

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2022

March 16, 2023



MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

TIF Annual Report to Fiscal Body for 2022

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March 16, 2023

Monroe County Redevelopment Commission
Bloomington, Indiana

**RE: BLOOMINGTON TWP. SR 46 TIF DISTRICT -
TIF ANNUAL REPORT FOR 2021**

2680 East Main Street
Suite 223
Plainfield, IN 46168
Phone: 317-837-4933

Redevelopment Commission Members:

We have prepared our report for this Area entitled, "Monroe County, Indiana, Bloomington Township State Road 46 TIF District, TIF Annual Report to Fiscal Body for 2022" (the "Report"), dated March 16, 2023, which we respectfully submit herewith.

Email Addresses:

greg@fsgcorp.com

fsg@fsgcorp.com

This Report is intended to meet the TIF reporting requirements of IC 36-7-14-13. The Redevelopment Commission must file this report with the County Council by April 15. In addition, the County must submit this report to the Department of Local Government Finance prior to April 15.

The findings and recommendation of the Report are as found on EXHIBIT C.

This Report is not intended to be used in a financing unless consent is given by Financial Solutions Group, Inc.

There will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected. Those differences may be material. We have no responsibility to update the Report for events and circumstances occurring after the date of the Report.

Sincerely,

Financial Solutions Group, Inc.

Gregory T. Guerrettaz

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

PURPOSE OF REPORT

The purpose of this Report is to analyze the tax allocation area known as the Bloomington Township State Road 46 TIF District, to calculate the shortfall in revenue compared to debt service. In preparing our Report, we have analyzed a substantial amount of data and have arrived at certain conclusions (as detailed and presented in our *Summary of Findings* in this Report).

The approach for our Report is to detail where the District has been, where the District is now and where the District will go in the future, from an economic point of view. We have set forth the parcel analysis, by year, as APPENDIX A to this Report.

This Report is designed to meet the requirements of IC 36-7-14-13, which requires the Redevelopment Commission to submit an annual report to the County Council by April 15 each year. The County is required to submit the Report to the Department of Local Government Finance by April 15. In addition, this Report can be used by the Commission to determine how much captured assessed value, if any, can be passed through to underlying taxing districts. This determination must be made by June 15 each year and be sent to the County Auditor. We have set forth, in our findings, points that the Commission needs to address.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

GENERAL INFORMATION ABOUT THE AREA

Tax Increment Financing

Original Financing

The Monroe County Redevelopment Commission (the "Redevelopment Commission"), governing body of the Monroe County Redevelopment District (the "District"), on July 21, 2005, authorized the issuance of bonds of the District designated as Monroe County, Indiana, Redevelopment District Taxable Tax Increment Revenue Bonds, Series 2005, in an aggregate principal amount not to exceed \$7,000,000 (the "Bonds"). The final payment on the 2010 Bonds was made on February 1, 2021.

2021 Financing

The Redevelopment Commission issued \$4,500,000 of Economic Development Tax Increment Revenue Bonds, Series 2021 (Hunter Valley Road Extension Project) on December 23, 2021 (the "2021 Bonds"). As of March 13, 2023 the Developer has only drawn \$61,500 of the total bond amount.

The Monroe County Allocation Area - North Park 46 Economic Development Area

The general description of the Area is as follows: the area bounded on the west by Curry Pike/Smith Pike, on the north by SR 46 West and Acuff Road, on the east by SR 37, and on the south by Vernal Pike, excluding most of the existing residentially developed properties.

Bonds Funds and Accounts - County Level

The Resolution states that all Tax Increment collected in the Allocation Area shall be, immediately upon receipt, set aside in the Allocation Fund for the purpose of paying debt service. Any Tax Increment that exceeds the debt service is to be placed in a Surplus Fund. To the extent Tax Increment and amounts in the Surplus Fund are not sufficient to pay the debt service, the Developers shall pay debt service. The following information is a summary of the funds and accounts established in the Resolution. The provisions of the agreement are listed below and presented in the future tense.

(Continued)

Allocation Fund

The Allocation Fund is used to pay debt service, to the extent required and permitted by the Resolution. In addition, it is used to pay amounts due under any obligation or leases junior and subordinate to the lease. The obligation to pay rentals is limited to moneys in the Allocation Fund, including Tax Increment, and in the Surplus Fund and investment earnings. Any funds not needed for the purposes listed above are deposited in the Surplus Fund.

Surplus Fund

Any funds in excess of the Allocation Fund and investment earnings are placed in the Surplus Fund. The Surplus Fund, and investment earnings thereon, is held by the Treasurer of the County to secure the Redevelopment Commission's obligation under the Resolution. Money in the Surplus Fund may be used to pay debt service, pay to acquire or construct additional local public improvements in the Area and to redeem or purchase Bonds prior to maturity.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

SUMMARY OF FINDINGS

Findings

As a result of our inquiries, due diligence and investigations incident to the preparations of this Report, we have the following general findings concerning the Tax Increment Revenue in the Allocation Area:

1. The development in the Allocation Area has not been completed as originally anticipated.
2. The final payment on the original Bonds was made on February 1, 2021;
3. The Commission incorrectly received TIF revenue from the School Corporation's Tax Referendum rate in 2012. That TIF revenue was returned by the Commission in 2013;
4. Bloomington Township created a Fire Territory, in 2016, which resulted in a large property tax rate increase in 2017 (26% increase); the rate was decreased for taxes payable in 2018 thru 2021;
5. Bloomington Township dissolved the Fire Territory and joined the Monroe Fire District beginning with taxes payable in 2021. Tax rates for Fire Districts are not captured by TIF Districts. This change reduced TIF Revenue beginning in 2021; and
6. The County is reviewing the additional infrastructure needs in the area and will use future TIF Revenue to help address those infrastructure needs.

Recommendation

The County should take the parcel listings attached and map the parcels with GIS, creating a "new map". The new map should then be compared to the original TIF maps.

MONROE COUNTY, INDIANA

Bloomington Township

State Road 46 TIF District

Analysis of Bloomington Township Tax Rates

Taxing Unit	Payable 2007	Payable 2008	Payable 2009	Payable 2010	Payable 2011	Payable 2012	Payable 2013	Payable 2014	Payable 2015	Payable 2016	Payable 2017	Payable 2018	Payable 2019	Payable 2020	Payable 2021	Payable 2022	Payable 2023
State	\$ 0.0024	\$ 0.0024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Welfare	0.1086	0.0923	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County	0.2589	0.2877	0.3353	0.3376	0.3089	0.3350	0.3404	0.3773	0.3838	0.3760	0.3832	0.4109	0.4113	0.4105	0.3986	0.3916	0.3554
Solid Waste	0.0196	0.0243	0.0243	0.0268	0.0272	0.0248	0.0279	0.0262	0.0282	0.0284	0.0287	0.0291	0.0289	0.0286	0.0277	0.0272	0.0240
Township	0.2285	0.2301	0.2522	0.3476	0.3175	0.3159	0.3257	0.3261	0.2963	0.3281	0.6790	0.4008	0.4001	0.3561	0.0188	0.0253	0.0223
Fire District															0.3890	0.3002	0.2787
School (1)	1.0237	1.0384	0.4909	0.5680	0.6787	0.5294	0.5522	0.5397	0.5366	0.5355	0.5325	0.5295	0.5239	0.5178	0.5179	0.5427	0.5095
TIF Replacement	0.0053	0.0060	0.0075	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library	0.0894	0.0941	0.0963	0.1181	0.1097	0.0826	0.0911	0.0926	0.0916	0.0950	0.0964	0.0957	0.0972	0.0969	0.0920	0.0924	0.0783
Gross Tax Rate	\$ 1.7364	\$ 1.7753	\$ 1.2065	\$ 1.3981	\$ 1.4420	\$ 1.2877	\$ 1.3373	\$ 1.3619	\$ 1.3365	\$ 1.3630	\$ 1.7198	\$ 1.4660	\$ 1.4614	\$ 1.4099	\$ 1.4440	\$ 1.3794	\$ 1.2682
Less: PTRC																	
Real PP	26.5830%	23.9664%															
Business	17.8566%	16.2502%															
Net Tax Rate																	
Real PP	\$ 1.2748	\$ 1.3498	\$ 1.2065	\$ 1.3981	\$ 1.4420	\$ 1.2877	\$ 1.3373	\$ 1.3619	\$ 1.3365	\$ 1.3630	\$ 1.7198	\$ 1.4660	\$ 1.4614	\$ 1.4099	\$ 1.4440	\$ 1.3794	\$ 1.2682
Business	\$ 1.4263	\$ 1.4868															

NOTE: State, Welfare and some portions of the School tax rate were eliminated beginning with taxes payable in 2009. In addition, PTRC was also eliminated beginning with taxes payable in 2009.

(1) School tax rate does not include the School Referendum tax rate (.1850 in 2023).

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Final Debt Service Schedule - Taxable TIF Revenue Bonds, Series 2021

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest Amount</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>
12/23/2021					
8/1/2022	\$ 90,000	4.00%	\$ 109,000	\$ 199,000	
2/1/2023	90,000	4.00%	88,200	178,200	\$ 377,200
8/1/2023	100,000	4.00%	86,400	186,400	
2/1/2024	130,000	4.00%	84,400	214,400	400,800
8/1/2024	130,000	4.00%	81,800	211,800	
2/1/2025	150,000	4.00%	79,200	229,200	441,000
8/1/2025	160,000	4.00%	76,200	236,200	
2/1/2026	170,000	4.00%	73,000	243,000	479,200
8/1/2026	180,000	4.00%	69,600	249,600	
2/1/2027	200,000	4.00%	66,000	266,000	515,600
8/1/2027	200,000	4.00%	62,000	262,000	
2/1/2028	220,000	4.00%	58,000	278,000	540,000
8/1/2028	230,000	4.00%	53,600	283,600	
2/1/2029	240,000	4.00%	49,000	289,000	572,600
8/1/2029	250,000	4.00%	44,200	294,200	
2/1/2030	260,000	4.00%	39,200	299,200	593,400
8/1/2030	260,000	4.00%	34,000	294,000	
2/1/2031	270,000	4.00%	28,800	298,800	592,800
8/1/2031	270,000	4.00%	23,400	293,400	
2/1/2032	300,000	4.00%	18,000	318,000	611,400
8/1/2032	300,000	4.00%	12,000	312,000	
2/1/2033	300,000	4.00%	6,000	306,000	618,000
	<u>\$ 4,500,000</u>		<u>\$ 1,242,000</u>	<u>\$ 5,742,000</u>	<u>\$ 5,742,000</u>

NOTE. The 2021 Bonds were purchased by the developer.

Debt service on the 2021 Bonds is payable from TIF revenue only.

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Bloomington Township TIF Allocation Fund #4921

	<u>As of 12/31/08</u>	<u>As of 12/31/09</u>	<u>As of 12/31/10</u>	<u>As of 12/31/11</u>	<u>As of 12/31/12</u>	<u>As of 12/31/13</u>	<u>As of 12/31/14</u>	<u>As of 12/31/15</u>	<u>As of 12/31/16</u>	<u>As of 12/31/17</u>
Beginning Balance	\$ 158,817.21	\$ 195,010.85	\$ 218,866.41	\$ 366,800.14	\$ 159,935.35	\$ 2,345.00	\$ 78,403.26	\$ 53,615.02	\$ 108,452.44	\$ 147,576.82
TIF Settlement	38,293.64	27,615.56	151,433.73	85,215.71	65,611.31	216,644.28	141,805.57	255,402.67	310,046.25	355,620.06
Claims	(2,100.00)	(3,760.00)	(3,500.00)	(292,080.50)	(223,201.66)	(140,586.02)	(166,593.81)	(200,565.25)	(270,921.87)	(2,941.75)
Ending Balance	<u>\$ 195,010.85</u>	<u>\$ 218,866.41</u>	<u>\$ 366,800.14</u>	<u>\$ 159,935.35</u>	<u>\$ 2,345.00</u>	<u>\$ 78,403.26</u>	<u>\$ 53,615.02</u>	<u>\$ 108,452.44</u>	<u>\$ 147,576.82</u>	<u>\$ 500,255.13</u>
Per Books	<u>\$ 195,010.85</u>	<u>\$ 218,866.41</u>	<u>\$ 366,800.14</u>	<u>\$ 159,935.35</u>	<u>\$ 2,345.00</u>	<u>\$ 78,403.26</u>	<u>\$ 53,615.02</u>	<u>\$ 108,452.44</u>	<u>\$ 147,576.82</u>	<u>\$ 500,255.13</u>
	<u>As of 12/31/18</u>	<u>As of 12/31/19</u>	<u>As of 12/31/20</u>	<u>As of 12/31/21</u>	<u>As of 12/31/22</u>	<u>As of 3/1/23</u>				
Beginning Balance	\$ 500,255.13	\$ 5,000.00	\$ 183,730.38	\$ 274,889.85	\$ 282,205.09	\$ 806,960.00				
TIF Settlement	363,474.50	379,591.86	379,541.97	280,626.34	530,444.58	-				
Claims	(858,729.63)	(200,861.48)	(288,382.50)	(273,311.10)	(5,689.67)	(1,000.00)				
Ending Balance	<u>\$ 5,000.00</u>	<u>\$ 183,730.38</u>	<u>\$ 274,889.85</u>	<u>\$ 282,205.09</u>	<u>\$ 806,960.00</u>	<u>\$ 805,960.00</u>				
Per Books	<u>\$ 5,000.00</u>	<u>\$ 183,730.38</u>	<u>\$ 274,889.85</u>	<u>\$ 282,205.09</u>	<u>\$ 806,960.00</u>	<u>\$ 805,960.00</u>				

NOTES

For 2009, 2010, 2011 and 2012, some taxes were delayed and received in the year following their collection.

In 2013, the Redevelopment Commission returned \$4,394.44 to Monroe County School Corporation that was incorrectly received as TIF revenue (in 2012) due to the School's referendum tax rate.

Claims are primarily for debt service payments on the outstanding bonds.

MONROE COUNTY, INDIANA

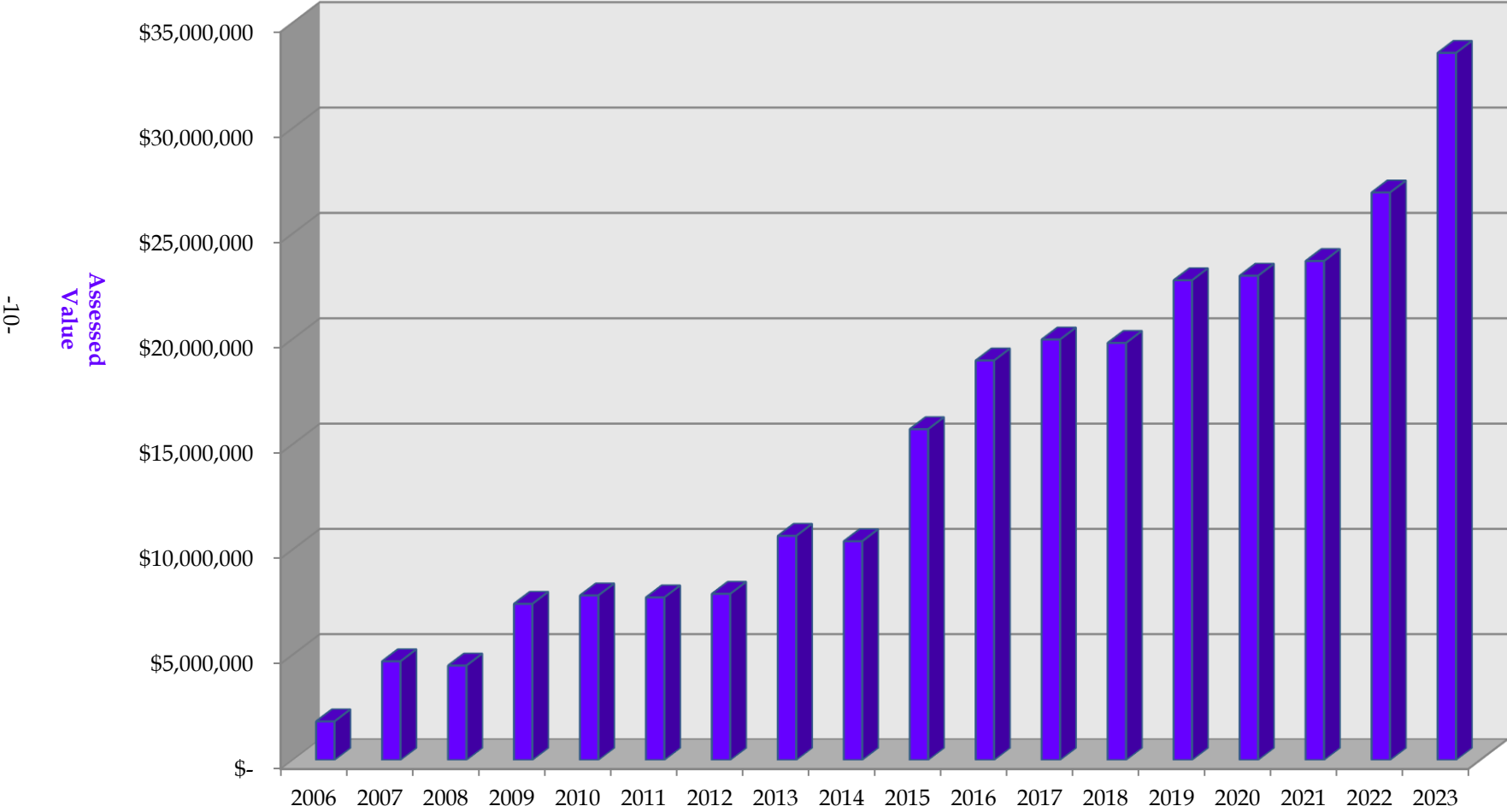
Bloomington Township
State Road 46 TIF District

Actual and Projected Assessed Value

Payable Year	Actual Assessed Valuation	Original Projected Assessed Valuation	Difference
2006	\$ 1,840,320	\$ -	\$ 1,840,320
2007	4,696,900	3,750,000	946,900
2008	4,490,545	10,315,000	(5,824,455)
2009	7,426,214	34,032,325	(26,606,111)
2010	7,824,233	46,509,270	(38,685,037)
2011	7,731,185	53,923,574	(46,192,389)
2012	7,901,504	73,824,449	(65,922,945)
2013	10,655,125	81,387,780	(70,732,655)
2014	10,397,653	96,799,726	(86,402,073)
2015	15,724,785	107,086,864	(91,362,079)
2016	18,985,705	118,433,849	(99,448,144)
2017	19,981,888	124,951,120	(104,969,232)
2018	19,818,342	132,202,967	(112,384,625)
2019	22,792,170	141,076,711	(118,284,541)
2020	23,007,067	141,076,711	(118,069,644)
2021	23,705,064	141,076,711	(117,371,647)
2022	26,957,433	141,076,711	(114,119,278)
2023	33,580,637	141,076,711	(107,496,074)

MONROE COUNTY, INDIANA

Actual Assessed Value



MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value

Major Changes in Payable 2006 (over \$100,000)

	<u>Positive</u>	<u>Negative</u>	<u>Net</u>
012-02180-00 Hanna Enterprises	\$ 263,100		
012-06940-00 Commercial Inv	121,900		
012-08650-29 Hanna, William		\$ 285,500	
012-11670-00 Hanna, William		389,100	
012-11770-00 Hoadley, BG	311,400		
012-12740-00 Yates, Helen	156,800		
012-13890-00 Ratts, Larry	122,200		
012-02220-00 Star Quarry	137,200		
012-08651-01 Hanna, William	545,700		
012-08651-02 Hanna, William	471,300		
	<u>\$ 2,129,600</u>	<u>\$ 674,600</u>	<u>\$ 1,455,000</u>

Major Changes in Payable 2007 (over \$100,000)

	<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-25-101-004.000-011 NORTH PARK	\$ 300,200		
53-01-27-890-101.000-004 CSX	288,400		
53-05-19-400-044.000-004 HOADLEY, BG	616,900		
53-05-19-400-047.000-004 HOADLEY, BG		\$ 259,700	
53-05-30-100-001.000-004 YATES, HELEN	116,600		
53-05-30-400-008.000-004 HANNA ENTERPRISES	332,000		
53-05-30-400-013.000-004 STIDD, RAYMOND	134,800		
53-05-31-203-026.000-004 HANNA, WILLIAM	685,200		
	<u>\$ 2,474,100</u>	<u>\$ 259,700</u>	<u>\$ 2,214,400</u>

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value

(Continued)

Major Changes in Payable 2008 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
53-04-24-101-026.000-011	BAXTER, MARSHALL		\$ 257,500	
53-05-30-400-008.000-004	HANNA ENTERPRISES		132,800	
53-05-19-400-044.000-004	HOADLEY, BG		179,800	
53-05-31-200-001.000-004	COWDEN, DONALD	\$ 440,300		
53-01-27-890-101.000-004	CSX		114,000	
53-05-31-203-026.000-004	HANNA, WILLIAM	231,900		
		<u>\$ 672,200</u>	<u>\$ 684,100</u>	<u>\$ (11,900)</u>

Major Changes in Payable 2009 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-25-101-004.000-011	Logan Land Dev LLC	\$ 2,717,282		
04-24-100-011.000-011	Logan Land Dev LLC	444,900		
04-24-100-017.000-011	Logan Land Dev LLC	626,400		
05-20-300-015.000-004	ZZ STATE		\$ 474,500	
05-31-101-017.000-004	ZZ STATE		221,200	
		<u>\$ 3,788,582</u>	<u>\$ 695,700</u>	<u>\$ 3,092,882</u>

Major Changes in Payable 2010 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-24-100-011.000-011	Logan Land Dev LLC	\$ 569,700		
05-20-300-011.000-004	RATTIS, LARRY		\$ 121,300	
05-30-300-015.000-004	BARTLETT, S		232,400	
		<u>\$ 569,700</u>	<u>\$ 353,700</u>	<u>\$ 216,000</u>

Major Changes in Payable 2011 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-25-101-004.000-011	Logan Land Dev LLC		\$ 147,100	
		<u>\$ -</u>	<u>\$ 147,100</u>	<u>\$ (147,100)</u>

Major Changes in Payable 2012 (over \$100,000)

NONE

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value (Continued)

Major Changes in Payable 2013 (over \$100,000)

		Positive	Negative	Net
04-24-101-015.000-011	ZZ STATE	\$ 3,324,900		
04-24-101-026.000-011	Owen County State Bank		\$ 111,900	
04-24-101-051.000-011	ZZ STATE	129,500		
05-19-400-024.000-004	GILLIAT, GUY		393,200	
05-19-400-029.000-004	SCALES, GILBERT		100,200	
05-20-200-030.000-004	ZZ STATE		267,500	
05-30-300-021.000-004	BOWMER, WALTER	153,500		
05-31-101-010.000-004	GRIFFEY, JAMES	100,400		
		<u>\$ 3,708,300</u>	<u>\$ 872,800</u>	<u>\$ 2,835,500</u>

Major Changes in Payable 2014 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	Logan Land Dev LLC	\$ 364,800		
04-25-101-004.000-011	Logan Land Dev LLC		\$ 137,800	
04-25-101-005.092-011	Logan Land Dev LLC		203,000	
		<u>\$ 364,800</u>	<u>\$ 340,800</u>	<u>\$ 24,000</u>

Major Changes in Payable 2015 (over \$100,000)

		Positive	Negative	Net
04-24-101-018.000-011	HR2 LLC, an IN LLC		\$ (251,900)	
04-24-101-018.009-011	HR2 LLC, an IN LLC	\$ 349,900		
04-24-101-059.000-011	SIP Ellettsville LLC	211,900		
04-24-400-022.000-011	Logan Land Dev LLC	5,003,100		
04-25-101-001.000-011	Bloomington Hospital Inc.	143,300		
04-25-101-004.000-011	Logan Land Dev LLC		(201,900)	
05-20-300-009.000-004	Bishop and Nice LLC	192,300		
05-20-300-031.000-004	Dry Creek Inc		(488,800)	
05-20-300-039.001-004	Bishop and Nice LLC	252,100		
05-20-300-039.003-004	Bishop and Nice LLC	331,400		
		<u>\$ 6,484,000</u>	<u>\$ (690,700)</u>	<u>\$ 5,793,300</u>

Major Changes in Payable 2016 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC	\$ 2,516,100		
04-24-101-018.000-011	HR2 LLC, an IN LLC	664,300		
05-20-300-039.000-004	Bishop and Nice LLC	126,000		
05-20-300-039.001-004	Bishop and Nice LLC	197,700		
05-30-400-013.000-004	Bloomington Asset Mgmt LLC		\$ (487,500)	
		<u>\$ 3,504,100</u>	<u>\$ (487,500)</u>	<u>\$ 3,016,600</u>

Major Changes in Payable 2017 (over \$100,000)

		Positive	Negative	Net
04-25-101-001.000-011	Bloomington Hospital Inc.		\$ (102,100)	
04-25-101-005.014-011	Logan Land Dev LLC	\$ 202,600		
05-30-300-036.002-004	C-Ray Properties	727,600		
		<u>\$ 930,200</u>	<u>\$ (102,100)</u>	<u>\$ 828,100</u>

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Major Changes in Assessed Value (Continued)

Major Changes in Payable 2018 (over \$100,000)

		Positive	Negative	Net
04-25-101-001.000-011	Bloomington Hospital Inc.		\$ (2,767,700)	
04-25-101-005.014-011	Logan Land Dev LLC	\$ 1,972,000		
		<u>\$ 1,972,000</u>	<u>\$ (2,767,700)</u>	<u>\$ (795,700)</u>

Major Changes in Payable 2019 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC	\$ 2,944,400		
		<u>\$ 2,944,400</u>	<u>\$ -</u>	<u>\$ 2,944,400</u>

Major Changes in Payable 2020 (over \$100,000)

		Positive	Negative	Net
NONE				
		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Major Changes in Payable 2021 (over \$100,000)

		Positive	Negative	Net
05-20-300-009.000-004	ENJ Investments LLC		\$ (130,200)	
05-20-300-009.002-004	ENJ Investments LLC	150,000		
05-20-300-009.004-004	Cockerham Properties LLC & Ruml	152,200		
05-20-300-009.006-004	Cockerham Properties LLC & Ruml	148,200		
05-20-300-009.007-004	Cockerham Properties LLC & Ruml	156,700		
05-20-300-039.005-004	Cockerham Properties LLC & Ruml	131,800		
		<u>\$ 738,900</u>	<u>\$ (130,200)</u>	<u>\$ 608,700</u>

Major Changes in Payable 2022 (over \$100,000)

		Positive	Negative	Net
04-24-400-022.000-011	West River LLC		\$ (959,840)	
04-24-400-022.092-011	Logan Land Dev LLC	360,000		
04-25-101-005.014-011	Logan Land Dev LLC	379,600		
05-19-300-006.002-004	Logan Land Dev LLC	950,100		
05-20-300-009.002-004	ENJ Investments LLC	477,100		
05-30-200-004.000-004	Kile, Nickie Wayne, Janee & Sally	110,400		
05-30-200-014.002-004	Logan Land Dev LLC	271,300		
		<u>\$ 2,548,500</u>	<u>\$ (959,840)</u>	<u>\$ 1,588,660</u>

MONROE COUNTY, INDIANA

Bloomington Township
 State Road 46 TIF District

Major Changes in Assessed Value (Continued)

Major Changes in Payable 2023 (over \$100,000)

		<u>Positive</u>	<u>Negative</u>	<u>Net</u>
04-24-101-059.000-011	SIP Ellettsville LLC	\$ 146,000		
04-24-400-022.000-011	Trilogy Real Estate Bloomington LLC	4,804,046		
04-24-400-022.013-011	Logan Land Dev LLC	402,200		
04-25-101-005.014-011	Logan Land Dev LLC	199,900		
05-20-300-009.000-004	ENJ Investments LLC	378,400		
05-20-300-039.000-004	Bishop and Nice LLC	156,100		
05-30-400-014.000-004	STAR QUARRY	564,700		
		<u>\$ 6,651,346</u>	<u>\$ -</u>	<u>\$ 6,651,346</u>

MONROE COUNTY, INDIANA

Bloomington Township
State Road 46 TIF District

Estimated Annual Tax Increment

	<u>Payable Year</u>	<u>Captured Assessed Valuation</u>	<u>Net Tax Rate (1)</u>	<u>TIF</u>
Most Recent Estimate	2023	\$ 26,957,433	\$ 0.9895	\$ 266,744
	2024	26,957,433	0.9895	266,744
	2025	26,957,433	0.9895	266,744
	2026	26,957,433	0.9895	266,744
	2027	26,957,433	0.9895	266,744

(1) Tax rate does not include School Referendum Tax rate or Fire District tax rate.

APPENDIX A

History of the 46 TIF District

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19	19 Pay 20	20 Pay 21	21 Pay 22	22 Pay 23
		AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV
RICHLAND TWP.													
53 - 04-24-100-011.000-011	Logan Land Dev LLC	\$ 111,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53 - 04-24-100-017.000-011	Logan Land Dev LLC	43,100	172,600	173,000	170,000	170,800	190,600	256,200	256,500	257,400	269,300	266,300	279,000
53 - 04-24-101-008.000-011	BAKER, LARRY	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-009.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-015.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-018.000-011	HR2 LLC, an IN LLC	637,500	637,500	637,500	385,600	1,049,900	1,037,600	1,037,600	1,038,200	1,005,900	1,005,900	1,005,900	1,035,000
53 - 04-24-101-018.009-011	HR2 LLC, an IN LLC	-	-	-	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900
53 - 04-24-101-026.000-011	Owen County State Bank	1,018,900	1,021,900	998,200	1,003,900	1,032,200	1,011,300	1,011,300	1,015,100	981,700	981,700	981,700	980,600
53 - 04-24-101-027.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-032.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-051.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-101-059.000-011	SIP Ellettsville LLC	27,300	3,352,200	3,351,300	3,563,200	3,610,500	3,519,400	3,519,400	3,595,400	3,611,300	3,611,300	3,611,300	3,757,300
53 - 04-24-400-020.000-011	SHAW, NED & AMAN	172,200	156,900	159,400	170,400	171,700	169,500	183,700	185,200	204,600	211,700	211,900	240,600
53 - 04-24-400-021.000-011	Logan Land Dev LLC	5,800	-	-	-	-	-	-	-	-	-	-	-
53 - 04-24-400-022.000-011	West River LLC	58,900	1,600	366,400	5,369,500	7,885,600	7,963,600	7,963,600	10,908,000	10,908,000	10,908,000	9,948,160	14,752,206
53 - 04-24-400-022.003-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	7,400	7,000	6,100	5,900	4,800	33,300	33,300
-B29- 04-24-400-022.006-011	Logan Land Dev LLC	-	-	-	-	-	-	-	-	-	-	2,100	2,100
53 - 04-24-400-022.007-011	Logan Land Dev LLC	-	-	-	-	-	-	-	-	-	-	7,700	7,700
53 - 04-24-400-022.013-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	4,000	3,800	3,800	3,800	3,800	3,800	406,000
53 - 04-24-400-022.014-011	Logan Land Dev LLC	-	-	-	-	-	2,000	2,000	1,900	1,900	46,900	134,000	134,000
53 - 04-24-400-022.092-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	6,000	5,700	5,700	5,700	5,700	365,700	365,700
53 - 04-24-400-027.000-011	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 04-25-101-001.000-011	Bloomington Hospital Inc.	2,762,700	2,744,500	2,696,900	2,840,200	2,869,800	2,767,700	-	-	-	-	-	-
53 - 04-25-101-003.000-011	North Park LLC	62,400	62,400	62,400	-	-	-	-	-	-	-	-	-
53 - 04-25-101-004.000-011	Logan Land Dev LLC	339,700	339,700	201,900	-	-	-	-	-	-	-	-	-
53 - 04-25-101-005.000-011	IU Health	-	-	-	-	-	-	-	-	77,600	77,600	79,600	-
53 - 04-25-101-005.011-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	3,900	3,700	3,700	3,700	3,700	3,700	3,700
53 - 04-25-101-005.014-011	Logan Land Dev LLC	-	-	1,800	1,800	1,800	204,400	2,176,400	2,234,300	2,234,300	2,172,200	2,551,800	2,751,700
53 - 04-25-101-005.092-011	Logan Land Dev LLC	170,000	204,800	1,800	1,800	1,800	2,000	2,000	1,900	1,900	1,900	800	800
Subtotal Richland Twp.		\$ 5,410,400	\$ 8,694,100	\$ 8,657,800	\$ 13,863,500	\$ 17,151,200	\$ 17,239,300	\$ 16,522,300	\$ 19,605,700	\$ 19,653,600	\$ 19,654,400	\$ 19,557,660	\$ 25,099,606

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19	19 Pay 20	20 Pay 21	21 Pay 22	22 Pay 23
		AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-30-100-006.008-004	Logan Land Dev	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ 55,100	\$ 52,000	\$ 45,200	43,900	\$ 36,000	\$ 36,300	\$ 42,200
53 - 05-30-100-006.009-004	Logan Land Dev	-	-	-	-	-	2,200	2,200	2,200	2,200	2,200	2,200	2,200
53 - 05-30-100-007.000-004	FRANCIS, DONALD	52,700	52,700	52,700	52,700	52,700	52,700	52,700	52,700	\$ 52,700	52,700	52,700	60,200
53 - 05-30-100-008.000-004	INDIANA LIMESTONE	700	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-100-009.000-004	FRANCIS, DONALD	52,600	52,600	52,600	52,600	52,600	52,600	52,600	52,600	52,600	52,600	52,600	200.00
53 - 05-30-100-010.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-100-011.000-004	Logan Land Dev	-	-	4,700	4,300	4,300	7,200	7,200	7,200	7,200	7,200	7,200	7,200.00
53 - 05-30-100-012.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-001.000-004	LANGWALD, RALF	59,240	57,550	58,525	60,075	59,230	59,945	59,945	60,920	65,405	67,160	74,830	95,565
53 - 05-30-200-002.000-004	MCINTOSH, CAROLE	50,430	64,801	51,276	51,150	50,683	51,313	50,276	51,006	56,174	56,040	77,010	56,300
53 - 05-30-200-003.000-004	LENNING, Ronessa E.	66,550	72,270	73,765	67,980	67,135	67,980	67,980	69,085	74,220	76,170	87,090	99,310
53 - 05-30-200-004.000-004	Kile, Nickie Wayne, Janee & Sally	286,500	298,600	307,500	310,500	315,100	318,700	309,600	313,000	313,200	313,200	423,600	425,100
53 - 05-30-200-005.000-004	FLAKE, JOHN	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	4,400	4,400	4,400	4,400
53 - 05-30-200-006.000-004	FLAKE, JOHN	47,500	47,600	47,600	47,600	47,700	13,660	13,660	1,180	1,180	-	47,700	47,800
53 - 05-30-200-007.000-004	CHUMLEY	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400
53 - 05-30-200-008.000-004	Houser, Keim	102,000	109,500	108,900	109,800	137,000	136,500	136,500	137,600	144,500	76,440	87,040	102,800
53 - 05-30-200-009.000-004	Logan Land Dev LLC	5,000	1,600	1,800	-	-	-	-	-	33,400	33,400	33,400	33,400
53 - 05-30-200-010.000-004	WOODS, MELISSA	46,985	49,455	45,685	46,335	40,690	41,275	41,275	42,185	42,760	69,150	76,755	87,870
53 - 05-30-200-011.000-004	Corwin, Julia Michelle	38,350	38,675	35,945	36,400	36,270	36,790	36,790	37,375	40,300	41,405	49,140	62,595
53 - 05-30-200-012.000-004	Houston, Margaret	38,555	41,415	42,195	42,780	42,715	43,300	39,985	43,635	46,950	48,185	56,440	63,135
53 - 05-30-200-013.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-014.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-014.002-004	Logan Land Dev LLC	-	-	1,800	1,800	1,800	2,500	2,400	2,400	2,400	2,400	273,700	273,700
53 - 05-30-200-014.430-004	Logan Land Dev LLC	-	-	-	-	-	2,000	2,000	1,900	1,900	1,900	1,900	22,000
53 - 05-30-200-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-016.000-004	Indiana University Health Bloomington In	15,000	1,600	1,800	-	-	-	-	-	15,500	27,200	27,200	27,200
53 - 05-30-200-016.007-004	Indiana University Health Bloomington In	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-30-200-016.008-004	Indiana University Health Bloomington In	-	-	-	-	-	-	-	-	-	15,500	15,500	15,500
53 - 05-30-300-001.000-004	DECKARD, DELMAR	23,655	24,405	25,410	22,260	23,735	24,155	21,815	38,010	38,010	39,705	45,525	50,805
53 - 05-30-300-002.000-004	Brummett/Powell, She	93,000	89,000	90,400	91,200	90,300	91,000	91,000	91,500	92,100	94,300	103,200	113,800
53 - 05-30-300-003.000-004	BUSH, DONALD	73,400	88,300	24,185	24,175	24,360	24,550	22,415	22,935	22,935	24,105	29,825	21,090
53 - 05-30-300-004.000-004	GRIFFITH, MICHAEL	34,850	41,275	37,920	38,540	38,670	39,190	39,870	39,720	42,945	44,150	51,730	60,355
53 - 05-30-300-005.000-004	NORTH, JAMES	43,800	49,115	49,730	50,380	50,480	51,130	48,450	49,655	53,655	55,150	60,320	76,870
53 - 05-30-300-006.000-004	BUSH, DONALD	43,285	28,890	31,090	31,675	32,180	32,865	33,320	33,940	33,940	37,775	43,155	52,780
53 - 05-30-300-007.000-004	WILLIBEY, DAVID	44,335	74,140	73,910	74,920	82,130	83,140	80,825	81,935	81,740	88,095	94,245	103,695
53 - 05-30-300-008.000-004	Underwood, Chris	111,200	111,300	112,500	113,500	39,185	39,835	39,835	40,810	44,580	45,945	53,875	65,380
53 - 05-30-300-009.000-004	SPINKS, ESTEL	58,770	46,350	47,065	47,585	47,360	46,060	137,700	139,000	145,400	148,000	162,800	184,100
53 - 05-30-300-010.000-004	Simanton, David E.	76,600	82,000	82,500	83,000	84,200	84,700	85,200	85,500	85,500	90,700	96,400	112,900
53 - 05-30-300-011.000-004	CLARK, J	61,810	61,325	62,270	62,005	62,660	62,295	62,070	61,160	60,965	62,130	68,440	73,290

MONROE COUNTY, INDIANA
NORTH PARK 46 ECONOMIC DEVELOPMENT TIF DISTRICT

HISTORY OF THE NORTH PARK 46 TIF DISTRICT

PARCEL #	REAL ESTATE NAME	11 Pay 12	12 Pay 13	13 Pay 14	14 Pay 15	15 Pay 16	16 Pay 17	17 Pay 18	18 Pay 19	19 Pay 20	20 Pay 21	21 Pay 22	22 Pay 23
		AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV
53 - 05-31-101-008.000-004	STURGIS G S	\$ 15,800	\$ 15,800	\$ -	\$ 6,700	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53 - 05-31-101-009.000-004	ZZ STATE	-	-	-	68,900	64,800	-	-	-	-	-	-	-
53 - 05-31-101-010.000-004	GRIFFEY, JAMES	19,422	21,450	21,840	6,700	6,700	76,900	75,300	76,100	76,100	76,100	76,500	84,200
53 - 05-31-101-011.000-004	McElhinney, Shayne	32,100	28,500	28,300	-	-	21,100	7,300	7,300	7,300	7,300	7,300	8,000
53 - 05-31-101-012.000-004	VOGT, KENNETH	47,400	35,800	36,100	74,900	76,300	-	-	-	-	-	-	-
53 - 05-31-101-013.000-004	HACKER, STEPHEN	-	-	-	28,400	20,900	-	-	-	-	-	-	-
53 - 05-31-101-014.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-015.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-016.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-016.000-014	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-017.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-018.000-004	STURGIS G S	9,900	9,900	-	11,400	11,400	-	-	-	-	-	-	-
53 - 05-31-101-019.000-004	TRD Enterprises	34,500	33,600	35,400	-	-	-	-	-	-	-	-	-
53 - 05-31-101-020.000-004	Huesman, Wade M	26,510	27,550	89,400	88,400	87,300	68,900	68,200	68,400	71,300	71,300	71,700	80,400
53 - 05-31-101-021.000-004	VOGT, KENNETH	14,000	9,700	9,700	-	-	-	-	-	-	-	-	-
53 - 05-31-101-022.000-004	HACKER, STEPHEN	-	-	-	-	800	-	-	-	-	-	-	-
53 - 05-31-101-023.000-004	WEVER, JAMES	800	800	-	800	11,800	-	-	-	-	-	-	-
53 - 05-31-101-024.000-004	WEVER, JAMES	10,000	11,000	-	11,900	5,400	-	-	-	-	-	-	-
53 - 05-31-101-025.000-004	STURGIS G S	4,700	4,700	-	5,400	5,400	-	-	-	-	-	-	-
53 - 05-31-101-026.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-027.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-028.000-004	Sturgis, Robert C.	18,700	16,800	16,800	16,800	16,800	16,800	27,000	27,000	27,000	27,000	27,000	27,000
53 - 05-31-101-029.000-004	WEVER, JAMES	19,300	19,300	-	19,300	19,300	-	-	-	-	-	-	-
53 - 05-31-101-030.000-004	TRD Enterprises	12,300	12,300	12,300	-	-	-	-	-	-	-	-	-
53 - 05-31-101-031.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-032.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-033.000-004	McElhinney, Shayne	9,870	7,608	38,300	38,600	33,400	33,700	5,100	5,100	5,100	5,100	5,100	5,600
53 - 05-31-101-034.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-035.000-004	HACKER, STEPHEN	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-036.000-004	HACKER, STEPHEN	-	4,160	2,200	-	-	-	-	-	-	-	-	-
53 - 05-31-101-037.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-038.000-004	WEVER, JAMES	7,300	7,300	-	7,300	7,300	-	-	-	-	-	-	-
53 - 05-31-101-039.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-101-040.000-004	STURGIS, ROBERT	23,000	23,000	23,000	26,500	26,500	26,500	26,500	26,500	26,500	26,500	46,500	26,500
53 - 05-31-101-041.000-004	LENNING, FREDDIE	11,766	11,076	43,300	43,500	44,000	44,300	44,300	44,700	44,700	48,800	45,800	41,000
53 - 05-31-101-042.000-004	ZZ STATE	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-200-001.000-004	COWDEN, DONALD	-	-	-	-	-	-	-	-	-	-	-	-
53 - 05-31-203-018.000-004	Whitehall Trucking	712,200	812,600	814,100	796,800	847,900	853,700	852,500	864,300	864,300	860,100	850,300	917,500
53 - 05-31-203-026.000-004	HANNA, WILLIAM	1,381,300	1,350,900	1,325,700	1,345,500	1,359,400	1,345,900	1,345,900	1,318,600	1,288,000	1,286,300	1,283,700	1,355,400
	Subtotal	\$ 10,202,100	\$ 9,617,991	\$ 9,880,031	\$ 10,273,580	\$ 10,151,657	\$ 10,940,348	\$ 11,454,981	\$ 11,398,806	\$ 11,628,299	\$ 12,391,940	\$ 15,370,780	\$ 17,498,550
Grand	Total Net Assessed Value	\$ 15,612,500	\$ 18,312,091	\$ 18,537,831	\$ 24,137,080	\$ 27,302,857	\$ 28,179,648	\$ 27,977,281	\$ 31,004,506	\$ 31,281,899	\$ 32,046,340	\$ 34,928,440	\$ 42,598,156
Total	Base Year Assessed Value	7,710,996	7,656,966	8,140,178	8,412,295	8,317,152	8,197,760	8,158,939	8,212,336	8,274,832	8,341,276	7,971,007	9,017,519
	Incremental Net Assessed Value	\$ 7,901,504	\$ 10,655,125	\$ 10,397,653	\$ 15,724,785	\$ 18,985,705	\$ 19,981,888	\$ 19,818,342	\$ 22,792,170	\$ 23,007,067	\$ 23,705,064	\$ 26,957,433	\$ 33,580,637

APPENDIX B

Map



Monroe County Tax Increment Financing (TIF) Districts & Proposed Annexation Area

TIF District

- Curry Profile
- Fullerton Pike
- SR46 Corridor
- Westside

Corporate Boundary

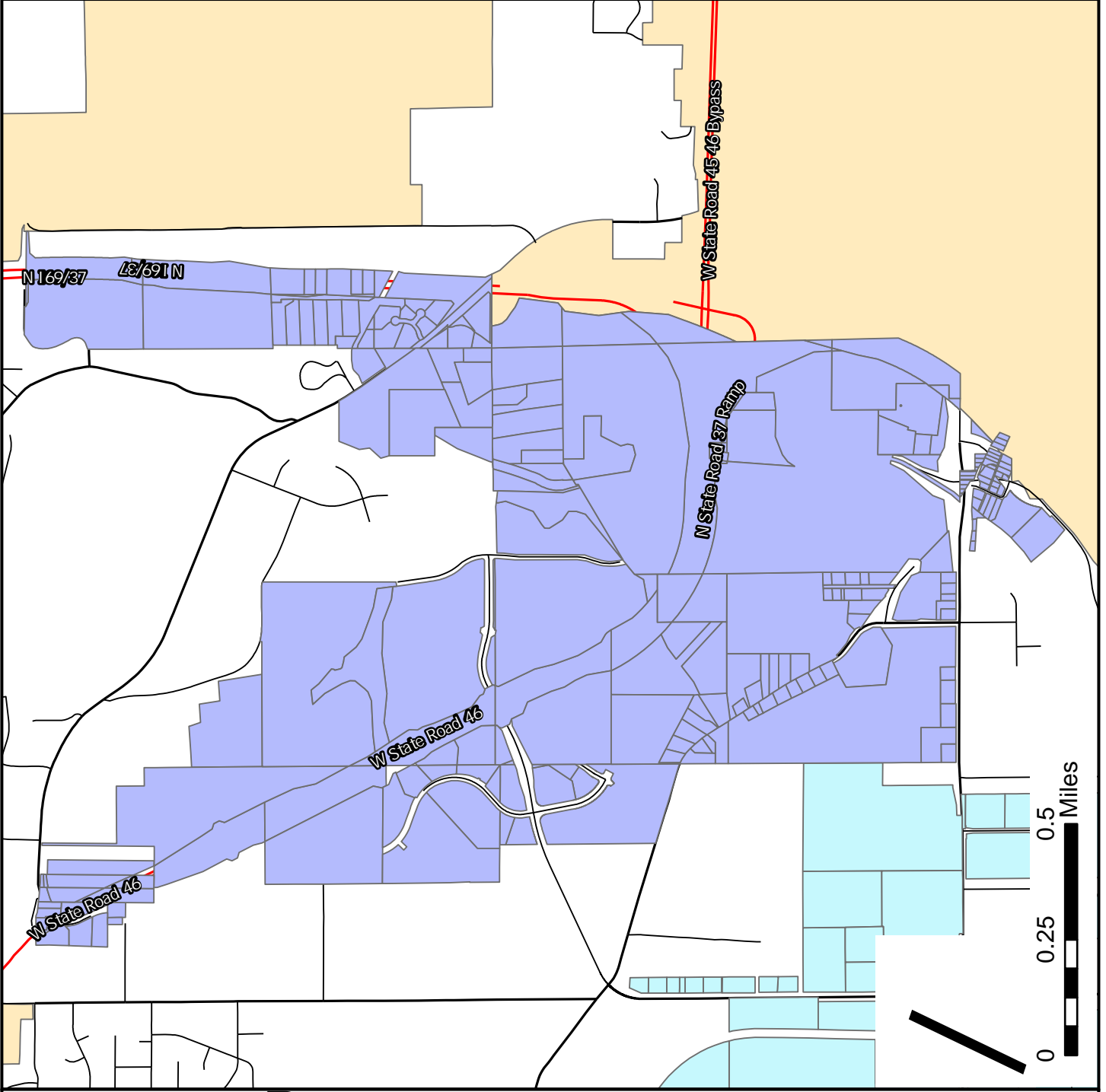
- Bloomington
- Ellettsville
- Stinesville

Road Class

- Highway
- Major Road
- Road

Created By Monroe County
GIS Division March 10, 2022

This map is a graphic representation developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat.



APPENDIX C

Infrastructure Construction

**STATE ROAD 46 ECONOMIC DEVELOPMENT AREA
EXHIBIT "A" - INFRASTRUCTURE CONSTRUCTION – COST ESTIMATES – March 8, 2022**

SEG. NO.	ROAD NAME / LOCATION	TERMINI	CROSS SECTION ^[i]	CONSTRUCTION ^[ii]	DESIGN COST ^[iii]	RIGHT-OF-WAY COST ^[iv]	CONSTRUCTION SUPERVISION COST ^[v]	TOTAL SEGMENT COST	COMMENTS
1	Curry Pike	0.4		3,992,000	446,513	401,625	223,256	5,063,394	The funding for the entire project will blend federal funds and other local funds to satisfy budget.
	TOTALS			3,992,000	446,513	401,625	223,256	\$5,063,394	

[\[i\] X Sect:](#) This is the typical roadway width being proposed, such as two lanes or four lanes. Pavement depths shall satisfy INDOT pavement design for the functional classification of said road segment. It is anticipated that all roads will have concrete curb, gutter and sidewalk along one side. Fiber optic conduit shall be placed along each road segment with provisions made to access all adjacent areas. Certain roads will have a designated multi-use trail of which should be added to the cost once the locations are determined.

[\[ii\] Road Construction costs based on average of past County road projects.](#) The average cost of constructing a two lane road used for the purpose of compiling these segment estimates are \$410 per linear foot and the average cost of constructing a four lane road is \$720.00 per linear foot, using the above cross-section, and for four lane road with boulevard, the amount used is \$825.00 per ft.

[\[iii\] Design costs based on past contracts for this service for locally bid projects, usually 7% of the construction estimate.](#) On federal or state funded projects, this amount can be as high as 15%.

[\[iv\] Estimates are based on locations where additional Rights-of-Way will be required on lots that are not zoned for industrial or business uses.](#) The cost per acre used in \$70,000. A length is estimated with a width estimated at 70 feet.

[\[v\] Construction engineering costs based on past contracts for this service for locally bid projects, usually 5% of the construction estimate.](#) On federal or state funded projects, this amount can be as high as 15%.

Project Timeline

Design cost of \$446,513 with completion in 2-3 years (2022-2023)
R/W cost of \$401,625 with completion in 1-2 years (2023-2024)
Construction/Construction Inspection at \$4,215,526 with completion in 2 years (2024-2025)
Total project cost of \$5,063,394

Project Status

Updated cost for construction was prepared by Crider and Crider in 2022
Affordable housing discussions with owner and RDC board is ongoing

APPENDIX D

Other DLGF Required Information

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2022

Redevelopment Commission Members and Officers

President: Richard Martin

Vice President: Jim Shelton

Secretary: Iris Kiesling

Member: Randy Cassady

Member: Cullen McCarty

Non-Voting School Board Member: Brad Tucker

Commission Members Removed during 2022: Lisa Abbott

Commission Members Added during 2022: Randy Cassady

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2022

Redevelopment Commission Employees

Name of Employee

Annual Salary

The Redevelopment Commission does not have any employees.

MONROE COUNTY, INDIANA

TIF ANNUAL REPORT FOR 2022

Redevelopment Commission - Grants and Loans

Name of Recipient:

**NO GRANTS OR LOANS
WERE MADE.**

Loan or Grant:

Amount:

Source of Funds:

Purpose for Which Recipient Expended Funds: