

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

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 2017 calendar year.

Commission members and officers

- Jason Ramey
- David R. Moore
- Jeff Eisenmenger
- Betty Davis
- Steve Scott

Non-voting adviser from the school board:

- Judy Misiniec

The 2017 RDC officers were Jeff Eisenmenger, President, and Betty Davis, Secretary. Per state statute, Donna Moore, Trafalgar Clerk-Treasurer, served as Treasurer for the RDC in 2017.

Employees

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

Expenditures and funds

Expenditures

Expenditures made by the RDC in 2017 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 2017:

Fund Balance for Redevelopment Capital Area #1 as of January 1, 2017		\$190,777.99
TIF Revenues from Redevelopment Capital Area #1 Received in 2017		\$ 58,751.19
Expenses Paid from Redevelopment Capital Area #1 TIF Funds in 2017		
Legal Fees	\$12,706.21	
Recreation Unlimited, Inc.	\$94,252.00	
K&M Fence	\$15,000.00	
Total Expenses Paid from Redevelopment Capital Area #1 TIF Funds in 2017		\$121,958.21
Fund Balance for Redevelopment Capital Area #1 as of December 31, 2017		\$127,570.97

Fund Balance for Redevelopment Capital Area #2 as of January 1, 2017		\$ 76,388.73
TIF Revenues from Redevelopment Capital Area #2 Received in 2017		\$ 7,544.59
Expenses Paid from Redevelopment Capital Area #2 TIF Funds in 2017		\$ 0.00
Fund Balance for Redevelopment Capital Area #2 as of December 31, 2017		\$ 83,933.32

The amount of all outstanding obligations – Bond for New Town Hall ¹		\$430,000.00
The maturity date for all outstanding obligations – Bond for New Town Hall		February 15, 2030
The amount paid in 2017 on outstanding obligations		\$ 0.00

Tax increment revenue expenditures by other entities

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

Summary of Activities

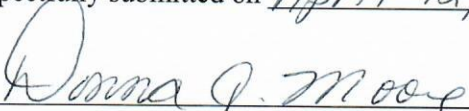
The RDC assisted the Town in its effort to develop a new public park, which project is continuing to be pursued in 2018. Trafalgar's Economic Development Areas have generated \$3,840,800 in new assessed value to date, and generated \$66,295.78 in TIF revenue in 2017.

Attached are the lists of the parcels included within Trafalgar's two tax increment financing district allocation areas 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 Trafalgar Economic Development Area #1 was established on January 18, 2007, and the Trafalgar Economic Development Area #2 was established on February 19, 2009.
- B) The Trafalgar TIF Districts were established under IC 36-7-14-1 *et. seq.*
- C) The Trafalgar TIF Districts are part of two separate economic development areas.
- D) The boundaries of the Trafalgar TIF Districts have not been expanded.
- E) The Trafalgar Economic Development Area #1 will expire on January 18, 2037, and the Trafalgar Economic Development Area #2 will expire on February 19, 2034.

Respectfully submitted on April 12, 2018



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 2016 Pay 2017

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	\$0	\$1,428,700
41-10-12-022-043.000-016	TRAFALGAR PROPERTIES LLC	\$8,600	\$8,600	\$0	\$8,600
41-10-12-022-048.000-016	SCP 2009 C-32-038 LLC	\$1,007,900	\$1,007,900	\$0	\$1,007,900
41-10-12-022-049.000-016	TRAFALGAR POINTE ASSOC LLC	\$1,800	\$1,800	\$0	\$1,800
41-10-12-022-051.000-016	TRAFALGAR POINTE ASSOC LLC	\$1,800	\$1,800	\$0	\$1,800
41-10-12-023-044.000-016	TRAFALGAR PROPERTIES LLC	\$3,500	\$3,500	\$0	\$3,500
41-10-12-023-045.000-016	TRAFALGAR PROPERTIES LLC	\$3,600	\$3,600	\$0	\$3,600
41-10-12-023-046.000-016	TRAFALGAR PROPERTIES LLC	\$2,500	\$2,500	\$0	\$2,500
41-10-12-023-047.000-016	TRAFALGAR PROPERTIES LLC	\$610,400	\$610,400	\$0	\$610,400
				Total	\$3,068,800

List of Parcels Included Within Trafalgar Economic Development Area #2, for 2016 Pay 2017

Parcel Number	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
41-10-02-044-001.000-016	FIRST STATE BANK	\$167,000	\$167,000	\$0	\$167,000
41-10-02-044-002.001-016	R E LANCASTER SONS INC	\$83,500	\$83,500	\$0	\$83,500
41-10-02-044-002.002-016	R E LANCASTER SONS INC	\$3,300	\$3,300	\$0	\$3,300
41-10-02-044-003.000-016	WILLARD W SAMUEL & SANDRA K	\$6,600	\$6,600	\$0	\$6,600
41-10-02-044-004.000-016	WILLARD W SAMUEL & SANDRA K	\$112,700	\$112,700	\$112,700	\$0
41-10-02-044-005.000-016	MARLATT GRACIE N	\$65,800	\$65,800	\$65,800	\$0
41-10-02-044-006.000-016	TEETERS DENNIS R	\$57,600	\$57,600	\$57,600	\$0
41-10-02-044-006.001-016	TEETERS DENNIS R	\$100	\$100	\$0	\$100
41-10-02-044-007.000-016	U S 31 ASSOCIATES LLC	\$184,400	\$184,400	\$0	\$184,400
41-10-02-044-058.000-016	K & B DEVELOPMENT INC	\$12,000	\$12,000	\$0	\$12,000
41-10-02-044-059.000-016	K & B DEVELOPMENT LLC	\$315,100	\$315,100	\$0	\$315,100
				Total	\$772,000