

Carmel Redevelopment Commission
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@CarmelCRC

ANNUAL REPORT



FY 2015

CRC Mission Statement: Assess, plan, replan, remediate, develop, and redevelop economic development areas to (a) benefit the public health, safety, morals, and welfare (b) increase the economic well-being of the City, and (c) serve to protect and increase property values in the City of Carmel.

CARMEL REDEVELOPMENT COMMISSION

2015 ANNUAL REPORT

Carmel Redevelopment Commission

ANNUAL REPORT INTRODUCTION

The Indiana State statute governing Redevelopment Commissions require annual reports to be produced within 30 days of the preceding calendar year. As stated in IC 36-7-14-13, the report shall provide Commissioner and employee information. The following report provides information above and beyond the state code requirements in order to communicate a comprehensive picture of 2015 Carmel Redevelopment Commission (CRC) activities.

STRATEGIC HIGHLIGHTS

- Completed Reflecting Pool reconstruction project at the Veterans Memorial.
- Established a Technical Review Committee and administrated a Design-Build RFQ/RFP process for the Park East Garage. The CRC opened bids and awarded the contract to Wilhelm Construction.
- Construction projects were completed at the Palladium dome, Nash, and Mezz.
- Engaged Context Design to create a design for the Sophia Square courtyard. A final design has yet to be approved.
- Initiated the final landscaping package for the Palladium. Construction was still underway at year-end.
- The former Party Time site was awarded to Anderson Birkla to develop the “Proscenium”. This project incorporates Developer Bond/TIF.
- A 2016 Budget was approved that incorporates proper debt payments, capital improvement projects, and deposits into the savings/reserve account.
- \$5,416,552 of reserve funds were loaned to City on a short-term basis to cover the city debt service in December. As a result, the Special Reserve Account balance after this transfer and at year-end was \$766,665.

FINANCIAL HIGHLIGHTS

Beginning Balance w/o Restricted Funds	\$ 5,030,468
Beginning Balance w/ Restricted Funds	\$ 8,860,531
Year-end Balance w/o Restricted Funds	\$ 1,752,956
Year-end Balance w/ Restricted Funds	\$ 2,529,621*

**The Commission paid for \$5,416,552 worth of City debt service in December with the stipulation that the City would reimburse those funds within 60 days. Once this is reimbursed, the Commission’s year-end balance with restricted funds will be \$7,946,173.*

CARMEL REDEVELOPMENT COMMISSION

COMMISSIONERS

- | | | |
|---------------------|------------------------|--------------------------------|
| • Bill Hammer | August 2004 – Present | President |
| • Dave Bowers | January 2011 – Present | Vice President |
| • Jeff Worrell | May 2006 – Present | Secretary |
| • Bill Brooks | April 2014 – Present | |
| • Robert Dalzell | January 2015- Present | |
| • Michael Kerschner | March 2015 – Present | Ex-officio School Board Member |

OPERATIONS TEAM

The following members represent the acting ‘staff’ for the CRC. Per the City Council Ordinance D-2108-12, the CRC is prohibited from hiring staff. Thus, these staff members are a part of the City Redevelopment Department and Department of Community Relations/ Economic Development.

- Corrie Meyer, Redevelopment Director/ CRC Executive Director
- Mike Lee, Office Manager
- Kelli Prader, Meeting Coordinator

2015 RESOLUTIONS AND ACTION ITEMS

2015 Resolutions and Action Items

RESOLUTIONS PASSED BY COMMISSION

<u>Bond/Project Approved</u>	<u>Summary</u>	<u>Resolution Numbers</u>
City Center Phase II	Declaratory resolutions for the Carmel Downtown EDA were amended to carve out new allocation areas. Increment from these new allocation areas were pledged towards the project's bonds for the purpose of constructing a parking garage and other infrastructure to benefit City Center.	2015-1
		2015-2
		2015-3
Transfer of motor court parcels from CRA to CRC	The CRC accepted a transfer of property from the Redevelopment Authority (CRA) for the motor court at City Center.	2015-4
130 1 st Ave SW property	The CRC accepted a transfer of property from the City for the Firefighter's Museum located at 130 1 st Ave SW. The resolution was later revised to include a provision for the Firefighter's Museum to stay intact and to revert back to City ownership upon sale of the land.	2015-5
		2015-8
Grand and Main Project	The CRC amended the TIF pledge for the Grand and Main project bonds to add a pedestrian parkway to the list of projects eligible to be funded with the bonds.	2015-6
Intent of TIF Increment	Every year the CRC has to determine whether it needs to capture all its TIF increment revenues in order to fulfill its obligations, or if some of the increment can be released back to the taxing units affected. The CRC determined that it needed to capture all of the TIF increment for budget year 2016.	2015-7
Proscenium Project	Declaratory resolutions to the Integrated 126 th Street Corridor EDA were amended to designate a portion of the EDA as the Proscenium Allocation Area. Increment was also pledged towards the project's economic development revenue bonds that will be used to finance the construction of public infrastructure that will support the mixed-use project.	2015-9
		2015-12
		2015-13
Gramercy Project	An amendment to the declaratory resolution for the Gramercy EDA was made in order to expand the current allocation area or create a new allocation area that will include land to the south of the original area. The purpose of this expansion/new area is to collect TIF in order to fund the construction of a road that will benefit the Gramercy project.	2015-10
Payment of City debt service with CRC reserve funds	The Commission and the City Council waived a provision of the Revenue Deposit Agreement in order to allow the use of the Commission's reserve funds to be used to make City debt service payments that were due in December 2015. This was approved with the stipulation that the Commission would be reimbursed these funds within 60 days.	2015-11

2015 RESOLUTIONS AND ACTION ITEMS

SIGNIFICANT ACTION ITEMS PASSED BY COMMISSION

<u>Project</u>	<u>Summary</u>	<u>Action Item Date/Number</u>
Reflecting Pool	Approved a construction contract to make repairs to the Reflecting Pool at the Veterans Memorial.	1/23/15 Action Item 2
Park East Garage	Approved a Technical Review Committee, required as per the design-build statute, to facilitate the RFQ and RFP process needed to select and award the contract for the Park East Garage project in City Center. Awarded contract to Wilhelm Construction.	2/18/15 Action Item 6 3/18/15 Action Item 4 12/16/15 Action Item 2
Palladium dome	Approved an engineering contract and a construction contract for remediation work on one of the trusses of the Palladium dome.	3/18/15 Action Item 6 7/15/15 Action Item 6
Midtown	Approved the sale of the 3 rd Avenue warehouse, which is to be developed as part of the Midtown project. Also approved a feasibility study for a district energy center for Midtown.	3/18/15 Action Item 3 8/19/15 Action Item 3
Proscenium	Approved the sale of the former Party Time Rental site to Anderson/Birkla to create a mixed-use project called the Proscenium. Also approved the project agreement.	5/21/15 Action Item 4 12/21/15 Action item 2
Palladium landscaping	Approved the contract for the Palladium landscaping project.	7/15/15 Action Item 5

FINANCIAL OVERVIEW

Financial Overview

TIF REVENUE AND DEBT

2015 net TIF Revenue was \$17,595,808. Debt obligations were covered with TIF revenue and CRC cash funds. The following payments were made.

MONTH	TOTAL
January 2015	\$ 61,337
June 2015	\$ 3,306,211
July 2015	\$ 6,267,923
December 2015	\$ 9,534,396

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 1,752,956
Ending Balance with Restricted Funds	\$ 2,529,621

STATEMENT OF CHANGES IN EQUITY

YEAR END: 2015

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$17,605,157	
Total Receipts (Non-TIF):	\$1,324,848	
Expenditures (TIF)		\$17,644,323
Expenditures (Non-TIF)		\$4,563,194

FINANCIAL OVERVIEW

SUMMARY OF CASH

For the Year-end, 2015

DESCRIPTION	ACTUAL	MID-YEAR PROJECTION	VARIANCE
Cash Balance 12/1/15			
1101 Cash	\$4,991,301.63	\$4,991,301.63	\$ -
1110 TIF	39,166.61	39,166.61	-
Total Cash	\$5,030,468.24	\$5,030,468.24	\$ -
Receipts			
1101 Cash	\$1,324,847.70	\$1,692,208.27	(\$367,360.57)
1110 TIF	21,241,832.85	20,468,372.99	773,459.86
Developer Payments	(1,437,363.38)	(1,437,363.38)	-
Transfers to SRF	(2,199,312.68)	(1,954,580.00)	(244,732.68)
Total Receipts	\$18,930,004.49	\$18,768,637.88	\$161,366.61
Disbursements			
1101 Cash	\$4,563,193.71	\$6,174,519.04	\$2,311,325.33
1110 TIF	17,644,323.40	17,815,596.22	(\$528,727.18)
Total Disbursements	\$22,207,517.11	\$23,990,115.26	\$1,782,598.15
Transfers from Restricted Funds			
1126 Energy Reserve	\$0.00	\$500,000.00	(\$500,000.00)
1127 Civic Reserve	0.00	200,000.00	(200,000.00)
Total Transfers	\$0.00	\$700,000.00	(\$700,000.00)
1101 Cash	\$1,752,955.62	\$508,990.86	\$1,243,964.76
1110 TIF	0.00	0.00	0.00
Cash Balance 12/31/15	\$1,752,955.62	\$508,990.86	\$1,243,964.76
Total Usable Funds	\$1,752,955.62	\$508,990.86	\$1,243,964.76

FINANCIAL OVERVIEW

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of December 31, 2015

Restricted Funds

Energy Center Reserve	\$502,427
Civic Rent Reserve	274,238*
Supplemental Reserve Fund	0*
Sub-total:	<u>776,665</u>

Cash (as seen in Summary of Cash table)

TIF	0
Non-TIF	1,752,956
Sub-total:	<u>1,752,956</u>

Total Funds \$2,529,621

Outstanding Receivables

Reimbursement of Project Blue invoices**	13,955
Reimbursement of City loan*	5,416,552
Total Outstanding Receivables	<u>\$5,430,507</u>

*\$5,416,552 of reserve funds were used to pay for City debt service in December. These funds are to be reimbursed by mid-February.

**Amounts due are the professional service invoices paid to date by the CRC in regards to the potential Project Blue development as per the reimbursement agreement with 4148 96th Street LLC.

-End report-