Gateway TIF Management - Redevelopment Report

2020 submission for subject year 2019

Bloomington Civil City, Monroe County
Bloomington Redevelopment Commission
This unit has reported 7 TIF Districts

Personnel

Active Commissioners as of 12/31/2019

<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>Donald Griffin</td>
<td>President</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Mary Allice Rickert</td>
<td>Secretary</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Eric Sandweiss</td>
<td>Commissioner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sue Sgambelluri</td>
<td>Vice President</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Dave Walter</td>
<td>Commissioner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sue Wanzer</td>
<td>School Member</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

Commissioners Removed in Prior Year

None

Employees

None

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>Professional Services</td>
<td>D301</td>
<td>446 Improvements</td>
<td>$18,000.00</td>
</tr>
<tr>
<td>Services and Charges</td>
<td>Other Services and Charges</td>
<td>D312</td>
<td>439 Bank Charges &amp; Transfers</td>
<td>$1,585,789.96</td>
</tr>
<tr>
<td>Capital Outlays</td>
<td>Improvements Other Than Building</td>
<td>D504</td>
<td>439 Improvements</td>
<td>$9,192,454.65</td>
</tr>
<tr>
<td>Debt Service</td>
<td>Payments on Bonds and Other Debt Principal</td>
<td>D401</td>
<td>439 Principal</td>
<td>$1,315,000.00</td>
</tr>
</tbody>
</table>
### Debt Service

<table>
<thead>
<tr>
<th>Payments on Bonds and Other Interest</th>
<th>D401</th>
<th>439 Interest</th>
<th>$1,525,000.00</th>
</tr>
</thead>
</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>$770,620.96</td>
</tr>
<tr>
<td>Consolidate TIF</td>
<td>Total</td>
<td></td>
<td>$17,192,225.68</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>$17,962,846.64</td>
</tr>
</tbody>
</table>
Gateway TIF Management - Redevelopment Report

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:
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></td>
<td></td>
</tr>
<tr>
<td>Mercury Garage Market Lease</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7th &amp; Walnut LLC</td>
<td></td>
<td></td>
</tr>
</tbody>
</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

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:
Gateway TIF Management - Redevelopment Report

T53010 - Kinser Prow (BC)

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:

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

Parcels:

Real Property: 25
Personal Property: 0
Other: 0
Total: 25

Total Gross AV: $11,234,200.00
Total Net AV: $10,005,305.00
Total Base AV: $5,296,507.00
Total Inc. AV: $4,708,798.00
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></td>
<td></td>
</tr>
<tr>
<td>BMFC Econ Dev Lease Rental 2000 (Fire Station)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redevelopment District Bonds of 2000</td>
<td></td>
<td></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:
Gateway TIF Management - Redevelopment Report

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>$31,158,776.00</td>
<td>$2,840,094.00</td>
</tr>
<tr>
<td>Redevelopment District Tax Increment Revenue Bonds of 2011</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mercury Garage Market Lease</td>
<td>$6,541,705.80</td>
<td>$436,113.72</td>
</tr>
<tr>
<td>7th &amp; Walnut LLC</td>
<td>$2,552,404.00</td>
<td>$233,808.00</td>
</tr>
<tr>
<td>BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park District Refunding Revenue Bonds 2009 (Casades Golf Course Project)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Increment Revenue Bonds of 2019, Series A-1</td>
<td>$21,231,767.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Tax Increment Revenue Bonds of 2019, Series B</td>
<td>$17,733,758.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Taxable Tax Increment Revenue Bonds of 2019, Series A-2</td>
<td>$5,951,775.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>(521) 2017 Refund of Redevelopment District Tax Increment Revenue Bonds of 2011 (517)</td>
<td>$12,190,848.00</td>
<td>$903,140.00</td>
</tr>
<tr>
<td>2017 Solar Project Lease (Parks, Public Works, &amp; Utilities)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Parcels:

- Real Property: 2012
- Personal Property: 0
- Other: 0
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>2012</td>
</tr>
<tr>
<td>Total Gross AV</td>
<td>$1,317,029,400.00</td>
</tr>
<tr>
<td>Total Net AV</td>
<td>$1,093,588,427.00</td>
</tr>
<tr>
<td>Total Base AV</td>
<td>$462,774,753.00</td>
</tr>
<tr>
<td>Total Inc. AV</td>
<td>$630,813,674.00</td>
</tr>
</tbody>
</table>