

**STATE BOARD OF ACCOUNTS**  
**302 West Washington Street**  
**Room E418**  
**INDIANAPOLIS, INDIANA 46204-2769**

COMPLIANCE REPORT

OF

TOWN OF WHITESTOWN REDEVELOPMENT AUTHORITY

BOONE COUNTY, INDIANA

January 1, 2023 to December 31, 2023



**FILED**

10/08/2024



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SCHEDULE OF OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Fiscal Officer	Matt Sumner	01-01-23 to 12-31-24
President of the Redevelopment Authority	Coady Adams	01-01-23 to 12-31-24



**STATE OF INDIANA**  
AN EQUAL OPPORTUNITY EMPLOYER

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TO: THE OFFICIALS OF THE TOWN OF WHITESTOWN REDEVELOPMENT  
AUTHORITY, BOONE COUNTY, INDIANA

The Town of Whitestown Redevelopment Authority's (Authority) financial information was audited as part of the Town of Whitestown's (Town) financial statements for the period from January 1, 2023 to December 31, 2023. The Financial Statements Audit Report of the Town, which provides our opinions on the Town's financial statements and which includes the Authority's financial information, may be found at [www.in.gov/sboa](http://www.in.gov/sboa).

As authorized under Indiana Code 5-11-1, we performed procedures to determine compliance with applicable Indiana laws and uniform compliance guidelines established by the Indiana State Board of Accounts. The Audit Result and Comment contained herein describes the identified reportable instances of noncompliance found as a result of these procedures for the Authority. Our procedures were not designed to identify all instances of noncompliance; therefore, noncompliance may exist that is unidentified.

The Authority's Annual Financial Report information can be found on the Indiana Gateway for Government Units financial reporting system website: <https://gateway.ifionline.org> and has not been subjected to any audit procedures.

Any Official Response to the Audit Result and Comment, incorporated within this report, was not verified for accuracy.

Beth Kelley, CPA, CFE  
Deputy State Examiner

September 23, 2024

TOWN OF WHITESTOWN REDEVELOPMENT AUTHORITY  
AUDIT RESULT AND COMMENT

**REDEVELOPMENT AUTHORITY ACTIVITY**

*Condition and Context*

Per Indiana Code 36-7-14.5-7, Redevelopment Authorities are subject to audit by the Indiana State Board of Accounts under Indiana Code 5-11. The Town's Redevelopment Authority (Authority) was established in 2014; however, the recordkeeping for the Authority was not properly established. Transactions for the Authority were commingled with transactions of the Town. Debt was incurred by the Authority, and the related projects were completed. The payments for these debt issues and the related projects should have been made from Authority funds, and the Town should have made lease payments to the Authority for use of the related assets. Instead, the debt payments were made directly from Town funds, and no lease payments were made or recorded.

Per Indiana Code 36-7-14.5-9, the Authority shall, no later than April 15 of each year, submit a report setting out its activities during the preceding year to (1) the executive and the fiscal body of the unit that established the redevelopment authority; and (2) the department of local government finance in and electronic format. The Authority has no separate ledger from the Town and no bank accounts have been established in the name of the Authority.

*Criteria*

Indiana Code 36-7-14.5-7 states:

"(a) A [Town of Whitestown] Redevelopment Authority may be created in the unit as a separate body corporate and politic and as an instrumentality of the unit to exercise any power granted to the authority under this chapter.

(b) An authority may be created by ordinance of the legislative body of the unit.

(c) An authority is subject to the same laws, rules, and ordinances of a general nature that apply to all other authorities and departments of the unit. An authority is:

(1) subject to audit by the state board of accounts under [IC 5-11](#);

(2) covered by [IC 5-14-1.5](#) (the public meetings law); and

(3) covered by [IC 5-14-3](#) (the public records law)."

Indiana Code 36-7-14.5-9 states in part:

"(a) Each year, the board shall hold an organizational meeting on a day that is not a Saturday, a Sunday, or a legal holiday and that is their first meeting day of the year. It shall elect one (1) of the members president, another vice president, and another secretary-treasurer to perform the duties of those offices. These officers serve from the date of their election and until their successors are elected and qualified. The board may elect an assistant secretary-treasurer. Before April 1, the secretary-treasurer shall report annually to the board.

(b) Not later than April 15 of each year, the board shall submit a report setting out its activities during the preceding calendar year to:

(1) the executive and the fiscal body of the unit that established the redevelopment authority; and

(2) the department of local government finance in an electronic format. . . ."

TOWN OF WHITESTOWN REDEVELOPMENT AUTHORITY  
EXIT CONFERENCE

The contents of this report were discussed on September 23, 2024, with Matt Sumner, Clerk-Treasurer of the Town and Fiscal Officer of the Authority; Arren Miller, Deputy Clerk-Treasurer of the Town; Dan Patterson, President of the Town Council; Cheryl Hancock, Town Council member; Courtenay Smock, Town Council member; Katie Barr, Town Manager; Mark Shublak, Taft; Ashley Ulbricht, Taft; and Nathan Fox, Krohn & Associates.