



AGENDA:

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

Brownsburg Redevelopment Commission Meetings are live-streamed and archived.

DATE OF MEETING: Thursday, November 7, 2024 at 5:30 p.m.

PLACE OF MEETING: Brownsburg Town Hall, 61 N. Green Street, Brownsburg IN 46112

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CITIZENS COMMENTS RELATING TO THE NOVEMBER 7, 2024 AGENDA
5. APPROVAL OF MINUTES

- 5.1. September 3, 2024 RDC Meeting Minutes

Documents:

[9.3.2024 RDC MEETING MINUTES.PDF](#)

6. NEW BUSINESS

- 6.1. Adoption Of Redevelopment Commission Annual Spending Plan For Calendar Year 2025 Per Indiana Department Of Local Government Finance (DLGF)

Documents:

[06.01 - BBURG RDC ANNUAL SPENDING PLAN 11.7.24.PDF](#)

- 6.2. 2025 Redevelopment Commission Meeting Dates

Documents:

[06.02 - 2025 PROPOSED RDC MEETING DATES.PDF](#)

- 6.3. Consideration Of Such Other Matters That May Come Before The Redevelopment Commission

7. ADJOURNMENT

The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to Town

sponsored public programs, services, and/or meetings, the Town requests that individuals make requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact us at 317-858-6028.

BROWNSBURG REDEVELOPMENT COMMISSION MEETING MINUTES

Tuesday, September 3, 2024

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01. **CALL TO ORDER** – Upon determination that a quorum was present, Redevelopment Commission Member Al Salzman called the Redevelopment Commission meeting to order at 5:33PM on September 3, 2024.
02. **ROLL CALL** – Members of the Redevelopment Commission present were Al Salzman, Victoria Smith, Ted Roark, and Shane Hacker (BCSC). Also present were Deb Cook, Town Manager, Ethan Pierce, Economic Development Director, and Scott Krapf of Frost Brown Todd.
03. **PLEDGE OF ALLEGIANCE**
04. **CITIZENS COMMENTS RELATING TO THE SEPTEMBER 3, 2024 AGENDA** - None
05. **APPROVAL OF MINUTES**
 - 05.01. June 4, 2024 RDC Meeting Minutes

MOTION: Mr. Roark made a motion to approve the June 4, 2024 RDC meeting minutes. MS. Smith seconded. Motion passed 3-0.
06. **NEW BUSINESS**
 - 06.01. Discussion Regarding Proposed 2025 TIF Budgets – Recommendation to Town Council

Staff provided a brief overview of the new RDC spending plan requirement. Staff will be working with the Town’s legal and financial teams to create a spending plan and will bring that to the RDC at some point prior to the December 1 deadline. Mr. Krapf responded to RDC questions related to the spending plan requirement. Staff highlighted some key budget items and responded to questions from the RDC. Mr. Hacker provided some insight into how changes at the state level are impacting the schools and answered questions from the RDC.

Motion: Mr. Roark made a motion to send a recommendation to the Town Council supporting the adoption of the proposed 2025 TIF Budgets. Ms. Smith seconded. Motion passed 3-0.
 - 06.02. Consideration of Such Other Matters That May Come Before the Redevelopment Commission

Ms. Cook provided an update on the infrastructure projects taking place downtown.
07. **ADJOURNMENT**

MOTION: Mr. Roark made a motion to adjourn. Ms. Smith seconded. Motion passed 3-0 and the meeting adjourned at 5:57PM

President Redevelopment Commission

Attest:

Secretary Redevelopment Commission

**TOWN OF BROWNSBURG REDEVELOPMENT COMMISSION
ANNUAL SPENDING PLAN**

To: Indiana Department of Local Government Finance and Members of the Brownsburg Town Council

From: Al Salzman, President, Brownsburg Redevelopment Commission and Members of the Brownsburg Redevelopment Commission

Date: November 7, 2024

Re: Annual Spending Plan of the Town of Brownsburg, Indiana Redevelopment Commission for Calendar Year 2025

SPENDING PLAN FOR 2025

(Note: The following represent maximum anticipated amounts)

A. Debt Payments

North Beltway TIF

- 2014A Lease Rental Bonds
- 2016 Economic Development Revenue Bonds
- 2016 Taxable Economic Development Revenue Bonds – HRH
- 2017A Lease Rental Refunding Bonds
- 2017B Lease Rental Refunding Bonds
- 2021 Taxable Lease Rental Refunding Bonds-RR Project
- 2022 Redevelopment District Bonds Raceway Blvd.
- 2023 Taxable Redevelopment Dist. Bonds-Archer/Rabold
- 2017 Wheel Tax Revenue Bonds – Hendricks County

Arbuckle Commons TIF

- 2017 Taxable Lease Rental Rev Bonds - Arbuckle
- 2022 Taxable Lease Rental Rev Bonds - Arbuckle II
- 2017 Grant Purchase Agreement (F&C)

Town Center TIF

- 2017 Installment Contract (Scannell)

Wynne Farms TIF

- 2013A Special Benefits Tax Revenue Bonds Wynne Farms
- 2018 Redevelopment District Bonds Wynne Farms

Total Debt Payments: \$4,643,900

B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s)) (pursuant to IC 36-7-25-7): \$0

C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended: \$1,650,000

(Examples: (a) “pay-as-you-go” costs of redevelopment projects, including: (1) transportation enhancement projects (such as curbs, gutters, shoulders, street paving, street construction, bridge improvements, sidewalk improvements, pathway improvements, street lighting, traffic signals, site improvements, landscape buffers, and demolition costs); (2) utility infrastructure projects (such as utility relocation, water lines, water wells, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements); (3) public park improvements; (4) recreational improvements and equipment; and (5) projects to enhance cultural attractiveness; (b) real property acquisition and improvements; (c) equipment and personal property acquisitions and installation; (d) permissible incentives)

D. Grants and Contributions

1. Contributions to Local Economic Development Organizations and similar organizations: \$0
2. Contributions to local non-profit organizations: \$0
3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): \$0
4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property: \$100,000
5. Other legally permitted grants or loans: \$0

E. Professional Expenses (legal, accounting, project supervision expenses, and other): \$560,000

F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment): \$0

G. Payment of Operating Expenses, Including Employee Expenses (generally payable from non-TIF sources only): \$0

H. Expenditures Related to Military Bases (pursuant to IC 36-7-14-12.2(a)(27)): \$0

I. Payments Related to Eligible Efficiency Programs (pursuant to IC 36-7-14-39(b)(4)(L)): \$0

J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities (pursuant to IC 36-7-14-39(b)(4)(K)): \$0

K. Permissible Reimbursements of the Town of Brownsburg (pursuant to IC 36-7-14-39(b)(4)): \$0

L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants: \$1,312,819

M. Expenditures from Property Tax Levy (pursuant to IC 36-7-14-28): \$0

N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions: \$0

O. Other Anticipated Expenditures:

- Contingency Expenses: To cover unexpected expenses, projects, repairs, emergencies, etc. that may come up throughout the year. \$562,500

TOTAL OF (A)-(O): \$8,829,219

***The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2025 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”



MEMORANDUM

Redevelopment Commission Annual Spending Plan Submissions

As referenced in the Department of Local Government Finance’s (“Department”) previously released memo regarding 2023 legislation affecting local budget matters, Section 172 of House Enrolled Act 1454 (P.L.236-2023) (“HEA 1454”) specified additional reporting requirements for the redevelopment commissions.

I. Redevelopment Commission Annual Reporting

Section 172 of HEA 1454 adds Ind. Code § 36-7-14-12.7 specifies that redevelopment commissions will be required to submit a spending plan for the upcoming year by December 1 to the Department. The required spending plan must be submitted in a manner prescribed by the Department.

The new redevelopment commission reporting under HEA 1454 will be *in addition to* the annual reporting required under Ind. Code § 36-7-14-13 and Ind. Code § 36-7-14.5-9, which must be submitted through the TIF Management Application no later than April 15 each year.

Spending plans adopted by redevelopment commissions should be uploaded to the Gateway File Transmission Application, as outlined in Section II of this memo.

II. Spending Plan Upload Instructions

All redevelopment commissions should already have an existing Gateway account; however, any redevelopment commissions that currently do not have access to Gateway will need to establish a user account and log in at: <https://gateway.ifionline.org/login.aspx>.

After logging into Gateway, the commission will select the File Transmission application.

After selecting the File Transmission application, the user will need to select the applicable

unit. Similar to how redevelopment commissions complete submissions through the TIF Management Application, commissions will need to select the unit of government that originally established the redevelopment commission.

Then select the “TIF Spending Plans” destination button.

The user will then select the “+ Upload Plan” button to upload the TIF Spending Plan.

After selecting the “+ Upload Plan” button, the user will select the appropriate Fiscal Year, enter the File Name, and upload the TIF Spending Plan. TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan

If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan. The original spending plan submission should not be removed or deleted. Amended TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan (Amended [DATE])

Contact

If you have any questions about uploading the TIF Spending Plan, please contact support@dlgf.in.gov.

Attachments:

- [Redevelopment Commission Annual Spending Plan Submissions \[Information Systems\] - August 28, 2024](#)

Indiana Department of Local Government Finance

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Town of Brownsburg
2025 Redevelopment Commission
Meeting Dates



Redevelopment Commission

Starting in February, the Redevelopment Commission is scheduled to meet the 1st Tuesday of every month except when meetings have been marked with an asterisk which denotes either a change accommodating a holiday, another board or commission meeting, or a Town event. All meetings take place at 61 North Green Street and commence at 5:30 p.m.

Date	Location	Time
February 4	Council Room	5:30 p.m.
March 4	Council Room	5:30 p.m.
April 1	Council Room	5:30 p.m.
May 6	Council Room	5:30 p.m.
June 3	Council Room	5:30 p.m.
July 1	Council Room	5:30 p.m.
August 5	Council Room	5:30 p.m.
September 2	Council Room	5:30 p.m.
October 7	Council Room	5:30 p.m.
November 4	Council Room	5:30 p.m.
December 2	Council Room	5:30 p.m.