

TIF PROJECTS - 5 YEAR PLAN

PROPOSED TO RDC 02/09/2026

Project No.	Description	Phase	Cost Estimate	Priority	2026	2027	2028	2029	2030
1	2025-5 Retail Development Study		\$ 18,000.00	1	\$ 10,000.00	\$ 8,000.00			
2	2019-10 Franklin Street Improvements	Construction	\$ -	3					
2	2026-1 INDOT Corridor Study	Study	\$ 500,000.00	2	\$ 500,000.00				
3	2019-1 West New Road Infrastructure	Design	\$ 100,000.00	3		\$ 100,000.00			
	2019-2 West New Road Infrastructure	Construction	\$ 1,200,000.00	3			\$ 600,000.00	\$ 600,000.00	
	2019-3 West New Road Infrastructure	Land Acq	\$ 50,000.00	3		\$ 50,000.00			
4	2025-2A Blue/New Roundabout	Design	\$ 500,000.00	1	\$ 500,000.00				
	2025-2B Blue/New Roundabout	Land Acq	\$ 46,000.00	1	\$ 306,000.00		\$ (260,000.00)		
	2025-2C Blue/New Roundabout	Construction	\$ 2,000,000.00	1	\$ -	\$ 2,000,000.00			
	2025-2D Blue/New Roundabout	Inspection	\$ 300,000.00	1	\$ -	\$ 300,000.00			
5	2025-2A Broadway/New Roundabout	Design	\$ 575,000.00	3			\$ 575,000.00		
	2025-2B Broadway/New Roundabout	Land Acq	\$ 150,000.00	3			\$ 150,000.00		
	2025-2C Broadway/New Roundabout	Construction	\$ 3,250,000.00	3			\$ -	\$ 3,250,000.00	
	2025-2D Broadway/New Roundabout	Inspection	\$ 400,000.00	3			\$ -	\$ 400,000.00	
6	2021-1 Meridian Rd Sanitary	Design	\$ 200,000.00	2	\$ 100,000.00	\$ 100,000.00			
	2021-3 Meridian Rd Sanitary	Land Acq	\$ 50,000.00	2	\$ 50,000.00				
	2021-2 Meridian Rd Sanitary	Construction	\$ 1,200,000.00	2			\$ 600,000.00	\$ 600,000.00	
	2021-4 Meridian Rd Sanitary	Inspection	\$ 150,000.00	2			\$ 75,000.00	\$ 75,000.00	
7	2025-3A Davis Road Interceptor Sewer	Design	\$ 300,000.00	2	\$ 150,000.00	\$ 150,000.00			
	2025-3B Davis Road Interceptor Sewer	Land Acq	\$ 500,000.00	2		\$ 500,000.00			
	2025-3C Davis Road Interceptor Sewer	Construction	\$ 2,000,000.00	2			\$ 1,000,000.00	\$ 1,000,000.00	
	2025-3D Davis Road Interceptor Sewer	Inspection	\$ 250,000.00	2			\$ 125,000.00	\$ 125,000.00	
8	2024-1 US 40 Utility Complex Site Prep	Construction	\$ 750,000.00	1	\$ 750,000.00				
9	2016-X Misc Project Expenditures	Other	\$ 250,000.00		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
10	2025-5 Wastewater Masterplan	Planning	\$ 500,000.00	1	\$ 500,000.00				
	Potts Ditch Tunnel Replace Bond	Debt Payment	\$ 2,500,000.00		\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
	Water Capital Infrastruct Bond	Debt Payment	\$ 2,500,000.00		\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
	Garage Bond	Debt Payment	\$ 6,540,000.00		\$ 1,220,000.00	\$ 1,330,000.00	\$ 1,330,000.00	\$ 1,330,000.00	\$ 1,330,000.00
	Hancock Village Infrastructure	Develop Incentive	\$ 1,800,000.00		\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00
	TOTALS		\$ 28,579,000.00		\$ 5,496,000.00	\$ 5,948,000.00	\$ 5,605,000.00	\$ 8,790,000.00	\$ 2,740,000.00

New/Modified Projects since 11/10/2026