

CITY OF SOUTH BEND, INDIANA  
 Department of Community Investment  
 Review of TIF Funds - Report to Common Council from Redevelopment Commission  
 As required under IC 36-7-14-13

4/15/2021  
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<u>Items</u>	<u>River West* Fund 324</u>	<u>West Washington Fund 422</u>	<u>River East* Fund 429</u>	<u>South Side #1 Fund 430</u>	<u>Douglas Road Fund 435</u>	<u>River East Residential* Fund 436</u>	<u>Total</u>
Revenue received in 2020 (all sources)	22,045,151	246,422	3,059,362	3,171,100	1,154	5,324,035	33,847,224
Expenses paid in 2020 (less D/S)	13,854,544	152,721	5,501,295	217,025	96,143	0	19,821,727
Amount paid on debt service in 2020	10,165,573	0	0	0	0	4,358,953	14,524,526
Encumbrances @ 12/31/2020	4,145,155	250,822	2,382,187	664,940	16,108	0	7,459,212
Cash Balance as of December 31, 2020	29,039,261	1,127,293	5,864,278	12,586,134	93,140	4,678,334	53,388,440
Outstanding Debt @ 12/31/2020	61,809,617	0	0	0	0	51,289,519	113,099,136
Maturity Dates and Principal Amounts of Outstanding Debt:							
AEDA 2003 (refinanced 2011) - 8/1/2024	DS-006	3,905,000.00					
Police & Fire Bond 2003 (refi 2012) - 1/15/2023	DS-039	3,670,000.00					
TJX Bond - 12/31/2021 (refinanced 2014)	DS-012	470,000.00					
Main/Colfax Garage - 9/15/2025	DS-013	875,207.00					
Public Works Service Building - 2/1/2021	DS-036	289,410.00					
Century Center 2008 (refinanced 2013) - 5/1/2026**	DS-062	1,920,000.00					
Downtown 2003 (refinanced 2011) - 8/1/2024	DS-005	6,855,000.00					
Smart Streets Bond of 2015 - 1/15/2037	DS-135	21,630,000.00					
TIF Parks Bond of 2018 - 2/1/2033	DS-169	10,255,000.00					
South Shore Double Tracking Bonds	DS-200	7,715,000.00					
2020 TIF Library Bonds	DS-210	4,225,000.00					
Eddy Street Commons Bond - 2/1/2033	DS-054					24,530,000.00	
Major Moves (ESC) - 2/15/2026***	DS-085					1,040,537.17	
Major Moves (Triangle) - 2/15/2029***	DS-084					938,982.27	
Eddy Street Commons Bond, Phase II - 2/15/2037	DS-163					24,780,000.00	

Also attached are lists of all parcels in each TIF district allocation area--showing the base and increment amounts by parcel.

\*\*Debt is backed by Hotel/Motel Taxes which are paid to Fund 324 each year. Fund 324 then pays debt.

\*\*\*Interfund debt, not shown in State's Gateway.

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<u>Expenditures by Account Category</u>	<u>River West* Fund 324</u>	<u>West Washington Fund 422</u>	<u>River East* Fund 429</u>	<u>South Side #1 Fund 430</u>	<u>Douglas Road Fund 435</u>	<u>River East Residential* Fund 436</u>	<u>Total</u>
Services & Charges - Professional Services (31)	1,082,199.71	54.53	82,783.76	140,498.35	96,142.50	-	1,401,678.85
Services & Charges - Communication & Transportation (32)	-	-	-	-	-	-	-
Services & Charges - Printing & Advertising (33)	-	-	-	-	-	-	-
Services & Charges - Insurance (34)	-	-	-	-	-	-	-
Services & Charges - Utility Services (35)	-	-	-	-	-	-	-
Services & Charges - Repairs & Maintenance (36)	-	-	-	-	-	-	-
Services & Charges - Rentals (37) (except for Capital Lease pymts--show under D/S)	500,000.00	-	-	-	-	-	500,000.00
Services & Charges - Other (39)	119,952.92	-	-	-	-	-	119,952.92
Capital - Land (acquisition)	-	-	-	-	-	-	-
Capital - Buildings (acquisition plus improvements)	6,276,473.62	78,413.72	4,643,676.00	23,471.51	-	-	11,022,034.85
Capital - Improvements other than Building	2,040,558.33	-	340,083.92	44,496.50	-	-	2,425,138.75
Capital - Machinery, Equipment & Vehicles	-	-	-	-	-	-	-
Capital - Other	-	-	-	-	-	-	-
Capital - Infrastructure (42.03 Street & Alleys & 42.04 Sewers)	3,835,359.27	74,252.25	434,751.11	8,558.75	-	-	4,352,921.38
Capital - Construction	-	-	-	-	-	-	-
Capital - Books & Other Media	-	-	-	-	-	-	-
Interfund Transfer	-	-	-	-	-	-	-
Debt Service - Tax Anticipation Warrants - Principal	-	-	-	-	-	-	-
Debt Service - Tax Anticipation Warrants - Interest	-	-	-	-	-	-	-
Debt Service - Bonds & Other Debt - Principal (incl. bond pymts via interfund transfer)	7,276,850.00	-	-	-	-	2,019,383.00	9,296,233.00
Debt Service - Bonds & Other Debt - Interest (incl. bond fees & pymts via interfund transfer)	2,888,722.70	-	-	-	-	2,339,570.00	5,228,292.70
<b>Total</b>	<b>24,020,116.55</b>	<b>152,720.50</b>	<b>5,501,294.79</b>	<b>217,025.11</b>	<b>96,142.50</b>	<b>4,358,953.00</b>	<b>34,346,252.45</b>

Grants given to entities as reported in State's Gateway:

<u>Entity Name (Project, if different)</u>	<u>Project #</u>	<u>Description</u>	<u>2020 Expended Amount</u>	<u>2020 Budget</u>	<u>Comments</u>	<u>Area</u>
Bald Mountain LLC	PROJ00000007	Building Imp.	-	120,324		RW
Block and Landscape Concept Plans - Jon Hunt Plaza	PROJ00000120	Engineering	31,120	31,120		RW
Catalyst III / Press Ganey	PROJ00000010	Building Imp.	810,149	925,000		RW
Gemini Permanent Supportive Housing - South Bend Heritage Foundation	PROJ00000035	Building Imp.	894,562	1,000,000		RW
Greenleaf Holdco LLC	PROJ000000211	Building Imp.	-	508,672		RW
Liberty Tower Exterior	PROJ000000044	Building Imp.	87,478	167,085		RW
South Bend Chocolate (Chocolate Factory Sewer)	PROJ000000012	Engineering	609,848	823,207		RW
Wells Fargo Parking Garage	PROJ000000092	Building Imp.	451,398	451,398		RW
Vested Interest	PROJ000000088	Building Imp.	108,039	122,586		RW
315/319 W. Jefferson	PROJ000000004	Building Imp.	116,472	116,472		RW
Commerce Center	PROJ000000019	Building Imp.	4,643,676	4,999,923		RE
Wharf Development	PROJ000000087	Building Imp.	432,660	443,055		RE
Kizer Mansion - 803 W. Washington	PROJ000000041	Building Imp.	-	218,800		WW
Washington/Colfax Apartments - South Bend Heritage Foundation	PROJ000000036	Building Imp.	78,414	152,323		WW

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**Current Members @ 12/31/20**

Marcia I. Jones  
Donald E. Inks  
Quentin Phillips  
Troy Warner  
Jake Teshka  
Leslie Wesley

**Title**

President  
Vice President  
Secretary  
Member  
Member  
Member-School Board Appointee

**Employees**

Redevelopment Commission uses staff from the Department of Community Investment as budgeted under Council approved Fund 211. Commission does not have separate employees.