

1. Redevelopment Commission Meeting Agenda

Documents:

[DRAFT AGENDA 06.07.2022.PDF](#)

2. Meeting Materials

Documents:

[07-2022 ARC_TIF ANNUAL DETERMINATION RESOLUTION.PDF](#)
[TIF ANNUAL DETERMINATION LETTER_DRAFT.PDF](#)

AGENDA
Redevelopment Commission
June 7, 2022 12:00pm
Norman E. Yoder Council Chambers
206 E Ninth St.

Roll Call

Rudi Eidam – Tammy Fink – Larry Cooney – Terry Rayle –Shelley Smaltz -Greg Lantz

Recognition of Visitors

Expected Mayor Michael D. Ley, Clerk-Treasurer Patricia Miller, Mayor’s Executive Assistant Brandy Coburn, City Attorney Erik Weber, Water Superintendent Randy Harvey, and City Engineer Daryl McConnell

Approval of Regular Minutes

- May 3rd Regular Meeting

Examination of Claims

- Keystone Ridge Designs, INC. – Invoice #SO21934-01B - Downtown Sidewalk Project - \$160.00 – Artwork Setup Fee for Trash Receptacles
- Jones Petrie Rafinski – Invoice #42824 - \$8,000.00 – Downtown Improvements Project-Streetscape Bidding
- Victor Stanley – Invoice S150520 - \$9,054.00 – Downtown Improvements Project-Benches

Unfinished Business

New Business

- John Ketchum Drain Reconstruction
- Auburn Sidewalk Improvements Project
- Auburn Main Street – New Façade Program
- Annual Determination of Excess Assess Value – letter to overlapping tax units – Pursuant to IC 36-7-14-39
- Resolution 07-2022_TIF Annual Determination

Announcements

- Next meeting is July 5th, 2022

Adjournment

Received 05/31/2022

RESOLUTION NO. 07-2022

**RESOLUTION OF THE AUBURN REDEVELOPMENT
COMMISSION**

SUMMARY

This Resolution supports the Auburn Redevelopment Commission regarding annual determination pursuant to I.C. 36-7-14-39.

_____ Recorder's Office	_____ Publish Public Hearing
<u> X </u> Auditor's Office	_____
_____ Clerk's Office	_____ Publish O/R after adoption
<u> X </u> Other	_____

- DLGF-electronically
- City of Auburn Common Council
- DeKalb County Council
- DeKalb County Central United School Corporation
- Garrett-Keyser-Butler School Corporation
- Union Township
- Keyser Township
- Northeast Indiana Solid Waste District
- Eckhart Public Library
- Garrett Public Library
- DeKalb County Airport Authority

RESOLUTION NO. 07-2022

**RESOLUTION OF THE AUBURN REDEVELOPMENT
COMMISSION**

WHEREAS, the Auburn Redevelopment Commission has created the Northwest Redevelopment Area (“Area”) and an allocation area entitled the Northwest TIF Allocation Area (“Allocation Area”) located in the City’s redevelopment district in accordance with IC 36-7-14 (“Act”); and

WHEREAS, pursuant to IC 36-7-14-39(b)(4), the Commission must make an annual determination prior to June 15 of each year, of the amount, if any, of assessed value of taxable property in the Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Allocation Area, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds and support other purposes of the Commission in compliance with IC 36-7-14-39(b)(2); and

WHEREAS, the Commission must provide written notice to the County Auditor, the Common Council and the officers who are authorized to fix the budgets, tax rates and tax levies of each taxing district whose territory is wholly or partially in the Allocation Area; and

WHEREAS, the Commission must submit a copy of the notice to the Department of Local Government Finance electronically; and

WHEREAS, the notice must state: (1) the amount of excess assessed value that the Commission has determined may be allocated to the respective taxing units; and (2) that the Commission has determined that there is no excess assessed value that may be allocated to the respective taxing units; and

WHEREAS, the Commission has determined that the following taxing districts are located wholly or partially in the Allocation Area:

- DeKalb County Auditor
- City of Auburn Common Council
- DeKalb County Council
- DeKalb County Central United School Corporation
- Garrett-Keyser-Butler School Corporation
- Union Township
- Keyser Township
- Northeast Indiana Solid Waste District
- Eckhart Public Library
- Garrett Public Library
- DeKalb County Airport Authority

WHEREAS, the Commission finds that there are tax increment revenues including encumbrances in the approximate amount of \$ 4,397,046.60 in the Allocation Fund (as defined in the Act) (“Existing TIF Revenues”); and

WHEREAS, the Commission has estimated that tax increment to be generated within the Allocation Area payable in 2022 is approximately \$ 1,947,110.00; and

WHEREAS, the Commission finds that:

00.00 will be dedicated to the repayment of debt service for proposed bonds/lease rental payments; and

Approximately \$ 10,000,000.00 of projects are anticipated to be completed leveraging TIF revenues as identified in the Commission's economic redevelopment plan for the Area as set forth on Exhibit A attached hereto; and

WHEREAS, the Commission has determined that it requires all of the assessed value in the Allocation Area, as of June 15, 2022, to support projects of the Commission to create economic development and/or redevelopment in the area; and

NOW THEREFORE, BE IT RESOLVED BY THE AUBURN REDEVELOPMENT COMMISSION THAT:

1. The Commission determines that there is no excess assessed value that may be allocated to other taxing units.
2. The Commission ratifies the notifications filed by or caused to be filed by the Secretary of the Commission prior to June 15, 2022.
3. This resolution is effective upon passage.

Adopted at a meeting of the Auburn Redevelopment Commission held this 7th day of June 2022.

AUBURN REDEVELOPMENT COMMISSION

LARRY COONEY, President

ATTEST:

PATRICIA MILLER, Clerk-Treasurer

VOTING:

AYE

NAY

Terry Rayle

Tammy Stuckey

Shelley Smaltz

Rudy Eidam

Larry Cooney

ESHIBIT “A”
MODIFIED
ECONOMIC DEVELOPMENT PLAN
for the
NORTHWEST ECONOMIC DEVELOPMENT AREA
SUMMARY

This Modified Economic Development Plan (the “Plan”) identifies, generally, those local public improvements in and serving the Northwest Economic Development Area (the “Area”) that are required for the proper economic development and redevelopment of the Area, and discusses specific improvements that have been identified as necessary for economic development and redevelopment. This amendment serves to modify the scope and description of projects proposed to be financed all or in part with TIF revenue. **A map of the Economic Development Area is attached hereto.** This map represents a general outline of the area and the parcels encompassed in the Northwest Economic Development Area subject to the provisions of Indiana Code Section 36-7-14 et al., as amended from time to time. The general intent of the original Economic Development Plan remains the same, and only the scope and description of projects has been modified herein.

Accomplishment of the Plan will enable the City to accommodate and support the strong residential, commercial, and industrial development in the future. All indicators continue to support the Area as a desirable area for development and redevelopment for the foreseeable future. The Area and other geographic locales served by the Area are in need of new, expanded, and improved infrastructure and related improvements in and serving the Area.

The Economic Development Area has three generally distinct sub-areas, described as follows:

Commercial Sub-Area

The West 7th Street-Grandstaff Drive commercial sub-area is bounded generally by Indiana Avenue on the east, the developments located on the near west side of Interstate 69, areas to the north and south of State Road Eight (8), the areas near Interstate 69, areas adjacent to and near West Seventh Street, 15th Street, the I-69 corridor that is adjacent to the City limits of Auburn, and the area in the general vicinity of the same, and County Road 36A on the north. The Plan anticipates continued and exceptionally strong commercial and light industrial growth throughout this sub-area. The City of Auburn must be prepared for the impact of the anticipated growth of this sub-area. The City of Auburn must be prepared to accommodate significant increases in traffic at the State Road 8/I-69 interchange, coupled with strong and increasing demand for utility service extensions throughout the sub-area, as well as those lands west and north of the commercial sub-area. The City must consider secondary traffic routing options to reduce congestion on State Road 8 and at the State Road 8/I-69 interchange. Options for utility service “loops” will have to be investigated as a means of precluding the impairment or loss of utility services as this sub-area develops. Overall, the City must be prepared to

upgrade, improve, and modify existing water, electric, sanitary sewer, communication, and related utility services and infrastructure.

Residential Sub-Area

The Economic Development Area also includes the developed and developing residential sub-area north of North Street between Main Street and I-69. Alternate traffic routing and related improvements including, potentially, the extensions of Grandstaff Drive and Morningstar Road., and improvements to Betz Road, among others, are required. In addition, the improvement to existing roads, and supporting infrastructure may be necessary in the future. This sub-area also has significant stormwater drainage problems that must be corrected to sustain development of this sub-area and the areas north of Betz Road. Separation of the combined sanitary and stormwater sewers in the area bounded by Main Street, Van Buren Street, and North Street will be required in order to mitigate the stormwater drainage problems in that area and provide adequate downstream capacity for further development of this sub-area and adjacent lands. Water, sanitary sewer, and electric systems in various parts of this sub-area and adjacent lands must be constructed or reconstructed to correct or preclude over-utilization of the existing systems by current and future demands.

Downtown Sub-Area

The Economic Development Area also includes the developed downtown area and corridors connecting to commercial area along West Seventh Street and corridors connecting downtown south to the Auburn Cord Duesenberg Museum area. Improvement of existing street infrastructure, pedestrian facilities, utility infrastructure, public parking facilities to serve downtown, and quality of place initiatives such pedestrian-focused improvements like benches, bike racks, public gathering spaces, public art exhibits, and the like.

The improvements to local public infrastructure prescribed by the Plan, both generally and specifically, include the construction or reconstruction of streets, sidewalks, stormwater drainage, sanitary sewer, water and electric systems, and separation of combined stormwater-sanitary sewer systems. The plans for improvements are compatible with the Comprehensive Master Plan, Thoroughfare Plan, and the various utility plans of the City.

The Commission will complete projects with the intent to minimize adverse environmental impacts where to do so is not inconsistent with the requirements of the project.

Priorities for completion of projects are not assigned in this Plan. It is emphasized that the effects of time, financing constraints, unforeseen and emergent future requirements, emergencies, the effects that completion of a project will have on another project, and other variables, must be considered by the Redevelopment Commission when determining the priority of projects to be accomplished under the Plan.

REQUIRED AND PROPOSED IMPROVEMENTS

Overview

The projects that are being proposed by this Plan include new construction and improvements to streets and sidewalks, separation of combined stormwater/sanitary sewer systems, improvements to stormwater drainage, sanitary sewer, water and electric systems, installation of new street lights, trails, walkways, bikeways, technology improvements, public parking facilities, quality of life and environment projects and any other related projects. The improvements proposed herein are planned in and/or serving the Economic Development Area.

The purpose of this Plan is to assist any area that serves or will enhance the Northwest Economic Development Area.

This Plan also intends to support and financially assist projects that promote stimulation and growth to the Northwest Economic Development Area and the area served by the Northwest Economic Development Area.

Street and Sidewalk Improvements

The transportation improvement plan includes construction and reconstruction of streets, curbs and gutters, sidewalks, and other transportation enhancements. When completed, these improvements will provide additional traffic routes in the northern area of the City, improve traffic flow, enhance safety, and further the goal of providing an alternative route for traffic from and to the west side of I-69.

Sanitary Sewer System Improvements

Proposed major sanitary sewer improvements include planned extensions to sewers, new plant or expansion to existing plants within the Redevelopment Area and areas served by the Redevelopment Area.

The planned improvements and expansion of the sewer system may take place in the Northwest Economic Development Area, the areas served by the development area, and in areas where development takes place that may be served by the Northwest Economic Development Area.

Stormwater Drainage Improvements

In recent years all new subdivision plans have been required to include drainage improvements, but the increased demand that new and existing developments place on existing drainage systems cannot be accommodated by those systems and they must be improved. Drainage improvements, including detention basins and improvements to open and enclosed systems, are proposed by this Plan.

Water System Improvements

New water infrastructure, including but not limited to additional water mains, towers, and plant improvements, are to be installed in conjunction with the expansion and development of Northwest Economic Development Area, and the areas served by said area. The area for water improvements include but are not limited to areas near I-69 and State Road 8. The purpose of improving water systems is to provide for redundancy and

further capacity to serve the residential, commercial and industrial interests of the City of Auburn, Indiana.

Electric System Improvements

Improvements to the electrical system of the City of Auburn, including but not limited to electric system loops are to be constructed or reconstructed to serve the Area. Said systems and or improvements will improve the reliability and consistency of existing service and provide additional capacity for development of the Development Area and areas served by the development area.

Right of Way Acquisition

The estimate of right-of-way that will be required for new streets included in the plan is plus or minus 14 acres. There is no estimate for right-of-way or easements that may be required for improvements to existing streets, for utility extensions, or for other proposed improvements under this Plan.

Road way improvements:

Virtually all the roadways in the City limits of Auburn, Indiana are in proximity to and in some way serve the Northwest Economic Development Area.. It will be required to make improvements in the future to roadways, curbs, gutters, sidewalks and other related rights of way.

Technology Improvements:

To remain viable and competitive in the ever evolving technology areas, the City will need to undertake improvements to the technology made available to the Area served by the Northwest Redevelopment District. The City will make expenditures to provide high speed fiber optic internet service, telecommunication service, video, voice and other related technology items.

Quality of Place Initiatives and Public Parking Facilities:

With the resurgence of private investment and activity in downtown, emphasis on quality of place initiatives and the creation of public parking facilities is critical to the continued investment and redevelopment of the downtown area. The quality of place initiatives should strive to create connectivity between activity nodes such downtown and the museum area and downtown and the West Seventh Street commercial area.

Trails and recreation improvements:

Recreational improvements by way of trails, walkways, bikeways and other related items will be necessary and will allow for enhancement to the area and the areas served by the Northwest Redevelopment Area. Funds may be used to further expand these projects as opportunity for expansion becomes available.

Total Estimated Cost of all Improvements: Exceeds \$10,000,000.00 (Ten Million Dollars and zero cents).



CITY OF AUBURN, INDIANA
AUBURN REDEVELOPMENT COMMISSION

260.925.6450 phone | 260.920.3341 fax | PO Box 506, Auburn, IN 46706 |

Michael D. Ley, Mayor
Patricia M. Miller
Clerk-Treasurer

June 7, 2022

RE: Northwest Economic EDA

Dear DeKalb County Auditor, Auburn Common Council, DLGF, and all overlapping taxing units:

In accordance with IC 36-7-14-39(b)(4)(B) (the "Act"), the Auburn Redevelopment Commission (the "Commission") is hereby notifying you of the following determination that it has made concerning its Tax Allocation Area(s) for 2022 taxes payable 2023.

The Commission has determined that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in subdivision (1) of the Act.

Regards,

Larry Cooney, President