City of Tipton Common Council meeting held on September 27, 2021, at Tipton City Hall, Council Chambers, Tipton.

Members: Mayor Dolezal, Councilwoman Hufford, Councilmen Ehman, Chandler, Kring and Rippy, and Clerk-Treasurer Clark.

Others: Jerry Hickman with Reedy Financial, Matt Frische with Reedy Financial, Mark Baird, Tracey Powell, Adam Johnson, Jacob Adams, Adrian Carrillo, Vicky Boyd with Tipton Tribune, Steve Raber, Jeffrey Ogden, Daryn Hendershot, Gage Corbett, Diana Tomlinson, and Roberta Heinzmann.

Mayor Dolezal opened the September 27, 2021, Council meeting.

Pledge of Allegiance was recited.

Minutes: Councilman Rippy made a motion to approve the September 13, 2021, Public Hearing, seconded by Councilman Ehman, with all in favor. Councilwoman Hufford abstained. Councilman Rippy made a motion to approve the September 13, 2021, Council minutes, seconded by Councilman Chandler with all in favor. Councilwoman Hufford abstained.

Mayor Dolezal reported we have a change to the agenda, Mr. Frische and Mr. Hickman will be after the claims so we can focus on TIF.

BOW: Councilman Kring reported from the September 27, 2021, BOW meeting.

GAC: Councilman Ehman stated the Committee met with little to talk about. The Golf Course is in great shape financially, hopefully, we can play golf for eight more weeks.

Goodwill: Councilman Chandler commented that the Committee met on September 18th with a good discussion. Steve Raber, Commissioner Denny Henderson, County Councilman Jim Purvis, Mayor Dolezal, and himself were in attendance. It was a good meeting to share ideas with the County and City.

DSW: Councilman Kring stated they had a public hearing regarding fees. They are looking at raising usage fees to offset the cost of certain items. He also stated the DSW is closed on Saturdays and Mondays. Mayor Dolezal commented this is to try not to raise taxes.

Plan Commission: Councilwoman Hufford stated they didn't meet in September and Commissioner Niblick sent an updated permit report. She also stated they will meet on October 14th, 2021.

Utility Board: Councilman Chandler commented the September 20, 2021, Utility Board minutes are enclosed. He also reviewed some of the items that were discussed at the meeting. Councilman Chandler stated the next Utility Board meeting will be on Tuesday, October 5, 2021, at 4:30 p.m. instead of the 4th of October.

Youth Council: Councilman Ehman stated the Council met this morning and will be meeting every other week for a half-hour. This Council is now part of the club system in the High School. The Council is an enthusiastic group of kids.

Street, Alley, and Sidewalk Committee: Councilman Ehman reported they discussed the construction going on in front of the High School. He also reported they talked about the sidewalks east of town and extending them further east. Mayor Dolezal commented the work in front of the school should be wrapped up the second week of November.

Resolutions & Ordinances:

Mayor Dolezal commented we worked hard at the numbers so the budgets are balanced, planning for next year and the remainder of the current year. The reductions are taking away the appropriations and moving them to be used for next year. It was also reported the two salary ordinances and Form 4 Adoption of 2022 budget ordinance are for the first reading, all the resolutions are one reading.

Resolution 2021-15 – A Resolution Reducing The 2021 Appropriations For The Fire Pension Fund: This is reducing the 2021 appropriation in the Fire Pension Fund by $10,000. Councilman Kring made a motion to approve Resolution 2021-15, seconded by Councilman Chandler, with all in favor.

Resolution 2021-16 – A Resolution Reducing The 2021 Appropriations For The General Fund: This is reducing 2021 Appropriations in the General Fund by $688,939. Councilman Kring made a motion to approve Resolution 2021-16, seconded by Councilman Ehman, with all in favor.

Resolution 2021-17 – A Resolution To Transfer From The General Fund Cash Balance To The Rainy Day Fund Cash Balance: Councilman Chandler made a motion to approve Resolution 2021-17, seconded by Councilman Rippy, with all in favor.

Ordinance 2021-11 – An Ordinance Setting Salaries For Elected Officials For The Year 2022 As Required By IC 36-4-7-2: Councilwoman Hufford asked about Mayor and Clerk-Treasurer Employee Benefits. Clerk-Treasurer Clark commented that the Mayor and Clerk-Treasurer are entitled to employee benefits that need to be on the salary ordinance. The Council is not entitled to the benefits that is why it states (Mayor & Clerk-Treasurer) by Employee Benefits. Mayor Dolezal reported the range for the Mayor and Council is go up to 5% but we are keeping their wages the same for compensation. Councilman Kring made a motion o approve Ordinance 2021-11 on the first reading, seconded by Councilman Ehman, with all in favor. Councilman Chandler asked if we need to do the other motion for the lower range. Clerk-Treasurer Clark stated not until the next Council meeting if the Ordinance passes on second and final reading.

Ordinance 2021-12 – An Ordinance Setting The Maximum Salaries, Wages, And Other Compensation, For Police Officers, Firefighters And All Other Employees Of The City

Of Tipton For The Year 2022: Councilwoman Hufford asked about Diana Tomlinson having a different title and position. It has her under Foreman instead of Dept. Head. Mayor Dolezal stated there was a side discussion he had, and it remains with the associated increase. Ms. Diana Tomlinson stated she is not sure about the Dept. Head side of it and is fine with the increase but why is she not classified as that, she does what a Dept. Head does. Is it because it's hourly and not salary? There was a brief discussion regarding Foreman vs Dept. Head, hourly vs salary and the responsibilities. Councilman Kring reported we can still pass the Ordinance as written because the amount is the maximum amount and it would just be the classification that would be different. Instead of hourly, it would be a salary amount and you can approve the amount. Councilman Kring made a motion to approve Ordinance 2021-12 on the first reading, seconded by Councilman Ehman, with all in favor.

Ordinance 2021-13 – An Ordinance Adopting The 2022 Budget Form 4: Councilman Kring asked if there were any changes from the public hearing. Clerk-Treasurer Clark stated no. Councilman Kring made a motion to approve Ordinance 2021-13 on the first reading, seconded by Councilman Ehman, with all in favor.

Claims: Councilman Rippy made a motion to approve claims 169462-169540 in the amount of $323,815.05, seconded by Councilman Chandler, with all in favor.

Old Business:

Cunningham Property – Closing Cost: Mayor Dolezal stated we passed a Resolution on purchasing 210 & 212 E. Jefferson in the amount of $18,300. The max closing cost should be $1,800 and wanted to make the Council is aware of that cost. Councilman Chandler made a motion to approve the max closing cost of $1,800 to be paid out of Edit, seconded by Councilman Rippy, with all in favor. Councilman Ehman stated no one looked at the building as far as structure. Councilman Kring stated not an engineer, it is not a good structure.

New Business:

Reedy Group - Presentation on Financial/Fiscal Plans, Annexation & TIF – Jerry Hickman & Matt Frische: Mr. Hickman and Mr. Frische with Reedy Group handed out a financial update for the City of Tipton and advised them they could review it later and stated if anyone has any questions to give them a call and they would explain. Mr. Hickman reviewed the Annexation Fiscal Plan part of the presentation and Mr. Frische reviewed the Tax Increment Financing part of the presentation and answered questions throughout the presentation. The Annexation Fiscal Plan/Tax Increment Financing presentation is attached. Councilman Ehman stated he was very interested in further education. Mr. Hickman stated there are other presentations on these items on their website that can be viewed. Mayor Dolezal thanked them for the information presented.

Petitions, Complaints, Comments and Memorials: Nothing to report.

Adjournment: With no further business, Councilman Rippy called for adjournment, seconded by Councilman Ehman, with all in favor.

Submitted by Tamera Clark, Clerk-Treasurer.

Tamera Clark

Tamera Clark, Clerk-Treasurer

Council President

Tipton Civil City, IN

City Council Workshop:

Annexation Fiscal Plan / Tax Increment Financing

September 27th, 2021

What Will We Be Discussing Today?

- Annexation – Fiscal Plan
  - Requirements Per IC 36-4-3-13(d)
- Tax Increment Financing (TIF)

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(1)

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

	Year 1 Projection	Year 2 Projection	Year 3 Projection	Year 4 Projection	Year 5 Projection	Total
Police Dept.						
Officer Salaries	$ -	$ 91,260	$ 91,260	$ 91,260	$ 91,260	$ 365,040
Vehicle	$ -	$ 46,000	$ 46,920	$ 47,859	$ 48,817	$ 189,596
Vehicle Equipment	$ -	$ -	$ -	$ -	$ -	$ -
Health Benefits	$ -	$ -	$ -	$ -	$ -	$ -
Pension	$ -	$ -	$ -	$ -	$ -	$ -
Uniforms	$ -	$ 3,000	$ 3,060	$ 3,122	$ 3,185	$ 12,367
Service Costs	$ -	$ 1,500	$ 1,530	$ 1,561	$ 1,593	$ 6,184
Body Camera	$ -	$ -	$ -	$ -	$ -	$ -
Specialty Pay	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal - Police Dept:	**$ -**	**$ 141,760**	**$ 142,770**	**$ 143,802**	**$ 144,855**	**$ 573,187**

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(2)

(2) "The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants, and other funding to be used."

	Property Taxes	Income Taxes	Other Revenue	Trash Revenue	Stormwater Revenue	MVH Distribution	LRS Distribution	Cig Tax Distribution	Alc Gallonage Tax Distribution	Total Revenues	Estimated Total Costs	**Projected Revenues over Total Costs**
Year 1	39,422	-	3,942	13,680	5,216	1,281	4,027	97	70	67,735	19,142	**48,593**
Year 2	81,604	49,201	8,160	13,680	5,216	1,395	4,067	105	76	163,506	160,902	**2,604**
Year 3	126,690	57,968	12,669	13,680	5,216	1,395	4,067	105	76	221,867	263,676	**(41,809)**
Year 4	174,833	59,707	17,483	13,680	5,216	1,395	4,067	105	76	276,563	267,041	**9,522**
Year 5	180,952	61,498	18,095	13,680	5,216	1,395	4,067	105	76	285,085	273,498	**11,587**

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(3)

(3) "The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin."

City Service	Service Type	Service Date	Year 1 Projected Service Cost	Year 2 Projected Service Cost	Year 3 Projected Service Cost	Year 4 Projected Service Cost	Year 5 Projected Service Cost
Police Dept.	Non-Capital/Capital	Year 1/Year 3	$ -	$ 141,760	$ 142,770	$ 143,802	$ 144,855
Fire Dept.	Non-Capital	Year 1/Year 3	$ -	$ -	$ 101,764	$ 104,097	$ 109,501
Street Dept.	Non-Capital/Capital	Year 1/Year 3	$ 5,462	$ 5,462	$ 5,462	$ 5,462	$ 5,462
Building Services Dept.	Non-Capital/Capital	Year 1/Year 3	$ -	$ -	$ -	$ -	$ -
Sanitation Dept.	Non-Capital	Year 1/Year 3	$ 13,680	$ 13,680	$ 13,680	$ 13,680	$ 13,680
Water Dept.	Non-Capital/Capital	Year 1/Year 3	$ -	$ -	$ -	$ -	$ -
Waste Water Dept.	Non-Capital/Capital	Year 1/Year 3	$ -	$ -	$ -	$ -	$ -
Total:			**$ 19,142**	**$ 160,902**	**$ 263,676**	**$ 267,041**	**$ 273,498**

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(4)&(5)

(4) "That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density."

(5) "That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria."

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(6)

(6) "This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation."

Owner Name	2018 Pay 2019 Net Assessed Value	2018 Pay 2019 Pre Annex Tax Rate	2018 Pay 2019 Post Annex Tax Rate	2018 Pay 2019 Pre Annex Gross Property Taxes	2018 Pay 2019 Post Annex Gross Property Taxes	2018 Pay 2019 Pre Annex Net Property Taxes	2018 Pay 2019 Post Annex Net Property Taxes	Increase in Property Taxes Due to Annexation	Trash Pick-Up Charge Benefit (1)	Sewer Bill Benefit (2)	Water Bill Benefit (3)	Increase / (Decrease) in Property Taxes Net of Benefits
Thomas, John	53,545	1.5837	3.6713	848	1,966	712	1,398	**686**	156	132	42	**356**
Paddack, Josh	114,300	1.5837	3.6713	1,810	4,196	1,480	2,322	**842**	-	-	-	**842**
Emery, Joshua C	58,600	1.5837	3.6713	928	2,151	786	1,576	**790**	156	132	42	**460**
Lock, Russell	24,400	1.5837	3.6713	386	896	314	728	**413**	156	132	42	**83**
Lock, Russell	1,500	1.5837	3.6713	24	55	19	30	**11**	-	-	-	**11**

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(7)

(7) "This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation."

Pay 2019 Net Assessed Valuation	$	465,804,447
Total Annexation Net AV	$	9,846,728
Annexation Area Net AV to Pay 2019 Town Net AV		2.11%

Maximum Levy Worksheet

			2017		2018		2019		Pro Forma Annexation
	Prior Year Levy	$	7,583,369	$	8,217,874	$	9,292,730	$	9,609,079
Plus:									
	Under Max	$	900,611	$	589,274	$	432	$	50
Equals:	Sub-total	$	8,484,728	$	8,807,148	$	9,293,162	$	9,609,129
Times:	6 year non farm income factor		1.038		1.040		1.034		1.035
Equals:	Sub-total	$	8,807,148	$	9,159,434	$	9,609,129	$	9,945,449
Plus:									
	Ensuing year Annexation Appeal	$	-	$	-	$	-	$	-
	Automatic 15% Annexation Adjustment	$	-	$	133,728	$	-	$	203,129
Equals:	Ensuing Year Maximum Property Tax Levy	$	8,807,148	$	9,293,162	$	9,609,129	$	10,148,578
Less:	Under Max Levy by	$	589,274	$	432	$	50	$	99
Equals:	1782 Notice	$	8,217,874	$	9,292,730	$	9,609,079	$	10,148,479

Reedy Financial Group P.C.

Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(8)

(8) "This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation."

MVH Distribution Impact

	Pre-Annexation							Post-Annexation							Impact
Unit	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Population	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Inc./(Dec.)
Frankfort Civil City	16,422	$ 663,003	$ 663,003	$ 663,003	$ 663,003	$ 663,003	$ 3,315,015	16,562	$ 664,284	664,398	664,398	664,398	664,398	$ 3,321,876	$ 6,861
Colfax Civil Town	691	$ 27,898	$ 27,898	$ 27,898	$ 27,898	$ 27,898	$ 139,490	691	$ 27,715	27,699	27,699	27,699	27,699	$ 138,512	$ (978)
Kirklin Civil Town	788	$ 31,814	$ 31,814	$ 31,814	$ 31,814	$ 31,814	$ 159,070	788	$ 31,606	31,587	31,587	31,587	31,587	$ 157,955	$ (1,115)
Michigantown Civil Town	467	$ 18,854	$ 18,854	$ 18,854	$ 18,854	$ 18,854	$ 94,270	467	$ 18,731	18,720	18,720	18,720	18,720	$ 93,611	$ (659)
Mulberry Civil Town	1,254	$ 50,628	$ 50,628	$ 50,628	$ 50,628	$ 50,628	$ 253,140	1,254	$ 50,297	50,267	50,267	50,267	50,267	$ 251,366	$ (1,774)
Rossville Civil Town	1,653	$ 66,736	$ 66,736	$ 66,736	$ 66,736	$ 66,736	$ 333,680	1,653	$ 66,300	66,261	66,261	66,261	66,261	$ 331,346	$ (2,334)
Total:	**21,275**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 4,294,665**	**21,415**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 858,933**	**$ 4,294,665**	**$ (0)**

Notes: (1) Population increase based on assumption of 2.5 persons per parcel within annexation that utilizes homestead deduction.
(2) Per Indiana Code 8-14-1-3, MVH distributions are made monthly to cities and towns and the amount is allocated on the basis of population.
(3) Assumes same population and total distribution for 5 years.
(4) Pre-Annexation MVH Distributions based on Department of Local Government Finance's Estimated Miscellaneous Revenues report for Budget Year 2020.
(5) Population is based on 2010 census.

- **Other examples:**
  - **Local Income Taxes (allocated based on levy/prior year income taxes)**
  - **Local Road & Street Distributions (80% allocation based on road miles/20% based on population)**
  - **Cigarette Tax (allocated based on population)**
  - **Alcoholic Beverage Gallonage Tax (allocated based on population)**
  - **Circuit Breaker Impact**

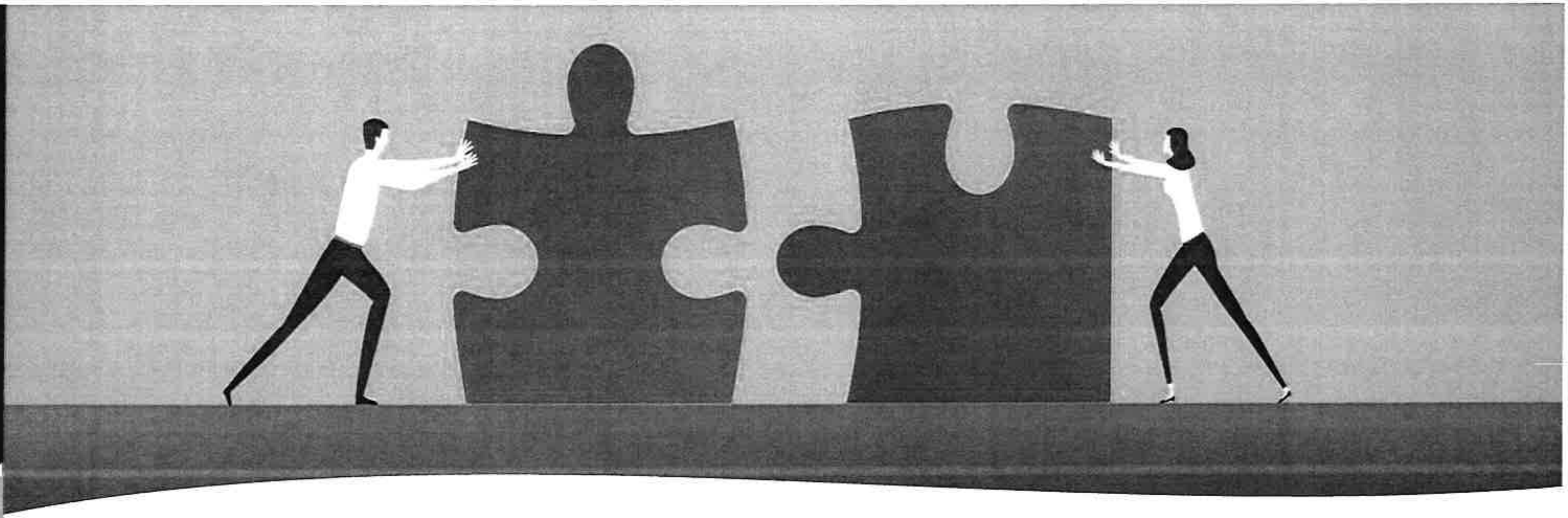
Reedy Financial Group P.C.
Real Experience. Real Solutions.

Annexation Fiscal Plan Requirements IC 36-4-3-13(d)(9)

(9) "This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:

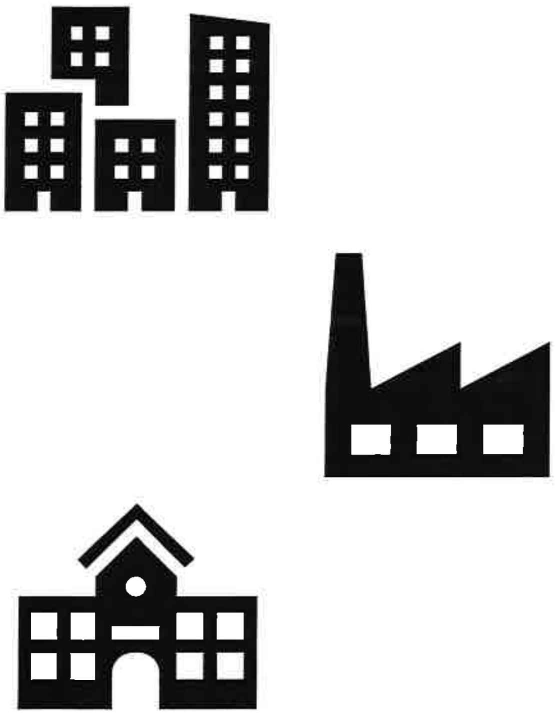
- **(A) The name of the owner of the parcel.**
- **(B) The parcel identification number.**
- **(C) The most recent assessed value of the parcel.**
- **(D) The existence of a known waiver of the right to remonstrate on the parcel.**

Reedy Financial Group P.C.
Real Experience. Real Solutions.



Tax Increment Financing (TIF)

What is Tax Increment Financing



Tax Increment Financing (TIF) Enables governmental units such as counties, cities, and towns, to fund development projects with the incremental increase in property tax revenues generated by the development.

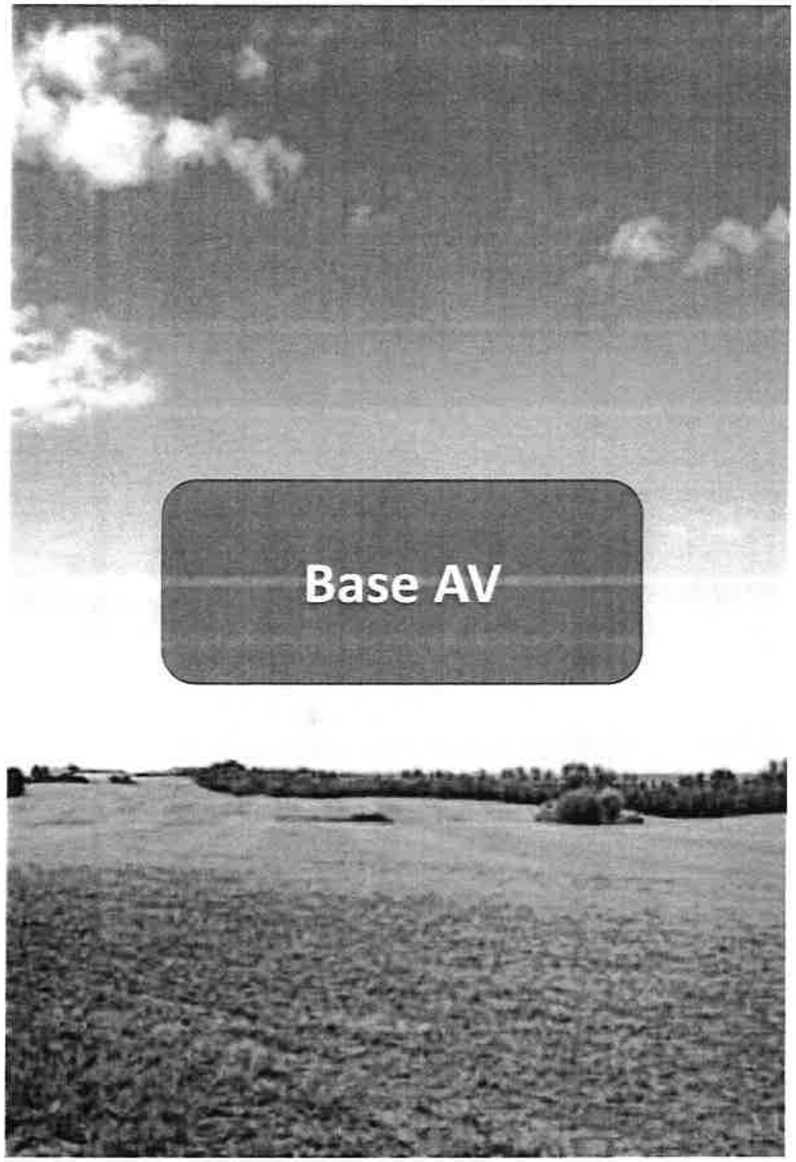
- Why should units utilize TIF?
  - Funds development projects that otherwise would have no revenue source
  - Incentivize growth in stagnate assessed value growth environments
  - Allows units flexibility when delivering incentive beyond standard 10-year abatements

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Introducing TIF Definitions:

Economic Development Area:	A targeted area with an official plan to increase employment opportunities, attract new business, or retain / expand current business
Allocation Area:	A sub-area within an Economic Development Area. The Allocation Area designates which properties will capture Tax Increment Finance (TIF) revenue
Base Assessed Value:	The assessed value of all units in the area prior to new development
Incremental Assessed Value:	New assessed values and property taxes generated from new development within a designated allocation area
TIF Clock:	TIF Allocation Areas expire 25 years after debt has been issued on the area

Reedy Financial Group P.C.
Real Experience. Real Solutions.

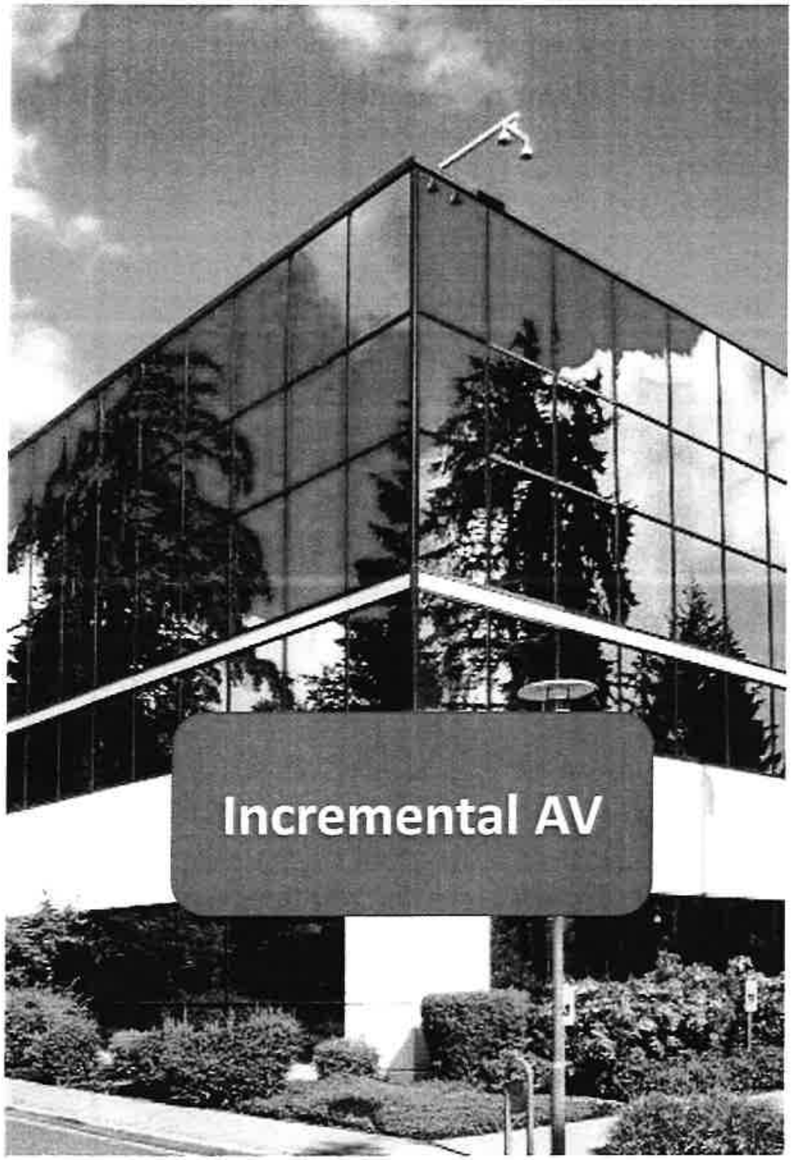


Base Assessed Value

- Company A is coming to town!
- Construction site is currently undeveloped land
- The current assessed value (AV) of the land is considered the Base Assessed Value

- Example: The land is assessed at $100,000
- Revenue to overlapping units is:
  - ($100K AV/100) * taxing district rate ($2.50)
  - Existing $2,500 tax levy goes to the overlapping taxing units
    - i.e., schools, libraries, townships

Reedy Financial Group P.C.
Real Experience. Real Solutions.



Incremental Assessed Value

- Company A's increase in assessed value as a result of their construction project is absorbed into a TIF allocation area
- Pre-developed land remains a part of the Base AV that continues to go to all overlapping units

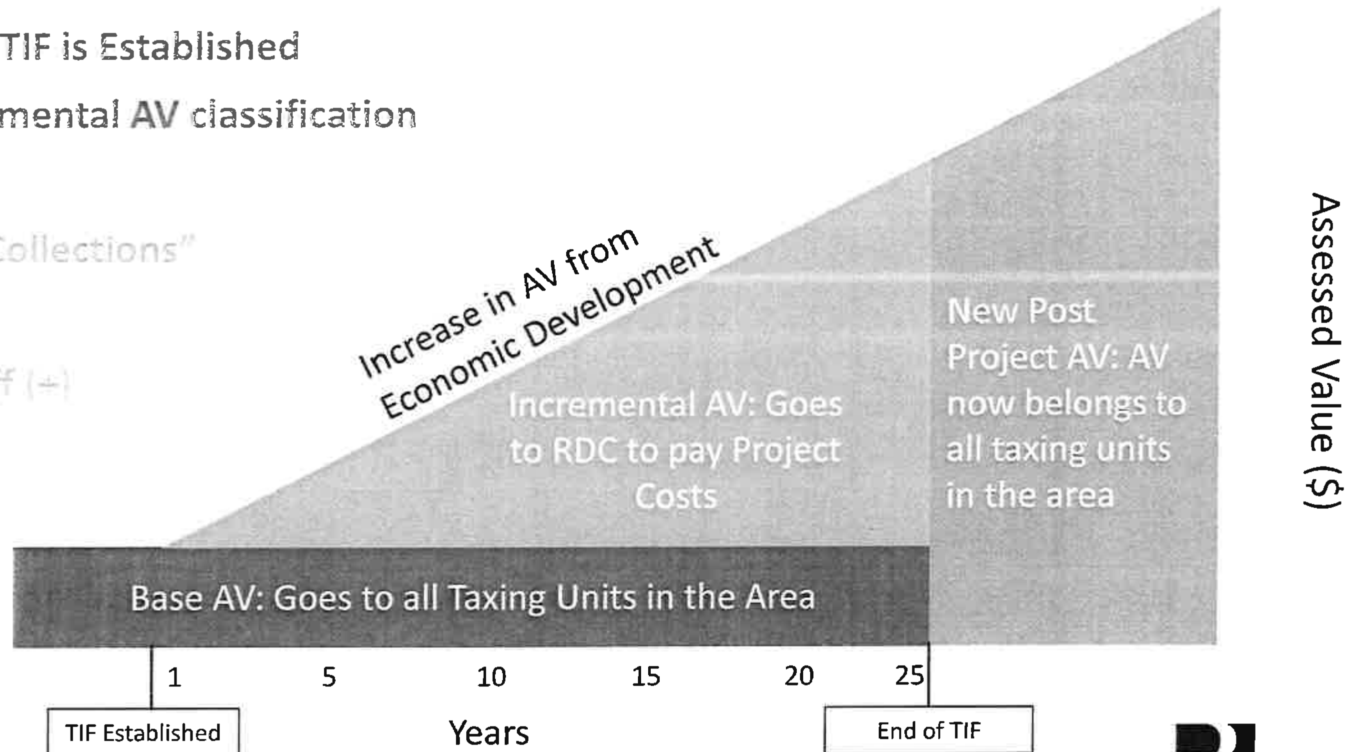
- Example: Assume Company A's new building is assessed at $40 million and is in the Allocation Area.
- Revenue to TIF is:
  - ($40 million AV/100) * taxing district rate ($2.50)
  - Generates $1 million in annual TIF Revenues
  - **NEW revenues that would not have been seen "but-for" TIF**

Reedy Financial Group P.C.
Real Experience. Real Solutions.

TIF Clock

- Base AV – "Overlapping Units Collections"
- Existing AV at the time TIF is Established
- Doesn't meet the Incremental AV classification

- Incremental AV – "TIF Collections"
- New Construction (+)
- New Abatement Roll off (+)
- New Destruction (-)
- New Appeals (+)



Reedy Financial Group P.C.
Real Experience. Real Solutions.

Managing the TIF Clock

Year 1: Construction Begins on Development

Year 2: Construction In-Progress

Year 3: Construction Completion

Year 4: In January, Development is assessed

Year 5: Development's Assessed Values are included on Taxpayer's tax bill and **TIF revenues are collected**

<u>TIF Clock</u>

1. The TIF clock begins the day debt is issued and Allocation Area revenues are pledged
   - Often debt is issued in Year 1 to fund capital cost incentive.
   - Property values may not be assessed and taxable until many years later, Year 5 in this example.

Tip: If debt is issued in Year 5, the TIF area can collect on the full 25-year clock of the TIF.

Tip: If available, other revenues may be pledged to delay the start date.

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Utilizing TIF Revenues

Each TIF project should be catered toward the specific needs of each community to effectively utilize the TIF revenue…

Quality of Life Projects

Community projects, emergency services, local road and street projects, façade programs

Workforce Development/Housing

1. 15% allowable amount for Workforce Development programs
2. Incentivize housing projects (single & multi-family)

Incentivize Business Development

Leverage future TIF Revenues to deliver business development today or structure incentive over time.

Redevelopment Area Creation Steps

1. Determine Boundaries (Identifying Specific Parcels)
2. Creation of Plan for Area
3. Declaratory Resolution
4. Planning Commission Approving Resolution
5. Council/Commissioners Approving Resolution
6. Tax Impact Statement
7. Notice of Public Hearing
8. Public Hearing and Confirmatory Resolution
9. Filings

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Who Controls TIF Revenues?

- Cities can establish a Redevelopment Commissions (RDC) to assist with decisions associated with Economic Development and TIF incentives
- RDC's generally consist of five voting members and one non-voting school board member:

Appointed by:	Municipal Executive	Municipal Executive	Municipal Executive	Legislative Body	Legislative Body	School Board

- Appointed RDC Positions: President, Vice President, Secretary

Reedy Financial Group P.C.
Real Experience. Real Solutions.

RDC Member Duties

Monthly Duties

- Attend Monthly Meetings
- **Oversight of TIF Funds (Planning)**
- Consider & Approve/Disapprove of:
  - Creation and Expansion of Allocation Areas
  - Consider Bond Approval Documents
  - Consider the Public's Funding Requests
- Reporting Requirements

Long-Term Duties

- Actively engage in Community Planning Discussions
  - Quality of Life Projects
  - Workforce Development
  - Housing Development
  - Employer Retention/Business Development
    - Long-Term Tax Incentive
    - Up Front Capital Incentive

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Oversight of TIF Funds

TIF Allocation Area #1	2019	2020	2021	as of 6/30/2021	2022	2023
Beginning Cash Balance	$ 500,000	$ 1,495,000	$ 2,490,000	$ 2,490,000	$ 3,150,000	$ 3,735,000
Plus Revenues:						
TIF Revenue Collections	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Total Revenues	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Less Expenditures:						
Capital Outlays						
Airport Expansion Project	$ 60,000	$ 60,000	$ 60,000	$ 25,000	$ 60,000	$ 60,000
Downtown Improvements	$ 150,000	$ 150,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
Park Improvements	$ 15,000	$ 15,000	$ -	$ -	$ -	$ -
New Fire Station	$ -	$ -	$ 500,000	$ 300,000	$ 500,000	$ -
Roadwork Projects	$ 100,000	$ 100,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
School STEM Program	$ 45,000	$ 45,000	$ 45,000	$ -	$ 45,000	$ 45,000
Debt Payments						
ED Revenue Bonds, Series 2017	$ -	$ 600,000	$ 600,000	$ 300,000	$ 600,000	$ 600,000
Potential Debt Issue	$ -	$ -	$ -	$ -	$ -	$ -
Other Services & Charges						
Professional Services	$ 35,000	$ 35,000	$ 35,000	$ 17,500	$ 35,000	$ 35,000
Total Spending	$ 405,000	$ 1,005,000	$ 1,440,000	$ 732,500	$ 1,515,000	$ 1,015,000
Surplus / (Deficit)	$ 995,000	$ 995,000	$ 660,000	$ 317,500	$ 585,000	$ 1,285,000
Year End Fund Balance:	$ 1,495,000	$ 2,490,000	$ 3,150,000	$ 2,807,500	$ 3,735,000	$ 5,020,000

Accurate planning allows an RDC to make confident decisions when studying the feasibility of projects

Quality of Life Projects

Workforce Development Program

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Monitoring Revenues

TIF Allocation Area #1						
	2019	2020	2021	as of 6/30/2021	2022	2023
Beginning Cash Balance	$ 500,000	$ 1,495,000	$ 2,490,000	$ 2,490,000	$ 3,150,000	$ 3,735,000
Plus Revenues:						
TIF Revenue Collections	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Total Revenues	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Less Expenditures:						
Capital Outlays						
Airport Expansion Project	$ 60,000	$ 60,000	$ 60,000	$ 25,000	$ 60,000	$ 60,000
Downtown Improvements	$ 150,000	$ 150,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
Park Improvements	$ 15,000	$ 15,000	$ -	$ -	$ -	$ -
New Fire Station	$ -	$ -	$ 500,000	$ 300,000	$ 500,000	$ -
Roadwork Projects	$ 100,000	$ 100,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
School STEM Program	$ 45,000	$ 45,000	$ 45,000	$ -	$ 45,000	$ 45,000
Debt Payments						
ED Revenue Bonds, Series 2017	$ -	$ 600,000	$ 600,000	$ 300,000	$ 600,000	$ 600,000
Potential Debt Issue	$ -	$ -	$ -	$ -	$ -	$ -
Other Services & Charges						
Professional Services	$ 35,000	$ 35,000	$ 35,000	$ 17,500	$ 35,000	$ 35,000
Total Spending	$ 405,000	$ 1,005,000	$ 1,440,000	$ 732,500	$ 1,515,000	$ 1,015,000
Surplus / (Deficit)	$ 995,000	$ 995,000	$ 660,000	$ 317,500	$ 585,000	$ 1,285,000
Year End Fund Balance:	$ 1,495,000	$ 2,490,000	$ 3,150,000	$ 2,807,500	$ 3,735,000	$ 5,020,000

A lot can happen from the time incentives are structured to the time a development becomes taxable. Is the County capturing values correctly?

Are the debt service payments on the incentive being offset by new project revenues? How successful was the incentive? Return on Investment?

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Looking Ahead

TIF Allocation Area #1

	2019	2020	2021	as of 6/30/2021	2022	2023
Beginning Cash Balance	$ 500,000	$ 1,495,000	$ 2,490,000	$ 2,490,000	$ 3,150,000	$ 3,735,000
Plus Revenues:						
TIF Revenue Collections	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Total Revenues	$ 1,400,000	$ 2,000,000	$ 2,100,000	$ 1,050,000	$ 2,100,000	$ 2,300,000
Less Expenditures:						
Capital Outlays						
Airport Expansion Project	$ 60,000	$ 60,000	$ 60,000	$ 25,000	$ 60,000	$ 60,000
Downtown Improvements	$ 150,000	$ 150,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
Park Improvements	$ 15,000	$ 15,000	$ -	$ -	$ -	$ -
New Fire Station	$ -	$ -	$ 500,000	$ 300,000	$ 500,000	$ -
Roadwork Projects	$ 100,000	$ 100,000	$ 100,000	$ 45,000	$ 100,000	$ 100,000
School STEM Program	$ 45,000	$ 45,000	$ 45,000	$ -	$ 45,000	$ 45,000
Debt Payments						
ED Revenue Bonds, Series 2017	$ -	$ 600,000	$ 600,000	$ 300,000	$ 600,000	$ 600,000
Potential Debt Issue	$ -	$ -	$ -	$ -	$ -	$ -
Other Services & Charges						
Professional Services	$ 35,000	$ 35,000	$ 35,000	$ 17,500	$ 35,000	$ 35,000
Total Spending	$ 405,000	$ 1,005,000	$ 1,440,000	$ 732,500	$ 1,515,000	$ 1,015,000
Surplus / (Deficit)	$ 995,000	$ 995,000	$ 660,000	$ 317,500	$ 585,000	$ 1,285,000
Year End Fund Balance:	$ 1,495,000	$ 2,490,000	$ 3,150,000	$ 2,807,500	$ 3,735,000	$ 5,020,000

To structure future incentives, it is important to understand existing financial commitments, remaining TIF life, cash flows, etc.

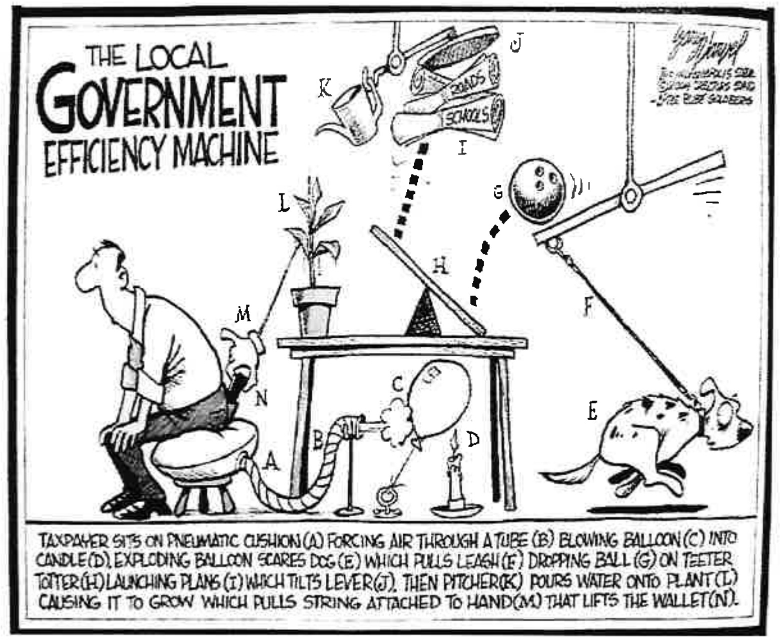
A detailed financial plan could allow RDC commissioners to effectively structure incentives and fund projects without jeopardizing the financial health of the RDC

The RDC has capacity to take on a new project or incentivize further development

Reedy Financial Group P.C.
Real Experience. Real Solutions.

Closing Remarks/Q & A

- Thank you for taking the time to speak with us today!
- Let's continue to work together to help the City achieve its goals!
- This is the end of the presentation
- Please feel free to ask questions and/or voice concerns



Reedy Financial Group P.C.
Real Experience. Real Solutions.