

**Town of Trafalgar Redevelopment Commission
Annual Report for 2019**

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 2019 calendar year.

Commission members and officers

- Jason Ramey
- David R. Moore
- Jeff Eisenmenger
- Charles E. Rairdon Jr.
- Steve Scott

Non-voting adviser from the school board:

- Judy Misiniec

The 2019 RDC officers were Jason Ramey, President, Charles E. Rairdon Jr. Vice, President, and, David Moore, Secretary. Per state statute, Donna Moore, Trafalgar Clerk-Treasurer, served as Treasurer for the RDC in 2019.

Employees

There were no persons employed by the RDC in 2019. No employee salaries were budgeted or paid out of RDC funds in 2019.

Expenditures and funds

Expenditures

Expenditures made by the RDC in 2019 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 2019:

Fund Balance for Redevelopment Capital Area #1 as of January 1, 2019		\$ 66,527.38
TIF Revenues from Redevelopment Capital Area #1 Received in 2019		\$ 82,244.34
Expenses Paid from Redevelopment Capital Area #1 TIF Funds in 2019		
Legal Fees	\$ 14,540.26	
OCRA Water Project (matching Funds & OCRA Grant Account Consultant)	\$ 39,158.50	
Town Hall Loan	\$ 13,000.00	
2019 Spring Taxes paid S. Kentucky St	\$ 41.04	
Total Expenses Paid from Redevelopment Capital Area #1 TIF Funds in 2019		\$ 66,739.80
Fund Balance for Redevelopment Capital Area #1 as of December 31, 2019		\$ 82,031.92

Fund Balance for Redevelopment Capital Area #2 as of January 1, 2019		\$ 71,710.70
TIF Revenues from Redevelopment Capital Area #2 Received in 2019		\$ 25,035.56
Expenses Paid from Redevelopment Capital Area #2 TIF Funds in 2019		
OCRA Water Project –matching Funds	\$ 35,833.50	
Total Expenses Paid from Redevelopment Capital Area #2 TIF Funds in 2019		\$ 35,833.50
Fund Balance for Redevelopment Capital Area #2 as of December 31, 2019		\$ 60,912.76

The amount of all outstanding obligations as of December 31, 2019 – Bond for New Town Hall ¹		\$ 370,000
The maturity date for all outstanding obligations – Bond for New Town Hall		February 15, 2030
The amount paid in 2019 on outstanding obligations		\$ 13,000.00

Tax increment revenue expenditures by other entities

No entity received any tax increment revenue as a grant or loan from the RDC in 2019.

Summary of Activities

During 2019, the RDC assisted the Town in pursuing the Town's Water System Improvements Project and initially approved Economic Development Plan amendments to add developing and constructing quality of life amenities to the Economic Development Plans for the two economic development areas. On July 19, 2019, the Commission gave its required presentation of information for the governing bodies of all taxing units that have territory within an allocation area of the Commission, pursuant to IC 36-7-25-8(a). Trafalgar's Economic Development Areas have generated \$5,617,530 in new assessed value to date, and generated \$107,279.90 in TIF revenue in 2019.

Attached are the lists of the parcels included within Trafalgar's two tax increment financing district allocation areas for 2018 Pay 2019, 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.

¹ The Bond for the Town Hall is only being paid partially from TIF Funds and is structured using lease financing.

- 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 4/15/, 2020.

Donna Moore

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

List of Parcels included within Trafalgar Economic Development Area #1, for 2018 Pay 2019

Parcel Number	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
41-10-12-022-042.000-016	TRACOL HOLDINGS LLC	\$2,201,500	\$2,201,500	\$0	\$2,201,500
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	\$972,600	\$972,600	\$0	\$972,600
41-10-12-022-049.000-016	NANAK JI INC	\$38,400	\$38,400	\$0	\$38,400
41-10-12-022-051.000-016	SURYA REAL ESTATE LLC	\$515,200	\$515,200	\$0	\$515,200
41-10-12-023-012.003-016	STATE OF INDIANA	\$0	\$0	\$0	\$0
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	\$576,800	\$576,800	\$0	\$576,800
				Total	\$4,322,700

List of Parcels Included Within Trafalgar Economic Development Area #2, for 2018 Pay 2019

Parcel Number	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
41-10-01-033-024.000-016	DG 783 NATHAN DR LLC	\$547,600	\$547,600	\$1,470	\$546,130
41-10-02-044-001.000-016	FIRST STATE BANK	\$156,200	\$156,200	\$0	\$156,200
41-10-02-044-002.001-016	R E LANCASTER SONS INC	\$81,600	\$81,600	\$0	\$81,600
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	\$132,700	\$132,700	\$132,700	\$0
41-10-02-044-005.000-016	MARLATT GRACIE N	\$95,000	\$95,000	\$95,000	\$0
41-10-02-044-006.000-016	TEETERS DENNIS R	\$57,600	\$15,346	\$15,346	\$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	\$183,300	\$183,300	\$0	\$183,300
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	\$305,600	\$305,600	\$0	\$305,600
				Total	\$1,294,830

* Parcel 41-10-12-023-047.000-016 was inadvertently omitted from the list included with the RDC's 2018 Annual Report, but was treated by the County as part of the TIF District, and was included within the total new assessed value amount in the RDC's 2018 Annual Report.