

# **Town of Whiteland Redevelopment Commission 2013 Annual Report to the Town Council**

## **Introduction**

Under Indiana Code 36-7-14-13, the Redevelopment Commission (“RDC” or “Commission”) must prepare an annual report for the prior year to the fiscal body by August 1. This report must contain the following information for each Tax Increment Financing district:

1. Revenues received.
2. Expenses paid.
3. Fund balances.
4. The amount and maturity date for all outstanding obligations.
5. The amount paid on outstanding obligations.
6. A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

This information for the **2013 calendar year** is presented below.

## **Whiteland Town Center Allocation Area**

*The Whiteland Town Center Allocation Area was created in April 2013 as the first tax increment financing district in Whiteland. It has since been expanded and renamed in 2014.*

### **Revenues received**

No tax increment revenue was received by the Commission in 2013. Being that the TIF district was established in 2013, the first TIF payments are to be paid in 2014.

### **Expenses paid**

No expenditures of any TIF funds were made by the Commission in 2013. An amount of \$150.00 was paid out of the General Fund to Commission members as stipends for meeting attendance.

### **Fund balances**

At the close of 2013, the Commission had a total of \$300.00 remaining allocated in the Whiteland General Fund for commission member stipends. This amount then reverted to the General Fund.

### **Amount and date of maturity of outstanding obligations**

There were no outstanding obligations in 2013.

### **Amount paid on outstanding obligations**

There were no outstanding obligations in 2013.

### **List of parcels**

A list of parcels in the TIF district indicating the base assessed value and incremental assessed value for each parcel is attached to this report as Exhibit A.

Respectfully submitted on behalf of the Redevelopment Commission, July 28, 2014,

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Nathan Bilger, AICP  
Director of Planning and Zoning

**Exhibit A: Tax Increment Financing District Allocation Area Parcel List**  
**Whiteland Town Center Allocation Area**

Parcel Number	Property Owner	Assessed Value, 2013 Payable 2014		
		Base A/V	Current A/V	Increment
41-05-22-033-004.001-028	PLUMMER SHIRLEY F	4,800	4,800	0
41-05-22-033-005.000-028	WHITAKER RAY S & PATTY JO	3,300	3,300	0
41-05-22-033-006.000-028	WHITAKER ALAN RAY & JENNIFER L	50,569	64,900	14,331
41-05-22-033-007.000-028	DAVID A KELSAY INC	126,413	169,100	42,687
41-05-22-033-009.000-028	KELSAY PATRICIA A	5,800	5,800	0
41-05-22-033-010.000-028	KELSAY PATRICIA A	9,900	9,900	0
41-05-22-033-011.000-028	PETRO LARRY & LAVINA	107,111	123,900	16,789
41-05-22-033-012.000-028	ASHBROOK RICHARD L & CRYSTAL D	55,240	65,300	10,060
41-05-22-033-012.001-028	ASHBROOK RICHARD L & CRYSTAL D	11,831	21,200	9,369
41-05-22-033-013.000-028	DAVID A KELSAY INC	200	200	0
41-05-22-033-013.001-028	DAVID A KELSAY INC	59,183	80,800	21,617
41-05-22-033-013.002-028	DAVID A KELSAY INC	58,633	76,200	17,567
41-05-22-033-014.000-028	D A KELSAY AND SON INC	33,905	50,800	16,895
41-05-22-033-014.001-028	D A KELSAY AND SON INC	81,004	100,000	18,996
41-05-22-033-015.000-028	RICH MARK E & SHEILA B	59,213	74,600	15,387
41-05-22-033-015.002-028	RICH MARK E & SHEILA B	53,024	65,800	12,776
41-05-22-033-016.000-028	PLEASANT TOWNSHIP	0	0	0
41-05-22-033-017.001-028	BLACKACRE LLC	79,500	79,500	0
41-05-22-033-020.000-028	MEYER JOHN A & SHANNON M	70,090	103,600	33,510
41-05-22-033-021.000-028	MEYER JOHN A & SHANNON M	16,400	16,400	0
41-05-22-033-022.000-028	MEYER JOHN A & SHANNON M	10,800	10,800	0
41-05-22-033-022.001-028	MEYER JOHN A & SHANNON M	100	100	0
41-05-22-033-023.000-028	CRAIG JODI LYNN	0	0	0
41-05-22-033-024.000-028	CRAIG JODI LYNN	67,100	67,100	0
41-05-22-033-025.000-028	CRAIG JODI LYNN	11,600	11,600	0
41-05-22-033-031.000-028	MEYER JOHN & SHANNON	29,000	29,000	0
41-05-22-033-032.000-028	MEYER JOHN & SHANNON	22,000	22,000	0
41-05-22-033-033.000-028	MEYER JOHN A & SHANNON M	12,700	12,700	0
41-05-22-033-034.000-028	MEYER JOHN A & SHANNON M	12,700	12,700	0
41-05-22-033-035.000-028	RYGIEL LANCE C & CHRISTENA	25,665	25,665	0
41-05-22-033-036.000-028	FARRIS ROBERT C & JACQUELINE A	75,500	75,500	0

Parcel Number	Property Owner	Assessed Value, 2013 Payable 2014		
		Base A/V	Current A/V	Increment
41-05-22-033-036.001-028	FARRIS ROBERT C & JACQUELINE A	20,300	20,300	0
41-05-22-033-037.000-028	SOLID ROCK CHURCH ASSEMBLY OF GOD INC	0	0	0
41-05-22-033-037.001-028	SOLID ROCK CHURCH ASSEMBLY OF GOD INC	0	0	0
41-05-22-033-038.000-028	STONE GROVER T	38,255	38,255	0
41-05-22-033-039.000-028	UNITED STATES POSTAL SERVICE	0	0	0
41-05-22-034-001.000-028	WRIGLEY REAL ESTATE HOLDINGS LLC	56,554	243,700	187,146
41-05-22-034-002.000-028	CRISIS PREGNANCY CENTER OF JOHNSON COUNTY INC	0	0	0
41-05-22-034-029.001-028	J R M ASSOCIATES LP	13,700	13,700	0
41-05-22-034-055.000-028	BURCHETT ARVIS & BURCHETT JOHANNA	183,726	190,100	6,374
41-05-22-034-056.000-028	MANIS RONALD D & JANICE S	28,500	28,500	0
41-05-22-034-057.000-028	BATES RUBY	30,865	30,865	0
41-05-22-034-058.000-028	BROWN PAUL T & TERRI	93,625	108,600	14,975
41-05-27-021-004.000-028	BURCHETT BILLY C	29,377	32,400	3,023
41-05-27-021-005.000-028	WHITELAND LLC	88,886	129,500	40,614
41-05-27-021-005.002-028	J R M ASSOCIATES LP	10,500	10,500	0
41-05-27-021-005.003-028	J R M ASSOCIATES LP	13,200	13,200	0
41-05-27-021-006.000-028	FURGESON MARY REGINA & RICKY DEAN	11,614	11,614	0
41-05-27-021-007.000-028	MINK LESLIE L & LINDA D	69,300	69,300	0
41-05-27-021-008.000-028	BURCHETT KEVIN A	14,300	14,300	0
41-05-27-021-009.000-028	BOUTWELL FRED A D	11,168	11,168	0
41-05-27-021-010.000-028	CIBOR BART J	40,300	40,300	0
41-05-27-021-011.000-028	POTTS JANET L	32,999	33,744	745
41-05-27-021-039.000-028	JUBLIEE LODGE #746 FREE & ACCEPTED MASONS TRUSTEES	0	0	0
41-05-27-021-040.000-028	JUBILEE LODGE #746 F & AM WHITELAND IN TRUSTEES	0	0	0
41-05-27-022-001.000-028	BLACKACRE LLC	97,200	97,200	0
41-05-27-022-005.000-028	TOWN OF WHITELAND	0	0	0
41-05-27-022-006.000-028	TOWN OF WHITELAND	0	0	0
41-05-27-022-011.000-028	VICTORY BAPTIST CHURCH OF WHITELAND INC	0	0	0
41-05-27-022-011.001-028	VICTORY BAPTIST CHURCH INC	0	0	0
41-05-27-022-012.000-028	BEESON KENT LEWIS	101,446	118,100	16,654
41-05-27-022-013.000-028	PENDLETON BOBBY GENE & SANDRA E	2,952	2,952	0
41-05-27-022-014.000-028	JARRETT BRETT R & SUSAN J	44,975	44,975	0
41-05-27-022-015.000-028	FERRELL SCOTT D & ANGELLA A	43,515	43,515	0

Parcel Number	Property Owner	Assessed Value, 2013 Payable 2014		
		Base A/V	Current A/V	Increment
41-05-27-022-016.000-028	PADGETT JENNIFER L	36,440	36,440	0
41-05-27-022-017.000-028	BRITT LISA J	46,695	46,695	0
41-05-27-022-018.000-028	TAYLOR JAMES E & ALMA LIFE ESTATE ET AL	2,586	2,586	0
41-05-22-041-032.000-048	PARMERLEE DANA L & CHARLOTTE R	41,100	41,100	0
41-05-22-041-032.001-048	PARMERLEE DANA L & CHARLOTTE R	58,900	58,900	0
41-05-22-042-029.000-048	J R M ASSOCIATES LP	99,000	99,000	0
	BRUMMETT DONALD B TRUSTEE BRUMMETT DONALD B			
41-05-22-042-030.000-048	LIVING TRUST	132,600	132,600	0
41-05-27-011-001.000-048	HORSLEY SUSAN I	145,000	145,000	0
41-05-27-012-005.001-048	J R M ASSOCIATES LP	114,700	114,700	0
41-05-27-013-003.000-048	KELSAY FARMS LP	149,600	149,600	0
41-05-27-024-045.000-048	J R M ASSOCIATES LP	21,300	21,300	0
	<b>Total</b>	<b>\$3,078,459</b>	<b>\$3,577,974</b>	<b>\$499,515</b>

Note

\* Base A/V is neutralized, restored base as calculated by the Johnson County Auditor