

# Memo

**To:** Mayor Mark Kruzan  
**From:** Lisa Abbott, Director  
**CC:** Redevelopment Commission  
**Date:** March 4, 2014  
**Re:** End of Year Redevelopment Commission & TIF Report

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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 2013, 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
Kelly Smith	Mayor	Non-voting Advisor

Please note that Michael Szakaly resigned from the Commission in December 2013. His replacement was not appointed in 2013.

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)	\$857,399.10
CDBG Escrow (255)	\$35,000.00
HOME Investment Partnership Fund (254)	\$1,059,563.44
Special Grants (256)	\$1,558,695.83
General Fund (101)	\$1,266,226.64
Unsafe Building Fund (408)	\$18,011.63
Tax Increment Financing	
Adams Crossing (445)	\$284,377.72
Downtown (440)	\$6,826,355.10
Whitehall/West Third (447)	\$1,969,215.85
Kinser/Prow (446)	\$144,203.56
Tapp Road (448)	\$1,327,417.44
Thomson/Walnut-Winslow (448)	\$3,289,947.23
Certified Tech Park (430)*	\$38,500.00

\*Note: 2013 Ending Balance for the CTP fund is \$3,444,731.80.

Please note that as of May, 2011, the City must collect rental inspection fees in a dedicated non-reverting account. In 2013, the City collected \$167,457.31 in rental fees; of which \$125,815.43 has been transferred to the general fund to cover some of the rental inspection program expenses. The City also collected in 2013, \$21,248.31 in Title 6 fines.

Activities of the Redevelopment Commission included:

- Approval of the Community Development Block Grant funding agreements for 2013-2014
- Approved the CTP Master Plan and subsequent CTP activity
- Approved expenditure for the purchase of the Triple C Corporation land
- Approval of the Neighborhood Improvement Grant allocations – Bryan Park, Eastside, Prospect Hill and Sherwood Oaks

**2013 HAND Employees**

<b>Last Name</b>	<b>First Name</b>	<b>Position</b>	<b>Annual Salary</b>
Abbott	Lisa	Director	81,553.25
Arnold	Michael	Neighborhood Compliance Officer	43,305.59
Bixler	Daniel	Secretary	30,971.73
Endris	Mary	Secretary	28,414.43
Finley	Christina	Secretary	36,304.90
Franklin	Jacob	Secretary	27,580.80
Hewett	John	Program Manager	46,192.62
Hiestand	Nancy	Program Manager	47,087.82
McCormick	Maria	Neighborhood Compliance Officer	35,808.07
Mosier	Norman	Neighborhood Compliance Officer	36,166.31
Patterson	Marilyn	Program Manager	60,480.00
Provine	Vickie	Program Manager	49,885.35
Roberts	Janet	Office Manager	48,868.43
Sims	Doris	Assistant Director	62,480.25
Stong	Jo	Neighborhood Compliance Officer	37,173.42
Wills	Dee	Neighborhood Compliance Officer	35,278.74
Woolford	Bob	Program Manager	47,915.89

**Tax Increment Financing District**  
**Annual Report**  
**2013**

Housing and Neighborhood  
City

Bloomington

**Tax Increment Financing Districts  
Annual Report  
2013**

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

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 for a total of 204 acres. Objectives of the Adams Crossing plan include promotion of gainful employment and attraction and retention of new and existing business enterprises that have a focus on life sciences, medical services, or provide essential community services and supplies to the greater Bloomington community. The Bloomington/Monroe County Metropolitan Planning Organization and the City of Bloomington have adopted several documents that contain information on the future needs for mobility and transportation for the area. These improvements include, but are not limited to, additional travel lanes, sidewalks, multiuse trails, sidepaths, bike lanes, transit access and general accessibility improvements.

Beginning Balance	\$2,811,581.69
2013 receipts	\$852,098.61
Approved disbursements*	\$284,377.72
Ending Balance	\$3,379,302.58

\*May include expenditures approved in prior years.

Approved projects:

Project	Status	Amount Approved
West 2 <sup>nd</sup> Street Construction	On-going	\$1,614,548

### *Downtown*

The Downtown TIF was created to encourage redevelopment /development of the downtown. It was originally established in 1985 and amended in 1990 and 2010. 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 for the leases for the 7th Street and Morton parking garages.

Beginning Balance	\$6,062,688.32
2013 receipts	\$3,465,565.28
Approved disbursements*	\$5,102,060.66
Debt service	\$1,054,348.76
Lease payment	\$669,925.68
Ending Balance	\$2,701,918.50

\* May include expenditures approved in prior years.

**CTP Bond**

Beginning Balance	\$0.00
2013 receipts	\$2,684,413.50
Ending Balance	\$2,684,413.50

**Approved projects:**

Project	Status	Amount Approved
Buskirk-Chumley (2013)	Completed	\$79,000
South Walnut Street	On-going	\$3,991,914
Dispatch	On-going	\$2,100,000
CTP Master Plan	Completed	\$275,000

***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	\$645,869.04
2013 receipts	\$124,769.30
Approved disbursements*	\$144,203.56
Ending Balance	\$626,434.78

\* May include expenditures approved in prior years.

Approved projects:

Project	Status	Amount Approved
Sidepath design (Kinser & Acuff)	Completed	\$117,188
Kinser Sidepath	On-going	\$74,500
Cascades Trail	On-going	\$629,100

***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. Plan objectives include infrastructure improvements and improved diversity of economic opportunity. Hoosier Energy recently relocated their headquarters to this Economic Development Area.



Beginning Balance	\$1,929,860.34
2013 receipts	\$347,911.47
Approved disbursements*	\$1,327,417.44
Ending Balance	\$950,354.37

\* May include expenditures approved in prior years.

Approved projects:

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

**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	\$2,793,932.77
2013 receipts	\$2,424,453.99
Approved disbursements*	\$3,289,947.23
Ending Balance	\$1,928,439.53

\* May include expenditures approved in prior years.

Approved projects:

Project	Status	Approved Amounts
S. Rogers Street Construction (INDOT)	On-going	\$2,781,680
LOMR	Completed	\$28,000

**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	\$2,544,761.48
2013 receipts	\$3,503,450.62
Approved disbursements*	\$357,755.85
Debt service	\$1,611,460.00

## 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:

