

Brookville Redevelopment Commission

Annual Presentation 2025



February 2026

Annual Presentation



Per IC 36-7-25-8, on an annual basis each Redevelopment Commission that has allocation areas must make a presentation at one of its meetings (regular or special).

The presentation is required to provide general information on the activities of the Redevelopment Commission, including:

- The Redevelopment Commission’s budget and expenditures for the tax increment revenues generated by the TIF District;
- The Redevelopment Commission’s plans and activities for the TIF District; and
- The impact of the TIF District on the taxing units

This annual presentation reflects data included within the 2024 DLGF annual report submitted in April 2024, as well as summary information for the 2025 calendar year.

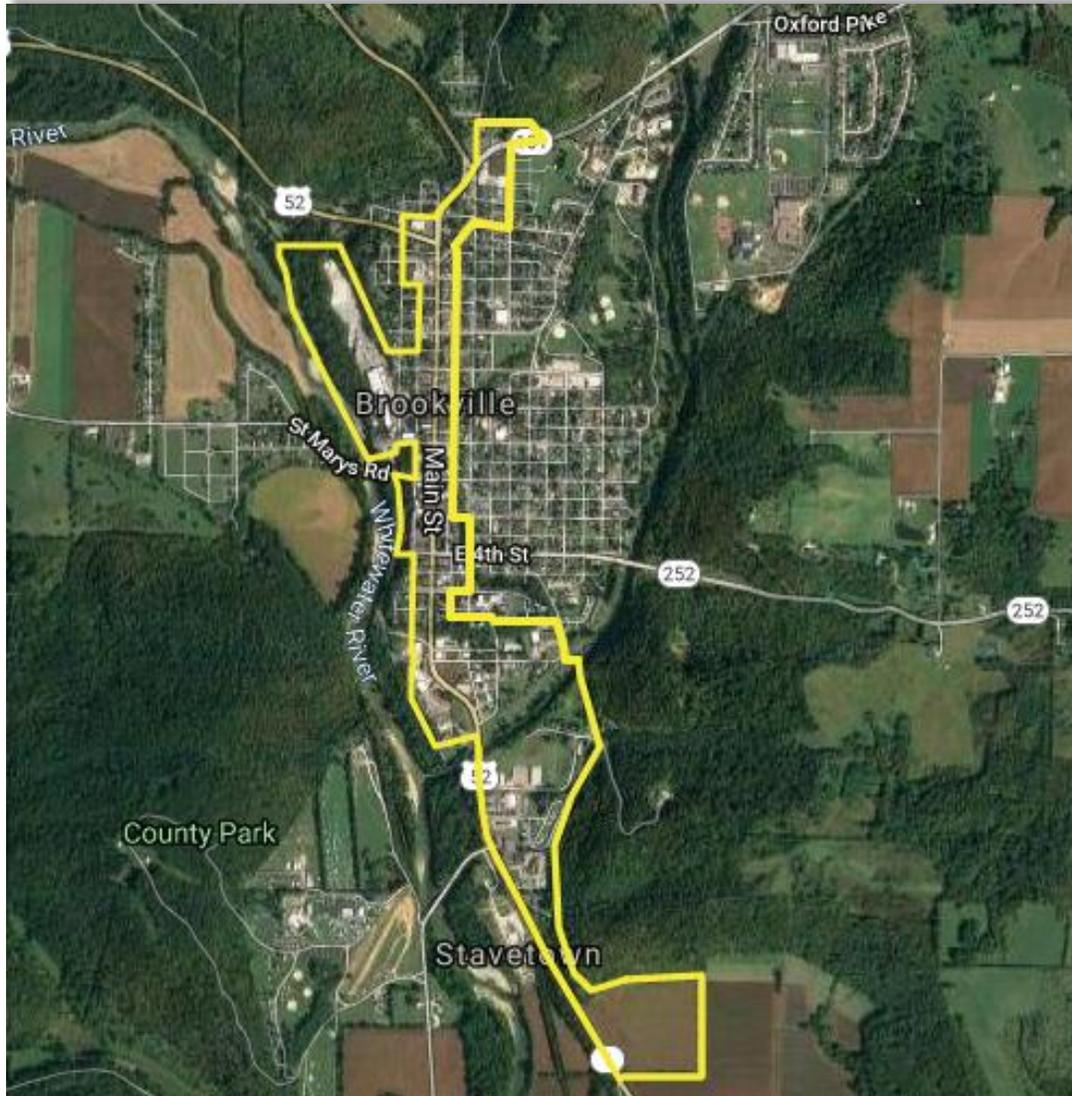
Annual Presentation



Contents within this presentation include:

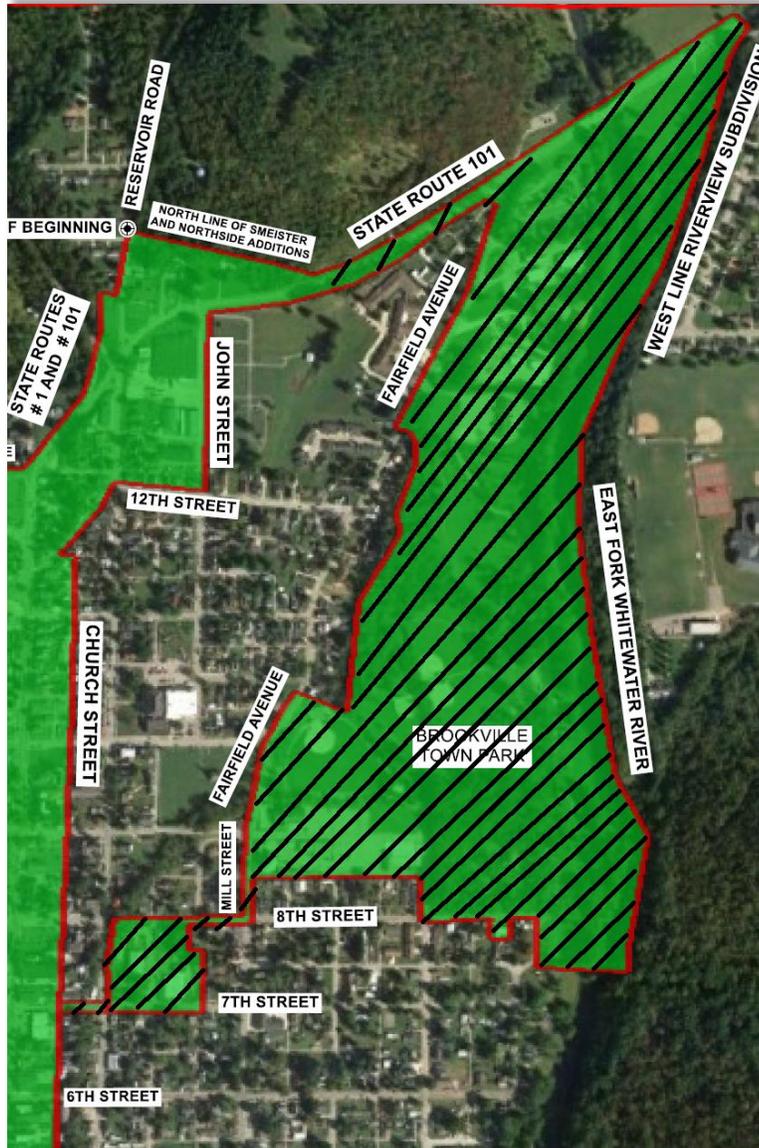
- Identification of the Economic Development Area and Allocation Area (the “TIF District”)
- Identification of the Overlapping Taxing Units
- Identification of the Redevelopment Commission Members
- Review of TIF Mechanics
- Summary Overview of Financials
- Summary of Activities and Impacts
- Presentation of 2026 Spending Plan

Main Street Allocation Area



- Original Economic Development Area and Allocation Area was established in 2013
- The identified designated personal property taxpayer is **Owens Corning**
- The allocation area does not have an established expiration date as it does not have any present debt obligations

Main Street Allocation Area



- Economic Development Area and Allocation Area were amended prior to the conclusion of 2019
- The amendment included confirming action reducing the Area in 2018, which removed 12 parcels from the allocation area found to be outside municipal boundaries
- The amendment also expanded the Area, adding 23 new parcels
- The new parcels added only collect increment from real property improvements
- The original and expanded area - combined - is comprised of 368 taxpayer parcels - 367 real property taxpayers and 1 personal property taxpayer

Overlapping Taxing Units



Overlapping Taxing Units for the Main Street EDA are:

Brookville Town Taxing District

- Franklin County
- Brookville Township
- Brookville Civil Town
- Franklin County Community Schools
- Franklin County Public Library
- Southeastern Indiana Solid Waste Management District



Brookville Redevelopment Commission



2024 Redevelopment Commission Members

- Todd Thackery, President
- Rita Seig, Vice President
- John Rudisell, Secretary
- Rebecca Hamilton, Commission Member
- John Estridge, Commission Member
- Kevin Kaiser, non-voting school board member

2025 Redevelopment Commission Members

- Todd Thackery, President
- Rita Seig, Vice President
- *Rebecca Hamilton, Commission Member (1/25 - 2/25)
- *Victoria Meyer, Commission Member (3/25 - 12/25)
- **John Rudisell, Secretary (1/25 - 10/25)
- **Rebecca Beesley, Commission Member (11/25 - 12/25)

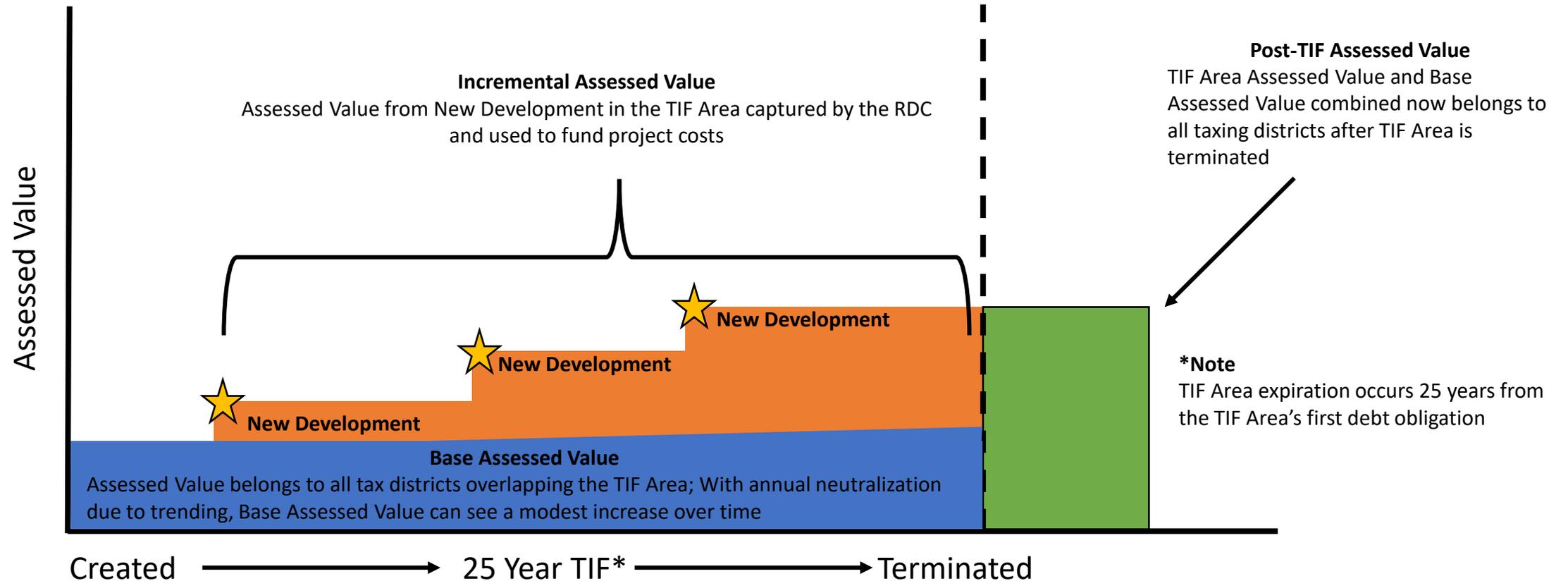
- John Estridge, Commission Member
- Kevin Kaiser, non-voting school board member

** Rebecca Hamilton passed away during the 2025; New appointment was Victoria Meyer*
***John Rudisell resigned during the 2025 calendar year; New appointment was Rebecca Beesley.*





Basic TIF Mechanics



TIF Revenue



Pay 2024 Total Incremental A/V: \$12,751,831

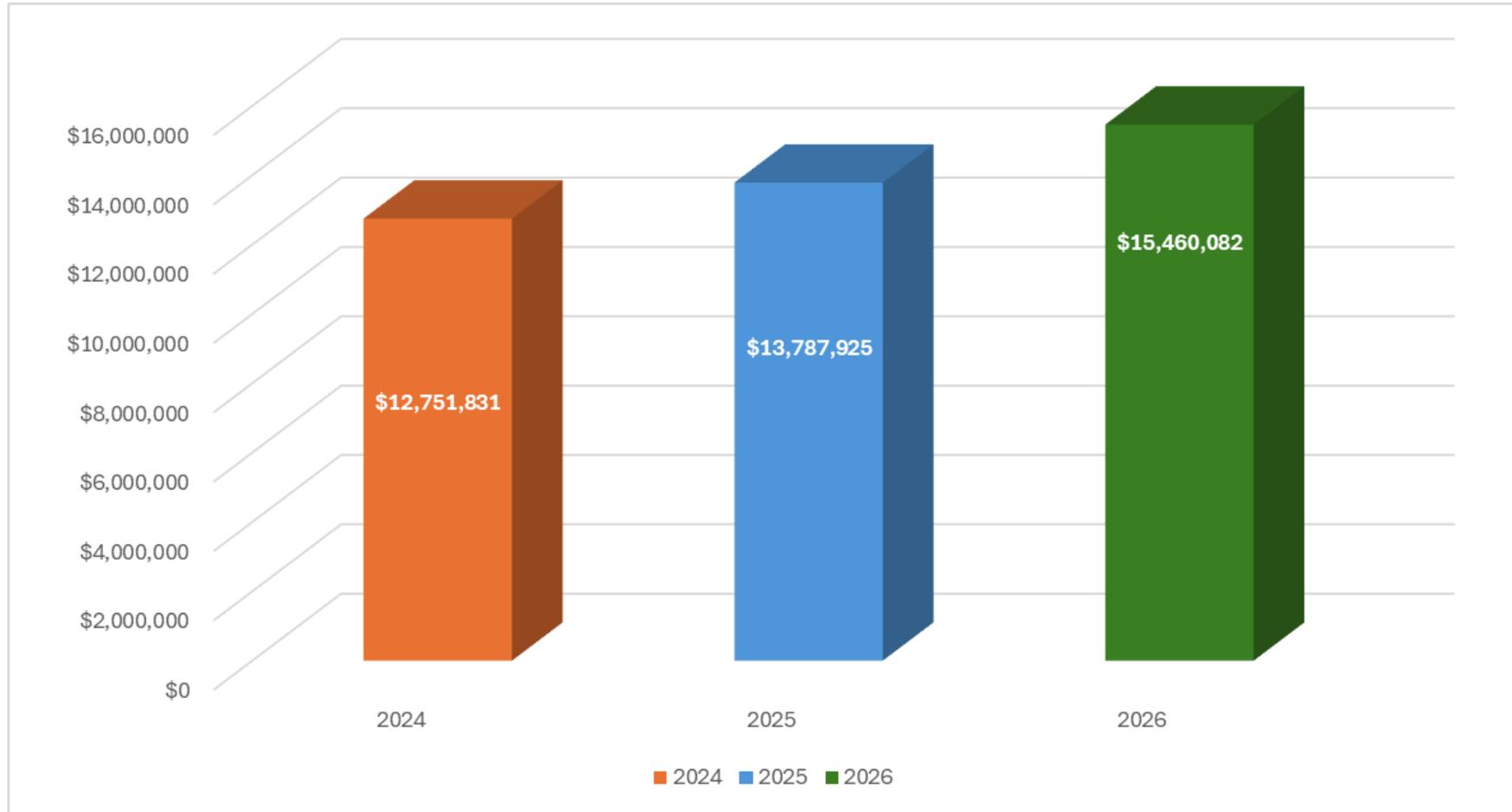
- **Pay 2024 TIF Revenue:** **\$272,937.42**

Pay 2025 Total Incremental A/V: \$13,787,925

- **Pay 2025 TIF Revenue** **\$359,677.62**

Pay 2026 Total Incremental A/V (neutralization est.): \$15,460,082

Incremental Assessed Value Growth



TIF Fund Financials



2024 Beginning of Year TIF Fund Cash Balance		\$583,027.89
2024 Revenues (YTD)		\$272,937.42
○ June Disbursement:	\$176,720.76	
○ December Disbursement:	\$95,856.66	
○ Misc. Revenue (Kenwood Radios)	\$360.00	
2024 Investments		
• FCN Bank CD		(\$300,000.00)
2024 TIF Fund Expenses (YTD):		(\$82,013.37)
○ Financial Advisor	(\$600.00)	
○ Redevelopment Consulting	(\$1,100.00)	
○ Printing, Advertising and Mailing:	(\$104.17)	
○ Board Insurance	(\$265.00)	
○ Solar Eclipse Supplies	(\$10,894.20)	
○ DORA Signage	(\$2,250.00)	
○ Brookville EDIT Reimbursement	(\$24,000.00)	
○ Brookville General Fund Reimbursement	(\$7,000.00)	
○ Brookville VFD	(\$5,800.00)	
○ DAR Stone House Restoration	(\$30,000.00)	
2024 End of Year TIF Fund Cash Balance		\$273,951.94

TIF Fund Financials



2025 Beginning of Year TIF Fund Cash Balance		\$273,951.94
2025 Revenues (YTD)		\$380,860.28
○ June Disbursement:	\$219,963.93	
○ December Disbursement:	\$139,713.69	
○ Misc. Revenue (CD):	\$21,182.66	
2025 TIF Fund Expenses (YTD):		(\$228,679.19)
○ Financial Advisor	(\$800.00)	
○ Main Street Brookville	(\$24,000.00)	
○ Printing, Advertising and Mailing:	(\$16.50)	
○ Board Insurance	(\$265.00)	
○ FCN Bank	(\$25.00)	
○ Comp Plan Fund	(\$933.60)	
○ SIRPC Wage Survey	(\$273.02)	
○ AIM	(\$250.00)	
○ ISBDC/IEDC Grant Fund	(\$5,000.00)	
○ FCCSC Marketing Fund	(\$10,000.00)	
○ Public Safety	(\$187,116.07)	
2025 TIF Fund Cash Balance (YTD):		\$426,133.03

Grant Fund Financials



2025 Beginning of Year Grant Fund Cash Balance:	\$76,231.21
2025 Redevelopment Grant Fund Activity	
• Town of Brookville Police Vehicles	(\$76,231.21)
2025 Current Redevelopment Grant Fund Cash Balance:	<u>\$0.00</u>

Main Street Allocation Area



Looking Forward to 2026: Spending Plan Highlights

Each year by Dec. 1, an RDC must file an annual spending plan for the next calendar year with the unit’s executive and fiscal body as well as with the DLGF. Highlighted capital activities from the first spending plan include:

- \$10,000.00 commitment to support the Indiana Small Business Development Center
- \$144,061.00 for capital improvement projects from cash on hand
- \$100,000.00 632-634 Main Street property
- \$30,000.00 for Main Street Brookville
- \$10,000.00 to support FCCSC marketing plan
- \$50,000.00 to capitalize the façade program
- \$17,200.00 for professional services
- \$53,389.21 for Fire Ladder Truck payment
- \$350.00 for RAI membership

The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2026 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.

Main Street Allocation Area



Positive Impacts and Project Activity

Planning & Strategic Investment

- Supporting update to the Brookville Comprehensive Plan
- Supporting ISBDC, and its Boot Camp and Start Up Program (Be Bold in Brookville)
- Continue annual support for Main Street Brookville to strengthen downtown vitality

Downtown & Redevelopment Activity

- Initiated redevelopment planning for the former Brookville Police Building (632-634 Main Street)
- Continued Brookville Façade Grant Program to encourage historic preservation and reinvestment

Infrastructure & Capital Improvements

- Advanced planning and grant funding monitoring for water line and service replacement planning along US 52 west of CVS (projected 2027/2028 construction season)

Community & Quality-of-Life Investments

- Supporting spending on public safety through capital contributions to Police and Fire
- Supporting Franklin County Community Schools through participation in marketing campaign
- Funded Town Park electrical infrastructure improvements to support community events
- Supported rehabilitation of a historic 1st Street property in partnership with DAR

Main Street Allocation Area



Identified Redevelopment Sites - Monitoring for Growth

Valley House Flats:

- 7 parcels
- Base Assessed Value: \$251,809.00
- Pay 2026 Gross Assessed Value: \$790,900.00
- Pay 2026 Net Assessed Value: \$325,300.00
- Incremental Assessed Value: \$73,491.00

Notes:

- * Net assessed value and captured increment affected by active 10-year tax abatement deductions
- ** Mixed use property with 2% and 3% rate caps
- *** Restaurant remodel ongoing
- **** SEA 1 impacts net assessed value deductions for 2% properties (phase-in deductions thru 2031)

Main Street Allocation Area



Identified Redevelopment Sites - Monitoring for Growth

300 Main Street (Hilltop Tavern):

- 1 parcel
- Base Assessed Value: \$124,036.00
- Pay 2026 Net Assessed Value: \$159,400.00
- Incremental Assessed Value: \$35,364.00

606 Main Street (Coffee on Main):

- 1 parcel
- Base Assessed Value: \$116,681.00
- Pay 2026 Net Assessed Value: \$133,740.00
- Incremental Assessed Value: \$17,059.00

Notes:

* Commercial use property with 3% rate cap

** Restaurant remodels (“Adaptive Reuse”)

*** Discussion on functional obsolesces, effective year of property, and rehab of older structures

Main Street Allocation Area



Identified Redevelopment Sites – Monitoring for Growth

500 Main Street (Former Farmer’s Mutual):

- 1 parcel
- Base Assessed Value: \$110,000.00
- Pay 2026 Net Assessed Value: \$110,000.00
- Incremental Assessed Value: \$0.00

622 Main Street (Commercial):

- 1 parcel
- Base Assessed Value: \$126,470.00
- Pay 2026 Net Assessed Value: \$126,470.00
- Incremental Assessed Value: \$0.00

506 Main Street (Commercial):

- 1 parcel
- Base Assessed Value: \$104,063.00
- Pay 2026 Net Assessed Value: \$117,600.00
- Incremental Assessed Value: \$13,537.00

650 Main Street (Former Rosenbarger’s):

- 1 parcel
- Base Assessed Value: \$95,600.00
- Pay 2026 Net Assessed Value: \$95,600.00
- Incremental Assessed Value: \$0.00

Notes:

* Limited increment from trending assessed value increases

** Annual neutralization trends base floor upward, essentially eliminating increment generation

*** Capital investment in structures should generate new assessed value

Main Street Allocation Area



Identified Redevelopment Sites – Monitoring for Growth

Town of Brookville Parking Lot:

- 1 parcel
- Base Assessed Value: \$0.00
- Pay 2026 Net Assessed Value: \$0.00
- Incremental Assessed Value: \$0.00

Notes:

*Exempt value due to public ownership

US 52/1st Street Lot:

- 1 parcel
- Base Assessed Value: \$25,260.00
- Pay 2026 Net Assessed Value: \$27,700.00
- Incremental Assessed Value: \$2,440.00

Notes:

* Non-residential land assessed value

** All commercial improvement value would be capturable increment

D & G Reservoir Road Area

- 3 parcels
- 2 parcels within Brookville corporate boundary, 1 parcel in county boundary
- Town parcels: 1 in TIF (accessible from 101); 1 not in TIF (accessible from Reservoir Road)
- If use is intended to be primarily single-family owner occupied, consideration could be given to a Residential TIF program

Brookville Redevelopment Commission

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December 2025