



ST. JOSEPH COUNTY

ESTABLISHED 1830

**Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2020**

Dated:
March 9, 2021

Prepared by:

*C*ender & *C*ompany
L.L.C.

ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph County Redevelopment Commission
Fiscal Year Ending December 31, 2020

T A B L E O F C O N T E N T S

| | |
|---|---|
| TRANSMITTAL LETTER | i |
| Purpose of the Report | 1 |
| 2020 Qualified and Acting Commissioners and Officers | 2 |
| Commission Employees | 2 |
| Distributions of Tax Increment in 2020 | 2 |
| Commission Outstanding Debt Service | 3 |
| Commission Fund Balances for 2020 | 4 |
| Accounting of Tax Increment Revenue Granted or Loaned to an Entity | 4 |
| Summary of Commission Resolutions Approved in 2020 | 4 |
| Schedules of Allocation Areas Individual Components and Assessment Data | 5 |
| Redevelopment Commission Contact Information | 5 |

TRANSMITTAL LETTER

March 9, 2021

Mr. Andrew Kostielney, President
St. Joseph County Board of Commissioners
227 W. Jefferson Boulevard
South Bend, Indiana 46601

Mr. Rafael Morton, President
St. Joseph County Council
227 W. Jefferson Boulevard
South Bend, Indiana 46601

Dear Presidents Kostielney and Morton:

Per Indiana Code (“**IC**”) 36-7-14-13(a), no later than April 15 of each calendar year, the St. Joseph County, Indiana (“**County**”) Redevelopment Commission (the “**Commission**”) shall file with the unit’s executive and fiscal body a report setting out the Commission’s activities during the preceding calendar year. The contents of this report will also be submitted on Gateway per statute, on or before April 15, 2021.

Therefore, enclosed is the **Annual Report of the St. Joseph County Redevelopment Commission for Fiscal Year Ending December 31, 2020** as prepared for the Commission. I have reviewed the enclosed Annual Report and find it to be complete and prepared in compliance with IC 36-7-14-13.

You are invited to attend every meeting of the St. Joseph County Redevelopment Commission, but in addition the Commission will be inviting all overlapping taxing units to one specific public meeting later this year to present its plans and budgets for the future.

If you should have any questions or need additional information as it relates to Commission activities during the preceding calendar year, do not hesitate to contact any Commission member.

Very truly yours,



Steve Dalton, Partner
Cender & Company LLC

Enclosure

cc: Members of the St. Joseph County, Indiana Redevelopment Commission

ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph Redevelopment Commission
For Fiscal Year Ending December 31, 2020

PURPOSE OF THE REPORT

Indiana Code (“**IC**”) 36-7-14-13 (*version B effective January 1, 2016*) specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to St. Joseph County, Indiana (the “**County**”) executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the “**DLGF**”) in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), St. Joseph County, Indiana (the “**County**”) Redevelopment Commission (the “**Commission**”) not later than April 15 of each year shall file with the County’s fiscal body (the “**County Council**”) and executive (the County Commissioners) a report setting out its activities during the preceding calendar year (the “**Annual Report**”).

The Annual Report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

The purpose of this Annual Report of the St. Joseph County Redevelopment Commission for Fiscal Year Ending December 31, 2020 (the “**2020 Annual Report**”) is to meet the statutory disclosure and filing requirements to the fiscal body and executive of the unit, being the County Council and the County Commissioners, all in accordance with IC 36-7-14-13(e).

2020 QUALIFIED AND ACTING COMMISSIONERS AND OFFICERS

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the County.

The Commission is comprised of five members who are appointed by the appropriate appointing authorities in accordance with IC 36-7-14-6.1.

The following individuals were qualified, appointed and took an oath of office as Commission members (“Commissioners”) for calendar year 2020 and their title, if nominated.

- **Brian Pawlowksi – President** Commissioner Appointee (Jan – Dec)
- **Dennis Jordan – Vice-President** Commissioner Appointee (Jan – Dec)
- **Jessica Clark – Secretary** Council Appointee (Jan – Feb)
- **Steve Infalt** Commissioner Appointee (Mar – Dec)
- **Peter Mullen** Commissioner Appointee (Jan – Feb)
- **Thomas Gryp** Council Appointee (Jan – Feb)
- **Jason Critchlow** Council Appointee (Mar – Dec)

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

Representing the Penn-Harris Madison School Corporation

Larry Beehler

COMMISSION EMPLOYEES

The Commission had no employees for fiscal year 2020.

DISTRIBUTIONS OF TAX INCREMENT IN 2020

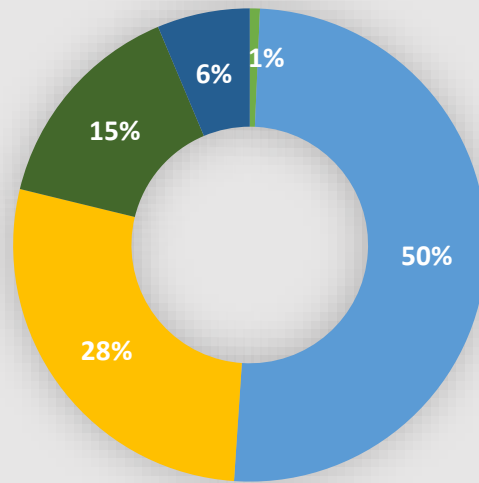
The Office of the St. Joseph County Auditor distributed tax increment to the Commission in Fiscal Year 2020.

| Allocation Area | (1st installment) | (2nd installment) | Total |
|----------------------|------------------------|------------------------|------------------------|
| | June 8, 2020 | December 15, 2020 | |
| Wyatt EDA#1 | 19,738.39 | 19,189.20 | 38,927.59 |
| NC EDA#1 | 1,047,031.10 | 1,790,533.26 | 2,837,564.36 |
| NC EDA#2 | 466,943.22 | 1,095,940.63 | 1,562,883.85 |
| Capital Avenue EDA | 382,486.79 | 454,793.01 | 837,279.80 |
| NW Cleveland Rd. EDA | 178,409.51 | 178,389.72 | 356,799.23 |
| Totals: | \$ 2,094,609.01 | \$ 3,538,845.82 | \$ 5,633,454.83 |

Source:

FORM-22 TIFs from the Office of the St. Joseph County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 8th, 2020 and December 15th, 2020 tax increment distributions to the St. Joseph County Redevelopment Commission.

Distribution of Tax Increment in 2020



■ Wyatt EDA #1
 ■ NC EDA #1
 ■ NC EDA #2
 ■ Capital Avenue EDA
 ■ NW Cleveland Rd. EDA

COMMISSION OUTSTANDING DEBT SERVICE

The Commission has pledged distributions of tax increment to the following outstanding debt service for principal and interest on bonds:

| St. Joseph County Redevelopment District Taxable Economic Development Revenue Bonds, Series 2015 (Northwest Cleveland Rd. Allocation Area) | | | |
|--|----------------------|---------------------|----------------------|
| 2020 Payments | Principal Amount | Interest Amount | Total |
| August 1, 2020 | \$ 105,000.00 | \$ 43,500.00 | \$ 148,500.00 |
| February 1, 2021 | 110,000.00 | 41,925.00 | 151,925.00 |
| FY Totals: | \$ 215,000.00 | \$ 85,425.00 | \$ 300,425.00 |
| As of February 1, 2021 | | | |
| Outstanding Principal Due: | | \$ 2,685,000.00 | |
| Final Maturity Date: | | August 1, 2030 | |
| Remaining Bond Life (Years): | | 9.5 | |
| Remaining Semi-Annual Payments: | | 19 | |

| St. Joseph County Redevelopment District Special Taxing District Bonds of 2016 | | | |
|---|-------------------------|------------------------|----------------------|
| 2020 Payments | Principal Amount | Interest Amount | Total |
| August 1, 2020 | \$ - | \$ 131,100.00 | \$ 131,100.00 |
| February 1, 2021 | 505,000.00 | 131,100.00 | 636,100.00 |
| FY Totals: | \$ 505,000.00 | \$ 262,200.00 | \$ 767,200.00 |
| As of February 1, 2021 | | | |
| Outstanding Principal Due: | | \$ 7,170,000.00 | |
| Final Maturity Date: | | February 1, 2038 | |
| Remaining Bond Life (Years): | | 17 | |
| Remaining Semi-Annual Payments: | | 34 | |

| St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 | | | |
|---|-------------------------|------------------------|----------------------|
| 2020 Payments | Principal Amount | Interest Amount | Total |
| August 1, 2020 | \$ - | \$ 213,740.00 | \$ 213,740.00 |
| February 1, 2021 | - | 135,469.00 | 135,469.00 |
| FY Totals: | \$ - | \$ 349,209.00 | \$ 349,209.00 |
| As of February 1, 2021 | | | |
| Outstanding Principal Due: | | \$ 9,375,000.00 | |
| Final Maturity Date: | | February 1, 2038 | |
| Remaining Bond Life (Years): | | 17 | |
| Remaining Semi-Annual Payments: | | 34 | |

COMMISSION FUND BALANCES FOR 2020

The Commission currently utilizes the following funds for the receipt and disbursement of Commission revenues, including tax increment for qualified expenses as approved by the Commission, more specifically:

| Fund 4300 - Wyatt EDA | | | |
|------------------------------|--------------|----------------|---------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 370,085.52 | \$ 38,927.59 | \$ 10,522.50 | \$ 398,490.61 |

| Fund 4301 - NC EDA #2 | | | |
|------------------------------|-----------------|----------------|---------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 1,033,800.17 | \$ 1,182,299.89 | \$ 762,927.86 | \$ 1,453,172.20 |

| Fund 4302 - NC EDA #1 | | | |
|------------------------------|-----------------|-----------------|------------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 5,270,576.37 | \$ 2,173,995.20 | \$ 3,511,574.22 | \$ 3,932,997.35 |

| Fund 4303 - Special Taxing District Bond Proceeds | | | |
|--|-----------|----------------|------------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 4,152,327.29 | \$ - | \$ 574,286.66 | \$ 3,578,040.63 |

| Fund 4401 - Capital Avenue EDA | | | |
|---------------------------------------|---------------|----------------|------------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 1,948,085.55 | \$ 569,790.84 | \$ 380,571.06 | \$ 2,137,305.33 |

| Fund 4402 - NW Cleveland EDA | | | |
|-------------------------------------|---------------|----------------|----------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 193,762.11 | \$ 356,799.23 | \$ 293,473.56 | \$ 257,087.78 |

| Fund 4403 - Commission General | | | |
|---------------------------------------|--------------|----------------|----------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 99,387.95 | \$ 74,097.00 | \$ 63,953.51 | \$ 109,531.44 |

| Fund 4404 - Double Track | | | |
|---------------------------------|---------------|----------------|----------------------|
| (January 1, 2020) | | | (December 31, 2020) |
| Beginning Balance: | Revenues: | Disbursements: | Ending Balance |
| \$ 46,976.35 | \$ 485,928.00 | \$ 214,839.58 | \$ 318,064.77 |

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

The Commission did not grant or loan tax increment revenue to any entity during Fiscal Year 2020.

SUMMARY OF COMMISSION RESOLUTIONS APPROVED IN 2020

Resolution 2020-01: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION (Appropriations for 2020)

Resolution 2020-02: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION RATIFYING USE OF FUNDS

Resolution 2020-03: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION CONCERNING THE 2021 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION ALLOCATION AREAS.

Resolution 2020-04: A RESOLUTION BY THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION OFFICIALLY ACCEPTING THE TRANSFER OF REAL PROPERTY.

Resolution 2020-05: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto Jr.)

Resolution 2020-06: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto Jr.)

Resolution 2020-07: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Kaminski)

Resolution 2020-08: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto Sr. and Sebasto Jr.)

Resolution 2020-09: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto Jr.)

Resolution 2020-10: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Kaminski)

Resolution 2020-11: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION REGARDING THE INDIANA ENTERPRISE CENTER

Resolution 2020-12: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Kaminski)

Resolution 2020-13: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION SUPPORTING USE OF FUNDS (N/E Corner of SR 2 & Larrison Blvd – Philip E. McClure)

Resolution 2020-14: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION SUPPORTING USE OF FUNDS (56400 Larrison Boulevard – Philip McClure Properties LLC)

Resolution 2020-15: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION SUPPORTING USE OF FUNDS (56275 Snowberry Road – Ken and Carol Wroblewski)

Resolution 2020-16: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION SUPPORTING USE OF FUNDS (Land adjacent to 56275 Snowberry Road – Ken Wroblewski)

Resolution 2020-17: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION TERMINATING OPTION AGREEMENT (Sebasto and Sebasto Jr.)

Resolution 2020-18: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION TERMINATING OPTION AGREEMENT (Sebasto Jr.)

Resolution 2020-19: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION TERMINATING OPTION AGREEMENT (Kaminski)

Resolution 2020-20: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto and Sebasto Jr.)

Resolution 2020-21: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING OPTION AGREEMENT (Sebasto Jr.)

Resolution 2020-22: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AFFIRMING ITS SUPPORT FOR THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR A CONSULTANT TO ASSIST IN THE DEVELOPMENT OF A NEW ST. JOSEPH COUNTY COMPREHENSIVE PLAN IN 2021 AND 2022

SCHEDULES OF ALLOCATION AREAS INDIVIDUAL COMPONENTS AND ASSESSMENT DATA

The Commission made no changes, additions, or amendments of allocation area parcels in 2020. See Exhibit A for parcel data.

REDEVELOPMENT COMMISSION CONTACT INFORMATION

Upon approval and submission to the County Council of this 2020 Annual Report by the Commission pursuant to HEA 1116 effective July 1, 2014 and I.C.36-7-14-13(e), the Commission will have copies available online at <https://www.sjcindiana.com/370/Redevelopment-Commission> for review or upon request in the Office of the St. Joseph County, Indiana Economic Development Department located at 227 W. Jefferson Blvd, 11th Floor, South Bend, Indiana, 46601.

For further information related to this 2020 Annual Report, the public may contact the following County representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except for County designated holidays):

Name of Representative

Bill Schalliol, Director of Economic Development
St. Joseph County Redevelopment Commission
BSchalliol@sjcindiana.com