BEECH GROVE REDEVELOPMENT COMMISSION

ANNUAL PRESENTATION TO TAXING UNITS

April 17, 2026

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OVERVIEW

The code provision, IC 36-7-25-8 provides:

Sec. (8). Each redevelopment commission shall annually present information for the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission. The presentation shall be made at a meeting of the redevelopment commission and must include the following:

(1) The commission's budget with respect to allocated property tax proceeds.
(2) The long term plans for the allocation area.
(3) The impact on each taxing unit.

The Beech Grove Redevelopment Commission controls six allocation areas: Beech Grove Regional Medical Center T49171 set to expire 1/31/34; Beech Grove Expanded Allocation Area T49352 set to expire 4/4/30; Northeast Emerson Allocation Area T49753 set to expire 25 years from its first debt obligation; West Albany Street Allocation Area T49178 set to expire 25 years from its first debt obligation; Bethel Avenue Allocation Area T49179 set to expire 25 years from its first debt obligation; North 17th Avenue Allocation Area T49103 set to expire 25 years from its first debt obligation. These allocation areas provide funding for the projects in the Integrated Redevelopment Plan.

CASH FLOW / LONG TERM FINANCIAL PLANS FOR THE ALLOCATION AREAS

Beech Grove Redevelopment Commission
TIF Area Estimated Cash Flow
Revised April 17, 2026

	Actual 2025	BUDGET 2026	Projected 2027
BEGINNING CASH BALANCE	$ 1,618,430	$ 2,163,698	$ 883,427
REVENUES:			
Receipts / Estimated Increment	829,409	911,628	911,628
Other			
TOTAL REVENUES	829,409	911,628	911,628
EXPENDITURES:			
Debt Service			
Projects / Professional Services	43,673	60,000	60,000
Other	553		
Redevelopment Plan	78,500		
Road Projects	161,416		
Professional Services Contract		150,000	150,000
Future Projects*		1,981,899	1,585,056
Future Debt Service**			
TOTAL EXPENDITURES	284,141	2,191,899	1,795,056
NET INCREASE (DECREASE) IN FUND	545,268	(1,280,271)	(883,428)
ENDING FUND BALANCE	$ 2,163,698	$ 883,427	$ (0)

* Future Projects (Infrastructure for New Development and Economic Development Incentives).

** Future Debt Service (To Be Determined).

COMMENTARY ON COMMISSION'S BUDGET WITH REPSPECT TO ALLOCATED PROPERTY TAX

The above Estimated Cash Flow shows the combined allocation areas for the years 2025, 2026, 2027 and future. It shows the beginning cash balance on 1/1/25, the actual revenues and expenditures for 2025, the anticipated revenues and expenditures for 2026, the anticipated revenues and expenditures for 2027 as well as all future expenditures.

The 2025 revenues and expenditures are from the 2025 Beech Grove Annual Financial Report. The 2026 revenues are estimated from the pay 2026 Marion County abstract of property taxes. The 2027 revenues are expected to equal the previous year revenue.

The 2026 estimated expenditures show the approved budget amounts for that year. The 2027 estimated expenditures show all future planned projects, and all future anticipated debt service. The asterisks (*) at the bottom of the Estimated Cash Flow page denote the current long-term financial plans for the allocation areas.

The ending fund balance at 12/31/27 is negative. Therefore, if all revenues and expenditures were to occur as anticipated, the allocation areas would not raise enough funds by the end of 2027 to cover expenditures for 2027 and beyond. In other words, the commission's budgets with respect to the allocated property tax proceeds are insufficient to complete the projects of the Integrated Redevelopment Plan and therefore additional TIF revenues should be collected in future years.

TAX IMPACT: CENTER TOWNSHIP

Beech Grove Redevelopment Commission
Estimate of Tax Impact and Circuit Breaker
Revised April 17, 2026

Local Unit	2025 AV	2025 Rate	2025 Rate Driven Funds	2025 AV Driven Funds	2025 TIF AV	Rate with TIF AV	2025 Rate Driven Funds	New Rate W/ Driven Funds
Marion County	60,673,982,824	0.3616	-0.0234	0.3382	3,108,491	0.3382	0.0234	0.3616
Center Township Civil	9,392,365,027	0.0498	0.0000	0.0498	3,108,491	0.0498	0.0000	0.0498
Beech Grove School Normal	687,142,964	1.3092	0.0000	1.3092	3,108,491	1.3033	0.0000	1.3033
Beech Grove School Referendum	720,780,777	0.7554	0.0000	0.7554	-	0.7554	0.0000	0.7554
Marion County Library	59,812,002,825	0.1217	0.0000	0.1217	3,108,491	0.1217	0.0000	0.1217
Beech Grove City	722,881,392	1.3494	0.0000	1.3494	3,108,491	1.3436	0.0000	1.3436
Special Transportation	57,410,535,764	0.0828	-0.0093	0.0735	3,108,491	0.0735	0.0093	0.0828
Health & Hospital	60,673,982,824	0.1923	-0.0005	0.1918	3,108,491	0.1918	0.0005	0.1923
Consolidated County	60,673,982,824	0.1250	0.0000	0.1250	3,108,491	0.1250	0.0000	0.1250
Total		4.3472	-0.0332	4.3140		4.3022	0.0332	4.3354

New Rate	4.3354	1,804,045

Taxing District	2025 Rate	2025 CB
102	4.3472	1,808,949

Estimated Reduction of Circuit Breaker $ 4,904

		% of Dist Rate
Marion County	$ 494	10.07%
Center Township Civil	68	1.39%
Beech Grove School Normal	1,788	36.45%
Beech Grove School Referendum	-	0.00%
Marion County Library	166	3.39%
Beech Grove City	1,842	37.57%
Special Transportation	113	2.31%
Health & Hospital	263	5.35%
Consolidated County	171	3.48%
	$ 4,904	100.00%

Tax Loss (Fixed Rate Funds & Excise, Etc.;)

Circuit Breaker Impact:

	Property Tax	Other Tax ($.055/$1)	Total Tax	Circuit Breaker	Total Impact
Marion County	$ 727	$ 40	$ 767	$ 494	$ 1,261
Center Township Civil	-	-	-	68	68
Beech Grove School Normal	-	-	-	1,788	1,788
Beech Grove School Referendum	-	-	-	-	-
Marion County Library	-	-	-	166	166
Beech Grove City	-	-	-	1,842	1,842
Special Transportation	289	16	305	113	418
Health & Hospital	16	1	16	263	279
Consolidated County	-	-	-	171	171
Total	$ 1,032	$ 57	$ 1,089	$ 4,904	$ 5,993

TAX IMPACT: FRANKLIN TOWNSHIP

Beech Grove Redevelopment Commission
Estimate of Tax Impact and Circuit Breaker
Revised April 17, 2026

Local Unit	2025 AV	2025 Rate	2025 Rate Driven Funds	2025 AV Driven Funds	2025 TIF AV	Rate with TIF AV	2025 Rate Driven Funds	New Rate W/ Driven Funds
Marion County	60,673,982,824	0.3616	-0.0234	0.3382	10,727,931	0.3381	0.0234	0.3615
Franklin Township Civil	4,719,191,435	0.0199	0.0000	0.0199	10,727,931	0.0199	0.0000	0.0199
Beech Grove School Normal	687,142,964	1.3092	0.0000	1.3092	10,727,931	1.2888	0.0000	1.2888
Beech Grove School Referendum	720,780,777	0.7554	0.0000	0.7554	-	0.7554	0.0000	0.7554
Marion County Library	59,812,002,825	0.1217	0.0000	0.1217	10,727,931	0.1217	0.0000	0.1217
Beech Grove City	722,881,392	1.3494	0.0000	1.3494	10,727,931	1.3294	0.0000	1.3294
Special Transportation	57,410,535,764	0.0828	-0.0093	0.0735	10,727,931	0.0735	0.0093	0.0828
Health & Hospital	60,673,982,824	0.1923	-0.0005	0.1918	10,727,931	0.1918	0.0005	0.1923
Consolidated County	60,673,982,824	0.1250	0.0000	0.1250	10,727,931	0.1250	0.0000	0.1250
Total		4.3173	-0.0332	4.2841		4.2434	0.0332	4.2766

New Rate	4.2766	1,316,743

Taxing District	2025 Rate	2025 CB
302	4.3173	1,329,263

Estimated Reduction of Circuit Breaker: $ 12,520

		% of Dist Rate
Marion County	$ 1,271	10.15%
Franklin Township Civil	70	0.56%
Beech Grove School Normal	4,602	36.76%
Beech Grove School Referendum	-	0.00%
Marion County Library	428	3.42%
Beech Grove City	4,743	37.88%
Special Transportation	291	2.32%
Health & Hospital	676	5.40%
Consolidated County	439	3.51%
	$ 12,520	100.00%

Tax Loss (Fixed Rate Funds & Excise, Etc.;)

	Property Tax	Other Tax ($.055/$1)	Total Tax
Marion County	$ 2,510	$ 138	$ 2,648
Franklin Township Civil	-	-	-
Beech Grove School Normal	-	-	-
Beech Grove School Referendum	-	-	-
Marion County Library	-	-	-
Beech Grove City	-	-	-
Special Transportation	998	55	1,053
Health & Hospital	54	3	57
Consolidated County	-	-	-
Total	$ 3,562	$ 196	$ 3,758

Circuit Breaker Impact:

	Circuit Breaker	Total Impact
Marion County	$ 1,271	$ 3,919
Franklin Township Civil	70	70
Beech Grove School Normal	4,602	4,602
Beech Grove School Referendum	-	-
Marion County Library	428	428
Beech Grove City	4,743	4,743
Special Transportation	291	1,344
Health & Hospital	676	732
Consolidated County	439	439
Total	$ 12,520	$ 16,277

TAX IMPACT: PERRY TOWNSHIP

Beech Grove Redevelopment Commission
Estimate of Tax Impact and Circuit Breaker
Revised April 17, 2026

Local Unit	2025 AV	2025 Rate	2025 Rate Driven Funds	2025 AV Driven Funds	2025 TIF AV	Rate with TIF AV	2025 Rate Driven Funds	New Rate W/ Driven Funds
Marion County	60,673,982,824	0.3616	-0.0234	0.3382	15,287,496	0.3381	0.0234	0.3615
Perry Township Civil	6,135,759,798	0.0095	0.0000	0.0095	15,287,496	0.0095	0.0000	0.0095
Beech Grove School Normal	687,142,964	1.3092	0.0000	1.3092	15,287,496	1.2801	0.0000	1.2801
Beech Grove School Referendum	720,780,777	0.7554	0.0000	0.7554	-	0.7554	0.0000	0.7554
Marion County Library	59,812,002,825	0.1217	0.0000	0.1217	15,287,496	0.1217	0.0000	0.1217
Beech Grove City	722,881,392	1.3494	0.0000	1.3494	15,287,496	1.3209	0.0000	1.3209
Special Transportation	57,410,535,764	0.0828	-0.0093	0.0735	15,287,496	0.0735	0.0093	0.0828
Health & Hospital	60,673,982,824	0.1923	-0.0005	0.1918	15,287,496	0.1918	0.0005	0.1923
Consolidated County	60,673,982,824	0.1250	0.0000	0.1250	15,287,496	0.1250	0.0000	0.1250
Total		4.3069	-0.0332	4.2737		4.2158	0.0332	4.2490

New Rate	4.2490	4,890,829

Taxing District	2025 Rate	2025 CB
502	4.3069	4,957,479

Estimated Reduction of Circuit Breaker $ 66,650

		% of Dist Rate
Marion County	$ 6,786	10.18%
Perry Township Civil	178	0.27%
Beech Grove School Normal	24,569	36.86%
Beech Grove School Referendum	-	0.00%
Marion County Library	2,284	3.43%
Beech Grove City	25,324	38.00%
Special Transportation	1,554	2.33%
Health & Hospital	3,609	5.41%
Consolidated County	2,346	3.52%
	$ 66,650	100.00%

Tax Loss (Fixed Rate Funds & Excise, Etc.;)

	Property Tax	Other Tax ($.055/$1)	Total Tax
Marion County	$ 3,577	$ 197	$ 3,774
Perry Township Civil	-	-	-
Beech Grove School Normal	-	-	-
Beech Grove School Referendum	-	-	-
Marion County Library	-	-	-
Beech Grove City	-	-	-
Special Transportation	1,422	78	1,500
Health & Hospital	76	4	81
Consolidated County	-	-	-
Total	$ 5,075	$ 279	$ 5,355

Circuit Breaker Impact:

	Circuit Breaker	Total Impact
Marion County	$ 6,786	$ 10,560
Perry Township Civil	178	178
Beech Grove School Normal	24,569	24,569
Beech Grove School Referendum	-	-
Marion County Library	2,284	2,284
Beech Grove City	25,324	25,324
Special Transportation	1,554	3,054
Health & Hospital	3,609	3,689
Consolidated County	2,346	2,346
Total	$ 66,650	$ 72,005

TAX IMPACT: WARREN TOWNSHIP

Beech Grove Redevelopment Commission
Estimate of Tax Impact and Circuit Breaker
Revised April 17, 2026

Local Unit	2025 AV	2025 Rate	2025 Rate Driven Funds	2025 AV Driven Funds	2025 TIF AV	Rate with TIF AV	2025 Rate Driven Funds	New Rate W/ Driven Funds
Marion County	60,673,982,824	0.3616	-0.0234	0.3382	4,513,895	0.3382	0.0234	0.3616
Warren Township Civil	5,459,013,211	0.0084	0.0000	0.0084	4,513,895	0.0084	0.0000	0.0084
Beech Grove School Normal	687,142,964	1.3092	0.0000	1.3092	4,513,895	1.3006	0.0000	1.3006
Beech Grove School Referendum	720,780,777	0.7554	0.0000	0.7554	-	0.7554	0.0000	0.7554
Marion County Library	59,812,002,825	0.1217	0.0000	0.1217	4,513,895	0.1217	0.0000	0.1217
Beech Grove City	722,881,392	1.3494	0.0000	1.3494	4,513,895	1.3410	0.0000	1.3410
Special Transportation	57,410,535,764	0.0828	-0.0093	0.0735	4,513,895	0.0735	0.0093	0.0828
Health & Hospital	60,673,982,824	0.1923	-0.0005	0.1918	4,513,895	0.1918	0.0005	0.1923
Consolidated County	60,673,982,824	0.1250	0.0000	0.1250	4,513,895	0.1250	0.0000	0.1250
Total		4.3058	-0.0332	4.2726		4.2555	0.0332	4.2887

New Rate	4.2887	12,189

Taxing District	2025 Rate	2025 CB
702	4.3058	12,237

Estimated Reduction of Circuit Breaker: $ 49

		% of Dist Rate
Marion County	$ 5	10.18%
Warren Township Civil	0	0.24%
Beech Grove School Normal	18	36.87%
Beech Grove School Referendum	-	0.00%
Marion County Library	2	3.43%
Beech Grove City	18	38.01%
Special Transportation	1	2.33%
Health & Hospital	3	5.42%
Consolidated County	2	3.52%
	$ 49	100.00%

Tax Loss (Fixed Rate Funds & Excise, Etc.;)

Circuit Breaker Impact:

	Property Tax	Other Tax ($.055/$1)	Total Tax	Circuit Breaker	Total Impact
Marion County	$ 1,056	$ 58	$ 1,114	$ 5	$ 1,119
Warren Township Civil	-	-	-	0	0
Beech Grove School Normal	-	-	-	18	18
Beech Grove School Referendum	-	-	-	-	-
Marion County Library	-	-	-	2	2
Beech Grove City	-	-	-	18	18
Special Transportation	420	23	443	1	444
Health & Hospital	23	1	24	3	26
Consolidated County	-	-	-	2	2
Total	$ 1,499	$ 82	$ 1,581	$ 49	$ 1,630

TAX IMPACT: COMBINED

Beech Grove Redevelopment Commission
Estimate of Tax Impact and Circuit Breaker
Revised April 17, 2026

Tax Loss (Fixed Rate Funds & Excise, Etc.;)				Circuit Breaker Impact:	
	Property Tax	Other Tax ($.055/$1)	Total Tax	Circuit Breaker	Total Impact
Marion County	$ 7,871	$ 433	$ 8,304	$ 8,556	$ 16,860
Center Township Civil	-	-	-	68	68
Franklin Township Civil	-	-	-	70	70
Perry Township Civil	-	-	-	178	178
Warren Township Civil	-	-	-	0	0
Beech Grove School Normal	-	-	-	30,977	30,977
Beech Grove School Referendum	-	-	-	-	-
Marion County Library	-	-	-	2,880	2,880
Beech Grove City	-	-	-	31,928	31,928
Special Transportation	3,128	172	3,300	1,959	5,259
Health & Hospital	168	9	177	4,550	4,727
Consolidated County	-	-	-	2,958	2,958
Total	$ 11,168	$ 614	$ 11,782	$ 84,122	$ 95,904

COMMENTARY ON TAX IMPACTS

The above Tax Impact and Circuit Breaker analyses show the result of releasing all of the captured TIF incremental assessed value (AV) back into the tax base. Contrary to the belief of some, the full amount of the incremental revenue captured by the allocation areas does not return to the other taxing units in the taxing district.

This results from the majority of property taxes in the taxing units being “levy” driven, either by the maximum statutory levy formula for operations or by the minimized debt service levies which only meet principal and interest payments as due. Therefore, a release of previously restricted AV to these levy driven funds only drives down the tax rate and spreads the cost of the levy across a larger tax base.

In contrast to levy driven funds, some taxing units have “rate” driven funds outside of the maximum levy controls such as Cumulative Capital Development (CCD Fund) for a county and Cumulative Funds for Special Taxing Districts. The release of previously restricted AV to these rate driven funds will result in additional property taxes being levied and collected for those specific rate driven funds. Please note that the above tax impacts illustrate 2025.

Further, a residual impact of driving down the tax rate is that fewer properties would meet the property tax caps and therefore each taxing unit would net collect more of the property tax which it levied.

Specifically, in looking at the Franklin Township example above, if ~$10,727,931 of AV is released back into the tax base, then the estimated taxing district rate would fall from $4.3173 to $4.2766 which would be estimated to reduce circuit breaker loss by ~$12,520 which would proportionately benefit the taxing units which make up the taxing district. ~$1,271 to the County, ~$70 to the Township, etc. For the rate driven funds, the new assessed value would produce more property tax as well as “piggy back” taxes of financial institutions, auto excise, and commercial vehicle excise. For each dollar of property tax levied a proportionate percentage of these “piggy back” taxes are distributed to the same fund as the property tax levy. Total estimated property and “piggy back” taxes, for the Franklin Township example, are ~$2,648 for the County, ~$1,053 for Special Transportation, and ~$57 for the Health & Hospital Fund.

In summary, everyone should look at the annual revenue collected versus the annual tax impact to see how much is received by the TIF and how little the cost is to each taxing unit and gauge the benefit received from all by the undertaking of the TIF projects. For the Combined Areas, the revenue was ~$829,409 and the estimated impact was $95,904.