

Town of Whiteland Redevelopment Commission 2014 Annual Report

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Introduction

To the Town Council President:

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 RDC must prepare an annual report outlining their activities, members, and expenditures made during the preceding calendar year. This statute states (bullets added):

"The report of the commissioners of a municipal redevelopment commission must show

- the names of the then qualified and acting commissioners,
- the names of the officers of that body,
- the number of regular employees and their fixed salaries or compensation,
- the amount of the expenditures made during the preceding year and their general purpose,
- an accounting of the tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the commission,
- the amount of funds on hand at the close of the calendar year,
- and other information necessary to disclose the activities of the commissioners and the results obtained."

The following report and accounting of these items and the Commission's activities for the 2014 calendar year is presented for your review.

Respectfully submitted on March 9, 2015,



Kent Beeson
Whiteland Redevelopment Commission President

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
- S. Ed Tichenor

Non-voting adviser from the school board:

- Butch Zike

At the January 2 meeting of the Commission, Kent Beeson was elected as President, Katy Cavaleri as Vice President, and Charles Howard as Secretary.

Employees

There were no persons directly employed by the Commission in 2014. No employee salaries were budgeted or paid out in the year.

Other staff

Stephen Watson, Williams Barrett & Wilkowski, continued as legal counsel for the Commission for 2014. His compensation for this position was appropriated as part of the Town's general fund.

Michelle Richards, 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 2014. No compensation was provided by the Commission for these positions.

Nathan Bilger, Whiteland Planning and Zoning Director, continued to serve as the primary staff for the Commission in 2014. No compensation was provided by the Commission for this position.

Expenditures and funds

Expenditures

Expenditures made by the Commission in 2014 came from the Tax Increment Financing Fund and the General Fund. Below is an accounting of these expenditures.

Tax increment financing fund accounting

The following is an accounting of the income and expenditures of the Tax Increment Financing fund:

Date	Vendor Name	Purpose	Revenue	Expenditure	Balance
		Year beginning			\$0.00
6/25/14	Johnson Co. Treasurer	Property Tax - 1 st installment	\$8,649.41		\$8,649.41
7/11/14	Williams Barrett and Wilkowski	Services		(\$1,015.00)	\$7,634.41
8/28/14	Williams Barrett and Wilkowski	Payment in error adjustment	\$1,015.00		\$8,649.41
12/12/14	Williams Barrett and Wilkowski	Services		(\$35.00)	\$8,614.41
12/29/14	Johnson Co. Treasurer	Property Tax - 1 st installment overpayment refund		(\$2,974.90)	\$5,639.51
12/30/14	Johnson Co. Treasurer	Property Tax - Revenue	\$49,762.56		\$58,376.97
12/30/14	Johnson Co. Treasurer	Property Tax - Error refund		(\$49,762.56)	\$8,614.41
		Year-end total	\$62,401.87	(\$56,762.36)	\$5,639.51

General fund accounting

Commission members received \$15 per regular meeting attended from an appropriation in the Whiteland General Fund.

Member stipends \$ 330.00

No other general funds were appropriated for Commission use.

Tax increment revenue expenditures by other entities

No entity received any tax increment revenue as a grant or loan from the commission from the Commission in 2014.

Year-end funds

At the close of 2014, the Commission had a total of \$5,639.51 in the Town of Whiteland Tax Increment Fund, which carried forward into 2015.

Any balances remaining in the Town of Whiteland General Fund appropriated for the Commission were returned to the General Fund.

Other activities of the Commission

Summary of meetings

The following is a summary of the meetings held by the RDC in 2014. Full minutes of each meeting may be found in the records of the Clerk-Treasurer.

- January 2 After the election of officers and other formalities, the Commission directed staff and counsel to prepare the annual report due March 15. Additional discussion about TIF and Commission operations took place.
- February 13 Members of the Council and Plan Commission were in attendance to participate in a presentation by Duke Energy and Johnson County Development Corp. on Duke's Site Readiness program.
- April 10 The Commission considered Declaratory Resolution 2014-01, which amended the Allocation Area approved in 2013 with an enlarged area. Rationale for this enlargement was presented to the Commission. The Resolution was passed. A presentation was made by Cheryl Morephew of JCDC on the tools available for economic development.
- June 12 The public hearing for Declaratory Resolution 2014-01 was held. There was no public comment. The Commission then passed Confirmatory Resolution, 2014-02. The Commission also determined that all of the incremental assessed value for the payable 2015 taxes of the allocation area would be necessary for undertaking the Commission's purposes. Updates were presented on various projects.
- September 17 A quorum of Commission members attended the final presentation of recommendations from the Duke Energy Site Readiness program. This program provided an assessment of a 150-acre site near I-65, provisionally known as "Eastpoint Business Park", and recommendations for preparing it as "shovel-ready" for development.

Actions taken

This is a list of formal actions taken by the RDC in 2014.

Declaratory Resolution, Resolution 2014-01
Approved, April 10.

Confirmatory Resolution, Resolution 2014-02
Approved, June 12.

Determination of amount of excess Assessed Value
Determined, June 12.