

**2022 Annual Report
Town of Santa Claus
Redevelopment Commission
March 14, 2022**

Treasurer Kelly Greulich presented to the Redevelopment Commission the 2021 Redevelopment Commission TIF Report as follows:

- I. Names of the qualified and acting Commissioners for the Amusement & Commercial and the Industrial TIF districts for 2022 are:
 - Kevin Burke
 - Seth Windell
 - Michael Johannes
 - Jason Little
 - Patricia Vaal

- II. Names of the Officers of the Redevelopment Commission in 2021:
 - Kevin Burke-President
 - Seth Windell- Vice President
 - Kelly Greulich- Secretary
 - Kelly Greulich-Treasurer

- III. Number of regular employees and their fixed salaries or compensation for 2021:
 - None

- IV. Amounts of Expenditures made during 2021 year and their general purpose:

Fund 311	\$ 175,100.00	Debit Service Fund
Fund 471	\$ 0.00	A & C Economic Development
Fund 473	\$ 1,960.00	Legal & Professional Services
Fund 474	\$ 175,100.00	TIF A & C Allocation
Fund 474	\$ 2,100.00	A & C Capital Projects
Fund 474	\$ 7,276.00	A & C Capital Projects-Encumbered for 2022
Fund 475	\$ 0.00	TIF Industrial Allocation

- V. Amount of Revenue received in 2021 year for the following funds:

Fund 473	\$ 0.00	
Fund 474	\$ 367,917.52	TIF A & C Taxes/ Interest on Account
Fund 475	\$ 53,641.60	TIF Industrial Taxes

- VI. Amount of funds on hand at the close of the calendar year of 2021:

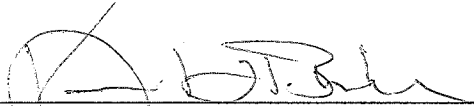
Fund 471	\$ 10,244.81	A & C Economic Development
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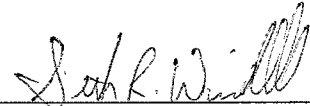
03-14-2022 Redevelopment Commission

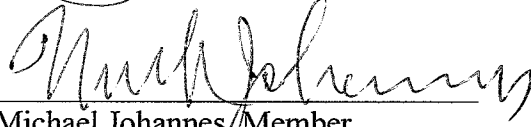
Fund 473	\$ 4,681.33	Redevelopment Commission
Fund 311	\$ 0.00	TIF Debt Service
Fund 474	\$ 741,283.13	TIF A & C Allocation
Fund 475	\$ 167,220.10	TIF Industrial Allocation

VII. Other information necessary to disclose the activities of the Commissioners and the results obtained: Parcel records in TIF Districts of A & C and Industrial A & C based upon 2020 pay 2021 records attached to this report.

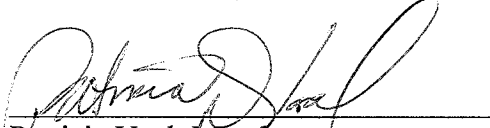
VIII. Names of any Commissioners appointed to or removed from office during the preceding calendar year: NA


Kevin Burke, President



Seth Windell, Vice-President


Michael Johannes, Member


Jason Little, Member


Patricia Vaal, Member

ATTEST:


Kelly K. Greulich, Clerk-Treasurer

County	Parcel Number	Property Type Code	Taxpayer Name	Gross	Net		Incremental AV
				Assessed Value	Assessed Value	Base AV	
74	74-01-31-200-005.001-012	R	Town of Santa Claus	0	0	0	0
74	74-01-31-200-005.004-012	R	Town of Santa Claus	0	0	0	0
74	74-01-31-200-005.005-012	R	Santa's Land, LLC	3900	3900	1910	1990
74	74-01-31-200-005.006-012	R	Spencer County Visitors Bureau, Inc	6200	6200	4200	2000
74	74-01-31-200-011.000-012	R	Koch Development Corp	500	500	320	180
74	74-012-911-00000200	P	KOCH DEVELOPMENT CORPORATION	29752980	29752980	1.5E+07	14725390
74	74-02-35-400-025.004-003	R	Santa's Land, LLC	40300	40300	11750	28550
74	74-02-35-400-025.005-003	R	Santa's Land LLC	500	500	1460	-960
74	74-02-35-400-028.000-003	R	Santa's Land, LLC	35500	35500	5840	29660
74	74-02-35-400-028.001-003	R	Santa's Land, LLC	3900	3900	1790	2110
74	74-02-35-400-028.002-003	R	Kringle Place LLC	77900	77900	20100	57800
74	74-02-35-400-028.004-003	R	Gettelfinger, Gerald A Bishop Catholic Diocese C	1046900	0	0	0
74	74-02-35-400-028.005-003	R	Santa Claus Car Care, Inc	210700	210700	210700	0
74	74-02-35-400-028.006-003	R	Carabelli Rental & Realty, LLC	500	500	2840	-2340
74	74-02-35-400-028.007-003	R	Carabelli Rental & Realty LLC	12600	12600	10380	2220
74	74-02-35-400-028.009-003	R	Santa Claus Car Care, Inc	154900	154900	180660	-25760
74	74-02-35-400-028.010-003	R	Kringle Place LLC	3500	3500	650	2850
74	74-02-35-400-028.011-003	R	Gettelfinger, Gerald A Bishop Catholic Diocese C	7800	0	0	0
74	74-02-35-400-028.012-003	R	TW - Santa Claus LLC	415200	415200	468140	-52940
74	74-02-35-400-028.013-003	R	Holiday Foods & Grocery, Inc	5700	5700	10770	-5070
74	74-02-35-400-028.014-003	R	Santa's Land, LLC	5900	5900	7600	-1700
74	74-02-35-400-028.015-003	R	Shelton Properties LLC	12700	12700	10380	2320
74	74-02-35-400-028.016-003	R	Santa's Land, LLC	36200	36200	0	36200
74	74-02-35-400-028.114-003	R	Rafferty, Curtis S & Karyn B	610300	610300	0	610300
74	74-02-35-400-028.116-003	R	TW-Santa Claus, LLC	1300	1300	0	1300
74	74-02-35-400-028.117-003	R	TW - Santa Claus LLC	276600	276600	0	276600
74	74-02-35-400-031.000-003	R	Santa's Community Apts	902200	0	0	0
74	74-02-35-400-034.000-003	R	Santa's Land, LLC	13600	13600	10450	3150
74	74-02-35-400-034.002-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-35-400-035.000-003	R	Catholic Diocese Of Evansville	42400	0	0	0
74	74-02-35-400-036.000-003	R	Kringle Place, LLC	371200	371200	438450	-67250
74	74-02-35-400-036.001-003	R	Santa Claus Car Care, Inc	277200	277200	292470	-15270
74	74-02-35-400-036.002-003	R	Holiday Foods & Groceries, Inc	465600	465600	588250	-122650
74	74-02-35-400-037.000-003	R	The Lake State Bank	925600	925600	1008460	-82860
74	74-02-35-400-039.000-003	R	Town of Santa Claus	16200	16200	14410	1790
74	74-02-35-400-040.000-003	R	Spencer County Bank	300	300	3000	-2700
74	74-02-35-400-041.000-003	R	Shelton Properties LLC	1000	1000	22930	-21930
74	74-02-35-400-042.000-003	R	Kringle Place, LLC & Holiday Foods & Groceries,	11300	11300	16210	-4910
74	74-02-35-400-043.000-003	R	Voyles Properties, LLC	115900	115900	126140	-10240
74	74-02-35-400-044.000-003	R	Shelton, Tom	271000	271000	268470	2530
74	74-02-36-100-003.000-003	R	Sun TRS Lake Rudolph LLC	362300	362300	130510	231790
74	74-02-36-104-001.001-003	R	Town of Santa Claus	0	0	0	0
74	74-02-36-300-004.000-003	R	Santa's Land, LLC	49500	49500	53210	-3710
74	74-02-36-300-004.001-003	R	Santa's Land LLC	8600	8600	6080	2520
74	74-02-36-300-004.002-003	R	Kringle Place LLC	61700	61700	142670	-80970
74	74-02-36-300-004.005-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-36-300-004.009-003	R	Carabelli Rental & Realty, LLC	9000	9000	22700	-13700
74	74-02-36-300-004.010-003	R	Carabelli Rental & Realty LLC	496200	496200	401910	94290
74	74-02-36-300-004.012-003	R	Shelton Properties LLC	245000	245000	291330	-46330
74	74-02-36-300-004.013-003	R	Kringle Place LLC	14700	14700	3890	10810
74	74-02-36-300-004.014-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-36-300-004.016-003	R	Santa's Land, LLC	47200	47200	2510	44690
74	74-02-36-300-004.019-003	R	Santa's Land, LLC	28100	28100	5020	23080
74	74-02-36-300-004.020-003	R	SUN TRS LAKE RUDOLPH, LLC	200	200	0	200
74	74-02-36-300-004.021-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-36-300-004.022-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-36-300-004.023-003	R	Casey's Marketing Company	621500	621500	0	621500
74	74-02-36-300-018.000-003	R	Karma Properties, LLC	96200	96200	96200	0
74	74-02-36-300-019.000-003	R	Emjack Properties LLC	156500	156500	127480	29020
74	74-02-36-300-019.001-003	R	T4 Properties, LLC	131300	131300	82620	48680

74	74-02-36-300-020.000-003	R	Santa Claus American Legion 242	176200	0	0	0
74	74-02-36-300-021.000-003	R	The Lake State Bank	2000	2000	15140	-13140
74	74-02-36-300-022.000-003	R	Spencer Co Bank	2000	2000	15140	-13140
74	74-02-36-300-023.000-003	R	Shelton Properties LLC	1500	1500	3000	-1500
74	74-02-36-300-026.000-003	R	Santa, Claus American Legion #2	5000	0	0	0
74	74-02-36-300-029.000-003	R	Santa Claus Liquor Store, LLC	168300	168300	115450	52850
74	74-02-36-300-029.002-003	R	Town of Santa Claus	0	0	0	0
74	74-02-36-300-030.000-003	R	C & S, Inc	135600	135600	159670	-24070
74	74-02-36-300-030.002-003	R	Santa Claus Care Care, Inc	100	100	730	-630
74	74-02-36-300-092.000-003	R	Catholic Diocese of Evansville (St Nicholas Churc	1200	0	0	0
74	74-02-36-400-008.000-003	R	Koch Development Corp	5800	5800	4530	1270
74	74-02-36-400-008.001-003	R	Koch Development Corp	11300	11300	8170	3130
74	74-02-36-400-009.000-003	R	Koch Development Corporation	156100	156100	129230	26870
74	74-02-36-400-010.000-003	R	Spencer County Visitors Bureau, Inc	300	300	90	210
74	74-02-36-400-011.000-003	R	Mullis, Darrell J & Marlene M	500	500	880	-380
74	74-02-36-400-012.000-003	R	Koch Development Corporation	35900	35900	2350	33550
74	74-02-36-400-025.000-003	R	Byers, Alex W	67000	14420	14420	0
74	74-02-36-400-031.000-003	R	Pund, Romilda	800	800	1460	-660
74	74-02-36-400-031.001-003	R	State of Indiana	0	0	0	0
74	74-02-36-400-032.000-003	R	Pund, Romilda	61000	16304	16304	0
74	74-02-36-400-032.001-003	R	State of Indiana	0	0	0	0
74	74-02-36-400-033.000-003	R	Koch Development Corporation	13300	13300	13300	0
74	74-02-36-400-034.000-003	R	Jameson, Gregory D	144700	71525	71525	0
74	74-02-36-400-034.001-003	R	State of Indiana	0	0	0	0
74	74-02-36-500-002.000-003	R	Sun TRS Lake Rudolph LLC	852100	852100	313930	538170
74	74-02-36-500-002.001-003	R	Town of Santa Claus, The	0	0	0	0
74	74-02-36-500-002.002-003	R	TOWN OF SANTA CLAUS	0	0	0	0
74	74-02-36-500-002.003-003	R	Town of Santa Claus	0	0	0	0
74	74-02-36-600-005.000-003	R	Sun TRS Lake Rudolph LLC	3930100	3930100	1584765	2345335
74	74-02-36-600-005.001-003	R	Town of Santa Claus	0	0	0	0
74	74-02-36-600-007.000-003	R	Sun TRS Lake Rudolph LLC	59200	59200	1530	57670
74	74-02-36-700-006.000-003	R	Koch Development Corp.	4033400	4033400	3686590	346810
74	74-02-36-700-006.994-003	R	Koch Development	318800	318800	312820	5980
74	74-02-36-700-006.995-003	R	Koch Development	4466300	4466300	5920640	-1454340
74	74-02-36-700-006.996-003	R	Koch Development	174500	174500	163330	11170
74	74-02-36-700-006.997-003	R	Koch Development	903600	903600	923000	-19400
74	74-02-36-700-006.998-003	R	Koch Development	543900	543900	1976820	-1432920
74	74-02-36-700-006.999-003	R	Koch Development	4430700	4430700	2830200	1600500
74	74-05-01-100-006.000-005	R	Koch Development Corporation	37500	37500	105840	-68340
74	74-05-01-100-006.001-005	R	Koch Development Corporation	124900	124900	122590	2310
74	74-05-01-100-006.004-005	R	Koch Development Corporation	49200	49200	63690	-14490
74	74-05-01-100-006.005-005	R	Koch Development Corporation	28200	28200	44240	-16040
74	74-05-01-100-006.011-005	R	Koch Development Corporation	2100	2100	3250	-1150
74	74-05-01-103-001.000-005	R	Martin, Greg	161600	72790	72790	0
74	74-05-01-103-002.000-005	R	Martin, Greg W	16000	16000	11180	4820
74	74-05-01-103-003.000-005	R	Hess, Dale B	84600	25740	25740	0
74	74-05-01-103-010.000-005	R	Martin, Greg	400	400	1730	-1330
74	74-05-01-103-011.000-005	R	Martin, Denise A	100	100	80	20
74	74-05-01-103-011.001-005	R	Martin, Greg W	400	400	1940	-1540
74	74-05-01-103-012.000-005	R	Martin, Greg	400	400	450	-50
74	74-05-01-103-013.000-005	R	Martin, Denise A	100	100	80	20
74	74-05-01-103-013.001-005	R	Martin, Greg W	400	400	1730	-1330
74	74-05-01-103-014.000-005	R	Martin, Greg	400	400	450	-50
74	74-05-01-103-015.000-005	R	Martin, Greg	400	400	1730	-1330
74	74-05-01-103-016.000-005	R	Martin, Greg	400	400	450	-50
74	74-05-01-103-017.000-005	R	Martin, Greg	400	400	1730	-1330
74	74-05-01-103-019.000-005	R	Koch Development Corp	92400	92400	2710	89690
74	74-05-01-103-019.001-005	R	Koch Development Corp	3200	3200	80	3120
74	74-05-01-103-020.000-005	R	Koch Development Corp	17600	17600	450	17150
74	74-05-01-103-020.001-005	R	Martin, Marge M	6800	6800	0	6800
74	74-05-01-104-015.000-005	R	Martin, Denise A	200	200	1120	-920
74	74-05-01-104-016.000-005	R	Martin, Denise A	400	400	1730	-1330
74	74-05-01-104-017.000-005	R	Martin, Denise A	400	400	1730	-1330
74	74-05-01-104-018.000-005	R	Martin, Denise A	200	200	1120	-920

74	74-05-01-104-019.000-005	R	Martin, Denise	600	600	1200	-600
74	74-05-01-104-020.000-005	R	Martin, Denise	500	500	2180	-1680
74	74-05-01-200-001.000-005	R	Christmas Lake Properties	69200	0	0	0
74	74-05-01-200-001.002-005	R	Town of Santa Claus	0	0	0	0
74	74-05-01-200-002.000-005	R	CCF Rentals,LLC	255400	255400	226100	29300
74	74-05-01-200-003.000-005	R	Bull, Cynthia K, Wagner, Constance S & Lee, Chr	17200	17200	17960	-760
74	74-05-01-200-003.004-005	R	Koch Development Corp	1576200	1576200	1268490	307710
74	74-05-01-200-004.000-005	R	Koch Development Corporation	83600	83600	83600	0
74	74-05-01-204-001.000-005	R	Gogel, Paul J & Lana J	13500	13500	12780	720
74	74-05-01-204-002.000-005	R	Koch Development Corp	233400	233400	9100	224300
74	74-05-01-500-005.000-005	R	Koch Development Corporation	3300	3300	7520	-4220
74	74-05-02-100-004.000-005	R	Gellersen, Ruth	17900	17900	58880	-40980
74	74-05-02-100-004.002-005	R	Christmas Lake Properties Association, Inc	2700	2700	0	2700
74	74-05-02-100-005.000-005	R	Santa's Lodge, Inc	63600	63600	40550	23050
74	74-05-02-100-005.001-005	R	Arnold, Patrick E & Brenda S	222400	222400	211140	11260
74	74-05-02-100-005.003-005	R	Santa's Lodge, Inc	4399600	4399600	4036440	363160
74	74-05-02-100-005.006-005	R	Fuhs Properties LLC	31400	31400	124840	-93440
74	74-05-02-100-005.007-005	R	Santa's Lodge, Inc	31900	31900	25920	5980
74	74-05-02-100-005.009-005	R	Fuhs, Jerry J & Carolyn J 1/2 Int each	12400	12400	15780	-3380
74	74-05-02-100-005.016-005	R	Somerlott Properties LLC	198200	198200	0	198200
74	74-05-02-100-006.001-005	R	Fifth Third Bank	283700	283700	238240	45460
74	74-05-02-100-008.000-005	R	Arnold, Patrick E & Brenda S	120400	120400	104920	15480
74	74-05-02-200-001.000-005	R	Gellersen, Ruth	20500	20500	49950	-29450
74	74-05-02-200-001.002-005	R	Community Natural Gas Co	100	100	230	-130
74	74-05-02-200-001.003-005	R	Town of Santa Claus	0	0	0	0
74	74-05-02-200-003.000-005	R	Gellersen, Ruth	76000	76000	76000	0

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
74	74-05-03-200-001.000-005	R	Kimball International, Inc	6900	6900	5990	910
74	74-05-03-200-009.000-005	R	Kimball International, Inc	18900	18900	1970	16930
74	74-05-03-200-010.000-005	R	Kimball International, Inc	11500	11500	29700	-18200
74	74-05-03-300-012.000-005	R	Kimball International, Inc	35200	35200	26950	8250
74	74-05-04-100-004.000-005	R	Santa's Cottages, LLC	1659000	1659000	282890	1376110
74	74-05-04-100-004.002-005	R	Goepfner, Aaron Jess	142900	71205	71205	0
74	74-05-04-100-004.013-005	R	Hardman, Larry T & Penny L	155300	77480	77480	0
74	74-05-04-100-004.023-005	R	Karma Storage LLC	159400	159400	132840	26560
74	74-05-04-100-004.033-005	R	Santa's Cottages, LLC	32700	32700	127450	-94750
74	74-05-04-100-004.043-005	R	Heritage Hills Baptist Church Hardman, Penny L & Shreve,	7100	0	0	0
74	74-05-04-100-004.113-005	R	Angel Matheny, Guy Edith	6800	6800	5120	1680
74	74-05-04-100-004.114-005	R	Santa's Cottages, LLC	4200	4200	0	4200
74	74-05-04-100-005.004-005	R	Arnold, Brenda	139400	139400	0	139400
74	74-05-04-100-005.006-005	R	Kimball International, Inc	53500	53500	37820	15680
74	74-05-04-100-005.016-005	R	Muse International Corporation	916300	916300	868940	47360
74	74-05-04-100-005.024-005	R	Progressive Investment Company, LLC	33000	33000	26480	6520
74	74-05-04-100-005.025-005	R	Progressive Investment Company, LLC	17100	17100	14730	2370
74	74-05-04-100-005.026-005	R	Mistletoe Holdings, LLC	3200	3200	0	3200
74	74-05-04-200-001.000-005	R	Elite Lakeside Holdings, LLC	753200	753200	56560	696640
74	74-05-04-200-002.000-005	R	REM Family Limited Liability Company	8100	8100	6390	1710
74	74-05-04-200-003.000-005	R	Heritage Hills Baptist Church	8600	0	0	0
74	74-05-04-200-003.002-005	R	Goepfner, Aaron Jess	500	500	1810	-1310
74	74-05-04-200-003.003-005	R	Hardman, Larry T & Penny L	17500	17500	630	16870
74	74-05-04-200-006.000-005	R	American Warehouse & Distribution, LLC	18300	18300	1730	16570
74	74-05-04-200-007.000-005	R	REM Family Limited Liability Company	1100	1100	700	400
74	74-05-04-400-010.000-005	R	American Warehouse & Distribution, LLC	2000	2000	1500	500
74	74-05-04-400-010.002-005	R	American Warehouse & Distribution, LLC	1500	1500	0	1500
74	74-05-04-400-011.000-005	R	Community Natural Gas Co, Inc	4000	4000	4100	-100
74	74-05-04-400-012.000-005	R	A N R Pipeline Company	30000	30000	25150	4850
74	74-05-04-400-013.000-005	R	Edwards, James D	65100	65100	85000	-19900
74	74-05-04-400-015.000-005	R	Santa's Land, LLC	1700	1700	1340	360
74	74-05-04-400-017.001-005	R	D & A Holdings, LLC	313000	313000	0	313000
74	74-05-04-400-018.001-005	R	American Warehouse & Distribution, LLC	5700	5700	0	5700
74	74-05-09-100-004.000-005	R	Perry County Port Authority	0	0	0	0