



**WHITELAND REDEVELOPMENT COMMISSION  
ANNUAL SPENDING PLAN FOR 2026**

**To:** Indiana Department of Local Government Finance  
Whiteland Town Council Members

**From:** Whiteland Redevelopment Commission

**Date:** October 9, 2025 (Introduction)

**Re:** Annual Spending Plan of Whiteland Redevelopment Commission for Calendar Year 2026

**SPENDING PLAN FOR 2026**

(Note: Except as otherwise noted, the following represent maximum anticipated amounts.)

**A. Debt Payments**

Debt Service Payments in 2026	
Economic Development Revenue Bonds, Series 2022 Gateway at Whiteland (Patch Phase I - Taxable and Tax Exempt Combined) * [\$431,850 is scheduled to be paid, via Trustee under the Trust Indenture, but all excess Pledged TIF Revenue, estimated to be \$72,094, will also be transferred to the Bond Trustee to be paid on the Bonds when permitted under the terms of the Bonds.]	\$ 503,944 (*Estimated)
Economic Development Revenue Bonds, Series 2024A and Series 2024B (Patch Whiteland Phase II) ** [\$468,375, which includes an estimated \$5,000 Trustee's fee, is scheduled to be paid from Bond Proceeds designated for Capitalized Interest, via Trustee under the Trust Indenture, but all excess Pledged TIF Revenue, estimated to be \$892 will also be transferred to the Bond Trustee to be paid on the Bonds when permitted under the terms of the Bonds.]	\$ 469,267 (**Estimated)
<b>2026 Total</b>	<b>\$ 973,211</b>

Total Debt Payments: **\$ 973,211**

**B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s))**  
(pursuant to IC 36-7-25-7): **\$0.00**

**C. Capital Expenditures Consistent with the Economic Development Plan(s) or Redevelopment Plan(s) of the Commission, as amended: \$16,527,343**

(Note: As circumstances and needs dictate during the year, portions of this amount may be reallocated to and spent for the Professional Expenses, Town Reimbursements, and/or Expenditures Related to Police or Fire Services categories referenced below as needed to fund TIF eligible expenditures consistent with the economic development plans of the Commission.)

(Examples: (a) "pay-as-you-go" costs of economic development projects, including: (1) transportation enhancement projects (such as curbs, gutters, shoulders, street paving, street construction, bridge improvements, sidewalk improvements, pathway improvements, street lighting, traffic signals, site improvements, landscape buffers, and demolition costs); (2) utility infrastructure projects (such as utility relocation, water lines, water wells, wastewater lines, storm water lines, retention ponds, ditches, storm water basin improvements, and generators for water towers); (3) public park improvements; (4) recreational improvements and equipment; and (5) projects to enhance quality of life; (b) real property acquisition and improvements; (c) equipment and personal property acquisitions and installation, including a generator for the Town Hall; (d) permissible incentives; (e) sewer plant improvements; and (f) potential Town Hall expansion.)

#### **D. Grants and Contributions**

1. Contributions to Local Economic Development Organizations and similar organizations: **\$1,000**
2. Contributions to local non-profit organizations: **\$0.00**
3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): **\$0.00**
4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property:  
**\$0.00**
5. Other legally permitted grants or loans: **\$0.00**

**E. Professional Expenses and Other Services Supporting Projects Consistent with the Economic Development Plan(s) or Redevelopment Plan(s) of the Commission, as amended** (Examples: legal, accounting, engineering, project supervision, and other professional expenses, and other services, including engineering for 2 roundabouts and legal fees): **\$350,000**

(Note: As circumstances and needs dictate during the year, portions of this amount may be reallocated to the Capital Expenditures category referenced above and/or the Town Reimbursements category referenced below as needed to fund TIF eligible expenditures consistent with the economic development plans of the Commission.)

**F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services** (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment, including 2026 Ford Interceptor to include "Ready for the Road" package, and additional FLOCK cameras and ballistic shields): **\$95,000**

**G. Payment of Operating Expenses, Including Employee Expenses** (generally payable from non-TIF sources only): **\$0.00**

(Note: Non-TIF eligible RDC Operating expenses are paid from the Town's General Fund budget separately appropriated by the Whiteland Town Council.)

**H. Expenditures Related to Military Bases** (pursuant to IC 36-7-14-12.2(a)(27)): **\$0.00**

**I. Payments Related to Eligible Efficiency Programs** (pursuant to IC 36-7-14-39(b)(4)(L)): **\$0.00**

**J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities** (pursuant to IC 36-7-14-39(b)(4)(K)): **\$0.00**

**K. Permissible Reimbursements to the Town for TIF Eligible Expenditures Consistent with the Economic Development Plan(s) or Redevelopment Plan(s) of the Commission, as amended** (pursuant to IC 36-7-14-39(b)(4)): **\$0.00**

(Note: At this time, the Commission has no plans to make reimbursements to the Town, but as circumstances and needs dictate during the year, TIF revenues may be used or reallocated from the Capital Expenditures and/or the Professional Expenses category referenced above and/or from proceeds of bonds or other financing arrangements referenced below, to reimburse the Town for TIF eligible expenditures paid by the Town and consistent with the economic development plans of the Commission.)

**L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants for TIF Eligible Expenditures Consistent with the Economic Development Plan(s) or Redevelopment Plan(s) of the Commission, as amended** (Examples: Town Hall/Police Department Expansion, Roundabout at Whiteland Road & Bob Glidden, Sewer Treatment Plant upgrades, and other local public improvements): **\$13,694,849**

(Note: The Town of Whiteland, the Whiteland Redevelopment Authority, and the Commission are together pursuing lease rental bond financing arrangements in the principal amount of \$2,450,000, to fund the construction of a new Roundabout at Whiteland Road & Bob Glidden Boulevard, with the Commission projected to pay approximately \$231,000 in lease rental payments in 2026, **and the Commission could pursue additional financing arrangements in the amount of \$9,050,000 payable from TIF revenues and an additional \$2,194,849 payable from property taxes levied on the Redevelopment District.** At this time, the Commission has no other definite plans to issue bonds or enter into any other financing arrangements, but as circumstances and needs dictate during the year, and as financial conditions allow, the Commission may issue bonds or enter into other financing arrangements, and the resulting proceeds may be spent on TIF eligible expenditures consistent with the economic development plans of the Commission.)

**M. Expenditures from Property Tax Levy** (pursuant to IC 36-7-14-28): **\$0.00**

**N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions:** **\$0.00**

**O. Other Anticipated Expenditures:**

There are two allocation areas that have debt outstanding. In addition to debt service payments, there will be transfers to the Bond Trustee and transfers to the funds of the Phase I Patch and Phase II Patch Allocation Areas as specified within the Phase I Patch and Phase II Patch bond documents.

TOTAL OF (A)-(O): \$20,627,554

\*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 during the year making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

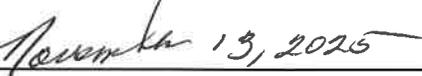
(5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the DLGF guidance Memorandum dated July 28, 2025, which provides as follows:

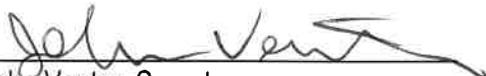
“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”

Whiteland Redevelopment Commission

Signed:   
David Hawkins, President

Dated:   
November 13, 2025

ATTEST:

  
John Venter, Secretary