

RESOLUTION NO. 2020-04

**RESOLUTION OF THE WHITESTOWN REDEVELOPMENT COMMISSION DETERMINING
NEED TO CAPTURE INCREMENTAL ASSESSED VALUATION**

WHEREAS, the Redevelopment Commission (the “Commission”) previously has established the following allocation areas for purposes of capturing incremental property taxes (the “TIF Revenues”) pursuant to IC 36-7-14, as amended: Perry Industrial Park Economic Development Area, Maple Grove Economic Development Area, Anson South Economic Development Area, Legacy Core Economic Development Area, INDOT Economic Development Area, GreenParke Economic Development Area, and the Maurer Commons Economic Development Area (each an “Allocation Area” and, collectively, the “Allocation Areas”); and

WHEREAS, under IC 36-7-14-39(b)(4), the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year with respect to each Allocation Area;

NOW, THEREFORE, BE IT RESOLVED by the Whitestown Redevelopment Commission, as follows:

1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines that, for budget year 2021, all of the incremental assessed value of taxable property in each Allocation Area is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant to IC 36-7-14-39(b)(4), plus the amount necessary for other purposes described in IC 36-7-14-39(b)(4) with respect to each such Allocation Area. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas that may be released to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).

2. The Commission hereby further determines, with respect to each Allocation Area, that the amount of excess assessed value captured by the Commission in each such Allocation Area is not expected to generate more than 200% of the amount of TIF Revenues necessary to pay principal and interest on bonds, lease obligations and other amounts projected to be spent for legally authorized purposes from the TIF Revenues in 2021 in the respective Allocation Areas. Accordingly, the Commission shall not be required to obtain the approval of the Town Council of the determinations set forth herein.

3. The Secretary of the Commission is directed to record this resolution in the official minutes of the Commission, and the President of the Commission is hereby authorized to provide, by not later than June 15, 2020, written notice of the determination made herein to the Boone County Auditor, the Town Council of the Whitestown, and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).

4. The President of the Commission is hereby authorized and directed, in the name and on behalf of the Commission, to execute and deliver such documents and to take such actions as such officer or member deems necessary or desirable to carry out the intent of this resolution, including, but not limited

to, providing the written notice to the offices described in Section 3 above, and any and all actions previously taken by any officer or member of the Commission in connection with the foregoing determinations, be, and hereby are, ratified and approved.

5. This Resolution shall take effect immediately upon adoption.

Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 1st day of June, 2020, by a vote of **4** in favor and **0** against

WHITESTOWN REDEVELOPMENT
COMMISSION

DocuSigned by:

Bryan Brackemyre

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President

DocuSigned by:

EJ

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Vice President

DocuSigned by:

Adam Hess

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Secretary

DocuSigned by:

April Witthoeft

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Member

DocuSigned by:

Rob Worl

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Member

EXHIBIT A

TIF DISTRICT WORKSHEET

A. Name of TIF District: Anson South Economic Development Area No. 1

B. TIF Revenues Expected to be Collected in 2021: \$ 800,494

C. Projected Expenditures in 2021: \$ 430,000

1. Bond principal and interest: \$ 330,000

2. Lease payments: \$ 0

3. Other Expenditures:

a. Amount: \$ 100,000

Description: Misc. Capital Outlays

4. Total Projected Expenditures (the sum of 1, 2 and 3): \$ 430,000

5. Percentage: 186 % (Calculate as B. divided by C, times 100)

6. IF the percentage in ~~Item 5~~ is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the

portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? No Pass Through Proposed, Percentage Less Than 200%

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:

Amount of Captured AV to be Passed Through: \$ Not Applicable

EXHIBIT A

TIF DISTRICT WORKSHEET

4. Total Projected Expenditures (the sum of 1, 2 and 3): \$ 107,292

5. Percentage: 125 % (Calculate as B. divided by C, times 100)

6. IF the percentage in Item 5 is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the

A. Name of TIF District: INDOT (Gershmann) Economic Development Area

B. TIF Revenues Expected to be Collected in 2021: \$ 0

C. Projected Expenditures in 2021: \$ 0

1. Bond principal and interest: \$ 0

portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? No Pass Through Proposed, Percentage Less Than 200%

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:
Amount of Captured AV to be Passed Through: \$ Not Applicable

EXHIBIT A

TIF DISTRICT WORKSHEET

2. Lease payments: \$ 0

3. Other Expenditures:

a. Amount: \$ 0

Description: Misc. Professional Services

4. Total Projected Expenditures (the sum of 1, 2 and 3): \$ 0

5. Percentage: 0 % (Calculate as B. divided by C, times 100)

6. IF the percentage in Item 5 is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the

A. Name of TIF District: Legacy Core Economic Development Area No. 1

portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? No Pass Through Proposed, Percentage Less Than 200%

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:
Amount of Captured AV to be Passed Through: \$ Not Applicable

EXHIBIT A

TIF DISTRICT WORKSHEET

6. IF the percentage in Item 5 is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the

portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? No Pass Through Proposed, Percentage Less Than 200%

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:
Amount of Captured AV to be Passed Through: \$ Not Applicable

EXHIBIT A

TIF DISTRICT WORKSHEET

portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? No Pass Through Proposed, Percentage Less Than 200%

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:
Amount of Captured AV to be Passed Through: \$ Not Applicable

A. Name of TIF District: Maurer Commons Economic Development Area

B. TIF Revenues Expected to be Collected in 2021: \$ 0

C. Projected Expenditures in 2021: \$ 0

1. Bond principal and interest: \$ 0

2. Lease payments: \$ 0

3. Other Expenditures:

a. Amount: \$ 0

Description: Misc. Professional Services

4. Total Projected Expenditures (the sum of 1, 2 and 3): \$ 0

EXHIBIT A

TIF DISTRICT WORKSHEET

5. Percentage: 0 % (Calculate as B. divided by C, times 100)

6. IF the percentage in Item 5 is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No? ~~No Pass Through Proposed, Percentage Less Than 200%~~——

7. YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:
Amount of Captured AV to be Passed Through: \$ Not Applicable

A. Name of TIF District: Perry Industrial Park Economic Development Area No. 1

B. TIF Revenues Expected to be Collected in 2021: \$ 2,698,378

C. Projected Expenditures in 2021: \$ 1,813,500

1. Bond principal and interest: \$ 0 2. Lease payments: \$ 1,813,500

3. Other Expenditures:

a. Amount: \$ 0

Description: Misc. Professional Services

EXHIBIT A

TIF DISTRICT WORKSHEET

4. **Total Projected Expenditures (the sum of 1, 2 and 3):** \$ 1,813,500
5. **Percentage:** 149 % (Calculate as B. divided by C, times 100)
6. **IF the percentage in Item 5 is greater than 200%, does the Redevelopment Commission propose to pass through to underlying taxing units part or all of the portion of the captured assessed value generating the excess 2021 TIF revenues over 200%? Yes/No?** ~~No Pass Through Proposed, Percentage Less Than 200%~~
7. **YES: If yes, amount of Captured Assessed Value to be Passed through for 2021:**
Amount of Captured AV to be Passed Through: \$ Not Applicable

June 15th Letter

Date: _____

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Boone County
Debbie Crum, Auditor
201 Courthouse Square
Lebanon, IN 46052 Dear
Debbie:

The Whitestown Redevelopment Commission (the “Commission”) has previously established Allocation Areas (the “TIF Allocation Areas”) for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the “TIF Revenues”). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission’s outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,

President
Whitestown Redevelopment Commission

[Send to: Boone County Auditor, the unit’s fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: _____

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Hussey-Mayfield Memorial Library
Sandra Sifferlen, Board of Trustees President
250 N. 5th Street Zionsville,
IN 46077

Dear Sandra:

The Whitestown Redevelopment Commission (the “Commission”) has previously established Allocation Areas (the “TIF Allocation Areas”) for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the “TIF Revenues”). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission’s outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,

President
Whitestown Redevelopment Commission

[Send to: Boone County Auditor, the unit’s fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: _____

[Send to: Boone County Auditor, the unit's fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

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VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Lebanon Community School Corporation
Michael Burtron, School Board President
1810 N. Grant Street Lebanon,
IN 46052

Dear Michael:

The Whitestown Redevelopment Commission (the "Commission") has previously established Allocation Areas (the "TIF Allocation Areas") for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the "TIF Revenues"). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission's outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,

DocuSigned by:

Bryan Brackemyre

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June 15th Letter

Date: 3/1/2021

President
Whitestown Redevelopment Commission

[Send to: Boone County Auditor, the unit's fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: 3/1/2021

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Whitestown Civil Town
Clinton Bohm, Town Council President
6210 Veterans Dr. Whitestown, IN
46075

Dear Clinton:

The Whitestown Redevelopment Commission (the “Commission”) has previously established Allocation Areas (the “TIF Allocation Areas”) for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the “TIF Revenues”). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission’s outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,

[Send to: Boone County Auditor, the unit’s fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: 3/1/2021

DocuSigned by:
Bryan Brackemyre
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President

Whitestown Redevelopment Commission

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Worth Township
Township Board
85 S Main St. Suite 102 Whitestown,
IN 46075

Township Board:


The Whitestown Redevelopment Commission (the “Commission”) has previously established Allocation Areas (the “TIF Allocation Areas”) for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the “TIF Revenues”). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission’s outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

[Send to: Boone County Auditor, the unit’s fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: 3/1/2021

Sincerely,

DocuSigned by:

45F9E4B7960F464...
President

Whitestown Redevelopment Commission

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Zionsville Community School Corporation
Joe Stein, School Board President
900 Mulberry Street Zionsville,
IN 46077

Dear Joe:

The Whitestown Redevelopment Commission (the “Commission”) has previously established Allocation Areas (the “TIF Allocation Areas”) for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the “TIF Revenues”). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2021, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission’s outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has


[Send to: Boone County Auditor, the unit’s fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format—see <http://in.gov/dlgf/9107.htm>) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

June 15th Letter

Date: 3/1/2021

determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2021 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2021 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,

DocuSigned by:

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President

Whitestown Redevelopment Commission

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