

1. Redevelopment Commission Meeting Agenda

Documents:

[DRAFTCC AGENDA 04.05.2022.PDF](#)

2. Meeting Materials

Documents:

[AUBURN TIF RDC PRESENTATION 04.05.2022.PDF](#)

AGENDA
COUNCIL MEETING
APRIL 5, 2022 AT 6:00 P.M.

- Call to Order
- Moment of Silent Meditation or Reflection
- Pledge of Allegiance to the Flag
- Roll Call
- Approval of Minutes
 - **March 15 regular meeting**
- Recognition of Visitors
- Communications
 - **Employee Recognition**
 - **PD Jeff Plank – 20 Years**
 - **FD Doug Cox and Joseph Molargik – 25 Years**
- Clerk-Treasurer
 - **Current vouchers**
 - **Bank Reconciliation for January/February**
 - **Auburn Redevelopment Annual Financial Report**
- Ordinances and Resolutions
 - **2021-21 Amend Methods of Payment to COA – TABLED**
 - **03-2022 Park Master Plan Approval – 2nd Reading**
 - **2022-05 Re-establish CCD Fund – 2nd Reading – Public Hearing**
 - **05-2022 Annual Investment Authorization – 1st Reading**
 - **06-2022 SBOA Directive for GAAP Financial Stmt – 1st Reading**
- Reports
 - Mayor
 - Council President
 - Plan Commission
 - Committees
- Unfinished Business
- New Business
- The General Good & Welfare of the Community
- Announcements: Next Regular Meeting – **Tuesday, April 19, 2022 6:00 P.M.**
- Adjournment

Auburn Redevelopment Commission

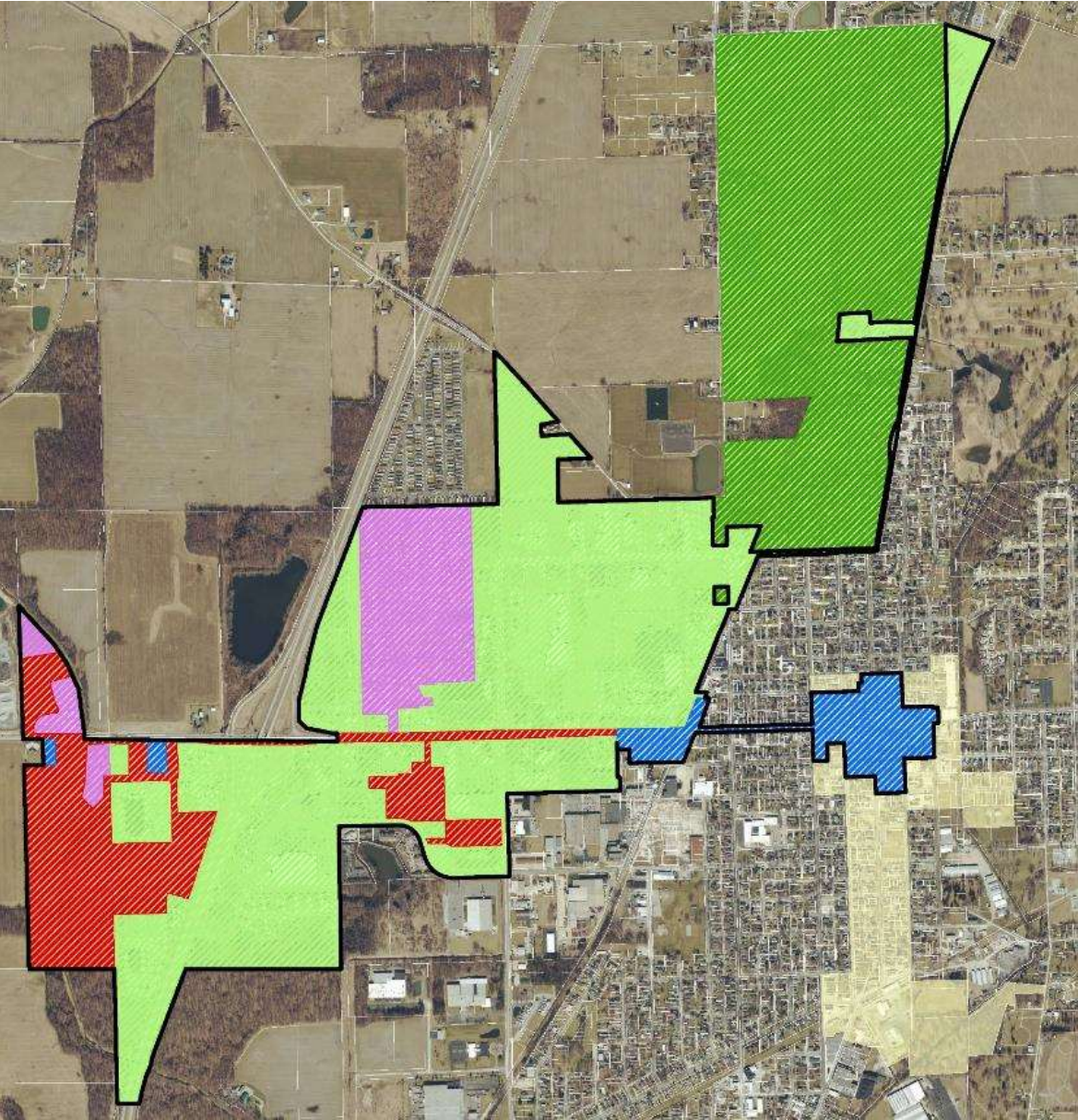


TIF Presentation
(IC 36-7-25-8)



April 5, 2022

Map of the Area



Legend

-  Original 2001 (New Expiration 2031)
-  Expansion in 2008 (New Expiration 2038)
-  New Expansion 2020 (Expiration 2045)
-  Parcels to Reset (Expiration 2045)
-  Non-Taxable Parcels from 2001 TIF
-  Economic Development Area

Northwest Economic Development EDA

About the Area

Created/Expanded	Expiration
December 10, 2001	December 1, 2031
June 26, 2008	June 1, 2038
October 27, 2020	25 years after debt issuance

	Pay 2021	Pay 2022	Pay 2023**
Estimated Annual TIF	\$1,402,570*	\$1,557,000	\$1,947,110

*Actual 2021 collections were \$1,412,108.

**Includes an estimate for the Astral at Auburn development. Assumes the development is fully assessed for taxes payable 2023 and is not tax-exempt.

Northwest Economic Development EDA

Projects Funded with TIF Revenues

- Ensley Avenue Storm Sewer Project
- Betz Nursing Home Storm Sewer
- Norland Park Storm Sewer
- Auburn Essential Services Video Head End
- Grandstaff Drive/Betz Road Improvements
- NW Sewer Separation
- SE Sewer Separation
- North/South Trail Construction
- Rieke Park Trail Improvements
- Water Department SCADA Upgrade Project
- Union Street Water/Storm Sewer Project Design (ongoing)
- Lenora Lane Extension and Peckhart Ditch Bridge (ongoing)
- Downtown Sidewalk Improvements (ongoing)
- Union Street Reconstruction (2023)

Northwest Economic Development EDA

2022 Budget

- Professional Services and Other Services and Charges: \$55,000
- Capital Outlays: \$1,450,000

Northwest Economic Development EDA

Current/Proposed Future Projects Funded With TIF Revenues

- City Hall Project
- Police Department Remodel or Headquarters
- Street Department Campus and Headquarters
- Railroad Overpass
- 9th St. Cedar to Union Reconstruction
- Replace Water Main on 9th Street Cedar-Union
- Downtown Sidewalk Beautification
- County Road 11A and I-69 Area Infrastructure
- State Road 8 and I-69 Business Park Infrastructure
- Lenora Lane Extension to CR 19
- John Ketchum Drain Reconstruction
- 5th St. Streetscape and Parking Lot (Main-Jackson)

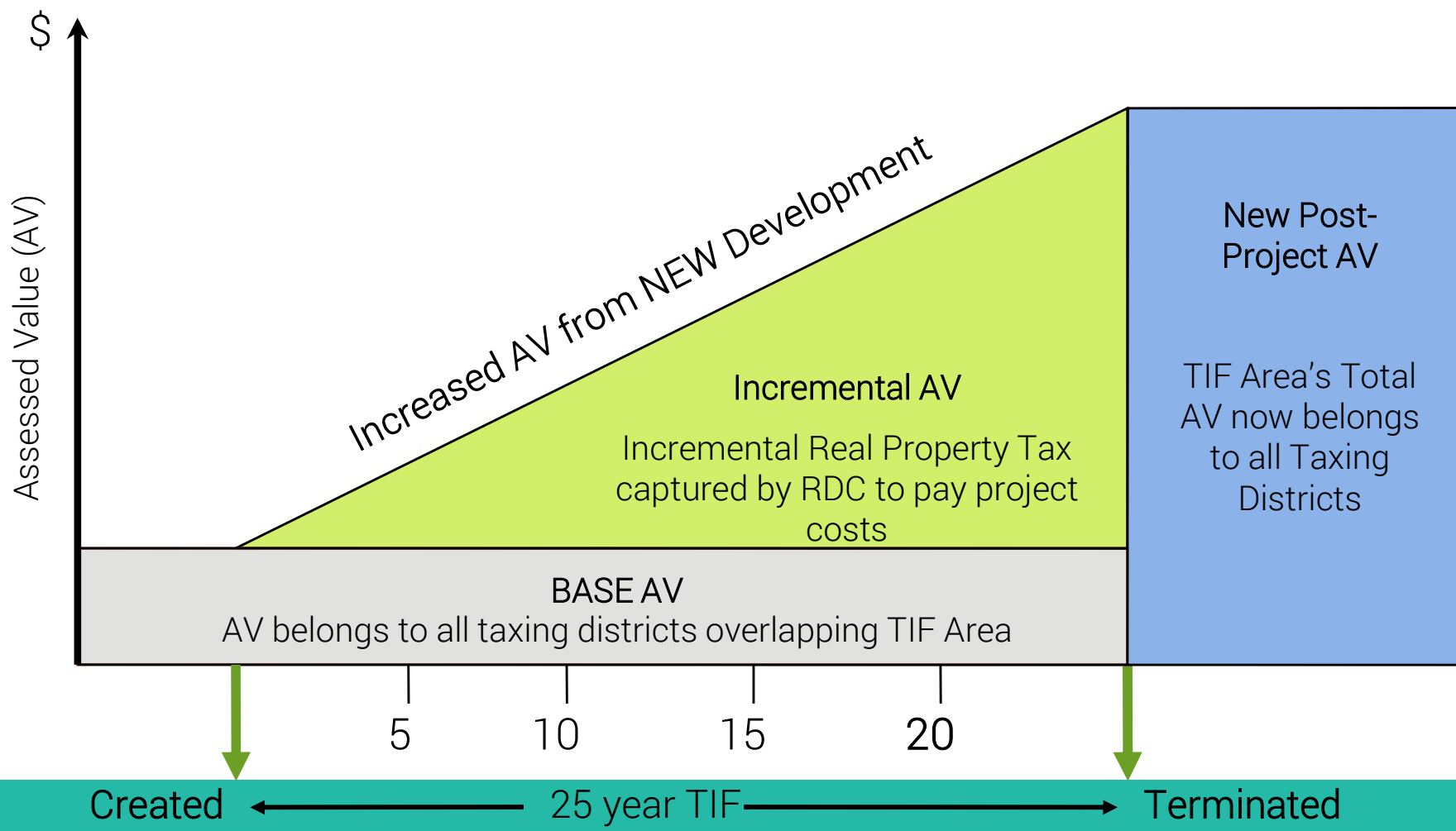
Northwest Economic Development EDA

Current/Proposed Future Projects Funded With TIF Revenues (Cont'd)

- 8th St. Streetscape (Main-Jackson)
- Grandstaff Dr. Extended to CR 36A
- Potter Drive Extension and Infrastructure
- Smith Drive Connection W/SR 8
- Park Land Purchase (I-69/SR 8 Pond)
- SR 8 Touring Drive to Smaltz Way Sidewalk Project
- SR 8 and Touring Drive (Street and Infrastructure)
- SR 8 to 15th Street New Connector Street and Infrastructure
- Downtown Waterfront Improvements
- Intersection Improvement North St. – Indiana Ave.

Over \$10 million of projects anticipated to be completed leveraging TIF Revenues

TIF Mechanics



Northwest Economic Development EDA

ESTIMATED IMPACT OF PASSING THROUGH \$10,000,000 OF THE INCREMENTAL ASSESSED VALUE

Auburn City Taxing District

Auburn Taxing Unit (025)	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
SCENARIO I: PRESENT SITUATION			
Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.			
DeKalb County	\$0.3767	\$2,816,050,743	\$10,608,063
DeKalb County Cumulative Capital Development	0.0307	2,816,050,743	864,528
Union Township	0.0128	637,460,790	81,595
Auburn Civil City	0.5635	710,675,216	4,004,655
Auburn Civil City Cumulative Capital Development	0.0470	710,675,216	334,017
Auburn Civil City Fire Protection Territory	0.3550	765,887,513	2,718,901
Auburn Civil City Fire Protection Territory Equip. Replacement	0.0324	765,887,513	248,148
DeKalb County Central United School Corporation	0.8931	1,360,271,926	12,148,588
Auburn-Eckhart Public Library	0.1367	742,778,264	1,015,378
Northeast Indiana Solid Waste Management	0.0121	2,816,050,743	340,742
DeKalb County Airport Authority	0.0266	2,816,050,743	749,069
DeKalb County Airport Authority Cumulative Building	0.0030	2,816,050,743	84,482
Net Tax Rate (per \$100 AV)	<u>\$2.4896</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Estimated Net Tax Increment
TIF Allocation Fund	\$2.4896	\$10,000,000	\$248,960	\$0	\$248,960
Existing Tax Increment					

SCENARIO II: ASSUMES THE INCREMENTAL ASSESSED VALUE IS PASSED THROUGH TO THE OVERLAPPING TAXING UNITS

	Tax Rate	Net Assessed Value	Estimated Property Tax Levy	Rate Difference From Scenario I	Levy Difference From Scenario I
DeKalb County	\$0.3754	\$2,826,050,743	\$10,608,063	(\$0.0013)	\$0
DeKalb County Cumulative Capital Development	0.0307	2,826,050,743	867,598	0.0000	3,070
Union Township	0.0126	647,460,790	81,595	(0.0002)	0
Auburn Civil City	0.5557	720,675,216	4,004,655	(0.0078)	0
Auburn Civil City Cumulative Capital Development	0.0470	720,675,216	338,717	0.0000	4,700
Auburn Civil City Fire Protection Territory	0.3504	775,887,513	2,718,901	(0.0046)	0
Auburn Civil City Fire Protection Territory Equip. Replacement	0.0324	775,887,513	251,388	0.0000	3,240
DeKalb County Central United School Corporation	0.8866	1,370,271,926	12,148,588	(0.0065)	0
Auburn-Eckhart Public Library	0.1349	752,778,264	1,015,378	(0.0018)	0
Northeast Indiana Solid Waste Management	0.0121	2,826,050,743	340,742	0.0000	0
DeKalb County Airport Authority	0.0265	2,826,050,743	749,069	(0.0001)	0
DeKalb County Airport Authority Cumulative Building	0.0030	2,826,050,743	84,782	0.0000	300
Net Tax Rate (per \$100 AV)	<u>\$2.4673</u>			<u>(\$0.0223)</u>	<u>\$11,310</u>

* The reduction in tax rates could potentially reduce the Circuit Breaker losses incurred by the taxing units located in the County.

Northwest Economic Development EDA

ESTIMATED IMPACT OF PASSING THROUGH \$10,000,000 OF THE INCREMENTAL ASSESSED VALUE

Auburn Keyser Taxing District

Auburn Keyser Taxing Unit (012)	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
SCENARIO I: PRESENT SITUATION			
Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.			
DeKalb County	\$0.3767	\$2,816,050,743	\$10,608,063
DeKalb County Cumulative Capital Development	0.0307	2,816,050,743	864,528
Keyser Township	0.0065	339,678,580	22,079
Auburn Civil City	0.5635	710,675,216	4,004,655
Auburn Civil City Cumulative Capital Development	0.0470	710,675,216	334,017
Auburn Civil City Fire Protection Territory	0.3550	765,887,513	2,718,901
Auburn Civil City Fire Protection Territory Equip. Replacement	0.0324	765,887,513	248,148
Garrett-Keyser-Butler Community School Corporation	1.1000	460,881,327	5,069,695
Auburn-Eckhart Public Library	0.1367	742,778,264	1,015,378
Northeast Indiana Solid Waste Management	0.0121	2,816,050,743	340,742
DeKalb County Airport Authority	0.0266	2,816,050,743	749,069
DeKalb County Airport Authority Cumulative Building	0.0030	2,816,050,743	84,482
Net Tax Rate (per \$100 AV)	<u>\$2.6902</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Estimated Net Tax Increment
TIF Allocation Fund	\$2.6902	\$10,000,000	\$269,020	\$0	\$269,020
Existing Tax Increment					

SCENARIO II: ASSUMES THE INCREMENTAL ASSESSED VALUE IS PASSED THROUGH TO THE OVERLAPPING TAXING UNITS

				Rate Difference From Scenario I	Lewy Difference From Scenario I
DeKalb County	\$0.3754	\$2,826,050,743	\$10,608,063	(\$0.0013)	\$0
DeKalb County Cumulative Capital Development	0.0307	2,826,050,743	867,598	0.0000	3,070
Keyser Township	0.0063	349,678,580	22,079	(0.0002)	0
Auburn Civil City	0.5557	720,675,216	4,004,655	(0.0078)	0
Auburn Civil City Cumulative Capital Development	0.0470	720,675,216	338,717	0.0000	4,700
Auburn Civil City Fire Protection Territory	0.3504	775,887,513	2,718,901	(0.0046)	0
Auburn Civil City Fire Protection Territory Equip. Replacement	0.0324	775,887,513	251,388	0.0000	3,240
Garrett-Keyser-Butler Community School Corporation	1.0766	470,881,327	5,069,695	(0.0234)	0
Auburn-Eckhart Public Library	0.1349	752,778,264	1,015,378	(0.0018)	0
Northeast Indiana Solid Waste Management	0.0121	2,826,050,743	340,742	0.0000	0
DeKalb County Airport Authority	0.0265	2,826,050,743	749,069	(0.0001)	0
DeKalb County Airport Authority Cumulative Building	0.0030	2,826,050,743	84,782	0.0000	300
Net Tax Rate (per \$100 AV)	<u>\$2.6510</u>			<u>(\$0.0392)</u>	<u>\$11,310</u>

* The reduction in tax rates could potentially reduce the Circuit Breaker losses incurred by the taxing units located in the County.



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Auburn Redevelopment Commission

TIF Presentation

(IC 36-7-25-8)

April __, 2022



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