

MEMO: ANNUAL REPORT

To: Mayor and Council of Beech Grove Indiana

From: Beech Grove Redevelopment Commission (BGRC)

Subject: Redevelopment Commission Report for 2015 (IC 36-7-14-13)

Date: April 14, 2016

Comment:

Statute changed Redevelopment Reporting for the year ended 2015 and thereafter. The previous separate reporting to the Mayor and Fiscal Body have been combined into a single reporting along with an electronic reporting to the Department of Local Government Finance (DLGF). Please find included in this report, the electronic report which was submitted to the DLGF on April 13, 2016, outstanding debt amortizations, and TIF parcel lists.

City of Beech Grove Redevelopment Commission

**Redevelopment Report
BEECH GROVE CIVIL CITY**

Commissioners:

Name	Title	Active Start Date
Donald Webb	President	N/A
Jannis King	None	N/A
Tammy Storey	None	N/A
Cathy Chappell	Secretary	N/A
Linda Mac Bellner	None	N/A
Ron Mote	Vice President	N/A

Removed Commissioners:

<< No Record >>

Employees:

<< No Records >>

Redevelopment Expenditures

Category	Subcategory	Description	Amount
Services and Charges	Professional Services	Various	333414.46
Services and Charges	Other Services and Charges	Tax Refunds	293728.10
Capital Outlays	Infrastructure	Various	249563.99
Debt Service	Payments of Tax Anticipation Warrants Principal	2005 Bonds	210000.00
Debt Service	Payments on Bonds and Other Debt Principal	2007 Bonds	195000.00
Debt Service	Payments on Bonds and Other Interest	2007 Bonds	90376.25
Debt Service	Payments on Bonds and Other Interest	2005 Bonds	69792.00

TIF Revenues Disbursed

<< No Records >>

City of Beech Grove Redevelopment Commission

Additional Notes

The BGRC continued progress toward the redevelopment of the Landfill and St. Francis properties.
The BGRC continued progress toward the redevelopment of certain roads and the study of redevelopment planning. The BGRC continued progress toward green way connections for parks.

Redevelopment Authority Associated with this Unit:

Unit TIF District Information Overview

TIF District (2 total)	TIF Code	Revenue Received	Expenses Paid
Beech Grove Regional Medical Center	T49171	\$12,741.63	\$12,741.63
Beech Grove Expanded Allocation Area	T49352	\$350,523.14	\$1,429,133.17
	Total:	\$363,264.77	\$1,441,874.80

City of Beech Grove Redevelopment Commission

District Details (TIF 2 of 2)

Beech Grove Regional Medical Center

TIF ID: T49171	Parcel Count: 16	Revenue Received:	\$12,741.63
	Total Base AV: \$2,228,975	Expenses Paid:	\$12,741.63
	Total Inc. AV: \$853,159		

Funds

	Fund Balance
RDAF General	\$0.00

Debts

<< No Debt Listed with this TIF District >>

City of Beech Grove Redevelopment Commission

Beech Grove Expanded Allocation Area

TIF ID: T49352	Parcel Count: 47	Revenue Received:	\$350,523.14
	Total Base AV: \$21,221,645	Expenses Paid:	\$1,429,133.17
	Total Inc. AV: \$23,733,455		

Funds

	Fund Balance
RDAF-Debt Service Reserve	\$584,842.97
RDAF-General	\$482,913.32

Debts

	Split Debt	Amount of Obligations	Amount Paid on Outstanding Debt
RDC TIF Series 2005	No	\$1,806,267.00	\$279,792.00
RDC TIF Series 2007	No	\$2,414,842.00	\$285,376.00

Outstanding Obligations After 2015

<u>2005 Bonds</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>2007 Bonds</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>
1/15/2016	110,000	31,347.00	141,347	1/15/2016	100,000	41,881.25	141,881.25
7/15/2016	110,000	28,839.00	138,839	7/15/2016	100,000	39,631.25	139,631.25
1/15/2017	115,000	26,309.00	141,309	1/15/2017	105,000	37,356.25	142,356.25
7/15/2017	115,000	23,646.75	138,647	7/15/2017	105,000	34,967.50	139,967.50
1/15/2018	115,000	20,967.25	135,967	1/15/2018	110,000	32,542.00	142,542.00
7/15/2018	120,000	18,270.50	138,271	7/15/2018	110,000	30,001.00	140,001.00
1/15/2019	125,000	15,444.50	140,445	1/15/2019	110,000	27,427.00	137,427.00
7/15/2019	125,000	12,482.00	137,482	7/15/2019	120,000	24,853.00	144,853.00
1/15/2020	130,000	9,507.00	139,507	1/15/2020	120,000	22,009.00	142,009.00
7/15/2020	130,000	6,393.50	136,394	7/15/2020	125,000	19,165.00	144,165.00
1/15/2021	<u>135,000</u>	<u>3,267.00</u>	<u>138,267</u>	1/15/2021	125,000	16,165.00	141,165.00
Total	<u>\$ 1,330,000</u>	<u>\$ 196,473.50</u>	<u>\$ 1,526,474</u>	7/15/2021	130,000	13,165.00	143,165.00
				1/15/2022	130,000	10,012.50	140,012.50
				7/15/2022	140,000	6,860.00	146,860.00
				1/15/2023	<u>140,000</u>	<u>3,430.00</u>	<u>143,430.00</u>
				Total	<u>\$ 1,770,000</u>	<u>\$ 359,465.75</u>	<u>\$ 2,129,466</u>

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
49	49-10-21-131-007.000-102	R	SISTERS OF ST FRANCIS	49600.00	0.00	0.00	0.00
49	49-10-21-113-012.000-102	R	SISTERS OF ST FRANCIS	44100.00	44,100.00	0.00	44100.00
49	49-10-20-151-024.000-102	R	SMITH FAMILY INVESTMENTS LLC &	36600.00	36,600.00	36600.00	0.00
49	49-10-20-151-023.000-102	R	SMITH FAMILY INVESTMENTS LLC &	236600.00	236,600.00	236600.00	0.00
49	49-10-21-113-002.000-102	R	SISTERS OF ST FRANCIS	74100.00	74,100.00	0.00	74100.00
49	49-10-20-151-039.000-102	R	DIETZ, THOMAS J SR	98100.00	98,100.00	98100.00	0.00
49	49-10-20-151-069.000-102	R	GULLEDGE, ANNA CATHERINE	98000.00	21,970.00	21970.00	0.00
49	49-10-21-126-009.000-102	R	SISTERS OF ST FRANCIS	29900.00	0.00	0.00	0.00
49	49-10-21-126-008.000-102	R	ALVERNO ADMINISTRATIVE	3397300.00	0.00	0.00	0.00
49	49-10-21-126-010.000-102	R	VAN SICKLE, RONALD LEE	90700.00	29,705.00	29705.00	0.00
49	49-10-21-126-013.000-102	R	LUDEMAN, ERNESTINE E	70900.00	5,954.00	5954.00	0.00
49	49-10-20-151-027.000-102	R	BEECH GROVE INVESTMENTS LLC	750000.00	750,000.00	750000.00	0.00
49	49-10-21-131-087.000-102	R	VONDERSAAR, GEORGE J JR &	93900.00	19,305.00	19305.00	0.00
49	49-10-21-113-003.000-102	R	SISTERS OF ST FRANCIS	15700.00	15,700.00	0.00	15700.00
49	49-10-21-131-002.000-102	R	SISTERS OF ST FRANCIS	1750000.00	1,750,000.00	1030741.00	719259.00
49	49-10-21-122-014.002-102	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
49	49-10-27-107-001.000-302	R	NATIONAL RAILROAD	0.00	0.00	0.00	0.00
49	49-10-27-113-001.000-302	R	NEW YORK CENTRAL	0.00	0.00	0.00	0.00
49	49-10-27-111-001.000-302	R	CSX TRANSPORTATION INC	0.00	0.00	0.00	0.00
49	49-10-27-110-002.000-302	R	NEW YORK CENTRAL	0.00	0.00	0.00	0.00
49	49-10-27-111-002.000-302	R	NEW YORK CENTRAL	0.00	0.00	0.00	0.00
49	49-10-27-108-001.000-302	R	LNG INDY LLC	760200.00	760,200.00	760200.00	0.00
49	49-10-27-102-005.000-302	R	MC LOCHLIN ENTERPRISES	482800.00	482,800.00	482800.00	0.00
49	49-10-27-112-001.000-302	R	NATIONAL RAILROAD	0.00	0.00	0.00	0.00
49	49-10-27-109-001.000-302	R	NATIONAL RAILROAD	0.00	0.00	0.00	0.00
49	49-10-27-100-071.000-302	R	SUNDI, KABITA &	401300.00	398,300.00	398300.00	0.00
49	49-10-27-100-045.000-302	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00
49	49-10-27-119-001.000-302	R	NTP-INDIANAPOLIS, LLC	5818000.00	5,818,000.00	5818000.00	0.00
49	49-10-27-107-002.000-302	R	REFINED METALS CORP	483200.00	483,200.00	483200.00	0.00
49	49-10-27-102-018.000-302	R	INDPLS, CITY OF (DCAM)	0.00	0.00	0.00	0.00
49	49-10-27-117-004.000-302	R	BUCHANAN BROTHERS, LLC	786400.00	786,400.00	786400.00	0.00
49	49-10-27-105-001.000-302	R	ALRO STEEL CORPORATION	4945300.00	4,945,300.00	4945300.00	0.00
49	49-10-27-104-002.000-302	R	MC CURDY MATERIALS INC	5300.00	5,300.00	5300.00	0.00
49	49-10-27-109-002.000-302	R	CITY OF BEECH GROVE, IN	0.00	0.00	0.00	0.00
49	49-10-27-109-003.000-302	R	CITY OF BEECH GROVE, IN	0.00	0.00	0.00	0.00
49	49-10-33-133-001.000-502	R	LOWE'S HOME CENTERS INC	7585600.00	7,585,600.00	1280859.00	6304741.00
49	49-10-33-116-006.000-502	R	WAL-MART REAL ESTATE	11944700.00	11,944,700.00	340534.00	11604166.00
49	49-10-29-105-014.000-502	R	BY THE 18TH HOL, INC	281000.00	281,000.00	281000.00	0.00
49	49-10-28-107-008.000-502	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00
49	49-10-29-105-001.000-502	R	MSI BEECH GROVE GROCERY OWNERS LLC	216300.00	216,300.00	216300.00	0.00
49	49-10-29-105-035.000-502	R	MSI BEECH GROVE GROCERY OWNERS LLC	501200.00	501,200.00	501200.00	0.00
49	49-10-29-105-003.000-502	R	MSI BEECH GROVE GROCERY OWNERS LLC	282300.00	282,300.00	282300.00	0.00
49	49-10-29-105-007.000-502	R	OB CHILD CARE, LLC	221600.00	0.00	0.00	0.00
49	49-10-29-105-004.000-502	R	MSI BEECH GROVE GROCERY OWNERS LLC	101100.00	101,100.00	101100.00	0.00
49	49-10-33-129-002.000-502	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00
49	49-10-33-116-001.000-502	R	U-GAS INVESTMENTS BEECH GROVE LLC	851200.00	851,200.00	535092.00	316108.00
49	49-10-33-128-102.000-502	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00
49	49-10-33-133-002.000-502	R	ARC CAFEUSA001 LLC	336600.00	336,600.00	177897.00	158703.00
49	49-10-28-118-001.000-502	R	CITY OF BEECH GROVE	0.00	0.00	0.00	0.00
49	49-10-28-107-009.000-502	R	J P H PROPERTIES, INC	31700.00	31,700.00	31700.00	0.00
49	49-10-33-116-004.000-502	R	WHITE CASTLE INDIANA LLC	779700.00	779,700.00	266149.00	513551.00
49	49-10-33-116-003.000-502	R	TRIEU, LILLIAN &	514000.00	514,000.00	195237.00	318763.00
49	49-10-33-116-007.000-502	R	DHAN CORPORATION	1282800.00	1,282,800.00	641350.00	641450.00
49	49-10-33-104-001.000-502	R	CARRINGTON COMMUNITIES	0.00	0.00	0.00	0.00
49	49-10-33-131-002.000-502	R	BEECH GROVE, CITY OF	0.00	0.00	0.00	0.00
49	49-10-33-116-007.001-502	R	MURPHY OIL USA INC	258100.00	258,100.00	7384.00	250716.00
49	49-10-22-112-003.000-702	R	THE PENN CENTRAL CORP	0.00	0.00	0.00	0.00
49	49-10-22-116-005.000-702	R	THE PENN CENTRAL CORP	0.00	0.00	0.00	0.00
49	49-10-22-116-002.000-702	R	SHELBY GRAVEL, INC	1287700.00	1,287,700.00	571355.00	716345.00
49	49-10-22-116-001.000-702	R	NATIONAL RAILROAD	0.00	0.00	0.00	0.00
49	49-10-22-116-003.000-702	R	MCCURDY MATERIALS, INC	602100.00	602,100.00	225830.00	376270.00
49	C103522	P	ALRO STEEL CORPORATION	3714480.00	0.00	1520282.00	2194198.00
49	C106670	P	BO-MAR INDUSTRIES INC	705020.00	0.00	366576.00	338444.00