

**Avilla Redevelopment Commission**  
**Minutes – May 12, 2022**

Members in Attendance: Todd Carteaux, Kurt Kline, Josh Harper, Josh Lash and Brent Durbin.  
Also in attendance: Tena Woenker, Heidi Amspaugh, from Baker Tilly (Remote)  
Ross Freeman was unable to attend.  
Carteaux called the meeting to order at 5:46 pm.

Carteaux started the Annual Meeting. Woenker introduced Heidi Amspaugh from Baker Tilly to present information for this year's Annual Report. Amspaugh has worked with the town for several years fulfilling TIF report requirements.

Representatives from the overlapping tax units were invited to the Annual Meeting. None showed except Brent Durbin for the East Noble School Corporation who is already a sitting non-voting member of the RDC.

Avilla has one TIF area and the core of the TIF area is referred to as a legacy TIF Area because it was created before 1995. With each amendment and expansion of the TIF district, each piece has a different expiration date. The original TIF area that was created in 1993 will expire in 2027. The amendment in 2012 will expire in 2040. The rest of the amendments have no expiration date yet. Once long-term debt is taking out on those amendments that TIF area will expire 25 years after issuance.

In 2021 the TIF area was generating \$469,000 in revenues. It is anticipated that 2022 will be around \$490,000 in revenues. The TIF allocation fund has around \$682,000 currently.

RDC currently has two bond issues outstanding. Sewer bond was issued in 2006 and they mature in March 2027 for \$2.5 million. Those bonds are payable through sewer revenues with an amount not to exceed from TIF funds of \$190,000 annually. A second bond issuance was done in 2015 that matures in 2040. \$20,000 per year comes from TIF funds. Annually a total of \$210,000 is coming out of the annual revenue of \$490,000.

Clarification and discussion on how the pieces of the TIF district work and how certain pieces expire at different dates depending on debt issuance. The original 1993 TIF district will expire in 2027 at which point the RDC will have to make a decision on if they want to renew that area. At which point the assessed values will be set at zero for TIF calculations and would then start over.

There was also discussion about including personal property in the TIF district. To include personal property the Town has to declare a reason for why and then issue bonds of some type on it, however that will then start the clock on that TIF area that will expire in 25 years.

This concluded the Annual meeting.

Carteaux asked if there were questions about minutes of the April 14, 2022 meeting. No questions about the minutes. Lash made a motion to approve the April 14 minutes, Kline seconded, passed 4-0.

Woenker presented the year-to-date financial report. Kline made the motion to pass the financial report, Lash seconded, motion passed 4-0.

New Business:

Discussion on property for sale downtown.

Josh Lash purchased the property and had it appraised. Currently the repairs outweigh the value of the property. He has three options: 1.) Tear Down 2.) Fix it Up 3.) If the RDC wants the building, he would sell to them.

Lash is not sure which way he wants to go yet, but wanted to bring the opportunity before the RDC. He has always wanted to fix that building up. Lash has had one appraisal done. RDC needs two appraisals to move forward. First appraisal came in at \$22,000.

RDC would pay for the appraisals. We could contact existing appraiser to modify appraisal for a cheaper cost. RDC would offer an average of the two appraisals. Negotiation happens after, it is difficult to offer over the appraised value unless the Town can demonstrate a need.

Currently there is money pledged for the Community Crossings Grant at the new industrial park. However, that will not happen this year. Currently the Town has a way to use motor vehicle funding to avoid using TIF money. This was never officially approved by the RDC.

If it is under \$25,000, the RDC does not need permission from the Town Council to move forward. RDCs first responsibility would be to make sure it is structurally sound and then the RDC could potentially hold hearings to get public input for the building.

RDC asked Lash to see if he could get the estimate to make the building structurally sound.

Brief discussion on making changes to tax abatements. Possibly front loading the abatements and adding language about call backs. For example, if a business leaves in three years, then they have to pay it all back.

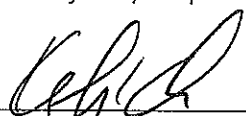
RDC asked Woenker to get other communities' language to look at.

RDC asked for the Clerk Treasurer to review where the funds from the sale of property at the industrial park have been recorded.

Old Business:

None

With no further business, Kline made a motion to adjourn, Harper seconded, motion passed 4-0. The meeting adjourned at 6:59 pm.

  
\_\_\_\_\_  
by Kurt Kline, Secretary