

**Town of Trafalgar Redevelopment Commission
Annual Report for 2015**

To the Trafalgar Town Council President and the Trafalgar Town Council:

Under Indiana Code 36-7-14-13, the Trafalgar 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 2015 calendar year.

Commission members and employees

Commission members and officers

- Eric J. Woodke
- David R. Moore
- Jeff Eisenmenger
- Betty Davis
- Scott Ray

Non-voting adviser from the school board:

- Judy Misiniec

The 2015 RDC officers were Eric J. Woodke, President, and David R. Moore, Secretary. Per state statute, Debbie Scott, Trafalgar Clerk-Treasurer, served as Treasurer for the RDC in 2015.

Employees

There were no persons employed by the RDC in 2015. No employee salaries were budgeted or paid out of RDC funds in 2015.

Expenditures and funds

Expenditures

Expenditures made by the RDC in 2015 came solely from tax increment financing funds. The following is an accounting of the income and expenditures of the tax increment financing funds of the RDC in 2015:

TIF Fund Balance as of January 1, 2015		\$263,747.46
TIF Revenues Received in 2015		\$ 75,167.78
Expenses Paid from TIF Funds in 2015		
Annexation Expenses (primarily legal, financing, accounting, and advertising expenses)	\$ 70,250.00	
Park Project	\$ 6,020.00	
Accounting Software	\$ 5,750.00	
Sign for Town Hall	\$ 3,750.00	

Bond Payments - Bond for New Town Hall	\$ 25,000.00	
Total Expenses Paid from TIF Funds in 2015		\$110,770.00
TIF Fund Balance as of December 31, 2015		\$228,145.24

The amount of all outstanding obligations – Bond for New Town Hall ¹		\$460,000.00
The maturity date for all outstanding obligations – Bond for New Town Hall		February 15, 2030
The amount paid in 2015 on outstanding obligations		\$ 25,000.00

Tax increment revenue expenditures by other entities

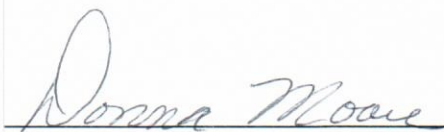
No entity received any tax increment revenue as a grant or loan from the RDC in 2015.

Summary of Activities

In 2015, the RDC assisted the Town's efforts to annex areas adjacent to the Town that would have assisted the economic development of the Town and the Town's TIF Districts. The RDC also assisted the Town in its effort to develop a new public park, which project is continuing to be pursued in 2016. Trafalgar's Economic Development Areas have generated \$3,051,200 in new assessed value to date, and generated \$75,167.78 in TIF revenue in 2015.

Attached are the lists of the parcels included within Trafalgar's two tax increment financing district allocation areas for 2014 Pay 2015, along with the base assessed value and incremental assessed value for each parcel.

Respectfully submitted on April 14, 2016,



Donna Moore
Trafalgar Clerk-Treasurer and Redevelopment Commission Treasurer
On behalf of the Trafalgar Redevelopment Commission

¹ The Bond for the Town Hall is only being paid partially from TIF Funds.

List of Parcels included within Trafalgar Economic Development Area #1, for 2014 Pay 2015

Parcel Number	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
41-10-12-022-042.000-016	TRAFALGAR POINTE ASSOC LLC	\$ 1,428,700	\$ 1,428,700	\$ -	\$ 1,428,700
41-10-12-022-043.000-016	TRAFALGAR PROPERTIES LLC	\$ 8,600	\$ 8,600	\$ -	\$ 8,600
41-10-12-022-048.000-016	SCP 2009 C-32-038 LLC	\$ 1,039,100	\$ 1,039,100	\$ -	\$ 1,039,100
41-10-12-022-049.000-016	TRAFALGAR POINTE ASSOC LLC	\$ 1,800	\$ 1,800	\$ -	\$ 1,800
41-10-12-022-051.000-016	TRAFALGAR POINTE ASSOC LLC	\$ 1,800	\$ 1,800	\$ -	\$ 1,800
41-10-12-023-044.000-016	TRAFALGAR PROPERTIES LLC	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
41-10-12-023-045.000-016	TRAFALGAR PROPERTIES LLC	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
41-10-12-023-046.000-016	TRAFALGAR PROPERTIES LLC	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
41-10-12-023-047.000-016	TRAFALGAR PROPERTIES LLC	\$ 804,000	\$ 804,000	\$ -	\$ 804,000
				Total	\$ 3,293,600

List of Parcels Included Within Trafalgar Economic Development Area #2, for 2014 Pay 2015

Parcel Number	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
41-10-02-044-001.000-016	FIRST STATE BANK	\$ 157,800	\$ 157,800	\$ -	\$ 157,800
41-10-02-044-002.001-016	R E LANCASTER SONS INC	\$ 82,200	\$ 82,200	\$ -	\$ 82,200
41-10-02-044-002.002-016	R E LANCASTER SONS INC	\$ 3,300	\$ 3,300	\$ -	\$ 3,300
41-10-02-044-003.000-016	DERRINGER MADISON B & JANET K	\$ 6,600	\$ 6,600	\$ -	\$ 6,600
41-10-02-044-004.000-016	DERRINGER MADISON B & JANET K	\$ 114,800	\$ 34,325	\$ 34,325	\$ -
41-10-02-044-005.000-016	MARLATT GRACIE N	\$ 67,100	\$ 67,100	\$ 67,100	\$ -
41-10-02-044-006.000-016	TEETERS DENNIS R	\$ 57,600	\$ 57,600	\$ 57,600	\$ -
41-10-02-044-006.001-016	TEETERS DENNIS R	\$ 100	\$ 100	\$ -	\$ 100
41-10-02-044-007.000-016	U S 31 ASSOCIATES LLC	\$ 186,600	\$ 186,600	\$ -	\$ 186,600
41-10-02-044-058.000-016	K & B DEVELOPMENT INC	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
41-10-02-044-059.000-016	K & B DEVELOPMENT LLC	\$ 309,000	\$ 309,000	\$ -	\$ 309,000
				Total	\$ 757,600