

# Gateway TIF Management - Redevelopment Report

2019 submission for subject year 2018

Bloomington Civil City, Monroe County

Bloomington Redevelopment Commission

This unit has reported 7 TIF Districts

## Personnel

### Active Commissioners as of 12/31/2018

<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 Alice Rickert	Secretary	Yes		Yes	
Eric Sandweiss	None	Yes		Yes	
Sue Sgambelluri	Vice President	Yes		Yes	
Jennie Vaughan	Vice President	No		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	\$47,749.00	Salary
Daniel Bixler	\$35,357.00	Salary
Christina Finley	\$44,037.00	Salary
Conor Herterich	\$11,030.00	Salary
John Hewett	\$49,962.00	Salary
Kenny Liford	\$38,563.00	Salary
Norman Mosier	\$40,237.00	Salary
Daniel Niederman	\$47,644.00	Salary
Vickie Provine	\$54,056.00	Salary
Eric Sader	\$67,769.00	Salary
Doris Sims	\$93,733.00	Salary
Mary Strong	\$41,379.00	Salary
Matthew Swinney	\$38,562.00	Salary
Dee Willis	\$39,232.00	Salary
Robert Woodford	\$51,826.00	Salary
Edward Wright	\$32,930.00	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	Professional Services	D301	446 Improvements	\$18,231.25
Debt Service	Payments of Tax Anticipation Warrants Principal	D401	439 Principal	\$1,290,000.00
Debt Service	Payments on Bonds and Other Interest	D404	439 Interest	\$1,551,795.00
Services and Charges	Other Services and Charges	D312	439 Banks Charges & Transfers	\$1,568,721.64
Capital Outlays	Improvements Other Than Building	D504	4390 Improvements	\$9,003,905.32

### 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>\$679,678.86</b>
Consolidate TIF	<b>Total</b>		<b>\$19,976,036.66</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>\$20,655,715.52</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		
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:*

# 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:* \$11,074,600.00

*Total Net AV:* \$9,849,320.00

*Total Base AV:* \$5,213,919.00

*Total Inc. AV:* \$4,635,401.00

# 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)		
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:*

# 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	\$34,000,571.00	\$2,841,795.00
Redevelopment District Tax Increment Revenue Bonds of 2011	\$15,288,795.00	\$1,055,622.00
Mercury Garage Market Lease	\$6,977,819.52	\$436,113.72
7th & Walnut LLC	\$2,786,212.00	\$233,808.00
BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)		

**Parcels:***Real Property:* 2064*Personal Property:* 2*Other:* 0*Total:* 2066*Total Gross AV:* \$1,261,698,300.00*Total Net AV:* \$1,044,461,927.00*Total Base AV:* \$463,477,279.00*Total Inc. AV:* \$580,984,648.00