

**Town of Whiteland Redevelopment Commission
Annual Report for 2017**

To the Whiteland Town Council President and the Whiteland Town Council:

The Town of Whiteland Redevelopment Commission (“RDC” or “Commission”) was established by Town ordinance in 2006. After a period of inactivity, the RDC was reestablished with the appointment of five members in December, 2012. The Commission has remained active since that time.

Under Indiana Code 36-7-14-13, the Whiteland Redevelopment Commission (“RDC”) must prepare an annual report summarizing its activities and financial information for the preceding calendar year. Consequently, the following information is provided for the 2017 calendar year.

Commission members and employees

Commission members and officers

Commission members appointed by the Town Council President:

- Todd Clayton
- Katy Cavaleri
- Charles Howard

Commission members appointed by the Town Council:

- Kent Beeson
- David Hawkins

Non-voting adviser from the school board:

- Curt Harris

Kent Beeson served as President, Charles Howard served as Vice President, and Charles Howard served as Secretary.

Employees

There were no persons employed by the Commission in 2017. No employee salaries were budgeted or paid out of RDC funds in 2017.

Other staff

Stephen Watson, Williams Barrett & Wilkowski, continued as legal counsel for the Commission for 2017. His compensation for this position was paid out of the Town’s general fund.

Debra L. Hendrickson, Whiteland Clerk-Treasurer, was appointed as the recording secretary for the Commission. Per state statute, she also assumed the role as Treasurer for the Commission in 2017. No compensation was provided by the Commission for these positions.

Income, Expenditures, and Fund Balances

The following is an accounting of the income and expenditures of the tax increment financing funds of the RDC in 2017:

TIF Fund Balance as of January 1, 2017	\$ 29,596.40
TIF Revenues Received in 2017	\$ 22,931.85
Expenses Paid from TIF Funds in 2017	\$ 0.00
TIF Fund Balance as of December 31, 2017	\$ 52,528.25

The amount of all outstanding obligations	None
The maturity date for all outstanding obligations	None
The amount paid on outstanding obligations	None

Tax increment revenue expenditures by other entities

No entity received any tax increment revenue as a grant or loan from the Commission in 2017.

Summary of Activities

The following is a summary of the activities of the RDC in 2017. Full minutes of each meeting may be found in the records of the Clerk-Treasurer.

Whiteland's Economic Development Area has generated \$1,024,384 in new assessed value as of 2016 Pay 2017, and generated 22,931.85 in TIF revenue in 2017.

Attached is a list of the parcels included within Whiteland's tax increment financing district allocation area (the Whiteland Advancement Allocation Area) for 2016 Pay 2017, along with the base assessed value and incremental assessed value for each parcel.

The following information is provided in accordance with I.C. 36-7-14-13(e)(7):

- A) The Whiteland Advancement Allocation Area (originally known as the "Whiteland Town Center Allocation Area") was established on February 21, 2013.
- B) The Whiteland Advancement Allocation Area was established under IC 36-7-14-1 *et. seq.*
- C) The Whiteland Advancement Allocation Area is part of an economic development area.
- D) The boundaries of the Whiteland Town Center Allocation Area were enlarged on April 10, 2014 (and the area was renamed the Whiteland Advancement Allocation Area); this enlargement added approximately 117 parcels. On December 15, 2016, the boundaries of the Whiteland Advancement Allocation Area were amended to exclude the former Mr. D's property, which was redeveloped by Johnson Memorial Hospital, which claimed tax exempt status for the parcel. The property was excluded in order to preserve the Commission's limited tax increment.
- E) The Whiteland Advancement Allocation Area will expire "no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or

lease rentals on leases payable from tax increment revenues.” Since no such obligations have yet to be incurred, the Whiteland Advancement Allocation Area does not yet have an expiration date.

- F) The Whiteland Advancement Allocation Area (originally known as the “Whiteland Town Center Allocation Area”) was established in 2013 under RDC Resolution 2013-01, was enlarged in 2014 under RDC Resolution 2014-01, and was modified to exclude the former Mr. D’s property under RDC Resolution 2016-03, and each of these resolutions (and their companion confirmatory resolutions) have been previously provided to the Indiana Department of Local Government Finance.

Respectfully submitted on April 12, 2018.

Kent Z Beeson

Kent Beeson
Whiteland Redevelopment Commission President