

Memo

To: Mayor Mark Kruzan
From: Lisa Abbott, Director
CC: Redevelopment Commission
Date: February 13, 2015
Re: End of Year Redevelopment Commission & TIF Report

As required by IC 36-7-14-13, the following is the annual report of the Redevelopment Commission. Attached to this report is the required year end Tax Increment Financing Districts report.

For the year 2014, the following served as Redevelopment Commission members:

Name	Appointed by:	Position:
David Walter	City Council	President
John West	Mayor	Vice-President
Michael Gentile	Mayor	Secretary
Elizabeth Kehoe	Mayor	Member
Sue Sgambelluri	City Council	Member
Kelly Smith	Mayor	Non-voting Advisor

The Redevelopment Commission is served by the employees of the Housing and Neighborhood Development Department. Attached as Exhibit A is a list of all HAND employees and their annual compensation.

The Redevelopment Commission approves all of the expenditures of the HAND Department as well as Tax Increment Financing (TIF) and Certified Tech Park (CTP) expenditures. For 2013, the following disbursements were approved. A more detailed list of TIF funded projects is included in the year end TIF report.

Fund	Amount Expended
Community Development Block Grant (250)	\$1,166,496.71
CDBG Escrow (255)	\$0.00
HOME Investment Partnership Fund (254)	\$409,733.11
Special Grants (256)	78,625.34
General Fund (101)	\$1,137,962.08
Unsafe Building Fund (408)	\$28,806.84
Tax Increment Financing	
Adams Crossing (445)	\$384,259.96
Downtown (440)	\$2,944,244.88
Whitehall/West Third (447)	\$1,625,842.61
Kinser/Prow (446)	\$370,505.88
Tapp Road (448)	\$448,975.80
Thomson/Walnut-Winslow (448)	\$171,721.77
Certified Tech Park (430)*	\$869.47

*Note: 2014 Ending Balance for the CTP fund is \$3,887,883.30.

Please note that as of May, 2011, the City must collect rental inspection fees in a dedicated non-reverting account. In 2014, the City collected \$156,825.29 in rental fees; of which \$130,000.00 has been transferred to the general fund to cover some of the rental inspection program expenses. The City also collected in 2014, \$29,729.99 in Title 6 fines.

Activities of the Redevelopment Commission included:

- Approval of the Community Development Block Grant funding agreements for 2014-2015
- Approved deconstruction of Warehouses A & B
- Conveyed 922 Orris Drive to LifeDesigns
- Approval of Ground Lease with Hilton Garden Inn



Employee Pay Rate Report

Effective 12/31/14

Pay Types - Hourly, Salary, Annual

Employee	Primary	Pay Rate	Current Rate	Annual
Department HAND - Housing & Neighborhood Dev				
100000 Abbott, Lisa P 782	Yes	AnnualConversion	81,553.25	81,553.25
100000 Arnold, Michael L 051	Yes	AnnualConversion	43,305.59	43,305.59
100002 Bixler, Daniel R 594	Yes	AnnualConversion	30,971.73	30,971.73
782 Brewer, Joshua A	Yes	Hrly Open Grade	10.00	10,400.00
100000 Finley, Christina L 187	Yes	AnnualConversion	36,304.90	36,304.90
307 Franklin, C. Jacob	Yes	AnnualConversion	27,580.80	27,580.80
100000 Hewett, John H 251	Yes	AnnualConversion	46,192.62	46,192.62
100000 Hiestand, Nancy A 252	Yes	AnnualConversion	47,087.82	47,087.82
797 Hinnefeld, Kevin	Yes	Hrly Open Grade	10.00	10,400.00
100003 McCormick, Maria 616	Yes	AnnualConversion	35,808.07	35,808.07
100002 Mosier, Norman P 962	Yes	AnnualConversion	36,166.31	36,166.31
689 Niederman, Daniel L	Yes	AnnualConversion	44,000.00	44,000.00
100002 Patterson, Marilyn 071	Yes	AnnualConversion	60,480.00	60,480.00
100000 Provine, Vickie J 394	Yes	AnnualConversion	49,885.35	49,885.35
100000 Stong, Mary J 471	Yes	AnnualConversion	37,173.42	37,173.42
504 Swinney, Matthew P	Yes	AnnualConversion	34,500.00	34,500.00
100003 Wills, Dee A 418	Yes	AnnualConversion	35,278.74	35,278.74
100000 Woolford, Robert T 531	Yes	AnnualConversion	47,915.89	47,915.89
728 Wright, Edward E	Yes	Grade 02	27,040.00	27,040.00
Department HAND - Housing & Neighborhood Dev			Employees 19	<u>\$742,044.49</u>
Grand Totals Departments			1 Employees 19	<u>\$742,044.49</u>

2/13/15

Tax Increment Financing Districts Annual Report 2014

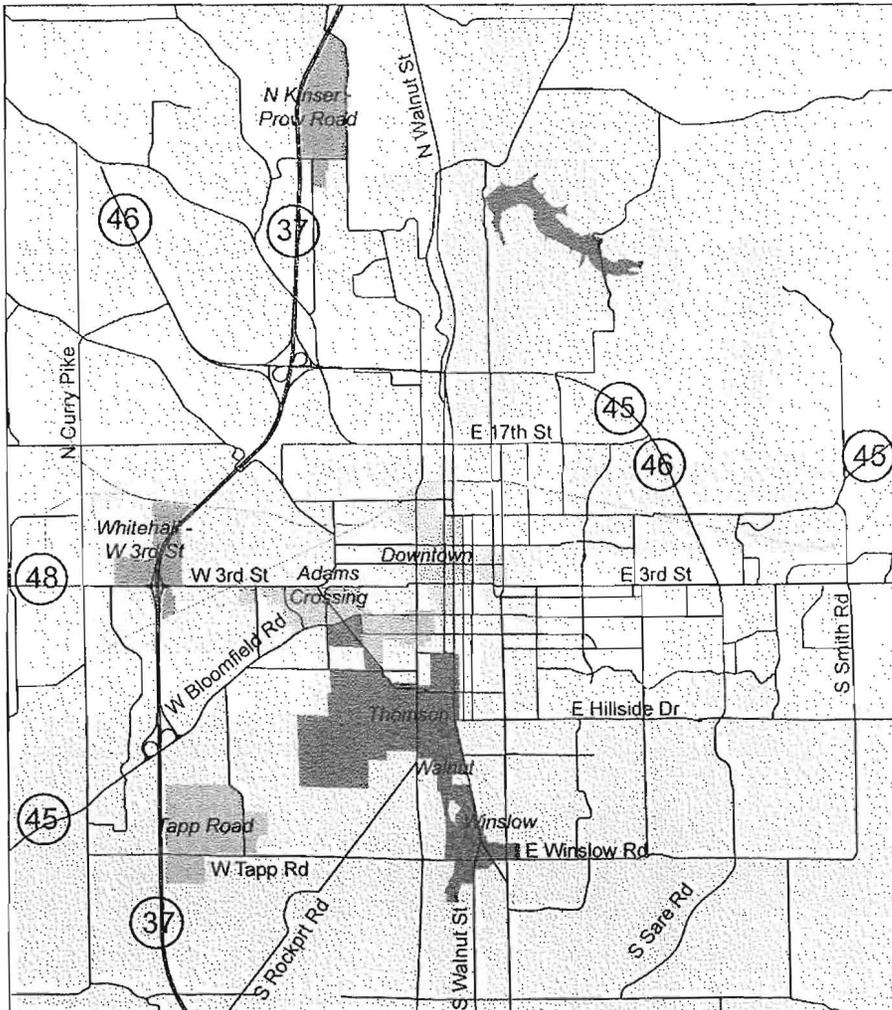
Housing and Neighborhood Development
City of Bloomington
P.O. Box 100
Bloomington, IN 47402

Overview

Tax Increment Financing (TIF) Districts are a method to use future tax gains to finance infrastructure and redevelopment projects. The Indiana State Legislature approved the use of TIF Districts in the late 80's. If a city has geographic areas where development or redevelopment is needed or desired, the city can establish a redevelopment area through a process outlined in the state statutes and create a TIF District. The tax increment is derived from the difference in property values from the base year (the year the district is established) and the current year. The Redevelopment Commission of the City of Bloomington oversees the use of TIF funds.

TIF in Bloomington

The City of Bloomington has six Tax Increment Financing (TIF) Districts: Adams Crossing, Downtown, North Kinser/Prow, Tapp Road, Thomson/Walnut-Winslow, and Whitehall. For geographic boundaries of each TIF District, please see the map below:



Each TIF District has a Redevelopment/Economic Development Plan that outlines the goals of the district. Goals will include infrastructure or economic development opportunities to increase development or employment opportunities in the area.

A Year in Review

Adams Crossing

The Adams Crossing TIF District was established in 1994 and expanded in 2000 and 2009.

Beginning Balance	\$3,379,302.58
2014 income	\$751,650.54
Approved expenditures*	<\$384,259.96>
Ending Balance	\$3,746,693.16

*May include expenditures approved in prior years.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 10-11 West 2nd Street pedestrian, bicycle & roadway improvements - Phase 1	\$1,614,548.40	\$506,173.92	On-going
Res 12-10 Lot/Point Corridor	\$60,400.00	\$55,697.28	Closed

Anticipated projects:

- West 2nd Street pedestrian, bicycle & roadway improvements - Phase 2

Downtown

The Downtown TIF was created to encourage redevelopment /development of the downtown. It was originally established in 1985 and amended in 1990. In 2010, the Redevelopment Commission expanded the district to include 48 acres to the north following the boundaries of the Certified Technology Park. The revised redevelopment objectives include diverse retail activity, upper story



residential, employment uses and greater use of vacant/under utilized properties, replacement of older water and sewer lines, develop a structured parking facility in conjunction with employment uses in the Certified Technology Park, expand the Convention Center and create additional hotel space, provide opportunities for more plaza and green space, and assist in the development of high tech office space in the Certified Technology Park.

Beginning Balance	\$2,701,918.50
2014 income	\$3,802,417.19
Approved expenditures*	<\$1,224,905.44>
Debt service	<\$1,053,259.64>
Lease payment	<\$666,079.80>
Ending Balance	\$3,560,090.81

* May include expenditures approved in prior years.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 11-28 BCT (3rd year of agreement)	\$24,000.00	\$288.63	Closed as of 12/31/14
Res 11-28 BCT Part II (3rd year of agreement)	\$50,000.00	\$0.00	Closed as of 12/31/14
Res 11-40 Dispatch Design	\$300,000.00	\$0.00	Closed as of 12/31/14
Res 12-37 Dispatch Construction	\$2,100,000.00	\$123,026.73	Open
Res 14-03 CTP Property Exp.	\$57,223.97	\$4.15	Closed
Res 14-15 CTP Property Exp. II	\$50,000.00	\$26,229.40	Closed as of 12/31/14
Res 14-22 Waldron Plaza & Sidewalk Enhancements	\$40,000.00	\$40,000.00	Open
Res 14-23 11th St Waterline	\$46,000.00	\$0.00	Closed
Res 14-42 BCT Theater	\$74,000.00	\$74,000.00	For 2015
Res 14-43 CTP Property Exp.	\$50,000.00	\$50,000.00	For 2015

Anticipated projects:

- Development of the CTP

North Kinser/Prow

The North Kinser/Prow TIF District was established in 1995 to aid in the development of commercial opportunities on the north side of Bloomington off State Highway 37.



Beginning Balance	\$626,434.78
2014 income	\$89,744.97
Approved expenditures*	<\$370,505.88>
Ending Balance	\$345,673.87

* May include expenditures approved in prior years.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 10-17 Cascades Trail Design II	\$74,500	\$43,294.57	Closed
Res 13-28 Cascades Trail Phase 2	\$153,865.00	\$34,438.57	Closed
Res 13-33 Cascades Trail Phase 2 (Fox)	\$476,012.44	\$0.54	Closed

Anticipated projects:

- Cascades trail connecting to Miller Showers Park.

Tapp Road

The Tapp Road TIF District was established in 1993 and amended in 2003. Its goals include promotion of gainful employment and attraction of new business enterprises by providing necessary infrastructure improvements.



Beginning Balance	\$950,354.37
2014 income	\$270,899.23
Approved expenditures*	<\$448,975.80>
Ending Balance	\$772,277.80

* May include expenditures approved in prior years.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 11-27 Wapehani	\$30,000.00	\$8,024.94	On-going
Res 11-34 Tapp Road Phase III	\$2,750,000.00	\$0.00	Closed

Anticipated projects:

- Tapp Road improvements including Weimer Road realignment.
- Possible conversion of existing Weimer as an extension of Clear Creek Trail.

Thomson/Walnut-Winslow

The Thomson/Walnut-Winslow TIF was established in 1992 and amended in 1993, 2001 and 2002. This includes the former RCA property, McDoel Switchyard and rail corridor. Objectives of this TIF include promotion of gainful employment, redevelopment of the Thomson Economic Development Area and the McDoel Switchyard, and improved infrastructures such as implementation of the Rogers Streetscape.



Beginning Balance	\$1,928,439.53
2014 income	\$1,449,316.49
Approved expenditures	<\$171,721.77>
Ending Balance	\$3,206,034.25

* May include expenditures approved in prior years.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 09-39 S. Rogers Streetscape Design	\$273,125.00	\$71,679.25	Pending
Res 10-31 S. Rogers Street Construction	\$2,781,681.40	\$337,207.22	Pending
Res 12-31 Letter of Map Revision	\$28,000.00	\$658.00	On-going
Res 13-30 Triple C Purchase	\$1,406,250.00	\$406,776.46	On-going
Res 14-24 Black Lumber Spur	\$117,717.00	\$115,651.50	On-going

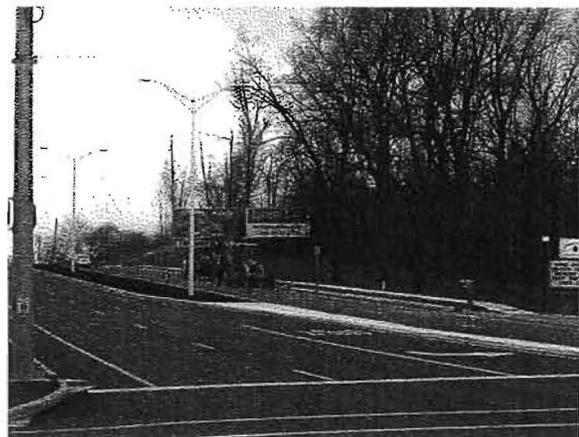
Note: Pending project is complete but invoices are still outstanding. These Resolutions will be closed in 2015.

Anticipated projects:

- Development of Switchyard Park
- Rogers Streetscape

Whitehall

The Whitehall TIF was established in 1998. The goals of this TIF include increase economic well-being of the city and to protect and increase property values. The Whitehall TIF covers the payments on the T2000 Bond which is being used to fund the West Third Street improvements. This TIF has also contributed to the public safety of the area as it funded the purchase of a new fire truck to be housed at Station #2.



Beginning Balance	\$4,078,996.25
2014 income	\$1,412,761.31
Approved expenditures*	<\$1,522.61>
Debt service	<\$1,624,330.00>
Ending Balance	\$3,865,904.95

* May include expenditures approved in prior years. Please note that T2000 (514) and BFMC Fire Station (515) Bonds will be paid off in January 2015.

Approved projects:

Project	Total Approved	Remaining Balance	Status
Res 10-43 W. Third Street	\$1,888,272.00	\$847,907.37	Closed

Anticipated projects:

- Fairfield Drive to Kimball improvements

