Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017
Bloomington Civil City, Monroe County
Bloomington Redevelopment Commission
This unit has reported 7 TIF Districts

Personnel

Active Commissioners as of 12/31/2017

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Active at Year Start</th>
<th>Active Start Date</th>
<th>Active at Year End</th>
<th>Active End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don Griffin</td>
<td>President</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Mary Rickert</td>
<td>None</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Sue Sgambelluri</td>
<td>Secretary</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Jennie Vaughan</td>
<td>Vice President</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>David Walter</td>
<td>None</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Commissioners Removed in Prior Year
None

Employees

<table>
<thead>
<tr>
<th>Name</th>
<th>Amount</th>
<th>Salary/Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Arnold</td>
<td>$45,956.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Daniel Bixler</td>
<td>$33,929.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Rachel Ellenson</td>
<td>$46,818.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Christina Finley</td>
<td>$39,058.00</td>
<td>Salary</td>
</tr>
<tr>
<td>John Hewett</td>
<td>$49,020.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Alison Kimmell</td>
<td>$30,000.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Kenny Liford</td>
<td>$36,611.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Norman Mosier</td>
<td>$38,380.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Daniel Niederman</td>
<td>$46,693.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Vickie Provine</td>
<td>$52,939.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Eric Sader</td>
<td>$64,182.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Doris Sims</td>
<td>$90,107.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Mary Strong</td>
<td>$39,449.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Matthew Swinney</td>
<td>$36,612.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Dee Willis</td>
<td>$37,438.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Robert Woodford</td>
<td>$50,849.00</td>
<td>Salary</td>
</tr>
<tr>
<td>Edward Wright</td>
<td>$30,000.00</td>
<td>Salary</td>
</tr>
</tbody>
</table>
Gateway TIF Management - Redevelopment Report

Finances

TIF District Expenditures & Revenues

None

Redevelopment Expenditures

<table>
<thead>
<tr>
<th>Category</th>
<th>Subcategory</th>
<th>Expenditure Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services and Charges</td>
<td>Other Services and Charges</td>
<td>D301</td>
<td>439 Improvements</td>
<td>$6,072,520.27</td>
</tr>
<tr>
<td>Debt Service</td>
<td>Payments on Bonds and Other Debt Principal</td>
<td>D403</td>
<td>439 Principal</td>
<td>$700,000.00</td>
</tr>
<tr>
<td>Debt Service</td>
<td>Payments on Bonds and Other Interest</td>
<td>D404</td>
<td>439 Interest</td>
<td>$1,572,193.00</td>
</tr>
<tr>
<td>Services and Charges</td>
<td>Other Services and Charges</td>
<td>D312</td>
<td>446 Improvements</td>
<td>$47,408.00</td>
</tr>
</tbody>
</table>

Grants/Loans

None

Final Notes

None

Fund Balances

<table>
<thead>
<tr>
<th>Fund Name</th>
<th>TIF Name</th>
<th>Notes</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>446/TIF-Prow</td>
<td>Total</td>
<td></td>
<td>$577,630.17</td>
</tr>
<tr>
<td>Consolidate TIF</td>
<td>Total</td>
<td></td>
<td>$21,983,267.17</td>
</tr>
<tr>
<td>Inactive - 440/TIF-Downtown</td>
<td>Total</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Inactive - 442/TIF-Tapp Road</td>
<td>Total</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Inactive - 445/TIF-Adams</td>
<td>Total</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Inactive - 447/TIF-Whitehall</td>
<td>Total</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Inactive - 448/TIF-Thompson</td>
<td>Total</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$22,560,897.34</td>
</tr>
</tbody>
</table>
T53001 - Thomson Orig (PC) (inactive)

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
</table>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:
Gateway TIF Management - Redevelopment Report

T53004 - Downtown Orig (BC) (inactive)

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment District Tax Increment Revenue Bonds of 2011</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Mercury Garage Market Lease</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>7th &amp; Walnut LLC</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:
T53007 - Adams Crossing (PC) (inactive)

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
</table>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:
T53010 - Kinser Prow (BC)

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
</table>

Parcels:

   Real Property:  26
   Personal Property:  0
   Other:  0
   Total:  26

   Total Gross AV:  $10,944,500.00
   Total Net AV:  $9,811,260.00
   Total Base AV:  $5,193,768.00
   Total Inc. AV:  $4,617,492.00
Gateway TIF Management - Redevelopment Report

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

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>BMFC Economic Development Lease Rental Refunding Bonds, Series 2009</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>BMFC Econ Dev Lease Rental 2000 (Fire Station)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Redevelopment District Bonds of 2000</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Parcels:

- **Real Property:**
- **Personal Property:**
- **Other:**
- **Total:**

- **Total Gross AV:**
- **Total Net AV:**
- **Total Base AV:**
- **Total Inc. AV:**
T53012 - Tapp Road (PC) (inactive)

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
</table>

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV:
T53020 - Consolidated TIF

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:

<table>
<thead>
<tr>
<th>Debt Name</th>
<th>Amount Owed</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Increment Bonds of 2015</td>
<td>$36,272,764.00</td>
<td>$2,272,193.00</td>
</tr>
</tbody>
</table>

Parcels:

- Real Property: 2276
- Personal Property: 0
- Other: 0
- Total: 2276

- Total Gross AV: $1,273,710,200.00
- Total Net AV: $1,053,692,426.00
- Total Base AV: $469,089,366.00
- Total Inc. AV: $584,917,758.00