

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

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

Commissioners Removed in Prior Year

<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>
Mary Alice Rickert	Secretary	Yes		No	
Sue Sgambelluri	Vice President	Yes		No	

Employees

None

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T53001 - Thomson Orig (PC) (inactive)	\$0.00	\$0.00
T53004 - Downtown Orig (BC) (inactive)	\$0.00	\$0.00
T53007 - Adams Crossing (PC) (inactive)	\$0.00	\$0.00
T53010 - Kinser Prow (BC)	\$98,787.43	\$0.00
T53011 - Whitehall Gates (PC) (BC) (inactive)	\$0.00	\$0.00
T53012 - Tapp Road (PC) (inactive)	\$0.00	\$0.00
T53020 - Consolidated TIF	\$12,726,722.38	\$10,739,382.29
Total:	\$12,825,509.81	\$10,739,382.29

Redevelopment Expenditures

Gateway TIF Management - Redevelopment Report

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Debt Service	Payments on Bonds and Other Debt Principal	D401	439 Principal Payments	\$1,345,000.00
Debt Service	Payments on Bonds and Other Interest	D401	439 Interest Payments	\$1,497,828.75
Services and Charges	Other Services and Charges	D301	439 Bank Fees and Transfers	\$3,720,294.66
Capital Outlays	Other Capital Outlays	D508	439 Improvements	\$4,176,258.88

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	Total		\$869,408.39
Consolidate TIF	Total		\$19,179,565.77
Inactive - 440/TIF-Downtown	Total		\$0.00
Inactive - 442/TIF-Tapp Road	Total		\$0.00
Inactive - 445/TIF-Adams	Total		\$0.00
Inactive - 447/TIF-Whitehall	Total		\$0.00
Inactive - 448/TIF-Thompson	Total		\$0.00
Total			\$20,048,974.16

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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:

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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:

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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:

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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: 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

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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:

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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:

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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	\$28,318,682.00	\$2,842,829.00
Redevelopment District Tax Increment Revenue Bonds of 2011		
Mercury Garage Market Lease	\$6,105,592.08	\$436,113.72
7th & Walnut LLC	\$2,318,596.00	\$233,808.00
BMFC Economic Development Lease Rental Refunding Bonds, Series 2009 (1998 Street Lease)		
Park District Refunding Revenue Bonds 2009 (Casades Golf Course Project)		
Tax Increment Revenue Bonds of 2019, Series A-1	\$21,231,767.00	\$456,549.00
Tax Increment Revenue Bonds of 2019, Series B	\$17,733,758.00	\$383,233.00
Taxable Tax Increment Revenue Bonds of 2019, Series A-2	\$5,951,775.00	\$1,298,275.00
(521) 2017 Refund of Redevelopment District Tax Increment Revenue Bonds of 2011 (517)	\$11,287,708.00	\$900,337.00
2017 Solar Project Lease (Parks, Public Works, & Utilities)	\$0.00	\$0.00

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