Gateway TIF Management - Redevelopment Report

2021 submission for subject year 2020

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

Personnel

Active Commissioners as of 12/31/2020

<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>Nick Kappas</td>
<td>Commissioner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Cindy Kinnarney</td>
<td>Commissioner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Donald Griffin</td>
<td>President</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Eric Sandweiss</td>
<td>Commissioner</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Dave Walter</td>
<td>Vice President</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Sue Wanzer</td>
<td>School Member</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Commissioners Removed in Prior Year

<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>Mary Allice Rickert</td>
<td>Secretary</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sue Sgambelluri</td>
<td>Vice President</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Employees
None

Finances

TIF District Expenditures & Revenues

<table>
<thead>
<tr>
<th>TIF District</th>
<th>Revenue Received</th>
<th>Expenses Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>T53001 - Thomson Orig (PC) (inactive)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53004 - Downtown Orig (BC) (inactive)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53007 - Adams Crossing (PC) (inactive)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53010 - Kinser Prow (BC)</td>
<td>$98,787.43</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53011 - Whitehall Gates (PC) (inactive)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53012 - Tapp Road (PC) (inactive)</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>T53020 - Consolidated TIF</td>
<td>$12,726,722.38</td>
<td>$10,739,382.29</td>
</tr>
</tbody>
</table>

Total: $12,825,509.81 $10,739,382.29

Redevelopment Expenditures
## Gateway TIF Management - Redevelopment Report

<table>
<thead>
<tr>
<th>Category</th>
<th>Subcategory</th>
<th>Expenditure Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt Service</td>
<td>Payments on Bonds and Other Debt Principal</td>
<td>D401</td>
<td>439 Principal Payments</td>
<td>$1,345,000.00</td>
</tr>
<tr>
<td>Debt Service</td>
<td>Payments on Bonds and Other Interest</td>
<td>D401</td>
<td>439 Interest Payments</td>
<td>$1,497,828.75</td>
</tr>
<tr>
<td>Services and Charges</td>
<td>Other Services and Charges</td>
<td>D301</td>
<td>439 Bank Fees and Transfers</td>
<td>$3,720,294.66</td>
</tr>
<tr>
<td>Capital Outlays</td>
<td>Other Capital Outlays</td>
<td>D508</td>
<td>439 Improvements</td>
<td>$4,176,258.88</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>$869,408.39</td>
</tr>
<tr>
<td>Consolidate TIF</td>
<td>Total</td>
<td></td>
<td>$19,179,565.77</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>$20,048,974.16</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>
<tbody>
<tr>
<td></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

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:
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>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Parcels:**

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

<table>
<thead>
<tr>
<th>Total Gross AV:</th>
<th>Total Net AV:</th>
<th>Total Base AV:</th>
<th>Total Inc. AV:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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: $11,265,000.00
Total Net AV: $10,028,545.00
Total Base AV: $5,308,793.00
Total Inc. AV: $4,719,752.00
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 (1998 Street Lease)</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:
Gateway TIF Management - Redevelopment Report

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:
### Debits:

<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>$28,318,682.00</td>
<td>$2,842,829.00</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>$6,105,592.08</td>
<td>$436,113.72</td>
</tr>
<tr>
<td>7th &amp; Walnut LLC</td>
<td>$2,318,596.00</td>
<td></td>
</tr>
<tr>
<td>BMFC Economic Development Lease Rental Refunding Bonds, Series 2009</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>$456,549.00</td>
</tr>
<tr>
<td>Tax Increment Revenue Bonds of 2019, Series B</td>
<td>$17,733,758.00</td>
<td>$383,233.00</td>
</tr>
<tr>
<td>Taxable Tax Increment Revenue Bonds of 2019, Series A-2</td>
<td>$5,951,775.00</td>
<td>$1,298,275.00</td>
</tr>
<tr>
<td>(521) 2017 Refund of Redevelopment District Tax Increment Revenue Bonds</td>
<td></td>
<td></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:** 1933
- **Personal Property:** 0
- **Other:** 0
Total: 1933

Total Gross AV: $1,250,333,000.00
Total Net AV: $1,037,136,059.00
Total Base AV: $413,014,689.00
Total Inc. AV: $624,121,370.00