

Memo

To: Mayor Mark Kruzan
From: Lisa Abbott, Director
CC: Redevelopment Commission
Date: January 6, 2012
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 2011, 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
Michael Szakaly	City Council	Member
James Muehling	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 2011, the following amounts were expended on various projects. A more detailed list of TIF funded projects is included in the year end TIF report.

Fund	Amount Expended
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Community Development Block Grant	\$635,027.25
HOME Investment Partnership Fund	\$510,451.71
Special Grants	\$290,367.75
General Fund	\$1,094,692.21
Unsafe Building Fund	\$38,238.61
Tax Increment Financing	
Adams Crossing (445)	\$446,652.18
Downtown (440)	\$12,582,975.33
Whitehall/West Third (447)	\$1,803,161.43
Kinser/Prow (446)	\$47,704.38
Tapp Road (448)	\$148,403.14
Thomson/Walnut-Winslow (448)	\$1,722,819.24
Certified Tech Park*	\$0.00

*Note: 2011 Ending Balance for the CTP fund is \$1,605,110.01.

Please note that as of May 2011, the City of Bloomington must deposit its rental inspection fees in a dedicated non-reverting account. In 2011, the City collected \$89,817; which will be transferred to the general fund to cover some of the rental inspection program expenses.

Activities of the Redevelopment Commission included:

- Approval of the 2011 Neighborhood Improvement Grants to the Bloomington Housing Authority, Blue Ridge Neighborhood, and Bryan Park Neighborhood.
- Approved the purchase of the IU 12 acres for development as part of the Certified Tech Park using Bond funds.
- Approved the downtown recycling drop-off site improvements.
- Approval of the Community Development Block Grant funding agreements for 2011-2012.
- Approved the Buskirk-Chumley Management Agreement for 2012 through 2014.
- Approved the Dispatch Center design allocation.

STAFF	ANNUAL SALARY- 2011
ABBOTT, Lisa	78,772.46
ARNOLD, Michael	41,829.06
BIXLER, Daniel	29,915.60
ENDRIS, Mary	27,445.60
ENDRIS, Katie	35,066.98
FINLEY, Christina	35,066.98
HEWETT, John	44,617.56
HEISTAND, Nancy	45,482.32
HOOLE, Robert	36,986.82
McCORMICK, Maria	34,587.02
MOSIER, Norman	34,933.08
PATTERSON, Marilyn	45,374.16
PROVINE, Vickie	48,184.50
ROBERTS, Janet	44,271.76
SIMS, Doris	60,570.90
STONG, Jo	35,906.00
WOOLFORD, Robert	46,282.08

**Tax Increment Financing Districts
Annual Report
2011**

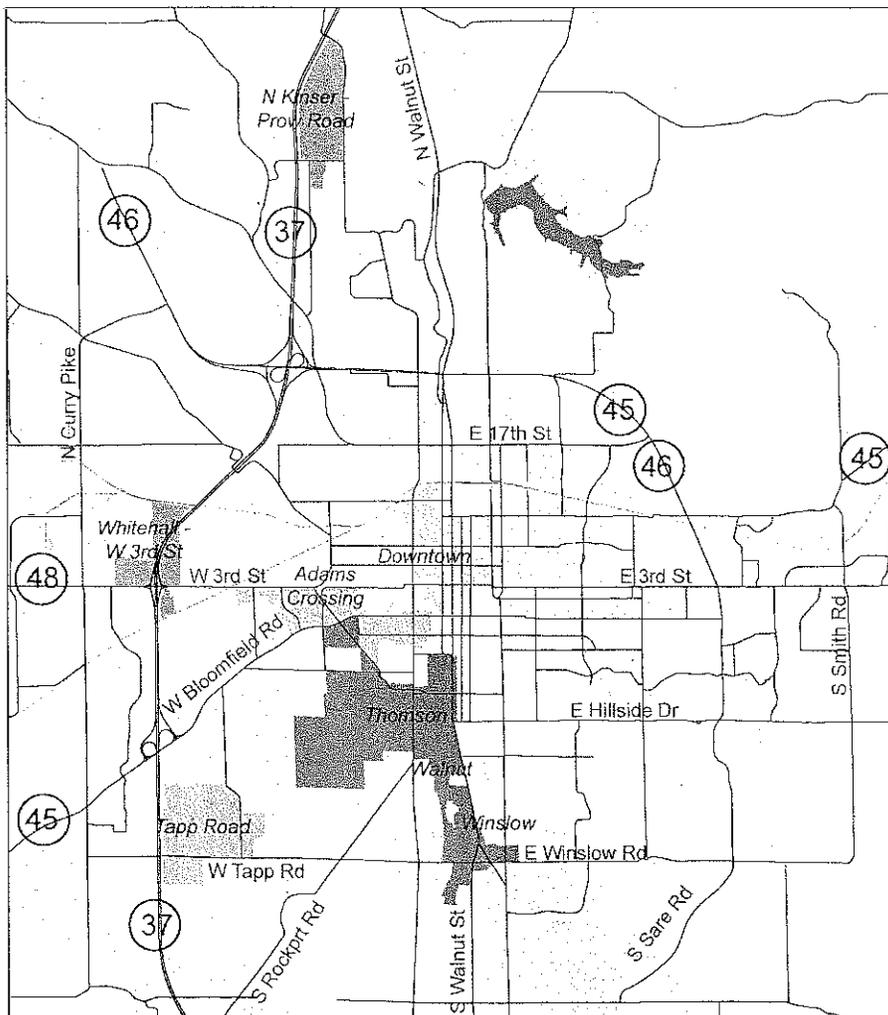
Housing and Neighborhood Development
City of Bloomington
P.O. Box 100
Bloomington, IN 47402

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 statues 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 2009 to include 96 acres to the west of the original district.

Beginning Balance	\$1,924,744
2011 income	\$1,339,097
Approved expenditures*	<\$446,652>
Ending Balance	\$2,817,187

*May include expenditures approved in prior years.

Approved projects:

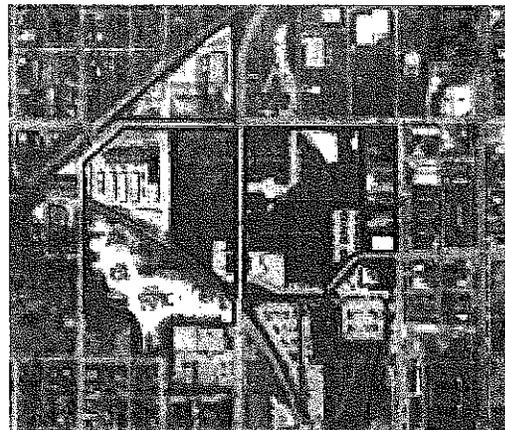
Project	Status	Amount Approved
West 2 nd Street Design	On-going	\$98,826
West 2 nd Street Construction	ROW Acquisition	\$1,614,548

Anticipated projects:

- West 2nd Street widening project.
- Relocation incentives for Bloomington Hospital

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. This TIF provides financial backing on the parking garage leases for Garage Market and Garage Band.

Beginning Balance	\$5,198,120
2011 income	\$17,456,525
Approved expenditures*	<\$12,582,975>
Ending Balance	\$10,071,670
TIF Bond Information:	
Outstanding principal (12/31/11)	\$13,450,000
Approx. Annual Debt Service	\$1,050,000
Final payment	2/1/2032

* May include expenditures approved in prior years. Please note that the revenue and expenditures for this TIF include the Bond proceeds and the purchase expenditure.

Approved projects:

Project	Status	Amount Approved
Buskirk-Chumley (2011)	On-going	\$89,000
Envisage	On-going	\$75,000
Intersection Improvements (7 th & 10 th)	On-going	\$75,000
Roadway & Pedestrian Improvements	Completed	\$625,000
Signalization (09-06)	On-going	\$425,000
South Walnut Street	On-going	\$3,991,914
Walnut Street Design	On-going	\$181,125
West Kirkwood	On-going	\$131,344

In 2011, the RDC and City Council approved a bond for the purchase of 12 acres of property from Indiana University (outlined in black in the above photo). This project is located in the heart of the Certified Tech Park (CTP). A master plan for the CTP property is currently being negotiated.

Anticipated projects:

- Rogers Streetscape implementation
- Dispatch Center
- Convention Center expansion
- 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	\$528,411
2011 income	\$124,348
Approved expenditures*	<\$47,704>
Ending Balance	\$605,056

* May include expenditures approved in prior years.

Approved projects:

Project	Status	Encumbered Funds
Sidepath design (Kinser & Acuff)	On-going	\$117,188
Kinser Sidepath		\$74,500

Anticipated projects:

- Cascades trail connecting Cascades to lower Cascades

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	\$3,009,661
2011 income	\$371,356

Approved expenditures*	<\$148,403>
Ending Balance	\$3,232,613

* May include expenditures approved in prior years.

Approved projects:

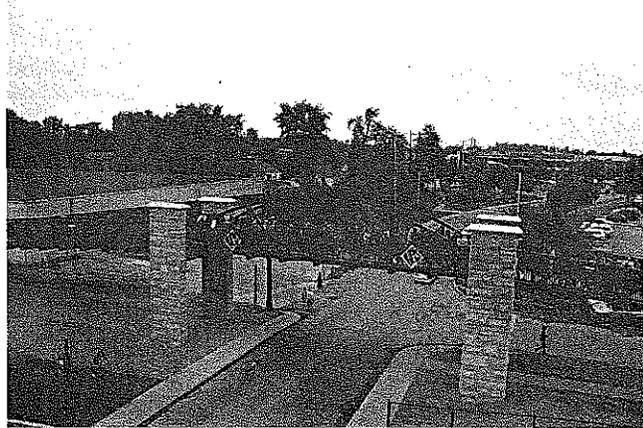
Project	Status	Encumbered Funds
Tapp Road Design	On-going	\$100,850
Tapp Road Construction	On-going	\$2,750,000
Wapehani Improvements	On-going	\$30,000

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	\$1,450,386
2011 income	\$3,364,897
Approved expenditures	<\$1,722,819>
Ending Balance	\$3,092,464

* May include expenditures approved in prior years.

Approved projects:

Project	Status	Encumbered Funds
S. Rogers Street Design	On-going	\$273,125
B-Line	On-going	\$1,000,000
S. Rogers Street Construction (INDOT)	On-going	\$2,781,680
Bike Blvd.	On-going	\$88,800
Pedestrian walkway	On-going	\$58,150
Switchyard Master Plan	On-going	\$500,000

Anticipated projects:

- Rogers Streetscape implementation
- Implementation of Master Plan design
- Winslow Road Sidepath

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	\$4,062,498
2011 income	\$2,415,511
Approved expenditures	<\$1,803,161>
Ending Balance	\$4,674,848
Economic Development Lease Bond Information:	
Outstanding principal (12/31/11)	\$5,390,000
Approx. Annual Debt Service	\$1,150,000
Final payment	2/1/2017
Redevelopment Bond Information:	
Outstanding principal (12/31/11)	\$705,000
Approx. Annual Debt Service	\$250,000
Final payment	2/1/2015

* May include expenditures approved in prior years.

Approved projects:

Project	Status	Encumbered Funds
Fairfield Drive	On-going	\$322,139
Fire Apparatus	Ordered	\$839,750
West Third Street Improvements	On-going	\$1,888,272

Anticipated projects:

- Basswood extension/W. Third improvements *1.5-2 mil*
- Implementation of Liberty Drive design *3.5 mil*