# REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA

## Resolution Number 2019- 06

## A Resolution to Amend and Restate the Spending Plan for the $61^{st}$ Avenue and State Road 51 Economic Development Allocation Area

WHEREAS, the Redevelopment Commission (RDC) of the City of Hobart, Indiana (City) previously adopted resolutions which designated and confirmed the establishment of the $61^{st}$ Avenue and State Road 51 Economic Development Area; and

WHEREAS, through said Resolutions, and one or more subsequent amendatory resolutions, the RDC also amended and restated the $61^{st}$ Avenue and State Road 51 Economic Development Allocation Area Spending Plan (Plan); and

WHEREAS, the RDC has determined that said Plan should be updated to reflect the RDC's current spending and development intentions for the five-year period from tax payable year 2019 through and including 2023; and

WHEREAS, the City Department of Development has worked with members of the firm of Baker Tilly Municipal Advisors, LLC to assist the RDC in formulating the updated Plan for said period, which updated Plan is appended hereto and made a part hereof; and

WHEREAS, the RDC also has determined that any cash balances for the pay-as-you-go projects listed in the attached document in the $61^{st}$ Avenue and State Road 51 Economic Development Allocation Area fund shall be retained and accumulated to generate sufficient funds for other projects listed in paragraph 2, below; and

THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Hobart, Indiana that:

1. The document entitled "Illustrative $61^{st}$ Avenue and SR 51 Area Allocation Fund Cash Flows" attached hereto is hereby adopted and approved as the current and effective plan for

spending in said allocation area for the period of 2019 through 2023, inclusive. Said Plan is intended to supersede all prior spending plans for the allocation area.

2. Any cash balances for the pay-as-you-go projects listed in said attached document in the 61st Avenue and State Road 51 Economic Development Allocation Area fund shall be retained and accumulated to generate sufficient funds for any one or more than one of the following projects. Said projects may be funded on a pay-as-you-go basis, by lease rental bond, through a bond supported by Tax Increment Financing (TIF) funds generated by the 61st Avenue and State Road 51 Economic Development Allocation Area, or through contributions from other municipal or private sources:

--Construction of roundabout at 61st Avenue and Arizona Street

--Construction of roundabout at 61st Avenue and Colorado Street

--Construction of roundabout at 61st Avenue and Marcella Boulevard

--Construction of North Wind Parkway extension and roundabout at 61st Avenue

--Installation and/or engineering of fiber infrastructure

--Sanitary and storm sewer extensions and improvements

--Widening and burial of utilities on 69th Avenue

--Railroad overpass and road improvements on Colorado Street

3. The RDC finds that the list of projects described in said document and in Paragraph 2, above, would contribute to the redevelopment and development of the above-described allocation area and address and remedy the need for public facilities and improvements to support and spur economic development and redevelopment and prevent or eliminate blight.

ALL OF WHICH, is adopted as the Resolution of the Redevelopment Commission of the City of Hobart on this 17th day of June, 2019.

CARLA HOUCK, President

ATTEST: ______________________

~~MARSHA PLESAC, Secretary~~

SHAWN KELLY, VICE-PRESIDENT

HOBART REDEVELOPMENT COMMISSION

*61st Avenue and SR 51 Economic Development Area*

ILLUSTRATIVE 61ST AVENUE AND SR 51 AREA ALLOCATION FUND CASH FLOWS

*Lease Rental Revenue Bonds - Funding TRAX*

| | Taxes Payable Year | | | | |
|---|---|---|---|---|---|
| | 2019 | 2020 | 2021 | 2022 | 2023 |
| Receipts (1) | | | | | |
| Estimated Tax Increment from Existing Development | $1,939,980 | $2,004,590 | $2,295,360 | $2,418,560 | $2,631,890 |
| Estimated Tax Increment from New Development | | | | 37,270 | 134,100 |
| INDOT Reimbursement (2) | 648,334 | | | | |
| Total Receipts | 2,588,314 | 2,004,590 | 2,295,360 | 2,455,830 | 2,765,990 |
| Disbursements | | | | | |
| Debt Service (3) | | | | | |
| 2009 B Bonds | 125,754 | 127,113 | 127,951 | 128,441 | 133,701 |
| 2010 A Bonds | 256,040 | 137,329 | | | |
| 2010 B Bonds | 266,801 | 281,104 | 294,194 | 286,774 | 304,022 |
| 2014 Bonds | 358,000 | 470,500 | 627,500 | 684,000 | 688,000 |
| 2016 Bonds | 321,300 | 330,800 | 335,050 | 339,100 | 337,950 |
| Illustrative 2019 Bonds | | | 194,000 | 442,000 | 611,000 |
| General Operations (4) | | | | | |
| Professional Fees | 65,000 | 65,000 | 65,000 | 65,000 | 65,000 |
| Miscellaneous | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 |
| Salary Share | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 |
| Pay-as-you-go projects (4) | | | | | |
| Project 1: 69th Ave. Utility | 800,000 | 200,000 | | | |
| ~~Project 2: TRAX Project~~ | | | | | |
| Project 3: Fire Truck | 92,857 | 92,857 | 92,857 | 92,857 | 92,857 |
| Project 4: GIS | 20,000 | 20,000 | | | |
| Project 5: 69th R.O.W. Reimbursement (5) | 70,000 | 100,000 | | | |
| Project 6: NW Corner Arizona Parcel (5) | 40,000 | | | | |
| Project 7: RAB Schematic Design | | 90,000 | | | |
| Project 8: Workforce/Education Grants | 35,500 | 30,000 | 30,000 | 30,000 | 30,000 |
| Project 9: Marcella RAB | | | 70,000 | 250,000 | |
| Project 10: NW Crossing Sidewalks | | | | 80,000 | |
| Project 11: NW Parkway w/RAB | | | 400,000 | | 450,000 |
| Project 12: 61st Ave. Median Planting | 90,193 | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Total Disbursements | 2,561,445 | 1,964,703 | 2,256,552 | 2,418,172 | 2,732,530 |
| Increase | 26,869 | 39,887 | 38,808 | 37,658 | 33,460 |
| Beginning Cash Balance | 3,861,163 (2) | 3,888,032 | 3,927,919 | 3,966,727 | 4,004,385 |
| Ending Cash Balance | $3,888,032 | $3,927,919 | $3,966,727 | $4,004,385 | $4,037,845 |

(1) Per the Baker Tilly Municipal Advisors, LLC Draft TIF Update dated May 9, 2019. Does not account for potential interest earnings.

(2) Per the City of Hobart.

(3) Per the Baker Tilly Municipal Advisors, LLC Draft TIF Update dated May 9, 2019.

(4) Per the Hobart Economic Development Department.

(5) Projects 5 & 6 only affordable in 2019 if 69th engineering expenses can be reimbursed or paid from 2019 bond proceeds.

Updated by RDC staff on 5/14/19