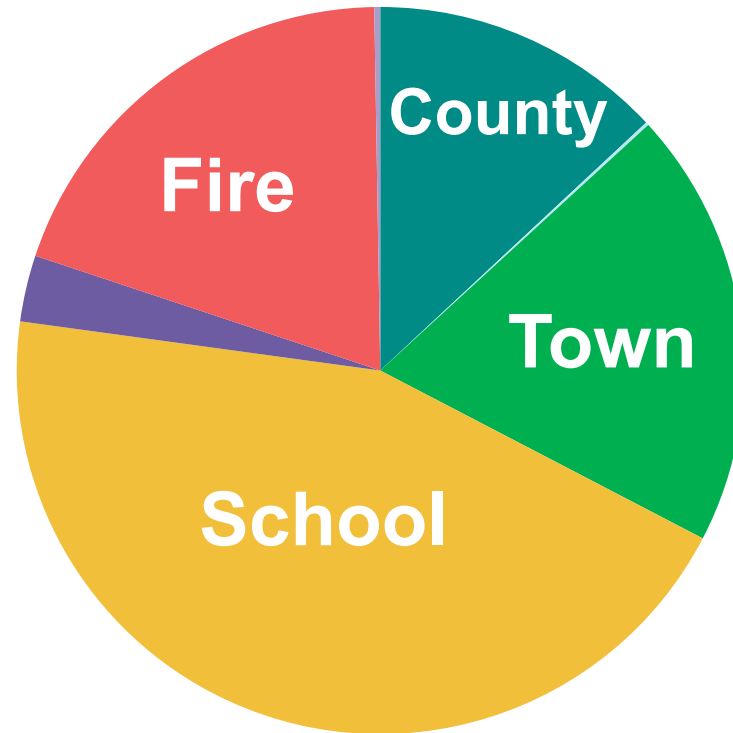




Town of Bartersville Historical Town TIF Captured Assessed Value Taxes Payable 2019 – 2023



Economic development ultimately benefits all taxing units by attracting new business and private development, growing property values and local income tax revenue, and reducing 'tax cap' revenue loss. All taxing units contribute to future economic growth.



Tax Rate Components

- Johnson Co
- White River Twp
- Bargersville Town
- Center Grove Schools
- Johnson Co Public Library
- Bargersville Fire
- Johnson Co Solid Waste

Bargersville Town - White River Township Taxes Payable 2023
Example





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Questions?

