
Bloomington Redevelopment Commission Financial Update

Prepared by: Reedy Financial Group, P.C.

February 16, 2026

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Bloomington Redevelopment Commission
Financial Update

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Overview

Bloomington Redevelopment Commission Redevelopment Overview

Commissioners & Officers:

Name	Position	Term Beginning	Term End
Deborah Myerson	President	1/1/2025	12/31/2025
Sue Sgambelluri	Vice President	1/1/2025	12/31/2025
John West	Secretary	1/1/2025	12/31/2025
Laurie McRobbie	Member	1/1/2025	12/31/2025
Randy Cassady	Member	1/1/2025	12/31/2025
Sam Fleener	School Member	1/1/2025	12/31/2025

Employee Information:

Name	Position	2025 Wages
None	None	\$ -

Local Counsel:

Name	Company	Phone Number
Dana Kerr	Kerr Law, P.C.	(812) 935-5377

Overlapping Units:

Richland Township
 Richland-Bean Blossom Community School Corporation
 Van Buren Township
 Perry Township
 Bloomington Township
 Monroe County Community School Corporation
 Bloomington Civil City
 Bloomington Transportation
 Monroe County
 Monroe County Solid Waste Management District
 Monroe Fire Protection District
 Monroe County Public Library

Overview

Bloomington Redevelopment Commission
2025 Claims

Fund	Fund Project Category	Year	Month	Vendor	Expenditure
TIF Consolidated - 439	B-Link Trail	2025	December	National Railroad Safety Services INC	\$ 2,179.00
TIF Consolidated - 439	B-Link Trail	2025	December	National Railroad Safety Services INC	\$ 1,972.00
TIF Consolidated - 439	B-Link Trail	2025	December	National Railroad Safety Services INC	\$ 1,331.00
TIF Consolidated - 439	B-Link Trail	2025	December	National Railroad Safety Services INC	\$ 4,172.00
TIF Consolidated - 439	Trades District	2025	December	Blue Fox HVAC & Plumbing LLC	\$ 4,943.60
TIF Consolidated - 439	Trades District	2025	December	Mother Nature Landscaping, INC (Turf N'Tree MD)	\$ 4,325.00
TIF Consolidated - 439	Hopewell	2025	December	Tronicom Corporation (Tech Electronics of Indiana	\$ 4,700.00
TIF Consolidated - 439	Hopewell	2025	December	VET Environmental Engineering, LLC	\$ 266.75
TIF Consolidated - 439	Hopewell	2025	December	CrossRoad Engineers, PC	\$ 880.00
TIF Consolidated - 439	Hopewell	2025	December	CrossRoad Engineers, PC	\$ 360.00
TIF Consolidated - 439	Hopewell	2025	December	Flintlock LTD CO	\$ 72,900.00
TIF Consolidated - 439	Hopewell	2025	December	Rundell Ernstberger Associates, INC	\$ 8,741.52
TIF Consolidated - 439	Hopewell	2025	December	Rundell Ernstberger Associates, INC	\$ 15,727.99
TIF Consolidated - 439	Hopewell	2025	December	Rundell Ernstberger Associates, INC	\$ 22,298.22
TIF Consolidated - 439	Hopewell	2025	December	Crider And Crider, INC	\$ 453,119.58
TIF Consolidated - 439	B-Link Trail	2025	December	CrossRoad Engineers, PC	\$ 9,241.40
TIF Consolidated - 439	Hopewell	2025	December	Flintlock LTD CO	\$ 39,442.50
TIF Consolidated - 439	Hopewell	2025	December	Marshall Security LLC	\$ 10,456.92
TIF Consolidated - 439	General Revenue Bonds, 2021	2025	December	BOKF, NA	\$ 52.71
TIF Consolidated - 439	General Revenue Bonds, 2021	2025	December	BOKF, NA	\$ 19,969.56
TIF Consolidated - 439	General Revenue Bonds, 2021	2025	December	BOKF, NA	\$ 44,427.00
Fund - 2519	Construction	2025	December	VET Environmental Engineering, LLC	\$ 3,029.76
Fund - 2519	Construction	2025	December	VET Environmental Engineering, LLC	\$ 55,187.06
Fund - 2519	Construction	2025	December	VET Environmental Engineering, LLC	\$ 1,222.67
Fund - 2519	Maintenance	2025	December	Koorsen Fire & Security, INC	\$ 106.60
Fund - 2519	Landscaping	2025	December	Nature's Way, INC	\$ 144.00
Fund - 2519	Landscaping	2025	December	Nature's Way, INC	\$ 160.00
Fund - 2519	Landscaping	2025	December	Nature's Way, INC	\$ 276.85
Fund - 2519	Landscaping	2025	December	Nature's Way, INC	\$ 276.85
Fund - 2519	Landscaping	2025	December	Nature's Way, INC	\$ 276.85
Fund - 2519	Utilities	2025	December	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$ 38.60
Fund - 2519	Utilities	2025	December	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$ 48.77
Fund - 2519	Utilities	2025	December	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$ 192.32
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 11.16
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 64.32
Fund - 2519	Utilities	2025	December	City Of Bloomington Utilities	\$ 203.38
Fund - 2519	Utilities	2025	December	City Of Bloomington Utilities	\$ 211.39
Fund - 2519	Utilities	2025	December	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$ 98.53
Fund - 2519	Utilities	2025	December	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$ 156.25
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 417.63
Fund - 2519	Utilities	2025	December	City Of Bloomington Utilities	\$ 35.81
Fund - 2519	Utilities	2025	December	City Of Bloomington Utilities	\$ 36.08
Fund - 2519	Utilities	2025	December	City Of Bloomington Utilities	\$ 966.18
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 29.14
Fund - 2519	Utilities	2025	December	P Energy Holding Company LLC(BP Energy Retail CC	\$ 2.43
Fund - 2519	Maintenance	2025	December	Rumpke Of Indiana, LLC	\$ 131.23
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 6,097.08
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 201.09
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 229.38
Fund - 2519	Utilities	2025	December	Duke Energy	\$ 272.91

Fund - 2519	Utilities	2025	December	Duke Energy	\$	364.61
Fund - 2519	Utilities	2025	December	Duke Energy	\$	428.55
Fund - 2519	Utilities	2025	December	Duke Energy	\$	121.05
Fund - 2519	Utilities	2025	December	Duke Energy	\$	170.06
Fund - 2519	Utilities	2025	December	Duke Energy	\$	37.80
Fund - 2519	Utilities	2025	December	Duke Energy	\$	32.40
Fund - 2519	Utilities	2025	December	Duke Energy	\$	50.84
Fund - 2519	Utilities	2025	December	Duke Energy	\$	181.44
Fund - 2519	Utilities	2025	December	Duke Energy	\$	42.92
Fund - 2519	Utilities	2025	December	Duke Energy	\$	22.93
Fund - 2519	Construction	2025	December	Alt & Witzig Engineering, INC	\$	7,700.00
Fund - 2519	Maintenance	2025	December	SSW Enterprises, LLC (Office Pride)	\$	397.50
Fund - 2519	Maintenance	2025	December	Amazon.com Sales, INC (Amazon.com Services LLC)	\$	567.27
Fund - 2519	Maintenance	2025	December	SSW Enterprises, LLC (Office Pride)	\$	1,648.00
Fund - 2519	Maintenance	2025	December	SSW Enterprises, LLC (Office Pride)	\$	1,225.00
Fund - 2519	Maintenance	2025	December	Koorsen Fire & Security, INC	\$	271.00
Fund - 2519	Construction	2025	December	VET Environmental Engineering, LLC	\$	1,621.49
Fund - 2519	Landscaping	2025	December	Jack Henry Bryant (H and K Maintenance LLC)	\$	2,370.00
Fund - 2519	Maintenance	2025	December	Koorsen Fire & Security, INC	\$	150.00
Fund - 2519	Landscaping	2025	December	Jack Henry Bryant (H and K Maintenance LLC)	\$	1,000.00
Fund - 2519	Maintenance	2025	December	Blue Fox HVAC & Plumbing LLC	\$	198.00
Fund - 2519	Maintenance	2025	December	Blue Fox HVAC & Plumbing LLC	\$	600.00
Fund - 2519	Maintenance	2025	December	Republic Services, INC	\$	309.66
Fund - 2519	Utilities	2025	December	Duke Energy	\$	933.54
Fund - 2519	Maintenance	2025	December	Republic Services, INC	\$	327.27
Fund - 2519	Utilities	2025	December	Duke Energy	\$	28.27
Fund - 2519	Utilities	2025	December	Duke Energy	\$	115.03
Fund - 2519	Utilities	2025	December	Duke Energy	\$	524.68
TIF Consolidated - 439	Garage Expenses	2025	November	7th & Walnut, LLC	\$	39,794.15
TIF Consolidated - 439	Hopewell	2025	November	VET Environmental Engineering, LLC	\$	8,283.89
TIF Consolidated - 439	Hopewell	2025	November	Boonyama LLC	\$	40,000.00
TIF Consolidated - 439	Hopewell	2025	November	Presidio Holdings, INC	\$	5,095.23
TIF Consolidated - 439	Hopewell	2025	November	Presidio Holdings, INC	\$	8,311.43
TIF Consolidated - 439	Hopewell	2025	November	Presidio Holdings, INC	\$	5,892.95
TIF Consolidated - 439	Hopewell	2025	November	Presidio Holdings, INC	\$	164.21
TIF Consolidated - 439	Hopewell	2025	November	Presidio Holdings, INC	\$	581.00
TIF Consolidated - 439	Hopewell	2025	November	Crider And Crider, INC	\$	366,900.80
TIF Consolidated - 439	Hopewell	2025	November	Marshall Security LLC	\$	10,288.32
Fund - 2519	Utilities	2025	November	Duke Energy	\$	31.95
Fund - 2519	Utilities	2025	November	Duke Energy	\$	159.90
Fund - 2519	Utilities	2025	November	P Energy Holding Company LLC(BP Energy Retail CC	\$	3.23
Fund - 2519	Professional Service	2025	November	Reedy Financial Group, PC	\$	1,188.45
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	257.32
Fund - 2519	Professional Service	2025	November	Reedy Financial Group, PC	\$	408.50
Fund - 2519	Maintenance	2025	November	SSW Enterprises, LLC (Office Pride)	\$	397.50
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	2,176.30
Fund - 2519	Maintenance	2025	November	SSW Enterprises, LLC (Office Pride)	\$	1,225.00
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	1,304.93
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	886.75
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	903.53
Fund - 2519	Maintenance	2025	November	Harrell Fish, INC (HFI)	\$	2,450.83
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	1,269.00
Fund - 2519	Maintenance	2025	November	Huston Electric Holding CORP (Cassady Electric)	\$	210.00
Fund - 2519	Maintenance	2025	November	Indy Fitness Tech, LLC (Fitness Fixx)	\$	355.00
Fund - 2519	Maintenance	2025	November	SSW Enterprises, LLC (Office Pride)	\$	1,648.00
Fund - 2519	Maintenance	2025	November	Harrell Fish, INC (HFI)	\$	4,914.02
Fund - 2519	Maintenance	2025	November	Harrell Fish, INC (HFI)	\$	1,118.53

Fund - 2519	Maintenance	2025	November	Harrell Fish, INC (HFI)	\$	805.50
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	49.19
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	98.53
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	149.50
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	184.45
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	710.25
Fund - 2519	Utilities	2025	November	AT&T Mobility II, LLC	\$	29.24
Fund - 2519	Maintenance	2025	November	Rumpke Of Indiana, LLC	\$	131.23
Fund - 2519	Utilities	2025	November	Duke Energy	\$	7,614.52
Fund - 2519	Utilities	2025	November	Duke Energy	\$	31.38
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	49.55
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	49.55
Fund - 2519	Utilities	2025	November	City Of Bloomington Utilities	\$	65.33
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	27.43
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	48.77
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	140.09
Fund - 2519	Utilities	2025	November	Duke Energy	\$	79.83
Fund - 2519	Utilities	2025	November	Duke Energy	\$	11.16
Fund - 2519	Utilities	2025	November	Duke Energy	\$	52.92
Fund - 2519	Utilities	2025	November	Duke Energy	\$	120.91
Fund - 2519	Utilities	2025	November	Duke Energy	\$	264.16
Fund - 2519	Utilities	2025	November	Duke Energy	\$	285.55
Fund - 2519	Utilities	2025	November	Duke Energy	\$	299.07
Fund - 2519	Utilities	2025	November	Duke Energy	\$	301.65
Fund - 2519	Utilities	2025	November	Duke Energy	\$	434.35
Fund - 2519	Utilities	2025	November	Duke Energy	\$	446.99
Fund - 2519	Utilities	2025	November	Duke Energy	\$	144.50
Fund - 2519	Utilities	2025	November	Duke Energy	\$	988.29
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	19.67
Fund - 2519	Utilities	2025	November	Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	\$	48.77
Fund - 2519	Utilities	2025	November	Duke Energy	\$	28.27
Fund - 2519	Utilities	2025	November	Duke Energy	\$	568.67
Fund - 2519	Professional Service	2025	November	Faegre Drinker Biddle & Reath LLP	\$	18,546.75
Fund - 2519	Maintenance	2025	November	Harrell Fish, INC (HFI)	\$	260.00
Fund - 2519	Construction	2025	November	VET Environmental Engineering, LLC	\$	2,212.18
Fund - 2519	Maintenance	2025	November	Republic Services, INC	\$	240.05
Fund - 2519	Utilities	2025	November	Duke Energy	\$	23.46
TIF Consolidated - 439	B-Link Trail	2025	October	Keramida Environmental INC (Keramida, INC)	\$	11,666.00
TIF Consolidated - 439	Trades District	2025	October	Mother Nature Landscaping, INC (Turf N'Tree MD)	\$	1,600.00
TIF Consolidated - 439	Professional Services	2025	October	Colliers International Holdings (USA) INC	\$	16,214.94
TIF Consolidated - 439	Trades District	2025	October	Dimension Mill, INC	\$	9,498.74
TIF Consolidated - 439	B-Link Trail	2025	October	CrossRoad Engineers, PC	\$	2,657.44
TIF Consolidated - 439	Hopewell	2025	October	VET Environmental Engineering, LLC	\$	197,508.96
TIF Consolidated - 439	Hopewell	2025	October	Flintlock LTD CO	\$	29,517.50
Fund - 2519	Maintenance	2025	October	Republic Services, Inc	\$	140.27
Fund - 2519	Professional Service	2025	October	Reedy Financial Group	\$	4,373.00
Fund - 2519	Professional Service	2025	October	Reedy Financial Group	\$	10,220.75
Fund - 2519	Professional Service	2025	October	Reedy Financial Group	\$	6,219.85
Fund - 2519	Maintenance	2025	October	SSW Enterprises, LLC	\$	397.50
Fund - 2519	Maintenance	2025	October	SSW Enterprises, LLC	\$	1,225.00
Fund - 2519	Maintenance	2025	October	SSW Enterprises, LLC	\$	1,648.00
Fund - 2519	Miscellaneous	2025	October	J&L Locksmith Shop, Inc	\$	75.00
Fund - 2519	Maintenance	2025	October	Jack Henry Bryant	\$	2,090.00
Fund - 2519	Landscaping	2025	October	Jack Henry Bryant	\$	2,260.00
Fund - 2519	Maintenance	2025	October	Umphress Masonry, Inc	\$	15,461.49
Fund - 2519	Construction	2025	October	Vet Environmental Engineering LLC	\$	2,353.37
Fund - 2519	Construction	2025	October	Vet Environmental Engineering LLC	\$	2,781.54

Fund - 2519	Utilities	2025	October	AT&T Mobility II, LLC	\$	29.24
Fund - 2519	Utilities	2025	October	Duke Energy	\$	63.83
Fund - 2519	Utilities	2025	October	Duke Energy	\$	30.10
Fund - 2519	Utilities	2025	October	Duke Energy	\$	8,227.70
Fund - 2519	Utilities	2025	October	Indiana Gas Co. INC	\$	57.14
Fund - 2519	Utilities	2025	October	Duke Energy	\$	11.16
Fund - 2519	Utilities	2025	October	City Of Bloomington Utilities	\$	60.41
Fund - 2519	Maintenance	2025	October	Rumpke of Indiana	\$	131.23
Fund - 2519	Utilities	2025	October	Indiana Gas Co. INC	\$	98.53
Fund - 2519	Utilities	2025	October	Indiana Gas Co. INC	\$	17.98
Fund - 2519	Utilities	2025	October	City Of Bloomington Utilities	\$	162.97
Fund - 2519	Utilities	2025	October	City Of Bloomington Utilities	\$	197.92
Fund - 2519	Utilities	2025	October	Duke Energy	\$	497.56
Fund - 2519	Utilities	2025	October	Duke Energy	\$	489.66
Fund - 2519	Utilities	2025	October	Duke Energy	\$	328.55
Fund - 2519	Utilities	2025	October	Duke Energy	\$	309.47
Fund - 2519	Utilities	2025	October	Duke Energy	\$	288.57
Fund - 2519	Utilities	2025	October	Duke Energy	\$	257.71
Fund - 2519	Utilities	2025	October	Duke Energy	\$	192.08
Fund - 2519	Utilities	2025	October	Duke Energy	\$	117.33
Fund - 2519	Utilities	2025	October	Duke Energy	\$	42.93
Fund - 2519	Utilities	2025	October	Duke Energy	\$	30.78
Fund - 2519	Utilities	2025	October	Duke Energy	\$	141.00
Fund - 2519	Utilities	2025	October	Duke Energy	\$	139.12
Fund - 2519	Utilities	2025	October	City Of Bloomington Utilities	\$	831.48
Fund - 2519	Utilities	2025	October	Duke Energy	\$	22.58
Fund - 2519	Professional Service	2025	October	Faegre Drinker Biddle & Reath LLP	\$	2,998.80
Fund - 2519	Miscellaneous	2025	October	Economy Termite & Pest Control, INC	\$	180.00
Fund - 2519	Landscaping	2025	October	Nature's Way, INC	\$	95.00
Fund - 2519	Maintenance	2025	October	B&L Sheet Metal and Roofing, INC	\$	1,410.84
Fund - 2519	Maintenance	2025	October	Republic Services, Inc	\$	240.05
Fund - 2519	Utilities	2025	October	Duke Energy	\$	982.78
Fund - 2519	Maintenance	2025	October	Republic Services, Inc	\$	233.77
Fund - 2519	Utilities	2025	October	BP Energy Holding Company	\$	2.60
Fund - 2519	Utilities	2025	October	Duke Energy	\$	552.72
Fund - 2519	Utilities	2025	October	Duke Energy	\$	29.15
Total					\$	1,692,264.90

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 17,199,195	\$ 112,955	\$ 91,371	\$ 1,945,250	\$ -	\$ 15,275,529
February	\$ 15,275,529	\$ 4,656,103	\$ 430,279	\$ -	\$ -	\$ 19,501,352
March	\$ 19,501,352	\$ 51,401	\$ 183,313	\$ -	\$ -	\$ 19,369,440
April	\$ 19,369,440	\$ 76,723	\$ 24,879	\$ -	\$ 49,873	\$ 19,371,410
May	\$ 19,371,410	\$ 49,518	\$ 436,167	\$ -	\$ -	\$ 18,984,761
June	\$ 18,984,761	\$ 10,125,713	\$ 255,251	\$ 64,299	\$ -	\$ 28,790,924
July	\$ 28,790,924	\$ 85,146	\$ 337,166	\$ -	\$ -	\$ 28,538,904
August	\$ 28,538,904	\$ 101,841	\$ 177,279	\$ 1,295,625	\$ -	\$ 27,167,841
September	\$ 27,167,841	\$ 97,977	\$ 335,056	\$ 3,983,566	\$ -	\$ 22,947,196
October	\$ 22,947,196	\$ 304,188	\$ 252,449	\$ -	\$ 16,215	\$ 22,982,720
November	\$ 22,982,720	\$ 66,771.16	\$ 445,518	\$ -	\$ 39,794	\$ 22,564,179
December	\$ 22,564,179	\$ 10,668,652	\$ 657,057	\$ 64,449	\$ -	\$ 32,511,325
Total		\$ 26,396,987	\$ 3,625,785	\$ 7,353,189	\$ 105,883	
2026						
January	\$ 32,511,325	\$ 141,667	\$ 1,255,978	\$ 2,993,599	\$ 16,333	\$ 28,387,081
February	\$ 28,387,081	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 27,195,592
March	\$ 27,195,592	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 26,004,103
April	\$ 26,004,103	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 24,812,614
May	\$ 24,812,614	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 23,621,125
June	\$ 23,621,125	\$ 12,377,270	\$ 1,255,978	\$ 126,284	\$ 16,333	\$ 34,599,799
July	\$ 34,599,799	\$ 141,667	\$ 1,255,978	\$ 2,990,861	\$ 16,333	\$ 30,478,293
August	\$ 30,478,293	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 29,286,804
September	\$ 29,286,804	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 28,095,315
October	\$ 28,095,315	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 26,903,826
November	\$ 26,903,826	\$ 141,667	\$ 1,255,978	\$ 60,844	\$ 16,333	\$ 25,712,337
December	\$ 25,712,337	\$ 12,377,270	\$ 1,255,978	\$ 125,284	\$ 16,333	\$ 36,692,011
Total		\$ 26,171,206	\$ 15,071,741	\$ 6,722,778	\$ 196,000	

Note: Financial information is as of 12/31/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

North Kinser Pike Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 648,892	\$ 2,433	\$ -	\$ -	\$ -	\$ 651,325
February	\$ 651,325	\$ 2,214	\$ -	\$ -	\$ -	\$ 653,539
March	\$ 653,539	\$ 2,278	\$ -	\$ -	\$ -	\$ 655,817
April	\$ 655,817	\$ 2,253	\$ -	\$ -	\$ -	\$ 658,071
May	\$ 658,071	\$ 2,266	\$ -	\$ -	\$ -	\$ 660,337
June	\$ 660,337	\$ 46,516	\$ -	\$ -	\$ -	\$ 706,853
July	\$ 706,853	\$ 2,128	\$ -	\$ -	\$ -	\$ 708,982
August	\$ 708,982	\$ 2,480	\$ -	\$ -	\$ -	\$ 711,462
September	\$ 711,462	\$ 2,315	\$ -	\$ -	\$ -	\$ 713,777
October	\$ 713,777	\$ 2,313	\$ -	\$ -	\$ -	\$ 716,090
November	\$ 716,090	\$ 2,120	\$ -	\$ -	\$ -	\$ 718,210
December	\$ 718,210	\$ 48,855	\$ -	\$ -	\$ -	\$ 767,065
Total		\$ 118,174	\$ -	\$ -	\$ -	

2026						
January	\$ 767,065	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 724,627
February	\$ 724,627	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 682,189
March	\$ 682,189	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 639,751
April	\$ 639,751	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 597,312
May	\$ 597,312	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 554,874
June	\$ 554,874	\$ 61,180	\$ 44,105	\$ -	\$ -	\$ 571,949
July	\$ 571,949	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 529,511
August	\$ 529,511	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 487,073
September	\$ 487,073	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 444,634
October	\$ 444,634	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 402,196
November	\$ 402,196	\$ 1,667	\$ 44,105	\$ -	\$ -	\$ 359,758
December	\$ 359,758	\$ 61,180	\$ 44,105	\$ -	\$ -	\$ 376,833
Total		\$ 139,026	\$ 529,259	\$ -	\$ -	

Note: Financial information is as of 12/31/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

Bloomington RDC Fund #2519 - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 2,124,409	\$ 92,939	\$ 37,066	\$ -	\$ 7,547	\$ 2,172,735
February	\$ 2,172,735	\$ 4,634,808	\$ 383,812	\$ -	\$ 4,593,643	\$ 1,830,088
March	\$ 1,830,088	\$ 52,462	\$ 208,439	\$ -	\$ 50	\$ 1,674,060
April	\$ 1,674,060	\$ 78,728	\$ 107,224	\$ -	\$ 298	\$ 1,645,267
May	\$ 1,645,267	\$ 72,154	\$ 174,795	\$ -	\$ 4,129	\$ 1,538,496
June	\$ 1,538,496	\$ 73,283	\$ 50,401	\$ -	\$ 13,465	\$ 1,547,914
July	\$ 1,547,914	\$ 43,109	\$ 230,291	\$ -	\$ 170	\$ 1,360,562
August	\$ 1,360,562	\$ 39,542	\$ 135,948	\$ -	\$ 978	\$ 1,263,178
September	\$ 1,263,178	\$ 305,203	\$ 54,179	\$ -	\$ 6,247	\$ 1,507,955
October	\$ 1,507,955	\$ 46,315	\$ 44,681	\$ -	\$ 24,067	\$ 1,485,522
November	\$ 1,485,522	\$ 38,052	\$ 36,327	\$ -	\$ 20,144	\$ 1,467,103
December	\$ 1,467,103	\$ 39,590	\$ 91,564	\$ -	\$ -	\$ 1,415,130
Total		\$ 5,516,186	\$ 1,554,727	\$ -	\$ 4,670,738	

2026						
January	\$ 1,415,130	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,378,880
February	\$ 1,378,880	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,342,630
March	\$ 1,342,630	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,306,380
April	\$ 1,306,380	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,270,130
May	\$ 1,270,130	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,233,880
June	\$ 1,233,880	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,197,630
July	\$ 1,197,630	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,161,380
August	\$ 1,161,380	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,125,130
September	\$ 1,125,130	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,088,880
October	\$ 1,088,880	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,052,630
November	\$ 1,052,630	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 1,016,380
December	\$ 1,016,380	\$ 63,333	\$ 89,167	\$ -	\$ 10,417	\$ 980,130
Total		\$ 760,000	\$ 1,070,000	\$ -	\$ 125,000	

Note: Financial information is as of 12/31/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Fund # 4445

	Actual 2023	Actual 2024	Projected 2025	as of 12/31/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 26,318,383	\$ 27,305,255	\$ 17,199,195	\$ 17,199,195	\$ 32,511,325	\$ 36,692,011
<u>Plus Revenues:</u>						
Federal and State Grants	\$ 216,370	\$ 2,876,842	\$ 740,060	\$ 740,060	\$ 700,000	\$ 700,000
Bond Proceeds	\$ -	\$ 203,013	\$ -	\$ -	\$ -	\$ -
Interest / Misc. Revenue	\$ 1,728,867	\$ 1,097,108	\$ 5,377,736	\$ 5,377,736	\$ 1,000,000	\$ 1,000,000
TIF Revenue Collections	\$ 15,940,690	\$ 15,947,519	\$ 20,279,190	\$ 20,279,190	\$ 24,471,206	\$ 24,471,206
Total Revenues	\$ 17,885,928	\$ 20,124,483	\$ 26,396,987	\$ 26,396,987	\$ 26,171,206	\$ 26,171,206
Total Revenues + Beginning Cash Balance	\$ 44,204,311	\$ 47,429,738	\$ 43,596,181	\$ 43,596,181	\$ 58,682,531	\$ 62,863,217
<u>Less Expenditures:</u>						
Capital Outlays						
1st St.	\$ 143,576	\$ 2,045,614	\$ 394,126	\$ 394,126	\$ 21,741	\$ -
17th St. Sidewalk	\$ 7,822	\$ 206,797	\$ 47,123	\$ 47,123	\$ -	\$ -
4th Street Garage	\$ -	\$ 52,500	\$ -	\$ -	\$ -	\$ -
Academic Health Center	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Property Appraisals	\$ 62,250	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Annual BCT Theater Improvements	\$ 32,300	\$ -	\$ -	\$ -	\$ -	\$ 74,000
Hopewell	\$ 6,621,186	\$ 14,861,194	\$ 2,544,140	\$ 2,544,140	\$ 10,000,000	\$ 105,000
Purchasing Property	\$ 1,900,405	\$ -	\$ -	\$ -	\$ -	\$ -
Summit Project	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -
Tapp & Rockport	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Trades District	\$ 207,935	\$ 4,860,349	\$ 532,633	\$ 532,633	\$ -	\$ -
Past Projects						
B-Link Trail	\$ 264,607	\$ 836,956	\$ 107,763	\$ 107,763	\$ -	\$ -
Winslow Henderson Sidepath	\$ 213,620	\$ 24,160	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Total Debt Payments	\$ 6,909,127	\$ 6,900,998	\$ 7,353,189	\$ 7,353,189	\$ 6,722,778	\$ 6,721,694
Walnut St. Garage Lease	\$ 213,897	\$ 213,897	\$ 213,897	\$ 213,897	\$ 229,649	\$ 232,800
Bank Fees	\$ 455	\$ 1,353	\$ -	\$ -	\$ 1,000	\$ 1,000
Morton St. Garage Lease	\$ 456,430	\$ 456,430	\$ 500,477	\$ 500,477	\$ 500,477	\$ 500,477
CTP Bond	\$ 903,076	\$ 903,490	\$ 907,666	\$ 907,666	\$ 901,647	\$ 899,911
Solar Project Lease Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redev Tax Rev Bonds 2015	\$ 2,841,028	\$ 2,837,139	\$ -	\$ -	\$ -	\$ -
General Revenue Bonds, 2021	\$ 128,496	\$ 128,258	\$ 128,748	\$ 128,748	\$ 128,880	\$ 128,880
2024 Refunding Bonds	\$ -	\$ -	\$ 3,240,875	\$ 3,240,875	\$ 2,597,000	\$ 2,598,500
Est. Summit Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Est. Police Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Est. Hopewell Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Transfers	\$ 2,365,745	\$ 2,360,430	\$ 2,361,525	\$ 2,361,525	\$ 2,364,126	\$ 2,360,126
Other Services & Charges						
Garage Expenses	\$ 172,904	\$ 216,029	\$ 89,668	\$ 89,668	\$ 126,000	\$ 126,000
Interfund Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 98,324	\$ 225,947	\$ 16,215	\$ 16,215	\$ 70,000	\$ 70,000
Total Spending	\$ 16,899,056	\$ 30,230,543	\$ 11,084,857	\$ 11,084,857	\$ 21,990,519	\$ 7,146,694
Surplus / (Deficit)	\$ 986,871	\$ (10,106,060)	\$ 15,312,130	\$ 15,312,130	\$ 4,180,686	\$ 19,024,512
Pass Through Calculation	106%	67%	238%	238%	119%	366%
Year End Fund Balance:	\$ 27,305,255	\$ 17,199,195	\$ 32,511,325	\$ 32,511,325	\$ 36,692,011	\$ 55,716,523

Note: Revenues and expenditures are as of 12/31/2025.

Financials

Bloomington Redevelopment Commission
North Kinser Pike Allocation Area - Fund # 4451

	Actual 2023	Actual 2024	Projected 2025	as of 12/31/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 765,915	\$ 688,539	\$ 648,892	\$ 648,892	\$ 767,065	\$ 376,833
<u>Plus Revenues:</u>						
Interest / Misc. Revenue	\$ 30,181	\$ 32,182	\$ 26,700	\$ 26,700	\$ 20,000	\$ -
TIF Revenue Collections	\$ 90,163	\$ 86,336	\$ 91,474	\$ 91,474	\$ 119,026	\$ -
Total Revenues	\$ 120,344	\$ 118,519	\$ 118,174	\$ 118,174	\$ 139,026	\$ -
Total Revenues + Beginning Cash Balance	\$ 886,259	\$ 807,058	\$ 767,065	\$ 767,065	\$ 906,092	\$ 376,833
<u>Less Expenditures:</u>						
Capital Outlays						
Cascades Trail	\$ 197,720	\$ 158,166	\$ -	\$ -	\$ 529,259	\$ -
Debt Payments						
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 197,720	\$ 158,166	\$ -	\$ -	\$ 529,259	\$ -
Surplus / (Deficit)	\$ (77,376)	\$ (39,647)	\$ 118,174	\$ 118,174	\$ (390,233)	\$ -
Pass Through Calculation	61%	75%	0%	0%	26%	0%
Year End Fund Balance:	\$ 688,539	\$ 648,892	\$ 767,065	\$ 767,065	\$ 376,833	\$ 376,833

Note: Revenues and expenditures are as of 12/31/2025.

Financials

Bloomington Redevelopment Commission

Bloomington RDC Fund #2519

	Actual 2023	Actual 2024	Projected 2025	as of 12/31/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 2,163,273	\$ 2,283,094	\$ 2,124,409	\$ 2,124,409	\$ 1,415,130	\$ 980,130
<u>Plus Revenues:</u>						
Interest / Misc. Revenue	\$ 137,647	\$ 132,576	\$ 5,024,909	\$ 5,024,909	\$ 130,000	\$ 130,000
Lease/Rental Revenue	\$ 663,909	\$ 630,071	\$ 491,276	\$ 491,276	\$ 630,000	\$ 630,000
Total Revenues	\$ 801,556	\$ 762,647	\$ 5,516,186	\$ 5,516,186	\$ 760,000	\$ 760,000
Total Revenues + Beginning Cash Balance	\$ 2,964,829	\$ 3,045,740	\$ 7,640,594	\$ 7,640,594	\$ 2,175,130	\$ 1,740,130
<u>Less Expenditures:</u>						
Capital Outlays						
Utilities	\$ 138,305	\$ 157,649	\$ 196,485	\$ 196,485	\$ 200,000	\$ 200,000
Maintenance	\$ 57,767	\$ 151,672	\$ 759,586	\$ 759,586	\$ 400,000	\$ 400,000
Landscaping	\$ 50,969	\$ 64,679	\$ 43,463	\$ 43,463	\$ 70,000	\$ 70,000
Construction	\$ 14,606	\$ 402,013	\$ 555,192	\$ 555,192	\$ 400,000	\$ 400,000
Debt Payments						
None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Service	\$ -	\$ -	\$ 43,956	\$ 43,956		
Transfer Payments	\$ 163,110	\$ 75,714	\$ 7,996	\$ 7,996	\$ -	\$ -
Interfund Transfer	\$ -	\$ -	\$ 4,593,093	\$ 4,593,093	\$ -	\$ -
Miscellaneous	\$ 256,977	\$ 69,605	\$ 25,693	\$ 25,693	\$ 125,000	\$ 125,000
Total Spending	\$ 681,735	\$ 921,332	\$ 6,225,464	\$ 6,225,464	\$ 1,195,000	\$ 1,195,000
Surplus / (Deficit)	\$ 119,821	\$ (158,685)	\$ (709,279)	\$ (709,279)	\$ (435,000)	\$ (435,000)
Year End Fund Balance:	\$ 2,283,094	\$ 2,124,409	\$ 1,415,130	\$ 1,415,130	\$ 980,130	\$ 545,130

Note: Revenues and expenditures are as of 12/31/2025.

Indebtedness

Bloomington Redevelopment Commission Debt Overview

	Final Maturity Date	Outstanding Debt as of 1/1/2025	Actual Amount Paid on Obligations in 2025
Bloomington Consolidated TIF			
7th & Walnut LLC Lease	2/1/2031	\$ 1,264,956	\$ 213,897
Mercury Garage Market Lease	1/1/2034	\$ 3,284,381	\$ 500,477
General Revenue Annual Appropriation Refunding Bonds of 2021 (Solar Refunding)	1/1/2038	\$ 9,415,000	\$ 128,748
Refunding of Redevelopment District Tax Increment Revenue Bonds Series, 2017	2/1/2032	\$ 6,055,000	\$ 907,666
Tax Increment Revenue Bonds of 2019, Series A-1 (4th St. Garage)	2/1/2040	\$ 12,800,000	\$ 1,291,325
Tax Increment Revenue Bonds of 2019, Series B (Trades Garage)	2/1/2040	\$ 10,580,000	\$ 1,070,200
Tax Increment Refunding Rev. Bonds of 2024	2/1/2040	\$ 27,450,000	\$ 3,240,875

Note: The RDC is only responsible for 15.06% of the Solar Project Lease payment.

Note : You can request amortization tables from RFG for outstanding debt if needed.