

**TOWN OF AVON, INDIANA**

AVON ECONOMIC DEVELOPMENT AREA

**2025 TIF Annual Report to Fiscal Body**

March 11, 2026



**TOWN OF AVON, INDIANA**

**AVON ECONOMIC DEVELOPMENT AREA**

**2025 TIF Annual Report to Fiscal Body**

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March 11, 2026

Mr. Ryan Cannon  
Avon Town Manager  
6570 E. U.S. Hwy. 36  
Avon, Indiana 46123

**RE: 2025 TIF ANNUAL REPORT TO FISCAL BODY**

Mr. Cannon:

We have prepared a report entitled, "TOWN OF AVON, INDIANA, AVON ECONOMIC DEVELOPMENT AREA, 2025 TIF Annual Report to Fiscal Body" (the "Report"), dated March 11, 2026, which we respectfully submit herewith. This Report is intended to meet the TIF reporting requirements of IC 36-7-14-13. The Redevelopment Commission must present this report to the Town Council by April 15. In addition, the Report must be submitted to the Department of Local Government Finance prior to April 15. The Commission agreed to provide "Continuing Disclosure", on an annual basis, when the Commission's bonds were issued. This TIF Annual Report is designed to meet both the statutory requirement and the Continuing Disclosure requirement.

The purpose of this Report is to set forth the historical revenue and expense for the Avon tax increment financing (TIF) area and to calculate debt service coverage on the outstanding debt of the Redevelopment Commission. **For taxes payable in 2027, there is no excess captured assessed value.** The findings and conclusions of the Report are as found on EXHIBIT C.

This Report is not intended to be used in a financing unless consent is given by Financial Solutions Group, Inc. (FSG Corp.). FSG Corp. will submit a copy of this Report to the Municipal Securities Rule Making Board Electronic Municipal Market Access (EMMA) website to fulfill the Commission's Continuing Disclosure obligation.

There will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected. Those differences may be material. We have no responsibility to update the Report for events and circumstances occurring after the date of the Report.

Sincerely,

*Financial Solutions Group, Inc.*

A handwritten signature in black ink, appearing to read "Gregory T. Guerrettaz", written over a light blue horizontal line.

Gregory T. Guerrettaz

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Plainfield, IN 46168  
Phone: 317-837-4933

Email Addresses:

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**TOWN OF AVON, INDIANA**

**AVON ECONOMIC DEVELOPMENT AREA**

**PURPOSE OF REPORT**

The purpose of this Report is to analyze the tax allocation area, known as the Avon Economic Development Area, in an effort to give the Town some assurance that revenue will be sufficient to pay debt service and to determine what revenue may be available for projects in the area. In preparing our Report, we have analyzed a substantial amount of data and have arrived at certain conclusions as detailed and presented in our Summary of Findings in this Report (EXHIBIT C).

This Report is designed to meet the requirements of IC 36-7-14-13, which requires the Redevelopment Commission to present an annual report to the Town Council by April 15 each year. The Report is required to be submitted to the Department of Local Government Finance by April 15. In addition, this Report can be used by the Commission to determine how much captured assessed value, if any, can be passed through to underlying taxing districts. This determination must be made by June 15 each year and be sent to the County Auditor.

The approach for our Report is to detail where the District has been, where the District is now and where the District will go in the future, from an economic point of view. We have set forth the parcel analysis, by year, as APPENDIX A to the Report.

**TOWN OF AVON, INDIANA**

## AVON ECONOMIC DEVELOPMENT AREA

**GENERAL INFORMATION ABOUT THE AREA****Tax Increment Financing**

The Town currently has three bonds outstanding, totaling \$20,050,000 as of March 1, 2026. The bonds were issued to fund capital projects within the Town. The bond amortization was based on the projected incremental taxes to be received within the Allocation Area. The debt service on the bonds is payable from tax increment collected in the Economic Development Area. The Redevelopment Commission redeemed its 2005 Bonds on August 1, 2015 (five years early) and its 2014 Bonds on August 1, 2023 (three years early).

*Avon Allocation Area*

Since its establishment, there has been a substantial amount of growth in the Allocation Area. With the completion of additional commercial space, along with ongoing construction in the area, the Town expects that the Allocation Area will continue to grow. The proceeds of the Bonds were used to fund the capital improvement in the area.

The Allocation Area was expanded two times, in 2008, to include additional growth opportunities. The expansion areas are now known and labeled by the County as Area #3 and Area #4. The expanded areas produced some TIF revenue in 2009, with additional revenue being generated in 2010 and thereafter. In addition, the Commission expanded the area again and it now includes TIF Areas #5 and #6. Please see the base assessment dates and expiration date for each Area below:

- TIF Area #1 - base assessment date is March 1, 1998 - expiration March 1, 2028;
- TIF Area #2 - base assessment date is March 1, 2006 - expiration March 1, 2036;
- TIF Area #3 - base assessment date is March 1, 2007 - expiration March 1, 2037;
- Expanded portion TIF Area #3 - base assessment date is March 1, 2008 - expiration March 1, 2038;
- TIF Area #4 - base assessment date is March 1, 2008 - expiration March 1, 2038;
- TIF Area #5 - base assessment date is March 1, 2013 - expiration is December 29, 2045; and
- TIF Area #6 - base assessment date is March 1, 2013 - expiration is December 29, 2045.

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**SUMMARY OF FINDINGS**

**Findings**

As a result of our inquiries, due diligence, and investigations incident to the preparations of this Report, we have the following general findings concerning the tax increment revenue in the Allocation Area:

1. The Allocation Area will generate more revenue than the annual debt service payment amounts if collection percentages stay at historical levels;

**Recommendation**

**The Town should take the parcel listings attached and map the parcels with GIS, creating a “new map”. The new map should then be compared to the original TIF maps.**

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Analysis of Avon Tax Rates**

<u>Taxing Unit</u>	<u>Payable 2026</u>	<u>Payable 2025</u>	<u>Payable 2024</u>	<u>Payable 2023</u>	<u>Payable 2022</u>	<u>Payable 2021</u>	<u>Payable 2020</u>
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	0.2682	0.2691	0.2859	0.2855	0.3121	0.3163	0.3027
Township	0.4762	0.4119	0.4517	0.4013	0.4346	0.4140	0.3882
Library	0.0409	0.0395	0.0455	0.0427	0.0473	0.0534	0.0550
School	1.1978	1.3777	1.4377	1.4520	1.5294	1.5341	1.5432
Town	0.3337	0.3347	0.3274	0.3114	0.3392	0.3735	0.3775
TIF Replacement	-	-	-	-	-	-	-
Gross Tax Rate	<u>\$ 2.3168</u>	<u>\$ 2.4329</u>	<u>\$ 2.5482</u>	<u>\$ 2.4929</u>	<u>\$ 2.6626</u>	<u>\$ 2.6913</u>	<u>\$ 2.6666</u>
Less: PTRC							
Net Tax Rate	<u>\$ 2.3168</u>	<u>\$ 2.4329</u>	<u>\$ 2.5482</u>	<u>\$ 2.4929</u>	<u>\$ 2.6626</u>	<u>\$ 2.6913</u>	<u>\$ 2.6666</u>
Increase/Decrease	<u>\$ (0.1161)</u>	<u>\$ (0.1153)</u>	<u>\$ 0.0553</u>	<u>\$ (0.1697)</u>	<u>\$ (0.0287)</u>	<u>\$ 0.0247</u>	<u>\$ (0.1905)</u>

**NOTE: All tax rates shown above do not include the School Referendum tax rates. For example the actual Pay 2026 total tax rate for Avon is \$2.6268, which includes a School Operating Referendum tax rate of \$.3100. This tax rate has been removed for this analysis.**

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**TIF Revenue Available and Debt Service Coverage - 2026**  
**(as of The Date of This Report)**

Pay 2026 TIF Captured Assessed Value		\$ 210,723,536
Net Pay 2026 Tax Rate (per \$100 of Assessed Value)		2.3168
Estimated 2026 Available TIF Revenue		\$ 4,882,043
 Combined Maximum Debt Service Payments		
	2020 RDA Bonds - Lease	\$ 741,000
	2025 RDA Bonds - Lease	1,176,000
	2014 Bonds	480,478
		\$ 2,397,478
Debt Service Coverage - \$		\$ 2,484,565
Debt Service Coverage - %		204%

**NOTE**

**The Commission has identified capital projects within the Area exceeding the \$2,676,153 shown above.**

**TOWN OF AVON, INDIANA**  
AVON ECONOMIC DEVELOPMENT AREA

**Historical TIF Revenue**

Year of Assessment/ Collection	Estimated Captured Incremental Assessed Value (1)	Net Tax Rate per \$100 AV (2)	Annual Tax Increment Revenue (5)
1999/2000	\$ 2,616,030	\$ 8.9213	\$ 233,384
2000/2001	3,653,010	8.6964	317,680
2001/2002 (3)	17,246,430	3.0585	527,482
2002/2003	38,504,240	1.6957	652,916
2003/2004	35,320,740	1.9537	690,061
2004/2005	36,031,140	2.1246	765,522
2005/2006	37,267,240	2.0823	776,016
2006/2007	62,056,483	2.1056	1,306,661
2007/2008	55,318,460	2.2890	1,266,254
2008/2009	79,300,400	2.6181	2,076,164
2009/2010	84,327,195	2.7717	2,337,297
2010/2011 (4)	83,078,220	3.0000	2,492,347
2011/2012 (4)	82,364,820	3.0000	2,470,945
2012/2013 (4)	97,270,250	3.0000	2,918,108
2013/2014 (4)	99,290,755	3.0000	2,978,723
2014/2015 (4)	101,277,757	3.0000	3,038,333
2015/2016	107,056,978	2.9810	3,191,369
2016/2017	111,770,003	3.0000	3,353,100
2017/2018	108,664,680	2.9301	3,183,984
2018/2019	129,463,303	2.8571	3,698,896
2019/2020	126,549,023	2.6666	3,374,556
2020/2021	131,468,739	2.6913	3,538,218
2021/2022	142,769,990	2.6626	3,801,394
2022/2023	163,044,476	2.4929	4,064,536
2023/2024	166,445,477	2.5482	4,241,364
2024/2025	178,300,182	2.4329	4,337,865
2025/2026	210,723,536	2.3168	4,882,043

(1) Actual assessed value provided for 1999 to 2026.

(2) Prior to taxes payable in 2009, the Net Tax Rate is the Total Tax Rate multiplied by (1 - Property Tax Relief Credit Rate). For taxes beginning with Payable 2009, the Property Tax Relief Credit has been eliminated by the State.

(3) For the 2001 Pay 2002 tax year and subsequent years, property is valued at True Tax Value rather than Assessed Value. This has generally resulted in net assessed valuations being approximately three times higher than prior years.

(4) The Pay 2011 - Pay 2015 and Pay 2017 tax rates have been reduced to the statutory tax cap rate of \$3.00 per \$100 AV.

(5) Annual tax increment revenue assumes 100% collection and will be different than actual tax increment revenue received.

**TOWN OF AVON, INDIANA**  
AVON ECONOMIC DEVELOPMENT AREA

**TIF (Redevelopment) Fund Analysis - Fund #4445 (Old Fund #471)**

	2012	2013	2014	2015	2016	2017	2018	2019
Beginning Balance	\$ 5,937,390	\$ 5,823,208	\$ 7,400,646	\$ 8,870,520	\$ 10,087,276	\$ 10,805,778	\$ 10,348,275	\$ 11,173,863
Receipts	2,262,865	2,780,174	2,955,788	3,041,729	2,953,216	3,017,038	3,174,782	3,441,535
Reimbursements								
<u>Disbursements</u>								
Other Professional Services	\$ 889,099	\$ 193,754	\$ 323,410	\$ 50,622	\$ 111,622	\$ 274,201	\$ 413,778	\$ 145,795
Repairs & Maintenance	-	-	-	-	-	-	-	-
Debt (Police Station)	-	82,116	-	-	-	-	-	-
Ivy Tech	60,000	15,000	30,000	30,000	30,000	15,000	15,000	30,000
Trine	-	10,000	20,000	40,000	20,000	10,000	25,000	-
Early Redemption - 2005 Bonds	-	-	-	578,722	-	-	-	-
Early Redemption - 2010 Bonds	-	465,000	-	-	-	-	-	-
Contractual Services	-	-	-	-	-	250	-	-
Park Trail, Lake Improvements	-	-	-	-	-	31,350	-	-
Wheel Tax Bonds Payoff	347,786	-	-	-	-	-	-	-
Lease Rental / Debt Service	516,182	436,866	685,570	418,910	650,105	644,421	636,737	636,419
Capital Outlays	563,980	-	426,934	706,719	1,422,987	2,499,319	1,258,679	2,228,462
Total Disbursements	\$ 2,377,047	\$ 1,202,736	\$ 1,485,914	\$ 1,824,973	\$ 2,234,714	\$ 3,474,541	\$ 2,349,194	\$ 3,040,676
Ending Balance	\$ 5,823,208	\$ 7,400,646	\$ 8,870,520	\$ 10,087,276	\$ 10,805,778	\$ 10,348,275	\$ 11,173,863	\$ 11,574,722
Ending Balance per Books	\$ 5,823,208	\$ 7,400,646	\$ 8,870,520	\$ 10,087,276	\$ 10,805,778	\$ 10,348,275	\$ 11,173,863	\$ 11,574,722
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2020	2021	2022	2023	2024	2025	2026 (1)
Beginning Balance	\$ 11,574,722	\$ 10,614,866	\$ 12,812,485	\$ 9,372,757	\$ 8,087,738	\$ 3,743,342	\$ 4,669,806
Receipts	3,108,141	3,282,250	3,846,456	3,950,913	4,639,438	4,365,947	-
Reimbursements	1,798,963	989,488	875,000	1,126	-	1,799,456	-
<u>Disbursements</u>							
Other Professional Services	\$ 527,183	\$ 309,686	\$ 105,407	\$ 126,171	\$ 22,016	\$ 351,231	\$ 75,332
Repairs & Maintenance	-	-	-	-	-	-	-
Debt (Police Station)	-	-	-	-	-	-	-
Ivy Tech	-	-	-	-	-	-	-
Trine	-	-	-	-	-	-	-
Early Redemption - 2005 Bonds	-	-	-	-	-	-	-
Early Redemption - 2010 Bonds	-	-	-	-	-	-	-
Contractual Services	-	29,254	8,798	85,682	84,567	-	-
Park Trail, Lake Improvements	302,852	-	6,986	-	-	-	-
Wheel Tax Bonds Payoff	-	-	-	-	-	-	-
Lease Rental / Debt Service	945,615	581,594	1,243,618	1,579,080	1,274,414	1,999,845	1,270,061
Capital Outlays	4,091,310	1,153,585	6,796,375	3,446,123	7,602,837	2,887,864	1,343,742
Total Disbursements	\$ 5,866,960	\$ 2,074,118	\$ 8,161,184	\$ 5,237,057	\$ 8,983,834	\$ 5,238,940	\$ 2,689,134
Ending Balance	\$ 10,614,866	\$ 12,812,485	\$ 9,372,757	\$ 8,087,738	\$ 3,743,342	\$ 4,669,806	\$ 1,980,672
Ending Balance per Books	\$ 10,614,866	\$ 12,812,485	\$ 9,372,757	\$ 8,087,738	\$ 3,743,342	\$ 4,669,806	\$ 1,980,672
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(1) As of March 1, 2026.

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**TIF (Redevelopment) Debt Service Reserve Fund Analysis - Fund #3323 (Old Fund #311)**

	2020	2021	2022	2023	2024	2025	2026 (1)
Beginning Balance	\$ 677,928	\$ 677,928	\$ 677,928	\$ 677,928	\$ 677,928	\$ 677,928	\$ 677,928
Receipts	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-
<u>Disbursements</u>							
Other Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	-	-	-	-	-	-	-
Debt (Police Station)	-	-	-	-	-	-	-
Ivy Tech	-	-	-	-	-	-	-
Trine	-	-	-	-	-	-	-
Early Redemption - 2005 Bonds	-	-	-	-	-	-	-
Early Redemption - 2010 Bonds	-	-	-	-	-	-	-
Contractual Services	-	-	-	-	-	-	-
Park Trail, Lake Improvements	-	-	-	-	-	-	-
Wheel Tax Bonds Payoff	-	-	-	-	-	-	-
Lease Rental / Debt Service	-	-	-	-	-	-	-
Capital Outlays	-	-	-	-	-	-	-
Total Disbursements	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Balance	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>
Ending Balance per Books	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>	<u>\$ 677,928</u>
Difference	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) As of March 1, 2026.

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Redevelopment Authority Funds - Held by Huntington Bank as Trustee**

**2020 Bonds**  
**Year Ended December 31, 2022**

	Costs of Issuance Fund	Construction Fund	Reserve Fund	Operation and Reserve Fund	Sinking Fund	Totals
Beginning Balance	\$ 107,728.17	\$ 1,388,690.93	\$ 829,310.86	\$ 48,983.19	\$ 196.29	\$ 2,374,909.44
<b><u>Receipts</u></b>						
Interest	268.48	463.53	3,754.04	208.27	149.84	4,844.16
Transfer In				47,647.05	43,170.92	90,817.97
Lease Payment					609,000.00	609,000.00
<b><u>Expenditures</u></b>						
Expenses	50,000.00	1,389,145.94				1,439,145.94
Debt Service				43,003.70	605,300.00	648,303.70
Transfer Out			605.95		47,208.32	47,814.27
Ending Balance	\$ 57,996.65	\$ 8.52	\$ 832,458.95	\$ 53,834.81	\$ 8.73	\$ 944,307.66
Per Books	\$ 57,996.65	\$ 8.52	\$ 832,458.95	\$ 53,834.81	\$ 8.73	\$ 944,307.66
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Year Ended December 31, 2023**

	Costs of Issuance Fund	Construction Fund	Reserve Fund	Operation and Reserve Fund	Sinking Fund	Totals
Beginning Balance	\$ 57,996.65	\$ 8.52	\$ 832,458.95	\$ 53,834.81	\$ 8.73	\$ 944,307.66
<b><u>Receipts</u></b>						
Interest	1,812.81	0.28	26,923.97	715.76	1,915.55	31,368.37
Transfer In				663.21	55,172.42	55,835.63
Lease Payment					741,000.00	741,000.00
<b><u>Expenditures</u></b>						
Expenses	3,500.00					3,500.00
Debt Service					776,000.00	776,000.00
Transfer Out			19,030.84	36,641.58	663.21	56,335.63
Ending Balance	\$ 56,309.46	\$ 8.80	\$ 840,352.08	\$ 18,572.20	\$ 21,433.49	\$ 936,676.03
Per Books	\$ 56,309.46	\$ 8.80	\$ 840,352.08	\$ 18,572.20	\$ 21,433.49	\$ 936,676.03
Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Redevelopment Authority Funds - Held by Bond Trustee**

**2020 Bonds**

**Year Ended December 31, 2024**

	Costs of Issuance Fund	Construction Fund	Reserve Fund	Operation and Reserve Fund	Sinking Fund	Totals
Beginning Balance	\$ 56,309.46	\$ 8.80	\$ 840,352.08	\$ 18,572.20	\$ 21,433.49	\$ 936,676.03
<b><u>Receipts</u></b>						
Interest	2,229.64	0.36	32,797.91	1,908.10	2,732.86	39,668.87
Transfer In						-
Lease Payment				43,261.50	803,006.97	846,268.47
<b><u>Expenditures</u></b>						
Expenses	-		14,006.97	500.00	43,261.50	57,768.47
Debt Service					783,900.00	783,900.00
Transfer Out						-
Ending Balance	<u>\$ 58,539.10</u>	<u>\$ 9.16</u>	<u>\$ 859,143.02</u>	<u>\$ 63,241.80</u>	<u>\$ 11.82</u>	<u>\$ 980,944.90</u>
Per Books	<u>\$ 58,539.10</u>	<u>\$ 9.16</u>	<u>\$ 859,143.02</u>	<u>\$ 63,241.80</u>	<u>\$ 11.82</u>	<u>\$ 980,944.90</u>
Difference	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Year Ended December 31, 2025**

	Costs of Issuance Fund	Construction Fund	Reserve Fund	Operation and Reserve Fund	Sinking Fund	Totals
Beginning Balance	\$ 58,539.10	\$ 9.16	\$ 859,143.02	\$ 63,241.80	\$ 11.82	\$ 980,944.90
<b><u>Receipts</u></b>						
Interest	1,010.14	0.16	23,558.73	2,651.77	16,862.91	44,083.71
Transfer In						-
Lease Payment	-	-	-	103,044.83	832,057.52	935,102.35
<b><u>Expenditures</u></b>						
Expenses	-	9.32	48,247.33	1,288.15	835,287.57	884,832.37
Debt Service	59,549.24	-	-	-	-	59,549.24
Transfer Out						-
Ending Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 834,454.42</u>	<u>\$ 167,650.25</u>	<u>\$ 13,644.68</u>	<u>\$ 1,015,749.35</u>
Per Books	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 834,454.42</u>	<u>\$ 167,650.25</u>	<u>\$ 13,644.68</u>	<u>\$ 1,015,749.35</u>
Difference	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Redevelopment Authority Funds - Held by Bond Trustee**

**2025 Bonds**

Year Ended December 31, 2025

	Costs of Issuance Fund	Construction Fund	Reserve Fund	Operation and Reserve Fund	Sinking Fund	Totals
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b><u>Receipts</u></b>						-
Cash Receipts	181,554.05	10,925,085.00	1,170,500.00	18,653.09	545,500.00	12,841,292.14
Interest/Income	76.98	203,694.70	1,192,084.41	64.83	15,638.86	1,411,559.78
Transfer In	-	-	-	-	-	-
Lease Payment	-	-	-	-	-	-
<b><u>Expenditures</u></b>						-
Expenses	177,183.00	53,798.11	14,176.79	-	18,653.09	263,810.99
Debt Service	-	-	-	-	542,482.64	542,482.64
Transfer Out	-	-	-	-	-	-
Ending Balance	<u>\$ 4,448.03</u>	<u>\$ 11,074,981.59</u>	<u>\$ 1,177,907.62</u>	<u>\$ 18,717.92</u>	<u>\$ 3.13</u>	<u>\$ 13,446,558.29</u>
Per Books	<u>\$ 4,448.03</u>	<u>\$ 11,074,981.59</u>	<u>\$ 1,177,907.62</u>	<u>\$ 18,717.92</u>	<u>\$ 3.13</u>	<u>\$ 13,446,558.29</u>
Difference	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Redevelopment District Bonds of 2014**

**Final Debt Service Schedule**

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest Amount</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>
1/1/2021					
7/1/2021	\$ 200,000	2.69%	\$ 47,344	\$ 247,344	
1/1/2022	200,000	2.69%	44,654	244,654	\$ 491,998
7/1/2022	200,000	2.69%	41,964	241,964	
1/1/2023	200,000	2.69%	39,274	239,274	481,238
7/1/2023	200,000	2.69%	36,584	236,584	
1/1/2024	210,000	2.69%	33,894	243,894	480,478
7/1/2024	210,000	2.69%	31,070	241,070	
1/1/2025	220,000	2.69%	28,245	248,245	489,315
7/1/2025	220,000	2.69%	25,286	245,286	
1/1/2026	220,000	2.69%	22,327	242,327	487,613
7/1/2026	230,000	2.69%	19,368	249,368	
1/1/2027	230,000	2.69%	16,275	246,275	495,643
7/1/2027	240,000	2.69%	13,181	253,181	
1/1/2028	240,000	2.69%	9,953	249,953	503,134
7/1/2028	250,000	2.69%	6,725	256,725	
1/1/2029	250,000	2.69%	3,363	253,363	510,088
Total	<u>\$ 3,520,000</u>		<u>\$ 419,506</u>	<u>\$ 3,939,506</u>	<u>\$ 3,939,506</u>

Note: The Bonds are callable on 1/1/23 at par.

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Economic Development Lease Rental Bonds of 2020**

**Final Debt Service Schedule**

Date	Principal Amount	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service	Semi-Annual Lease Payments
12/29/2020				\$ -		
8/1/2021	\$ 100,000.00	2.00%	\$ 111,535.56	211,535.56		\$ 260,500
2/1/2022	210,000.00	2.00%	93,700.00	303,700.00	\$ 515,235.56	260,500
8/1/2022	210,000.00	2.00%	91,600.00	301,600.00		348,500
2/1/2023	300,000.00	2.00%	89,500.00	389,500.00	691,100.00	348,500
8/1/2023	300,000.00	2.00%	86,500.00	386,500.00		392,500
2/1/2024	310,000.00	2.00%	83,500.00	393,500.00	780,000.00	392,500
8/1/2024	310,000.00	2.00%	80,400.00	390,400.00		396,500
2/1/2025	320,000.00	2.00%	77,300.00	397,300.00	787,700.00	396,500
8/1/2025	320,000.00	2.00%	74,100.00	394,100.00		400,000
2/1/2026	330,000.00	2.00%	70,900.00	400,900.00	795,000.00	400,000
8/1/2026	340,000.00	2.00%	67,600.00	407,600.00		413,500
2/1/2027	350,000.00	2.00%	64,200.00	414,200.00	821,800.00	413,500
8/1/2027	350,000.00	2.00%	60,700.00	410,700.00		416,500
2/1/2028	360,000.00	2.00%	57,200.00	417,200.00	827,900.00	416,500
8/1/2028	360,000.00	2.00%	53,600.00	413,600.00		414,500
2/1/2029	360,000.00	2.00%	50,000.00	410,000.00	823,600.00	414,500
8/1/2029	370,000.00	2.00%	46,400.00	416,400.00		417,500
2/1/2030	370,000.00	2.00%	42,700.00	412,700.00	829,100.00	417,500
8/1/2030	370,000.00	2.00%	39,000.00	409,000.00		415,000
2/1/2031	380,000.00	2.00%	35,300.00	415,300.00	824,300.00	415,000
8/1/2031	380,000.00	2.00%	31,500.00	411,500.00		417,500
2/1/2032	390,000.00	2.00%	27,700.00	417,700.00	829,200.00	417,500
8/1/2032	390,000.00	2.00%	23,800.00	413,800.00		414,500
2/1/2033	390,000.00	2.00%	19,900.00	409,900.00	823,700.00	414,500
8/1/2033	400,000.00	2.00%	16,000.00	416,000.00		416,500
2/1/2034	400,000.00	2.00%	12,000.00	412,000.00	828,000.00	416,500
8/1/2034	400,000.00	2.00%	8,000.00	408,000.00		408,500
2/1/2035	400,000.00	2.00%	4,000.00	404,000.00	812,000.00	408,500
<b>Total</b>	<b>\$ 9,470,000.00</b>		<b>\$ 1,518,635.56</b>	<b>\$ 10,988,635.56</b>	<b>\$ 10,988,635.56</b>	<b>\$ 11,064,000</b>

**TOWN OF AVON, INDIANA  
AVON ECONOMIC DEVELOPMENT AREA**

**Lease Rental Bonds of 2025**

**Final Debt Service Schedule**

Date	Principal	Interest Rate	Interest Amount	Semi-Annual Debt Service	Annual Debt Service	Semi-Annual Lease Payments
3/26/2025						
8/1/2025	\$ 355,000	5.00%	\$ 187,483	\$ 542,483		\$ 545,500
2/1/2026	360,000.00	5.00%	261,100.00	621,100	\$ 1,163,583	624,500
8/1/2026	335,000.00	5.00%	252,100.00	587,100		590,500
2/1/2027	330,000.00	5.00%	243,725.00	573,725	1,160,825	576,500
8/1/2027	345,000.00	5.00%	235,475.00	580,475		583,500
2/1/2028	350,000.00	5.00%	226,850.00	576,850	1,157,325	579,500
8/1/2028	365,000.00	5.00%	218,100.00	583,100		586,500
2/1/2029	365,000.00	5.00%	208,975.00	573,975	1,157,075	576,500
8/1/2029	385,000.00	5.00%	199,850.00	584,850		587,500
2/1/2030	385,000.00	5.00%	190,225.00	575,225	1,160,075	578,500
8/1/2030	260,000.00	5.00%	180,600.00	440,600		443,500
2/1/2031	255,000.00	5.00%	174,100.00	429,100	869,700	432,500
8/1/2031	265,000.00	5.00%	167,725.00	432,725		435,500
2/1/2032	275,000.00	5.00%	161,100.00	436,100	868,825	439,500
8/1/2032	280,000.00	5.00%	154,225.00	434,225		437,500
2/1/2033	285,000.00	5.00%	147,225.00	432,225	866,450	435,500
8/1/2033	295,000.00	5.00%	140,100.00	435,100		438,500
2/1/2034	300,000.00	5.00%	132,725.00	432,725	867,825	435,500
8/1/2034	310,000.00	5.00%	125,225.00	435,225		438,500
2/1/2035	315,000.00	5.00%	117,475.00	432,475	867,700	435,500
8/1/2035	480,000.00	5.00%	109,600.00	589,600		592,500
2/1/2036	480,000.00	5.00%	97,600.00	577,600	1,167,200	580,500
8/1/2036	500,000.00	4.00%	85,600.00	585,600		588,500
2/1/2037	505,000.00	4.00%	75,600.00	580,600	1,166,200	583,500
8/1/2037	525,000.00	4.00%	65,500.00	590,500		593,500
2/1/2038	525,000.00	4.00%	55,000.00	580,000	1,170,500	583,500
8/1/2038	545,000.00	4.00%	44,500.00	589,500		592,500
2/1/2039	545,000.00	4.00%	33,600.00	578,600	1,168,100	581,500
8/1/2039	570,000.00	4.00%	22,700.00	592,700		595,500
2/1/2040	565,000.00	4.00%	11,300.00	576,300	1,169,000	579,500
	<u>\$ 11,655,000</u>		<u>\$ 4,325,383</u>	<u>\$ 15,980,383</u>	<u>\$ 15,980,383</u>	<u>\$ 16,072,000</u>

## **APPENDIX A**

### **Parcel Analysis**

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Parcel Analysis - Original Area #1 and Expansion Area #2**

Parcel #	Owner's Name	AV 23 Pay 24	AV 24 Pay 25	AV 25 Pay 26
32-09-07-100-023.000-031	CHURCHYARD LLC	\$ 2,356,000	\$ 3,064,100	\$ 3,533,200
32-09-07-115-001.000-031	ROCKVILLE STATION LLC 50%VALLEY VIEW R	331,500	331,500	366,500
32-09-07-115-002.000-031	ROCKVILLE STATION LLC 50%	1,986,500	1,891,400	2,430,600
32-09-07-116-001.000-031	WH CAPITAL LLC	603,200	603,200	575,600
32-10-02-351-002.000-031	HENCO PARTNERS LLC	532,500	532,500	633,900
32-10-02-375-001.000-031	F & W Properties LLC	1,100	1,300	1,128
32-10-02-375-002.000-031	F & W Properties LLC	1,100	1,300	1,128
32-10-02-375-003.000-031	F & W Properties LLC	1,100	1,300	1,128
32-10-02-377-004.000-031	KINGSWAY COMMUNITY CARE CENTER INC	-	-	-
32-10-02-377-006.000-031	RJD PROPERTIES LLC	804,900	804,900	963,200
32-10-02-395-001.000-031	MDC COAST 4 LLC	1,112,900	1,112,900	1,414,200
32-10-02-450-001.000-031	Eaton Michael P	1,700	2,100	2,200
32-10-02-450-002.000-031	AJM LLC AVON IN	-	-	-
32-10-02-450-003.000-031	ROUMELIOTIS PETROS	-	-	-
32-10-02-451-001.000-031	Eaton Michael P	1,300	1,600	1,700
32-10-02-451-002.000-031	INDIANA PROPERTIES GROUP LLC	1,851,000	1,744,700	2,187,000
32-10-02-451-004.000-031	ADVANCED PROPERTY HOLDINGS, LLC	1,127,600	1,127,600	1,539,800
32-10-02-451-005.000-031	ADVANCED PROPERTY HOLDINGS, LLC	-	-	-
32-10-02-452-002.000-031	RWG PROPERTIES LLC	693,200	665,800	1,211,600
32-10-02-452-003.000-031	Lincoln Federal Savings Bank	649,200	696,400	782,400
32-10-02-452-004.000-031	M & I MARSHALL & ILSLEY BANK	666,600	666,600	693,400
32-10-02-452-005.000-031	MMPR AVON HOLDINGS LLC	359,000	329,800	366,700
32-10-02-452-006.000-031	ROWI AVON CHICK LLC	308,300	1,659,500	2,107,700
32-10-02-477-001.000-031	AJM LLC AVON IN	3,593,800	3,927,700	4,089,500
32-10-02-477-002.000-031	PKR 1 LLC	1,206,400	1,344,500	1,415,100
32-10-02-477-003.000-031	PKR 2 LLC	489,500	489,500	468,300
32-10-03-495-001.000-031	McDonalds Corporation Franchise Realty C	1,802,300	1,802,300	2,307,200
32-10-03-496-001.000-031	Flynn & Zinkan Holding LLC	2,445,700	2,445,300	2,783,400
32-10-03-496-002.000-031	Kroger Limited Partnership I	5,814,975	6,097,600	6,086,400
32-10-03-496-003.000-031	KROGER LIMITED PARTNERSHIP I	799,200	766,500	813,200
32-10-03-496-004.000-031	Flynn & Zinkan Holdings Llc	4,400	4,400	4,400
32-10-03-498-001.000-031	Conkle Funeral Home Inc	207,400	207,400	207,400
32-10-10-220-011.000-031	6695 EAST US HIGHWAY 36 LLC	859,300	755,900	947,200
32-10-10-235-025.000-031	MAC'S CONVENIENCE STORES LLC	947,700	905,000	1,119,400
32-10-10-235-026.000-031	SVM PROPERTIES LLC	254,200	254,200	254,200
32-10-11-106-001.000-031	ACS Associates LLC	552,800	552,800	645,700
32-10-11-130-003.000-031	BARR PROPERTIES MASTER LLC	439,300	413,700	517,600
32-10-11-135-001.000-031	PHILLIPS SCOTT K & DARLENE M H/W	804,700	804,700	1,280,100
32-10-11-135-002.000-031	ANDERSON DR JOHN C & JULIA T H/W	321,700	285,100	455,300

# TOWN OF AVON, INDIANA

## AVON ECONOMIC DEVELOPMENT AREA

### Parcel Analysis - Original Area #1 and Expansion Area #2

(Continued)

Parcel #	Owner's Name	AV	AV	AV
		23 Pay 24	24 Pay 25	25 Pay 26
32-10-11-140-001.000-031	DOOM & DOOM LLC	\$ 439,200	\$ 407,500	\$ 514,400
32-10-11-140-003.000-031	AMBORSKI PROPERTIES LLC	706,000	678,800	919,400
32-10-11-145-001.000-031	Avon Business Center Property Owners Ass	15,400	15,400	15,400
32-10-11-145-002.000-031	MCD REAL ESTATE LLC	409,200	409,200	539,100
32-10-11-145-003.000-031	JMHJ PROPERTIES LLC	387,400	387,400	537,200
32-10-11-145-004.000-031	Kruse Professional Suites LLC	460,900	460,900	644,300
32-10-11-145-005.000-031	D & R FUTURES REAL ESTATE LLC	467,400	467,400	623,000
32-10-11-145-007.000-031	SHADRACK ENTERPRISES LLC	900,300	844,200	1,099,300
32-10-11-227-004.000-031	Teachers' Retirement System	1,732,100	1,663,400	1,918,800
32-10-11-229-001.000-031	Lowe's Home Centers Inc	7,814,200	8,833,400	7,871,100
32-10-11-501-001.000-031	Mantooth Ralph L & Linda S	143,300	143,300	198,300
32-10-11-501-002.000-031	Mantooth Ralph L & Linda S	110,300	110,300	148,800
32-10-11-501-003.000-031	JMAN SQUARED LLC	112,500	112,500	160,300
32-10-11-501-004.000-031	JMAN SQUARED LLC	130,300	130,300	177,500
32-10-12-105-003.000-031	AVON SHOPPES LLC	4,651,500	4,651,500	5,462,400
32-10-12-107-001.000-031	RICKER REAL ESTATE HOLDINGS	894,800	894,800	974,900
32-10-12-107-002.000-031	M & D AVON LLC	895,500	926,800	969,000
32-10-12-109-001.000-031	CITIZENS BANK	1,986,700	1,986,700	2,207,000
32-10-12-110-001.000-031	OI-AVON LLC	1,245,600	870,336	1,251,700
32-10-12-110-002.000-031	Godby Properties LP	2,322,000	2,322,000	2,601,300
32-10-12-110-003.000-031	Kingston Properties LLC	1,229,900	1,060,000	1,196,700
32-10-12-110-004.000-031	MATTCON HOLDINGS LLC	1,696,300	1,625,400	1,625,400
32-10-12-110-005.000-031	WRIGHT'S PROPERTY GROUP LLC	227,000	227,000	227,000
32-10-12-112-001.000-031	Motels Of Avon LLP	1,646,100	1,646,100	2,251,700
32-10-12-112-002.000-031	CAMBRIDGE PROPERTIES OF AVON LLC	947,400	925,100	925,000
32-10-12-112-003.000-031	BAILEY DEVELOPMENT LLC	1,252,800	1,252,800	1,412,200
32-10-12-112-004.000-031	MARCOR HOLDINGS LLC	526,300	677,400	748,600
32-10-12-114-001.000-031	AVON MAP LLC	744,500	744,500	1,003,800
32-10-12-114-004.000-031	Avon Commerce Pk Own Assoc Inc	-	-	-
32-10-12-114-005.000-031	CONRAD BUILDING LLC	864,000	727,600	1,173,800
32-10-12-114-006.000-031	AVON DENTAL CENTRE INC	314,700	314,700	314,700
32-10-12-114-007.000-031	MCCOOL'S CARPET INC	1,163,400	1,117,200	1,312,200
	Total	\$ 70,369,075	\$ 72,929,036	\$ 83,231,784
	Less Base (1)	\$ 11,753,719	\$ 12,002,077	\$ 13,252,211
	Net TIF	\$ 58,615,356	\$ 60,926,959	\$ 69,979,573

**(1) Base assessed value per TIF Neutralization Analysis**

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Parcel Analysis #3**

Parcel #	Owner's Name	AV 23 Pay 24	AV 24 Pay 25	AV 25 Pay 26
32-09-06-351-001.000-031	MURPHY OIL USA INC	\$ 727,600	\$ 727,600	\$ 764,000
32-09-06-359-001.000-031	H2AVON LLC	7,000	8,400	8,800
32-09-06-359-002.000-031	NATVER LLP	3,440,400	3,440,400	3,549,400
32-09-06-359-003.000-031	NATVER LLP	509,000	509,000	509,000
32-09-06-359-004.000-031	RANJAN LLC	8,757,600	8,757,600	9,000,000
32-09-06-375-003.000-031	WAL-MART REALTY COMPANY	373,000	373,000	373,000
32-09-06-375-004.000-031	HALLE PROPERTIES LLC	1,283,700	1,283,700	1,415,600
32-09-06-375-005.000-031	TABOO LLC	1,665,300	1,664,800	1,897,800
32-09-06-376-005.000-031	POPEYES LOUISIANA KITCHEN	912,000	912,000	1,130,600
32-09-06-376-006.000-031	LAND BEARON LLC	1,350,000	1,747,500	1,805,700
32-09-06-376-007.000-031	MCL AVON LLC	1,999,500	1,897,100	2,153,900
32-09-06-376-008.000-031	GOODWILL INDUSTRIES OF	-	-	-
32-09-06-377-001.000-031	CRO & DEN LLC	2,287,700	2,287,700	2,493,100
32-09-06-377-002.000-031	FIRST FINANCIAL BANK NA	1,255,100	1,255,100	1,427,100
32-09-06-478-002.000-031	SVC ABS LLC	1,280,000	1,209,700	1,347,100
32-09-06-478-003.000-031	CFT DEVELOPMENTS LLC	787,300	785,800	768,000
32-09-06-478-004.000-031	OLD NATIONAL BANK	1,523,500	1,476,200	1,697,700
32-09-06-478-005.000-031	CORDOBA INDY I LLC	2,796,900	2,400,000	2,574,600
	Total	<u>\$ 30,955,600</u>	<u>\$ 30,735,600</u>	<u>\$ 32,915,400</u>
	<b>Less Base (1)</b>	<u>\$ 1,168,682</u>	<u>\$ 1,175,343</u>	<u>\$ 1,249,425</u>
	Net TIF	<u>\$ 29,786,918</u>	<u>\$ 29,560,257</u>	<u>\$ 31,665,975</u>
	Less: Pass Through			
	Total			

**(1) Base assessed value per TIF Neutralization Analysis**

**TOWN OF AVON, INDIANA**  
**AVON ECONOMIC DEVELOPMENT AREA**

**Parcel Analysis - Area #4**

Parcel #	Owner's Name	AV 23 Pay 24	AV 24 Pay 25	AV 25 Pay 26
32-09-06-478-006.000-031	216 GABLE CROSSING DRIVE LLC	\$ 9,700	\$ 9,700	\$ 9,700
32-09-06-479-002.000-031	COLE HL AVON IN LLC	3,877,600	3,627,900	3,662,100
32-09-06-480-001.000-031	216 GABLE CROSSING DRIVE LLC	49,200	49,200	49,200
32-09-06-480-002.000-031	NATIONAL RETAIL PROPERTIES LF	4,229,700	4,229,700	5,215,500
32-09-06-484-001.000-031	STORE MASTER FUNDING III LLC	8,558,500	8,298,700	8,500,000
32-09-07-226-002.000-031	STONYBROOK LAND DEVELOPMEI	1,238,700	1,237,700	1,540,900
32-09-07-226-003.000-031	AGHADJANIAN ARMEN	1,737,100	1,736,100	1,829,700
32-09-07-226-009.000-031	GAURI 1 LLC	3,176,700	3,176,700	3,431,300
32-09-07-226-010.000-031	ROSEPAX LLC	2,231,100	2,173,900	2,552,400
32-09-07-227-002.000-031	CORE AVON ASO LLC	-	6,962,800	8,663,200
32-09-07-227-003.000-031	CORE AVON SC LLC	-	10,095,500	11,418,900
32-09-07-231-001.000-031	CORE AVON SC LLC	9,226,500	-	-
32-09-07-231-002.000-031	AVON TOWN OF	-	-	-
32-09-08-100-005.000-031	Hendricks County	-	-	-
32-09-08-100-008.000-031	Hendricks County	-	-	-
32-09-08-100-016.000-031	AVIANA COMPANY II LTD	7,800	7,800	7,800
32-09-08-100-017.000-031	AVIANA COMPANY II LTD	1,600	1,600	1,600
32-09-08-101-014.000-031	HENDRICKS COUNTY BOARD OF	-	-	-
32-09-08-101-015.000-031	HENDRICKS COUNTY BOARD OF	-	-	-
32-09-08-101-016.000-031	HENDRICKS COUNTY BOARD OF	-	-	-
		-	-	-
	Total	<u>\$ 34,344,200</u>	<u>\$ 41,607,300</u>	<u>\$ 46,882,300</u>
	<b>Less Base (1)</b>	<u>\$ 44,905</u>	<u>\$ 44,162</u>	<u>\$ 46,587</u>
	Net TIF	<u>\$ 34,299,295</u>	<u>\$ 41,563,138</u>	<u>\$ 46,835,713</u>
	Less: Pass Through			
	Total			

**(1) Base assessed value per TIF Neutralization Analysis**

# TOWN OF AVON, INDIANA

## AVON ECONOMIC DEVELOPMENT AREA

### Parcel Analysis - Area #5

Parcel #	Owner's Name	AV 23 Pay 24	AV 24 Pay 25	AV 25 Pay 26
32-09-07-100-025.000-031	RAY SKILLMAN REALTY LLC	\$ 872,600	\$ 872,600	\$ 872,600
32-09-07-100-026.000-031	AVON COLLISION REALTY LLC	1,470,800	1,470,800	1,470,800
32-10-12-100-009.000-031	HLF 2 LLC	814,000	1,107,900	1,137,900
32-10-12-102-002.000-031	CASCO REALTY LLC	126,600	126,600	135,800
32-10-12-103-001.000-031	J & P HOLDINGS LLC	1,954,400	1,941,600	2,327,400
32-10-12-115-001.000-031	BUCKS PROPERTIES LLC	1,229,700	1,229,700	1,348,200
32-10-12-126-003.000-031	CHURCHYARD LLC	276,500	276,500	276,500
32-10-12-200-009.000-031	PHOENIX FABRICATORS AND	2,053,600	2,069,100	2,344,000
32-10-12-226-006.000-031	CORNERSTONE AVON	1,900	1,900	1,900
32-10-12-226-007.000-031	CCI AVON MARKETPLACE MOB,	5,527,000	5,527,000	5,700,000
32-10-12-226-008.000-031	CORNERSTONE AVON	3,700	1,922,500	-
32-10-12-226-009.000-031	AVON HOSPITALITY LLC	718,800	718,800	6,471,900
32-10-12-227-001.000-031	CORNERSTONE AVON	933,000	-	-
32-10-12-227-002.000-031	HARLAN DEVELOPMENT - RSGS	5,704,100	933,000	1,821,600
32-10-12-228-001.000-031	ASBURY IN HON LLC	240,500	5,704,100	6,355,200
32-10-12-228-002.000-031	ASBURY IN HON LLC	5,031,800	240,500	240,500
32-10-12-230-001.000-031	CORNERSTONE AVON	4,666,800	-	-
32-10-12-232-001.000-031	AVON INVESTORS LLC	6,600	5,031,800	5,921,700
32-10-12-232-002.000-031	CORNERSTONE AVON	-	-	7,445,900
32-10-12-233-001.000-031	RAY SKILLMAN AVON REALTY	5,151,500	4,666,800	4,684,000
32-10-12-233-002.000-031	RAY SKILLMAN AVON REALTY	1,152,700	7,900	8,300
32-10-12-234-001.000-031	INU2914AN LP	5,929,000	4,380,300	5,540,000
32-10-12-234-002.000-031	ASBURY IN HON LLC	4,195,800	1,089,500	1,089,500
32-10-12-235-001.000-031	Avon Properties LLC	1,611,600	5,689,600	5,956,400
32-10-12-235-002.000-031	Avon Properties LLC	11,300	4,903,600	5,804,300
32-10-12-236-001.000-031	Avon Properties LLC	2,816,700	1,611,600	1,537,300
32-10-12-236-002.000-031	Avon Properties LLC	4,985,800	11,300	11,300
32-10-12-237-001.000-031	Avon Properties LLC	-	3,343,700	3,373,900
32-10-12-237-002.000-031	Avon Properties LLC	-	4,985,800	5,185,900
	Total	<u>\$ 57,486,800</u>	<u>\$ 59,864,500</u>	<u>\$ 77,062,800</u>
<b>(1)</b>	Less Base	<u>\$ 13,742,892</u>	<u>\$ 13,614,672</u>	<u>\$ 14,820,525</u>
	Net TIF	<u>\$ 43,743,908</u>	<u>\$ 46,249,828</u>	<u>\$ 62,242,275</u>

**(1) Base assessed value per TIF Neutralization Analysis**

**TOWN OF AVON, INDIANA**

**AVON ECONOMIC DEVELOPMENT AREA**

**Parcel Analysis - Area #6**

Parcel #	Owner's Name	AV 23 Pay 24	AV 24 Pay 25	AV 25 Pay 26
32-09-07-400-004.000-031	TOWN OF AVON	\$ -	\$ -	\$ -
32-09-07-400-005.000-031	TOWN OF AVON	-	-	-
32-09-07-400-006.000-031	TOWN OF AVON	-	-	-
32-09-07-901-001.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-002.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-003.000-031	Clev Cinn Chicago & St Louis	-	-	-
32-09-07-901-004.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-005.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-006.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-007.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-008.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-009.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-010.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-07-901-011.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-08-100-018.000-031	HENDRICKS COUNTY INDIANA	-	-	-
32-09-08-901-002.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-08-901-003.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-08-901-004.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-08-901-005.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-09-08-901-006.000-031	New York Central Lines	-	-	-
32-10-11-901-003.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-11-901-004.000-031	New York Central Lines Llc	-	-	-
32-10-12-600-002.000-031	TOWN OF AVON	-	-	-
32-10-12-600-004.000-031	TOWN OF AVON	-	-	-
32-10-12-901-002.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-003.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-004.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-005.000-031	New York Central Lines Llc	-	-	-
32-10-12-901-006.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-007.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-008.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
32-10-12-901-009.000-031	Clev Cin Chicago & St Louis Rr	-	-	-
	Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	<b>Less Base (1)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Net TIF	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Less: Pass Through			
	Total			
	<b>Total AV - All Areas</b>	<b>\$ 193,155,675</b>	<b>\$ 205,136,436</b>	<b>\$ 240,092,284</b>
	<b>Total Base - All Areas</b>	<u>26,710,198</u>	<u>26,836,254</u>	<u>29,368,748</u>
	<b>Net TIF - All reas</b>	<u><b>\$ 166,445,477</b></u>	<u><b>\$ 178,300,182</b></u>	<u><b>\$ 210,723,536</b></u>

**(1) Base assessed value per TIF Neutralization Analysis**

## **APPENDIX B**

### **Other DLGF Information**

**TOWN OF AVON, INDIANA**

**2025 ANNUAL REPORT**

**Redevelopment Commission Members and Officers**

**Current Members**

President:	Bill Reed
Vice President:	Dave Kauffman
Secretary:	John Hanks
Member:	Bob Culler
Member:	Steven Eisenbarth
Non-Voting School Board Member:	Sheila Glass

Commission Members Removed during 2025:

Commission Members Appointed during 2025:

**TOWN OF AVON, INDIANA**

**2025 ANNUAL REPORT**

**Redevelopment Commission Employees**

Name of Employee

Annual Salary

**The Redevelopment Commission does not have any employees.**

**TOWN OF AVON, INDIANA**

**2025 ANNUAL REPORT**

**Redevelopment Commission - 2025 Grants and Loans**

Name of Recipient:

**NO GRANTS OR LOANS  
WERE MADE.**

Loan or Grant:

Amount:

Source of Funds:

Purpose for Which Recipient Expended Funds:

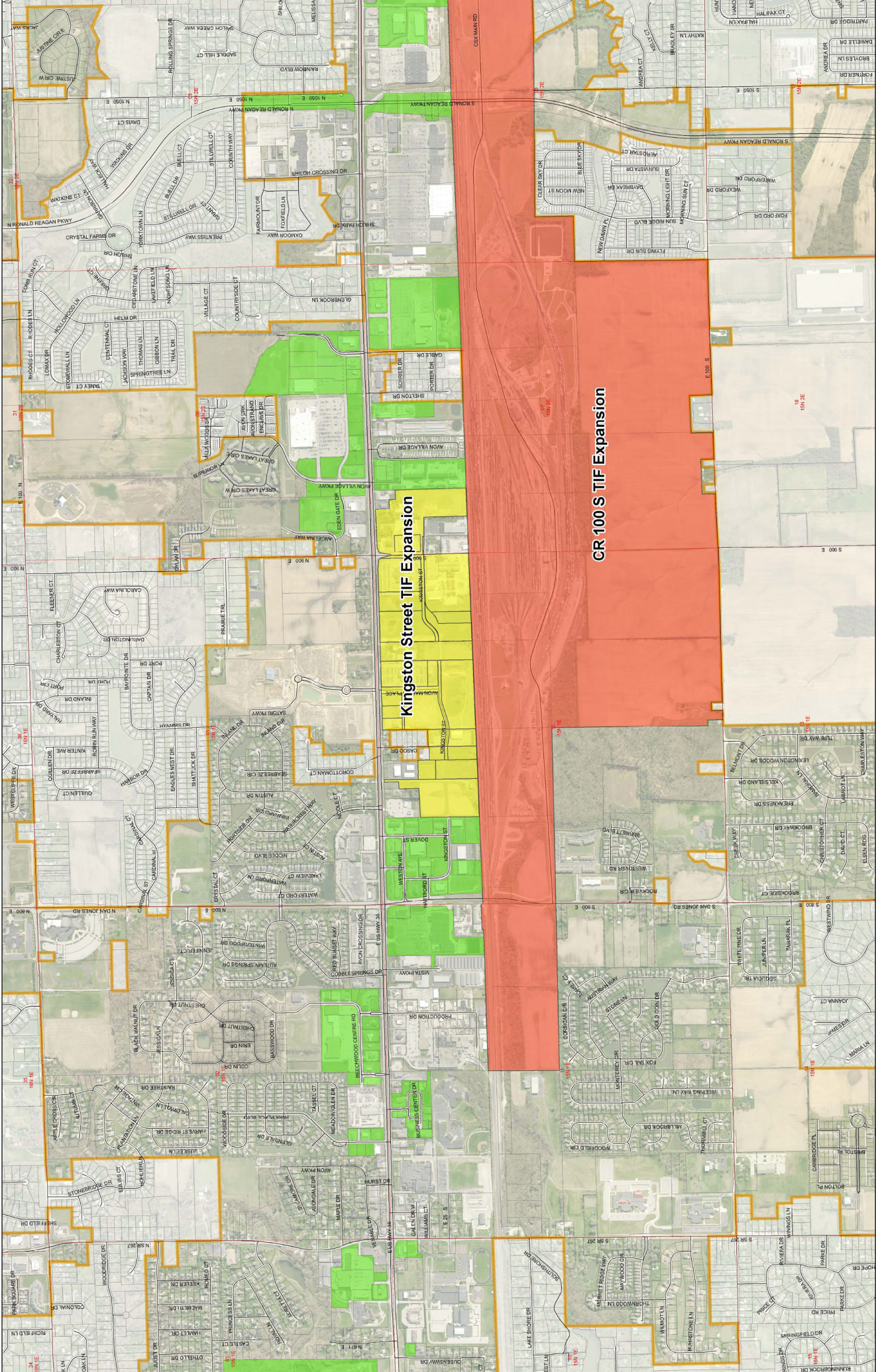
## **APPENDIX C**

### **Map**

# Avon TIF Districts

14 November 2013

- Legend**
- TIFs Previously Completed
  - Kingston TIF Expansion
  - CR 100 S TIF Expansion
  - Sections
  - Avon Corporate Boundary



Kingston Street TIF Expansion

CR 100 S TIF Expansion