

Gateway TIF Management - Redevelopment Report

2026 submission for subject year 2025

Bloomington Civil City, Monroe County

Bloomington Redevelopment Commission

This unit has reported 9 TIF Districts

Personnel

Active Commissioners as of 12/31/2025

<i>Name</i>	<i>Title</i>	<i>Active at Year Start</i>	<i>Active Start Date</i>	<i>Active at Year End</i>	<i>Active End Date</i>
Randy Cassady	Member	Yes		Yes	
Sam Fleener	School Member	Yes		Yes	
Laurie McRobbie	Member	Yes		Yes	
Deborah Myerson	President	Yes		Yes	
Sue Sgambelluri	Vice President	Yes		Yes	
John West	Secretary	Yes		Yes	

Commissioners Removed in Prior Year

None

Employees

None

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T53001 - Thomson Orig (PC) (inactive)	\$0.00	\$0.00
T53004 - Downtown Orig (BC) (inactive)	\$0.00	\$0.00
T53007 - Adams Crossing (PC) (inactive)	\$0.00	\$0.00
T53010 - Kinser Prow (BC)	\$118,173.61	\$0.00
T53011 - Whitehall Gates (PC) (BC) (inactive)	\$0.00	\$0.00
T53012 - Tapp Road (PC) (inactive)	\$0.00	\$0.00
T53020 - Consolidated TIF	\$26,396,986.61	\$11,084,856.63
T53032 - Meridiam TIF	\$0.00	\$0.00
Total:	\$26,515,160.22	\$11,084,856.63

Redevelopment Expenditures

Gateway TIF Management - Redevelopment Report

Category	Subcategory	Expenditure Code	Description	Amount
Capital Outlays	Infrastructure	D502	1st Street	\$394,125.55
Capital Outlays	Infrastructure	D502	17th Street Sidewalk	\$47,122.96
Capital Outlays	Infrastructure	D502	Hopewell	\$2,544,140.26
Capital Outlays	Other Capital Outlays	D508	Trades District	\$532,633.36
Capital Outlays	Infrastructure	D501	B-Link Trail	\$107,763.23
Services and Charges	Other Services and Charges	D312	Garage Expenses	\$89,667.60
Services and Charges	Professional Services	D301	Professional Services	\$16,214.94
Debt Service	Payments on Bonds and Other Debt Principal	D403	Walnut St. Garage Lease	\$213,897.48
Debt Service	Payments on Bonds and Other Debt Principal	D403	Morton St. Garage Lease	\$500,477.00
Debt Service	Payments on Bonds and Other Debt Principal	D401	CTP Bond	\$750,000.00
Debt Service	Payments on Bonds and Other Interest	D404	CTP Bond	\$157,666.31
Debt Service	Payments on Bonds and Other Debt Principal	D403	General Revenue Bonds, 2021	\$128,747.94
Debt Service	Payments on Bonds and Other Debt Principal	D403	2024 Refunding Bonds	\$2,275,000.00
Debt Service	Payments on Bonds and Other Interest	D404	2024 Refunding Bonds	\$965,875.00
Debt Service	Payments on Bonds and Other Debt Principal	D403	2019 Bonds	\$1,230,000.00
Debt Service	Payments on Bonds and Other Interest	D404	2019 Bonds	\$1,131,525.00

Grants/Loans

None

Final Notes

None

Fund Balances



Expand All



Collapse All

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<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
4445 Consolidated TIF	Total		\$32,511,324.62
4451 Kinser Prow TIF	Total		\$767,065.25
4455 Meridiam TIF	Total		\$0.00
Inactive - 440/TIF-Downtown	Total		\$0.00
Inactive - 442/TIF-Tapp Road	Total		\$0.00
Inactive - 445/TIF-Adams	Total		\$0.00
Inactive - 447/TIF-Whitehall	Total		\$0.00
Inactive - 448/TIF-Thompson	Total		\$0.00
Total			\$33,278,389.87

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T53001 - Thomson Orig (PC) (inactive)

(1 of 18)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/06/1992

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53004 - Downtown Orig (BC) (inactive)

(2 of 18)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

05/06/1985

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Tax Increment Revenue Bonds of 2011		
Mercury Garage Market Lease		
7th & Walnut LLC		

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53007 - Adams Crossing (PC) (inactive)

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/07/1994

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53010 - Kinser Prow (BC)

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

02/23/1996

Expiration Date:

12/31/2026

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 25

Personal Property: 0

Other: 0

Total: 25

Total Gross AV: \$12,532,900.00

Total Net AV: \$10,783,277.00

Total Base AV: \$5,833,186.00

Total Inc. AV: \$4,950,091.00

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T53011 - Whitehall Gates (PC) (BC) (inactive)

(5 of 18)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/06/1998

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)		
BMFC Econ Dev Lease Rental 2000 (Fire Station)		
Redevelopment District Bonds of 2000		

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53012 - Tapp Road (PC) (inactive)

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

02/19/1993

Expiration Date:

12/31/2015

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:

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T53020 - Consolidated TIF

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/20/2015

Expiration Date:

02/01/2040

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Tax Increment Bonds of 2015		
Redevelopment District Tax Increment Revenue Bonds of 2011		
Mercury Garage Market Lease	\$4,504,297.00	\$500,477.00
7th & Walnut LLC	\$1,396,325.00	\$213,897.48
BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)		
Park District Refunding Revenue Bonds 2009 (Casades Golf Course Project)		
Tax Increment Revenue Bonds of 2019, Series A-1	\$18,172,122.00	\$1,291,325.00
Tax Increment Revenue Bonds of 2019, Series B	\$15,168,229.00	\$1,070,200.00
Taxable Tax Increment Revenue Bonds of 2019, Series A-2	\$0.00	\$0.00
(521) 2017 Refund of Redevelopment District Tax Increment Revenue Bonds of 2011 (517)	\$6,770,215.00	\$907,666.31
2017 Solar Project Lease (Parks, Public Works, & Utilities)		
General Revenue Annual Appropriation Refunding Bonds of 2021 (Solar Bonds Refunding 2021)	\$11,092,600.00	\$128,747.94
Tax Increment Revenue Refunding Bonds of 2024	\$38,826,500.00	\$3,240,875.00

Parcels:

Real Property: 2232

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<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	2232

<i>Total Gross AV:</i>	\$1,922,786,200.00
<i>Total Net AV:</i>	\$1,753,670,358.00
<i>Total Base AV:</i>	\$511,039,043.00
<i>Total Inc. AV:</i>	\$1,242,631,315.00

T53032 - Meridiam TIF

(8 of 18)

Original Establishment Area:

Bloomington Meridiam

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/06/2022

Expiration Date:

12/31/2042

Description:

Hoosier Networks LLC Personal Porperty

Expansion Areas:

None

Debts:

Debt Name	Amount Owed	Amount Paid

Parcels:

Real Poperty:	0
Personal Property:	1
Other:	0
Total:	1
Total Gross AV:	\$0.00
Total Net AV:	\$0.00
Total Base AV:	\$0.00
Total Inc. AV:	\$0.00