

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	3/13/2024	Meeting Date:	3/18/2024
Contact Information:			
Requested by:	Krista Linke		
On Behalf of Organization or Individual: Redevelopment Commission			
Telephone:	317-736-3631		
Email address:	klinke@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
2023 Annual Report of the City of Franklin Redevelopment Commission			
List Supporting Documentation Provided:			
2023 Financial Reports and Gateway TIF Management Report			
Who will present the request?			
Name:		Telephone:	317-736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.

	A	B	C	D	E	F	G
1	December 2023 Financial Report Amended & Integrated EDA	CASH BALANCE	+ RECEIPTS	- YTD EXPENDITURES	CASH BALANCE	- REMAINING	ESTIMATED
2		1/1/2023	thru	thru		APPROPRIATIONS	CASH BALANCE
3		4445 TIF Control Fund	12/31/2023	12/31/2023	12/31/2023		12/31/2023
4							
5		475 TIF Control Fund Investment	\$500,000				
6		4406 Capital Fund Investment	\$207,307				
7		Total	\$3,334,809	\$5,638,241	\$3,366,493	\$5,606,557	\$3,875,627
8							
9	DESCRIPTION OF RECEIPTS:						
10	May 2022 pay 2023 Property Tax		\$2,476,314.76				
11	December 2022 pay 2023 Property Tax		\$2,137,281.60				
12	Revenue YTD: Interest & Grant Reimbursements		\$160,965.34				
13	Earlywood and Graham Rd. round-a-bout READI Reimbursement		\$213,679.00				
14	Graham Road Extension Project Reimbursement		\$650,000.00				
15							
16	DESCRIPTION OF EXPENDITURES:	(MAXIMUM =)	\$10,168,783	\$6,293,156.37	\$3,875,627		
17	Res. 2014-14: Franklin East Bypass Proposal	\$821,401.00		\$803,956.82	\$17,444.18		
18	Res. 2021-09: Earlywood and Graham Rd. round-a-bout	\$389,105.00		\$194,942.15	\$194,162.85		
19	Res. 2022-05: Yandes Street Project	\$672,900.00		\$676,415.53	-\$3,515.53		
20	Res. 22-08: Jim Black Road	\$332,549.00		\$332,549.00	\$0.00		
21	Res. 2022-09: Commerce and Graham Rd. round-a-bout construction	\$1,773,195.00		\$1,643,964.72	\$129,230	encumbered	
22							
23	Res. 2023-01: Utilities & Maintenance for RDC Owned Properties	\$35,000.00		\$6,740.08	\$28,259.92		
24	Res. 2023-02: Legal and Financial Professional Services	\$50,000.00		\$38,684.84	\$11,315.16		
25	Res. 2023-03: Bond Payments	\$1,352,353.00		\$1,350,976.15	\$1,376.85		
26	Res. 2023-04: Yandes Street Project	\$200,000.00		\$0.00	\$200,000		
27	Res. 2023-05: Bartram Parkway	\$275,000.00		\$269,526.10	\$5,473.90		
28	Res. 2023-06: Graham Road Extension Project (\$1,150,000 reimbursed)	\$1,400,000.00		\$34,835.01	\$1,365,165	encumbered	
29	Res. 2023-08: Paul Hand & Graham Design CRE	\$1,209,280.00		\$386,695.00	\$822,585.00	encumbered	
30	Res. 2023-10: CR 200 N, Simon Rd, Commerce Dr Roundabout	\$600,000.00		\$503,201.05	\$96,798.95		
31	Res. 2023-11: E. Jefferson Street Sidewalk Project (20% Match)	\$200,000.00		\$50,669.92	\$149,330		
32	Res. 2023-12: Graham Road Extension Project (Additional Funds)	\$368,000.00		\$0.00	\$368,000	encumbered	
33	Res. 2023-14: Crowell Street Parking Project	\$250,000.00		\$0.00	\$250,000	encumbered	
34	Res. 2023-15: S. Water Street Parking Project	\$90,000.00		\$0.00	\$90,000	encumbered	
35	Res. 2023-16: Crowell Street Parking Project - Additional Funds	\$27,520.70		\$0.00	\$27,521	encumbered	
36	Res. 2023-17: 351 E. Jefferson Street Parking Project	\$22,479.30		\$0.00	\$22,479	encumbered	
37	Res. 2023-18: Drainage Improvements Paris, Gateway, & Granville Drives	\$100,000.00		\$0.00	\$100,000		

December 2023 Financial Report

US 31 TIF Districts

4446 South Allocation Area

4447 North Allocation Area

Total

CASH BALANCE 1/1/2023	+ RECEIPTS thru 12/31/2023	- EXPENDITURES thru 12/31/2023	CASH BALANCE 12/31/2022	- REMAINING APPROPRIATIONS	ESTIMATED CASH BALANCE 12/31/2022
\$867,125					
\$766,904					
\$1,634,029	\$872,588	\$2,026,825	\$479,792	\$118,908	\$360,884

DESCRIPTION OF RECEIPTS:	
May 2022 pay 2023 US 31 North Allocation Area	\$279,625.44
May 2022 pay 2023 US 31 South Allocation Area	\$208,485.23
December 2022 pay 2023 US 31 North Allocation Area	\$175,992.53
December 2022 pay 2023 US 31 South Allocation Area	\$208,485.23

Expenditures		\$2,210,919.78	\$118,908.22
Res. 2023-07 Required Yearly Bond Payment (January 2023 Payment)	\$588,000.00	\$588,000.00	\$0.00
Res. 2021-14: Commerce Dr. & Simon Rd. Design, ROW, and CI	\$371,375.00	\$331,903.02	\$39,471.98
Res. 2022-10: US 31 Improvements (CRE)	\$103,074.00	\$83,409.65	\$19,664.35
Res. 2023-09: US 31 Design (CRE)	\$260,879.00	\$207,107.11	\$53,771.89
Res. 2023-10: CR 200 N, Simon Rd, Commerce Dr Roundabout	\$1,000,000.00	\$1,000,000.00	\$0.00
Res. 2023-13: Lease Rental Revenue Bond	\$6,500.00	\$500.00	\$0.00
		\$0.00	\$6,000.00

Cash Flow Analysis Worksheet - November 14, 2023
2023

Project	Total Cost	Resolution #	Grant \$	Private \$	Integrated TIF	US 31 TIF	BOW	EDIT
APPROVED PROJECTS								
Earlywood & Graham RAB (\$213,679 grant)	\$389,105	2021-09			\$323,105			
Earlywood and Graham RAB reimbursement	-\$213,679	READI grant in 2024						
Commerce & Simon RAB Design	\$329,635	2021-14				\$169,606		
Yandes Street Project	\$672,900	2022-05			\$604,372			
Yandes - Construction	\$463,064	BOW					\$463,064	
Yandes - Construction	\$410,694	MS4					\$410,694	
Yandes Street	\$200,000	2023-04			\$200,000			
Commerce & Graham RAB	\$1,626,437	2022-09			\$96,852			
Utilities and Maintenance	\$35,000	2023-01			\$6,740			
Legal and Financial Services	\$50,000	2023-02			\$50,000			
Bond Payments (I65 TIF)	\$1,352,353	2023-03			\$1,352,353			
Bartram Parkway	\$275,000	2023-05			\$269,526			
Graham Road Extension (Yarnell Property)	\$1,400,000	2023-06	\$650,000		\$750,000			
Graham Road Extension Inspection	\$166,300	BOW					\$166,300	
Graham Road Extenscion Culvert	\$127,000	BOW					\$127,000	
Graham Road Extension Additional Funding (Bid)	\$368,000	2023-12			\$368,000			
Bond Payments (US 31 TIF)	\$587,500	2023-07				\$587,500		
Paul Hand & Graham Design - CRE	\$1,009,280	2023-08			\$1,009,280			
US 31 Design - Reimburse CRE	\$260,879	2023-09				\$199,817		
RAB - Commerce & Simon	\$1,600,000	2023-10			\$600,000	\$1,000,000		
650 Hurricane Street (FDC)	\$29,839	complete						\$29,839
N. Main St Wall/S. Main St limestone	\$37,000	paid (partially by insurance)						\$19,387
S. Water Street Parking Project	\$90,000	2023-15			\$90,000			
Fire Station 21 Remodel	\$2,400,000	(ARPA/CCD not EDI	\$1,992,067					\$407,933
Crowell Street Parking Project	\$300,000	2023-14(16&17)			\$300,000			
Drainage Improvements Incentive	\$100,000	2023-18			\$100,000			
Senior Center (City Council Approved)	\$5,000,000	General Fund					\$5,000,000	
Earlywood Paving	\$226,000						\$150,000	\$76,000
Community Park Upgrades	\$312,452							\$312,452
Boys and Girls Club Parking Lot	\$98,050						\$98,050	
PROJECTS UNDER CONSIDERATION								
	\$19,702,809		\$2,642,067	\$0	\$6,120,228	\$1,956,923	\$6,415,108	\$845,611
				Fund Balance	\$3,334,809	\$1,634,029		\$0
				Tax Receipts	\$3,939,171	\$778,351		\$2,400,000
				Net Cash Outflow	\$6,120,228	\$1,956,923		\$845,611
				Projected Total Funds Balance	\$1,153,752	\$455,457		\$1,554,389

2024

Project	Cost		Grant \$	Private \$	Integrated TIF	US 31 TIF	BOW	EDIT
US 31 Additional Items	\$1,196,500							\$1,196,500
E. Jefferson Street Sidewalk Project	\$1,101,271	2023-11	\$1,050,601		\$50,670			
Essex Drive Extension	\$2,100,000			\$2,100,000				
RAB Paul Hand & Graham (JoCo & Whiteland)	\$2,425,000		\$1,425,000		\$1,000,000			
Paul Hand Improvements (Pending Development)	\$2,500,000							
RAB Earlywood & Graham	\$2,000,000				\$2,000,000			
RAB Earlywood & Graham	-\$213,679	READI Grant Reimbursement in 2024			-\$213,679			
Legal and Financial Services	\$50,000				\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000				\$1,350,000	\$586,000		
	\$10,797,321		\$1,425,000	\$2,100,000	\$4,186,321	\$586,000	\$0	\$1,196,500
				Fund Balance	\$1,153,752	\$455,457		\$1,554,389
				Tax Receipts	\$3,939,171	\$774,604		\$2,400,000
				Net Cash Outflow	\$4,186,321	\$586,000		\$1,196,500
				Projected Total Funds Balance	\$906,602	\$644,061		\$2,757,889

2025

Project	Cost		Grant \$	Private \$	Integrated TIF	US 31 TIF	BOW	EDIT
Graham Road Improvements	\$2,500,000				\$1,000,000			\$1,500,000
Hurricane Road Improvements	\$1,750,000			\$1,750,000				
Canary Ditch	\$2,500,000				\$2,000,000		\$500,000	
Legal and Financial Services	\$50,000				\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000				\$1,350,000	\$586,000		
CR 600 East	\$1,500,000							
	\$8,736,000		\$0	\$9,184,735	\$4,400,000	\$586,000	\$500,000	\$1,500,000
				Fund Balance	\$906,602	\$644,061		\$2,757,889
				Tax Receipts	\$3,939,171	\$774,604		\$2,400,000
				Net Cash Outflow	\$4,400,000	\$586,000		\$1,500,000
				Projected Total Funds Balance	\$445,773	\$832,665		\$3,657,889

2026

Project	Cost	Grant \$	Private \$	Integrated TIF	US 31 TIF	BOW	EDIT
RAB - 600 E & SR 44	\$3,000,000			\$2,000,000			\$1,000,000
Legal and Financial Services	\$50,000			\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000			\$1,350,000	\$586,000		
	\$4,986,000	\$0	\$0	\$3,400,000	\$586,000	\$0	\$1,000,000
			Fund Balance	\$445,773	\$832,665		\$3,657,889
			Tax Receipts	\$3,939,171	\$774,604		\$2,400,000
			Net Cash Outflow	\$3,400,000	\$586,000		\$1,000,000
			Projected Total Funds Balance	\$984,944	\$1,021,269		\$5,057,889

2027

Project	Cost	Grant \$	Private \$	Integrated TIF	US 31 TIF	BOW	EDIT
Earlywood Drive Improvements	\$5,000,000			\$2,500,000			\$2,500,000
Legal and Financial Services	\$50,000			\$50,000			
Bond Payments (\$1,350,000 + \$586,000)	\$1,936,000			\$1,350,000	\$586,000		
	\$6,986,000	\$0	\$0	\$3,900,000	\$586,000	\$0	\$2,500,000
			Fund Balance	\$984,944	\$1,021,269		\$5,057,889
			Tax Receipts	\$3,939,171	\$774,604		\$2,400,000
			Net Cash Outflow	\$3,900,000	\$586,000		\$2,500,000
			Projected Total Funds Balance	\$1,024,115	\$1,209,873		\$4,957,889

Gateway TIF Management - Redevelopment Report

2024 submission for subject year 2023

Franklin Civil City, Johnson County

Franklin Redevelopment Commission

This unit has reported 14 TIF Districts

Personnel

Active Commissioners as of 12/31/2023

<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>
Paul Buening	Member	Yes		Yes	
Brian Deppe	Secretary	Yes		Yes	
Anne McGuinness	Vice President	Yes		Yes	
Kristi Ott	School Board Member	Yes		Yes	
Josh Prine	Member	Yes		Yes	
Richard Wertz	President	Yes		Yes	

Commissioners Removed in Prior Year

None

Employees

None

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T41006 - Metro Fibernet	\$261,403.10	\$261,403.10
T41007 - Casting Technology	\$95,540.52	\$72,181.17
T41008 - Franklin Eastside	\$2,755,245.93	\$2,081,597.29
T41009 - Franklin Park Amended	\$642,663.64	\$485,534.48
T41010 - Franklin Power Products	\$200,689.34	\$151,621.45
T41011 - Musicland	\$553,824.08	\$0.00
T41024 - US 31 North (inactive)	\$0.00	\$0.00
T41025 - US 31 South	\$416,970.46	\$302,112.00
T41042 - Graham Road Extension-Cold Summit	\$0.00	\$0.00
T41043 - SR 44 & 600 E Allocation Area	\$0.00	\$0.00
T41044 - Kelsay Farm Property Allocation Area	\$0.00	\$0.00

Gateway TIF Management - Redevelopment Report

T41045 - Earlywood Drive-Patriot Products/Laugle Allocation Area	\$0.00	\$0.00
T41046 - Jim Black Road-Pure Development Allocation Area	\$0.00	\$0.00
T41047 - U.S. 31 N Amended Allocation Area	\$403,549.54	\$292,388.00
Total:	\$5,329,886.61	\$3,646,837.49

Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Services and Charges	Professional Services	D301	Huddleston & Huddleston	\$37,552.00
Services and Charges	Professional Services	D301	Crossroad Engineers	\$586,071.57
Debt Service	Payments on Bonds and Other Interest	D404	Chase	\$1,350,976.10
Capital Outlays	Construction	D501	Dave O'Mara	\$571,433.15
Capital Outlays	Other Capital Outlays	D501	City of Franklin	\$350,669.92
Debt Service	Payments on Bonds and Other Interest	D404	US Bank	\$257,545.10
Services and Charges	Professional Services	D301	GAI Consulting	\$204,372.04
Services and Charges	Professional Services	D301	Peters Financial	\$960.14
Services and Charges	Printing and Advertising	D303	AIM Media	\$172.70
Capital Outlays	Machinery, Equipment, and Vehicles	D505	Kirby Built	\$6,740.08

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>
311/Casting Technology	Total		\$86,214.80
311/Franklin Eastside	Total		\$2,486,436.50
311/Franklin Park Amended	Total		\$579,979.52

Gateway TIF Management - Redevelopment Report

<i>311/Franklin Power Products</i>	Total		\$281,193.61
<i>311/Metro FiberNet</i>	Total		\$0.00
<i>311/Musicland</i>	Total		\$499,796.54
<i>311/US 31 South</i>	Total		\$243,820.09
<i>Capital Fund</i>	Total		\$0.00
<i>Earlywood Drive-Patriot Products/Laagle Allocation Area</i>	Total		\$0.00
<i>Inactive - 311/US 31 North</i>	Total		\$0.00
<i>Jim Black Road-Pure Development Allocation Area</i>	Total		\$0.00
<i>TIF Capital Fund</i>	Total		\$0.00
<i>TIF Control</i>	Total		\$0.00
<i>U.S. 31 N Amended Allocation Area</i>	Total		\$235,972.31
Total			\$4,413,413.37

Gateway TIF Management - Redevelopment Report

T41007 - Casting Technology

(1 of 42)

Original Establishment Area:

Casting Technology Company Allocation 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:

10/24/1994

Expiration Date:

12/31/2030

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Franklin Redevelopment District \$16,195,000 Tax Increment Revenue Bonds, Series 2015	\$0.00	\$28,966.36

Parcels:

Real Property: 1

Personal Property: 1

Other: 0

Total: 2

Total Gross AV: \$10,301,120.00

Total Net AV: \$10,221,060.00

Total Base AV: \$0.00

Total Inc. AV: \$10,221,060.00

Gateway TIF Management - Redevelopment Report

T41008 - Franklin Eastside

(2 of 42)

Original Establishment Area:

Franklin Eastside Business Park

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:

12/11/1995

Expiration Date:

12/31/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Franklin Redevelopment District \$16,195,000 Tax Increment Revenue Bonds, Series 2015	\$0.00	\$835,346.55

Parcels:

Real Property: 38

Personal Property: 2

Other: 0

Total: 40

Total Gross AV: \$122,648,960.00

Total Net AV: \$88,311,790.00

Total Base AV: \$100.00

Total Inc. AV: \$88,311,690.00

Gateway TIF Management - Redevelopment Report

T41009 - Franklin Park Amended

(3 of 42)

Original Establishment Area:

Amended Franklin Park Allocation 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:

10/24/1994

Expiration Date:

12/31/2030

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Franklin Redevelopment District \$16,195,000 Tax Increment Revenue Bonds, Series 2015	\$0.00	\$194,845.35

Parcels:

Real Property: 34

Personal Property: 0

Other: 0

Total: 34

Total Gross AV: \$23,009,300.00

Total Net AV: \$19,403,800.00

Total Base AV: \$0.00

Total Inc. AV: \$19,403,800.00

Gateway TIF Management - Redevelopment Report

T41010 - Franklin Power Products

(4 of 42)

Original Establishment Area:

Franklin Power Products Economic Development 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:

08/24/2005

Expiration Date:

12/31/2036

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Franklin Redevelopment District \$16,195,000 Tax Increment Revenue Bonds, Series 2015	\$0.00	\$60,845.80

Parcels:

Real Property: 1

Personal Property: 1

Other: 0

Total: 2

Total Gross AV: \$14,580,170.00

Total Net AV: \$13,385,480.00

Total Base AV: \$6,027,350.00

Total Inc. AV: \$7,358,130.00

Gateway TIF Management - Redevelopment Report

T41011 - Musicland

(5 of 42)

Original Establishment Area:

Musicland Allocation 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:

10/24/1994

Expiration Date:

12/31/2030

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Franklin Redevelopment District \$16,195,000 Tax Increment Revenue Bonds, Series 2015	\$0.00	\$167,910.61

Parcels:

Real Property: 1

Personal Property: 1

Other: 0

Total: 2

Total Gross AV: \$15,302,700.00

Total Net AV: \$15,302,700.00

Total Base AV: \$0.00

Total Inc. AV: \$15,302,700.00

Gateway TIF Management - Redevelopment Report

T41006 - Metro Fibernet

(6 of 42)

Original Establishment Area:

Metro Fibernet Allocation 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:

05/02/2012

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>

Parcels:

Real Property: 0

Personal Property: 8

Other: 0

Total: 8

Total Gross AV: \$5,285,710.00

Total Net AV: \$5,285,710.00

Total Base AV: \$0.00

Total Inc. AV: \$5,285,710.00

Gateway TIF Management - Redevelopment Report

T41024 - US 31 North (inactive)

(7 of 42)

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:

04/19/2016

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
RDA Lease Rental Revenue Bonds, Series 2019	\$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

T41025 - US 31 South

(8 of 42)

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:

04/19/2016

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
RDA Lease Rental Revenue Bonds, Series 2019	\$0.00	\$300,587.47

Parcels:

Real Property: 13

Personal Property: 0

Other: 0

Total: 13

Total Gross AV: \$19,807,300.00

Total Net AV: \$19,807,300.00

Total Base AV: \$5,882,190.00

Total Inc. AV: \$13,925,110.00

Gateway TIF Management - Redevelopment Report

T41042 - Graham Road Extension-Cold Summit

(9 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

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

T41043 - SR 44 & 600 E Allocation Area

(10 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

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

T41044 - Kelsay Farm Property Allocation Area

(11 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

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

T41045 - Earlywood Drive-Patriot Products/Laugle Allocation Area

(12 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

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

T41046 - Jim Black Road-Pure Development Allocation Area

(13 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

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

T41047 - U.S. 31 N Amended Allocation Area

(14 of 42)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/04/2023

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
RDA Lease Rental Revenue Bonds, Series 2019	\$0.00	\$290,912.53

Parcels:

<i>Real Property:</i>	18
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	18

<i>Total Gross AV:</i>	\$14,791,100.00
<i>Total Net AV:</i>	\$14,568,200.00
<i>Total Base AV:</i>	\$1,844,460.00
<i>Total Inc. AV:</i>	\$12,723,740.00