

# 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

<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>
Don Griffin	President	Yes		Yes	
Mary Rickert	None	Yes		Yes	
Sue Sgambelluri	Secretary	Yes		Yes	
Jennie Vaughan	Vice President	Yes		Yes	
David Walter	None	Yes		Yes	

### Commissioners Removed in Prior Year

None

## Employees

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

# Gateway TIF Management - Redevelopment Report

## Finances

### TIF District Expenditures & Revenues

None

### Redevelopment Expenditures

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

### Grants/Loans

None

### Final Notes

None

### Fund Balances

Expand All   
  Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
446/TIF-Prow	<b>Total</b>		<b>\$577,630.17</b>
Consolidate TIF	<b>Total</b>		<b>\$21,983,267.17</b>
Inactive - 440/TIF-Downtown	<b>Total</b>		<b>\$0.00</b>
Inactive - 442/TIF-Tapp Road	<b>Total</b>		<b>\$0.00</b>
Inactive - 445/TIF-Adams	<b>Total</b>		<b>\$0.00</b>
Inactive - 447/TIF-Whitehall	<b>Total</b>		<b>\$0.00</b>
Inactive - 448/TIF-Thompson	<b>Total</b>		<b>\$0.00</b>
<b>Total</b>			<b>\$22,560,897.34</b>

# Gateway TIF Management - Redevelopment Report

**T53001 - Thomson Orig (PC) (inactive)**

(1 of 14)

**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:*

# Gateway TIF Management - Redevelopment Report

**T53004 - Downtown Orig (BC) (inactive)**

(2 of 14)

**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	\$0.00	\$0.00
Mercury Garage Market Lease	\$0.00	\$0.00
7th & Walnut LLC	\$0.00	\$0.00

**Parcels:**

*Real Property:*

*Personal Property:*

*Other:*

*Total:*

*Total Gross AV:*

*Total Net AV:*

*Total Base AV:*

*Total Inc. AV:*

# Gateway TIF Management - Redevelopment Report

**T53007 - Adams Crossing (PC) (inactive)**

(3 of 14)

**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:*

# Gateway TIF Management - Redevelopment Report

## T53010 - Kinser Prow (BC)

(4 of 14)

**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:* 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)**

(5 of 14)

**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)	\$0.00	\$0.00
BMFC Econ Dev Lease Rental 2000 (Fire Station)	\$0.00	\$0.00
Redevelopment District Bonds of 2000	\$0.00	\$0.00

**Parcels:**

*Real Property:*

*Personal Property:*

*Other:*

*Total:*

*Total Gross AV:*

*Total Net AV:*

*Total Base AV:*

*Total Inc. AV:*

# Gateway TIF Management - Redevelopment Report

**T53012 - Tapp Road (PC) (inactive)**

(6 of 14)

**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:*



**T53020 - Consolidated TIF**

(7 of 14)

**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	\$36,272,764.00	\$2,272,193.00

**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