

Gateway TIF Management - Redevelopment Report

2026 submission for subject year 2025

Indianapolis Consolidated City, Marion County

unit name

authority name

This unit has reported 69 TIF Districts

Personnel

Active Commissioners as of 12/31/2025

<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>
John Dillon	President	Yes		Yes	
Megan Garver	Vice President	Yes		Yes	
Brandon Herget	Commissioner	No	02/03/2025	Yes	
Brent Lyle	Commissioner	No	12/02/2025	Yes	
Daniel Moriarty	Commissioner	Yes		Yes	
Brian Murphy	Secretary	Yes		Yes	
Brigid Robinson	Commissioner	Yes		Yes	
Bruce Schumacher	Commissioner	Yes		Yes	
Gregg West	Commissioner	No	05/05/2025	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>
Michael James	Commissioner	Yes		No	03/05/2025

Employees

None

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T49100 - Consolidated	\$98,280,041.03	\$139,488,215.51
T49111 - Elevator Hill	\$234,336.90	\$93,134.43
T49120 - CSX	\$0.00	\$0.00
T49121 - Oxford Row (inactive)	\$0.00	\$0.00
T49127 - Gold Building	\$0.00	\$0.00
T49130 - Hillside HoTIF	\$437,343.80	\$0.00
T49131 - Stutz 1	\$224,102.63	\$220,046.63
T49132 - Alabama Street	\$0.00	\$0.00

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T49135 - Kennedy/Chloe	\$0.05	\$0.00
T49136 - Norwood HoTIF	\$243,552.46	\$0.00
T49137 - Reagan Park HoTIF	\$503,116.49	\$0.00
T49141 - Harding St.	\$4,586,292.97	\$7,930,957.00
T49147 - Barrington HoTIF	\$274,335.97	\$127,762.29
T49148 - Fall Creek HoTIF and HoTIF East	\$3,011,418.10	\$1,873,418.70
T49149 - UNWA	\$686,599.30	\$2,069,397.24
T49150 - Meridian Redevelopment	\$187,358.86	\$0.00
T49151 - Martindale Brightwood	\$132,841.62	\$0.00
T49155 - Near Eastside HoTIF	\$3,695,543.00	\$752,106.12
T49156 - Martindale Industrial	\$472,746.54	\$0.00
T49158 - Supplemental Housing (inactive)	\$0.00	\$0.00
T49160 - North Midtown TIF	\$3,253,043.13	\$1,970,268.81
T49163 - Penn Center	\$412,684.94	\$1,157,517.50
T49164 - Goodwill Riverview	\$463,681.71	\$318,275.00
T49165 - Jackson Fountain Square	\$255,437.26	\$72,282.67
T49166 - Ardmore	\$377,745.31	\$488,625.00
T49167 - Ford	\$446,364.74	\$75,137.50
T49168 - PR Mallory North	\$38,374.83	\$0.00
T49169 - PR Mallory South	\$0.00	\$0.00
T49172 - 421 N Penn	\$817,572.59	\$592,810.34
T49173 - South Meridian	\$546,246.86	\$351,400.00
T49174 - Block 20	\$379,786.42	\$308,600.00
T49175 - Park & North	\$0.16	\$0.00
T49176 - Sherman Park	\$6,121.75	\$0.00
T49177 - Twin Aire	\$55,768.56	\$0.00
T49180 - Indy Innovation Apartments	\$0.00	\$0.00
T49181 - King Cole	\$0.39	\$0.00
T49182 - Domino	\$796,986.17	\$130,622.00
T49183 - Monon 32	\$0.00	\$0.00
T49184 - 1827 Meridian	\$0.00	\$0.00
T49185 - Oddfellows	\$0.00	\$0.00
T49186 - Cole Motor	\$0.00	\$0.00
T49187 - City Market North	\$32,238.20	\$0.00
T49188 - City Market East	\$0.00	\$0.00
T49189 - Virginia/Buchanan	\$23,472.94	\$0.00
T49190 - 1331 Washington	\$0.16	\$0.00
T49191 - North Meridian	\$18,123.40	\$0.00
T49192 - Ingram	\$0.00	\$0.00
T49193 - Penn Electric	\$0.00	\$0.00
T49310 - County Line Road	\$0.14	\$0.00
T49640 - Dow Elanco	\$5,867,462.01	\$7,251,804.50
T49705 - South Post Road	\$0.00	\$0.00

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T49730 - Irvington-Brookville	\$357,343.65	\$0.00
T49802 - Shortee's Real Street	\$18,672.05	\$14,831.90
T49803 - Guilford Midtown	\$398,085.76	\$400,519.50
T49804 - Allison Pointe	\$0.00	\$0.00
T49840 - 86 Street Project	\$3,150,149.99	\$5,785,269.00
T49841 - Glendale Redevelopment	\$691,945.57	\$502,373.75
T49843 - Duke	\$298,947.65	\$184,320.00
T49844 - Glendale II	\$471,043.19	\$0.00
T49853 - Avondale	\$132,975.61	\$0.00
T49881 - White River-North FCID	\$1,457,181.43	\$1,384,800.00
T49882 - White River-Rocky Ripple FCID	\$115,205.03	\$0.00
T49940 - Airport EDA	\$20,667,579.77	\$41,059,231.00
T49946 - Tibbs Ave. Redevelopment (inactive)	\$0.00	\$0.00
T49961 - Central State	\$126,279.76	\$0.00
T49962 - Washington St Gateway	\$0.00	\$0.00
T49963 - Infosys	\$786,116.68	\$1,443,159.64
T49964 - 3500	\$0.00	\$0.00
T49981 - State Ditch-Mars Hill FCID	\$1,512,228.85	\$865,200.00
Total:	\$156,944,496.38	\$216,912,086.03

Redevelopment Expenditures

None

Grants/Loans

<i>District</i>	<i>Fund</i>	<i>Entity</i>	<i>Purpose</i>	<i>Amount</i>
T49100 - Consolidated	Consolidated TIF	Capital Improvement Board	Local Assistance Grant	\$8,700,000.00
T49940 - Airport EDA	Airport EDA	MSD Wayne Township	Vocational Training Grant	\$300,000.00

Final Notes

None

Fund Balances

Expand All
 Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
1331 Washington	Total		\$0.16
1827 Meridian	Total		\$0.00
3500	Total		\$0.00
421 N Penn	Total		\$276,874.92
86th Street Project	Total		\$1,978,440.20
Airport EDA	Total		\$1,410,340.35

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<i>Alabama Street</i>	Total		\$0.00
<i>Allison Pointe</i>	Total		\$0.00
<i>Ardmore</i>	Total		\$1,180,605.92
<i>Avondale</i>	Total		\$1,127,831.14
<i>Barrington</i>	Total		\$295,666.15
<i>Block 20</i>	Total		\$101,043.81
<i>Central State</i>	Total		\$645,192.77
<i>City Market East</i>	Total		\$0.00
<i>City Market North</i>	Total		\$32,238.20
<i>Cole Motor</i>	Total		\$0.00
<i>Consolidated TIF</i>	Total		\$95,251,628.36
<i>County Line Road</i>	Total		\$0.14
<i>CSX</i>	Total		\$0.00
<i>Domino</i>	Total		\$477,890.60
<i>Dow Elanco</i>	Total		\$3,338,913.81
<i>Duke</i>	Total		\$538,067.80
<i>Elevator Hill</i>	Total		(\$25,067.95)
<i>Fall Creek HOTIFs</i>	Total		\$2,989,404.90
<i>Ford</i>	Total		\$856,619.53
<i>Glendale</i>	Total		\$1,380,393.26
<i>Glendale II</i>	Total		\$1,524,792.70
<i>Gold Building</i>	Total		\$0.00
<i>Goodwill Riverview</i>	Total		\$508,652.12
<i>Guilford Midtown</i>	Total		(\$187,309.36)
<i>Harding Street</i>	Total		\$1,505,058.64
<i>Hillside HoTIF</i>	Total		\$1,425,910.58
<i>Indy Innovation Apartments</i>	Total		\$0.00
<i>Infosys</i>	Total		\$0.00
<i>Ingram</i>	Total		\$0.00
<i>Irvington-Brookville</i>	Total		\$357,343.90
<i>Jackson Fountain Square</i>	Total		\$282,365.90
<i>Kennedy/Chloe</i>	Total		\$0.00
<i>King Cole</i>	Total		\$0.39
<i>Martindale Brightwood</i>	Total		\$768,072.49
<i>Martindale Industrial</i>	Total		\$2,293,644.22
<i>Meridian Redevelopment</i>	Total		\$683,278.30

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<i>Monon 32</i>	Total		\$0.00
<i>Near Eastside TIF</i>	Total		\$12,198,160.45
<i>North Meridian</i>	Total		\$18,123.40
<i>North Midtown</i>	Total		\$3,021,629.66
<i>Norwood HoTIF</i>	Total		\$243,552.46
<i>Oddfellows</i>	Total		\$0.00
<i>Oxford Row</i>	Total		\$0.00
<i>Park & North</i>	Total		\$0.46
<i>Penn Center</i>	Total		\$1,029,904.23
<i>Penn Electric</i>	Total		\$0.00
<i>PR Mallory North</i>	Total		\$291,495.95
<i>PR Mallory South</i>	Total		\$0.00
<i>Reagan Park HoTIF</i>	Total		\$503,116.49
<i>Sherman Park</i>	Total		\$16,646.43
<i>Shortee's Real Street</i>	Total		(\$256,159.85)
<i>South Meridian</i>	Total		(\$323,831.54)
<i>South Post Road</i>	Total		\$0.00
<i>State Ditch-Mars Hill FCID</i>	Total		\$2,705,689.71
<i>Stutz 1</i>	Total		(\$512,981.15)
<i>Supplemental Housing</i>	Total		\$0.00
<i>Tibbs Ave</i>	Total		\$0.00
<i>Twin Aire</i>	Total		\$202,481.76
<i>UNWA</i>	Total		\$10,801.25
<i>Virginia/Buchanan</i>	Total		\$46,724.26
<i>Washington St Gateway</i>	Total		\$0.00
<i>White River-North FCID</i>	Total		\$2,050,180.82
<i>White River-Rocky Ripple FCID</i>	Total		\$332,757.23
Total			\$142,596,185.97

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T49158 - Supplemental Housing (inactive)

(1 of 138)

Original Establishment Area:

Supplemental Housing TIF

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

01/01/2008

Expiration Date:

05/15/2037

Description:

Not sure of the establishment date

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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T49640 - Dow Elanco

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Original Establishment Area:

Dow Elanco/AIT

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

09/05/1990

Expiration Date:

11/04/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development District Revenue Bonds 2010D	\$2,128,003.00	\$2,128,003.00
Economic Development District Revenue Bonds 2010C	\$4,204,975.00	\$383,603.00
City of Indianapolis Economic Development TIF Revenue Note 2019 - Corteva	\$5,174,502.00	\$3,449,668.00

Parcels:

Real Property: 326

Personal Property: 3

Other: 0

Total: 329

Total Gross AV: \$783,428,120.00

Total Net AV: \$738,725,500.00

Total Base AV: \$510,985,910.00

Total Inc. AV: \$227,739,590.00

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T49841 - Glendale Redevelopment

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Original Establishment Area:

Glendale

Indiana Code under which the TIF district is established:

IC 36-7-15.1

Establishment Date:

04/21/1999

Expiration Date:

04/21/2029

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds 2007A	\$1,253,985.50	\$499,428.75

Parcels:

Real Property: 16

Personal Property: 0

Other: 0

Total: 16

Total Gross AV: \$41,862,600.00

Total Net AV: \$41,862,600.00

Total Base AV: \$16,346,005.00

Total Inc. AV: \$25,516,595.00

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T49940 - Airport EDA

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Original Establishment Area:

Airport EDA

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

11/06/1991

Expiration Date:

08/07/2026

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Tax Increment Refunding Bonds 2007A		
Taxable Economic Development Revenue Bonds 2007B		
City of Indianapolis UAL - Financing	\$0.00	\$0.00
City of Indianapolis Redevelopment District 2020B	\$4,922,785.00	\$4,922,785.00
City of Indianapolis Taxable Redevelopment District Refunding Bonds 2020C		

Parcels:

Real Property: 1099

Personal Property: 1

Other: 0

Total: 1100

Total Gross AV: \$1,154,158,860.00

Total Net AV: \$1,013,908,814.00

Total Base AV: \$360,154,468.00

Total Inc. AV: \$653,754,346.00

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T49946 - Tibbs Ave. Redevelopment (inactive)

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Original Establishment Area:

Tibbs

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

02/07/2007

Expiration Date:

02/07/2037

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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T49100 - Consolidated

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Original Establishment Area:

Downtown Consolidated TIF

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

08/04/1980

Expiration Date:

06/30/2051

Description:

Downtown Indianapolis

Expansion Areas:

#	Name	Est. Date	Exp. Date	Description	Status
01	Elevator Hill Expansion Allocation Area	06/02/2021	Unknown		Active

Debts:

Debt Name	Amount Owed	Amount Paid
Taxable Economic Development Revenue Bonds 2014B	\$0.00	\$0.00
Economic Development Revenue Bonds 2014C	\$8,136,766.00	\$0.00
Economic Development Revenue Bonds 2014D	\$4,067,000.00	\$0.00
Taxable Economic Develeopment Revenue Bonds 2014E		
Economic Development Revenue Bonds 2014A	\$35,592,750.00	\$0.00
Redevelopment District Bonds of 1992		
Economic Development District Revenue Bonds 2011C	\$23,023,431.25	\$1,513,625.00
Economic Development District Revenue Bonds 2011B		
Economic Development District Revenue Bonds 2011A		
Redevelopment District Subordinate Tax Increment Refunding Bonds 2009A		
Redevelopment District Subordinate Tax Increment Refunding Bonds 2009B		
Redevelopment District Bonds 2008A	\$0.00	\$0.00
Economic Developement Revenue Notes 2004C		
Redevelopment District Taxable Refunding Notes 2004A		
Redevelopment District Taxable Refunding Notes 2004B		
Redevelopment District Refunding Bonds 1999A (CABs)	\$122,375,000.00	\$29,255,000.00

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Redevelopment District TIF Revenue Refunding Bonds 2016A	\$54,002,684.00	\$4,005,551.00
Economic Development Taxable Revenue Bonds 2016A		
Economic Development Taxable Revenue Bonds 2016B		
Redevelopment District TIF Revenue Refunding Bonds 2013A		
Economic Development District TIF Revenue Bonds 2013A		
Economic Development TIF Revenue Bonds 2013B		
Redevelopment District Subordinate TIF Revenue Bonds 2013A	\$0.00	\$0.00
City of Indianapolis Economic Development 2018 - Phoenix Theatre	\$5,377,795.00	\$0.00
City of Indianapolis Economic Development TIF Revenue BAN 2018 - Illinois Street / 220 Projects)		
City of Indianapolis Economic Development 2017- Bethel AME	\$11,277,950.00	\$632,612.50
Redevelopment District Refunding Taxable Bonds 2018	\$9,561,397.50	\$1,070,831.69
Economic Development Revenue 2018A Notes		
Economic Development TIF Revenue Bonds 2019A	\$35,077,725.00	\$2,197,825.00
City of Indianapolis Economic Development Refunding Bonds 2021A (City Way I)	\$92,379,125.00	\$0.00
City of Indianapolis Taxable Economic Development Refunding Bonds 2021B (City Way Project)	\$0.00	\$0.00
City of Indianapolis Economic Development Bonds 2022B - Elanco	\$178,897,375.00	\$5,030,150.00
City of Indianapolis Economic Development Refunding Bonds 2022C	\$0.00	\$0.00
City of Indianapolis Redevelopment District (CAC - City Way II)	\$15,615,258.00	\$1,530,489.85
City of Indianapolis Economic Development Bonds 2022D - 16 Tech	\$27,441,915.00	\$736,282.00
Economic Development TIF Revenue Bonds 2023 - ILMAR/KG 220 Projects	\$36,659,401.00	\$1,541,464.00
City of Indianapolis Redevelopment District Tax Bonds Series 2023A (Convention)	\$338,898,200.00	\$9,300,000.00
Redevelopment District Subordinate Refunding TIF Bonds 2022A	\$4,649,626.00	\$144,150.00
Redevelopment District Subordinate Refunding TIF Bonds 2022B	\$25,353,920.00	\$779,306.00
Economic Development Refunding Revenue Bonds 2022E	\$16,964,800.00	\$506,418.00
Economic Development Refunding Revenue Bonds 2022F	\$2,215,872.00	\$66,582.00
City of Indianapolis Redevelopment District 2024E Bonds	\$72,400,000.00	\$7,676,859.72
City of Indianapolis Taxable Economic Development Bonds 2021 - Elevator Hill		

Parcels:

Real Property: 2235

Personal Property: 6

Other: 0

Total: 2241

Total Gross AV: \$6,715,232,290.00

Total Net AV: \$4,573,764,146.00

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Total Base AV: \$714,496,919.00

Total Inc. AV: \$3,859,267,227.00

T49155 - Near Eastside HoTIF

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Original Establishment Area:

NE HOTIF

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

05/03/2006

Expiration Date:

05/03/2036

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Bonds 2010A	\$343,999.10	\$343,862.72

Parcels:

Real Property: 2076

Personal Property: 0

Other: 0

Total: 2076

Total Gross AV: \$358,395,300.00

Total Net AV: \$217,434,650.00

Total Base AV: \$65,885,280.00

Total Inc. AV: \$151,549,370.00

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T49160 - North Midtown TIF

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Original Establishment Area:

Midtown TIF

Indiana Code under which the TIF district is established:

Other

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

07/08/2012

Expiration Date:

05/20/2040

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development Revenue 2015A Notes		
City of Indianapolis Economic Development 2018 - River House	\$3,317,625.00	\$203,770.41
City of Indianapolis Economic Development 2020A Notes		
City of Indianapolis Economic Development 2021 - Midtown Project	\$4,393,093.00	\$55,283.00
City of Indianapolis Taxable Economic Development Notes 2022 - Broad Ripple Project	\$597,430.50	\$597,578.20
City of Indianapolis Redevelopment District Bonds 2023H Broad Ripple Park Family Center	\$33,667,199.00	\$1,088,010.00

Parcels:

Real Property: 924

Personal Property: 0

Other: 0

Total: 924

Total Gross AV: \$443,105,800.00

Total Net AV: \$385,547,687.00

Total Base AV: \$266,998,613.00

Total Inc. AV: \$118,549,074.00

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T49961 - Central State

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Original Establishment Area:

Central State

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

10/01/2014

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 367

Personal Property: 0

Other: 0

Total: 367

Total Gross AV: \$123,793,000.00

Total Net AV: \$68,856,881.00

Total Base AV: \$57,936,644.00

Total Inc. AV: \$10,920,237.00

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T49853 - Avondale

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Original Establishment Area:

Avondale Meadows

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

01/04/2012

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 48

Personal Property: 0

Other: 0

Total: 48

Total Gross AV: \$57,472,400.00

Total Net AV: \$32,173,450.00

Total Base AV: \$24,519,612.00

Total Inc. AV: \$7,653,838.00

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T49156 - Martindale Industrial

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Original Establishment Area:

Martindale Industrial

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

06/06/2007

Expiration Date:

06/06/2037

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District TIF Revenue Bonds Series 2012A		

Parcels:

Real Property: 11

Personal Property: 1

Other: 0

Total: 12

Total Gross AV: \$40,810,150.00

Total Net AV: \$40,810,150.00

Total Base AV: \$25,761,942.00

Total Inc. AV: \$15,048,208.00

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T49840 - 86 Street Project

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Original Establishment Area:

86th Street/Washington Area Project

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

02/07/1996

Expiration Date:

02/07/2026

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 822

Personal Property: 0

Other: 0

Total: 822

Total Gross AV: \$1,287,352,600.00

Total Net AV: \$1,176,943,095.00

Total Base AV: \$1,034,469,615.00

Total Inc. AV: \$142,473,480.00

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T49141 - Harding St.

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/19/1983

Expiration Date:

06/30/2025

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Bonds 2011A	\$0.00	\$0.00

Parcels:

Real Property: 163

Personal Property: 0

Other: 0

Total: 163

Total Gross AV: \$249,044,400.00

Total Net AV: \$231,462,549.00

Total Base AV: \$47,633,857.00

Total Inc. AV: \$183,828,692.00

Gateway TIF Management - Redevelopment Report

T49147 - Barrington HoTIF

(14 of 138)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

05/18/1988

Expiration Date:

02/01/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Notes 2010A		
Redevelopment District TIF Refunding Bonds 2015A	\$762,697.78	\$127,070.29

Parcels:

<i>Real Property:</i>	403
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	403
<i>Total Gross AV:</i>	\$33,860,900.00
<i>Total Net AV:</i>	\$18,590,512.00
<i>Total Base AV:</i>	\$6,371,539.00
<i>Total Inc. AV:</i>	\$12,218,973.00

Gateway TIF Management - Redevelopment Report

T49148 - Fall Creek HoTIF and HoTIF East

(15 of 138)

Original Establishment Area:

Fall Creek HOTIFs

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

02/07/1990

Expiration Date:

05/18/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District TIF Revenue Refunding Bonds 2014A	\$3,952,919.00	\$1,056,862.00
Section 108 Monon 16	\$1,484,190.00	\$312,866.00

Parcels:

Real Property: 1093

Personal Property: 0

Other: 0

Total: 1093

Total Gross AV: \$373,421,600.00

Total Net AV: \$234,036,122.00

Total Base AV: \$92,710,744.00

Total Inc. AV: \$141,325,378.00

Gateway TIF Management - Redevelopment Report

T49149 - UNWA

(16 of 138)

Original Establishment Area:

UNWA TIF

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

06/07/1995

Expiration Date:

06/30/2025

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 3490

Personal Property: 0

Other: 0

Total: 3490

Total Gross AV: \$287,011,500.00

Total Net AV: \$182,214,171.00

Total Base AV: \$152,654,933.00

Total Inc. AV: \$29,559,238.00

Gateway TIF Management - Redevelopment Report

T49150 - Meridian Redevelopment

(17 of 138)

Original Establishment Area:

Meridian Redevelopment I

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

04/21/1999

Expiration Date:

04/21/2029

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$11,891,100.00

Total Net AV: \$11,891,100.00

Total Base AV: \$4,807,810.00

Total Inc. AV: \$7,083,290.00

Gateway TIF Management - Redevelopment Report

T49151 - Martindale Brightwood

(18 of 138)

Original Establishment Area:

Martindale Brightwood

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

07/07/1999

Expiration Date:

07/07/2029

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 44

Personal Property: 0

Other: 0

Total: 44

Total Gross AV: \$32,671,300.00

Total Net AV: \$31,067,667.00

Total Base AV: \$26,775,132.00

Total Inc. AV: \$4,292,535.00

Gateway TIF Management - Redevelopment Report

T49163 - Penn Center

(19 of 138)

Original Establishment Area:

Penn Center Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/05/2017

Expiration Date:

08/09/2042

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2017 - Indy Penn Center		
City of Indianapolis Taxable Economic Development Bonds 2022A - Indy Penn Center Hotel	\$20,474,620.00	\$1,138,262.00

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$69,308,700.00

Total Net AV: \$69,308,700.00

Total Base AV: \$2,124,969.00

Total Inc. AV: \$67,183,731.00

Gateway TIF Management - Redevelopment Report

T49164 - Goodwill Riverview

(20 of 138)

Original Establishment Area:

Goodwill Riverview Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/06/2017

Expiration Date:

05/24/2043

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2018 - Goodwill Riverview	\$5,859,375.00	\$316,625.00

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$21,196,300.00

Total Net AV: \$21,196,300.00

Total Base AV: \$39,108.00

Total Inc. AV: \$21,157,192.00

Gateway TIF Management - Redevelopment Report

T49166 - Ardmore

(21 of 138)

Original Establishment Area:

Ardmore Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

08/02/2017

Expiration Date:

05/13/2043

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2018 - Ardmore	\$11,063,625.00	\$488,625.00

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$32,141,000.00

Total Net AV: \$32,141,000.00

Total Base AV: \$2,091,701.00

Total Inc. AV: \$30,049,299.00

Gateway TIF Management - Redevelopment Report

T49167 - Ford

(22 of 138)

Original Establishment Area:

Ford Plant Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

03/07/2018

Expiration Date:

12/10/2043

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2018 - Ford Plant	\$5,224,534.00	\$73,638.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$19,072,400.00

Total Net AV: \$19,072,400.00

Total Base AV: \$0.00

Total Inc. AV: \$19,072,400.00

Gateway TIF Management - Redevelopment Report

T49843 - Duke

(23 of 138)

Original Establishment Area:

Duke Headquarters Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/06/2018

Expiration Date:

06/22/2043

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2018 - Duke Headquarters	\$3,968,980.00	\$182,820.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$14,646,900.00

Total Net AV: \$14,646,900.00

Total Base AV: \$0.00

Total Inc. AV: \$14,646,900.00

Gateway TIF Management - Redevelopment Report

T49165 - Jackson Fountain Square

(24 of 138)

Original Establishment Area:

Jackson Fountain Square Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

12/06/2018

Expiration Date:

Unknown

Description:

TIF Will expire 25 years after first issuance of debt

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2019 - Carter Jackson Project	\$4,908,382.00	\$70,583.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$11,873,800.00

Total Net AV: \$11,873,800.00

Total Base AV: \$94,939.00

Total Inc. AV: \$11,778,861.00

Gateway TIF Management - Redevelopment Report

T49172 - 421 N Penn

(25 of 138)

Original Establishment Area:

421 N Penn Economic Development Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

10/02/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development, Series 2020 - 421 N. Penn Project	\$18,174,013.00	\$591,160.34

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$48,923,700.00

Total Net AV: \$48,923,700.00

Total Base AV: \$1,365,560.00

Total Inc. AV: \$47,558,140.00

Gateway TIF Management - Redevelopment Report

T49173 - South Meridian

(26 of 138)

Original Establishment Area:

South Meridian Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

07/17/2019

Expiration Date:

12/31/2046

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2021 - Rise on Meridian Project	\$18,154,880.00	\$346,400.00

Parcels:

Real Property: 110

Personal Property: 0

Other: 0

Total: 110

Total Gross AV: \$32,800,700.00

Total Net AV: \$31,138,285.00

Total Base AV: \$16,012,698.00

Total Inc. AV: \$15,125,587.00

Gateway TIF Management - Redevelopment Report

T49174 - Block 20

(27 of 138)

Original Establishment Area:

Block 20 Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/05/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2020 - Block 20	\$7,157,977.00	\$307,101.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$17,330,700.00

Total Net AV: \$17,330,700.00

Total Base AV: \$1,464,069.00

Total Inc. AV: \$15,866,631.00

Gateway TIF Management - Redevelopment Report

T49962 - Washington St Gateway

(28 of 138)

Original Establishment Area:

Washington Street Gateway Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

04/17/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$3,920,500.00

Total Net AV: \$3,920,500.00

Total Base AV: \$3,920,500.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49963 - Infosys

(29 of 138)

Original Establishment Area:

Infosys Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Redevelopment project area

Establishment Date:

12/19/2018

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 51

Personal Property: 0

Other: 0

Total: 51

Total Gross AV: \$42,977,100.00

Total Net AV: \$35,901,162.00

Total Base AV: \$8,468,388.00

Total Inc. AV: \$27,432,774.00

Gateway TIF Management - Redevelopment Report

T49964 - 3500

(30 of 138)

Original Establishment Area:

3500 Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/05/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$224,600.00

Total Net AV: \$224,600.00

Total Base AV: \$224,600.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49175 - Park & North

(31 of 138)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

06/05/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$768,500.00

Total Net AV: \$768,500.00

Total Base AV: \$768,495.00

Total Inc. AV: \$5.00

Gateway TIF Management - Redevelopment Report

T49176 - Sherman Park

(32 of 138)

Original Establishment Area:

Sherman Park Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

10/02/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 27

Personal Property: 0

Other: 0

Total: 27

Total Gross AV: \$13,400,300.00

Total Net AV: \$2,449,175.00

Total Base AV: \$2,203,021.00

Total Inc. AV: \$246,154.00

Gateway TIF Management - Redevelopment Report

T49168 - PR Mallory North

(33 of 138)

Original Establishment Area:

PR Mallory North Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-14.5

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

12/19/2018

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 17

Personal Property: 0

Other: 0

Total: 17

Total Gross AV: \$2,565,200.00

Total Net AV: \$1,355,400.00

Total Base AV: \$1,287,037.00

Total Inc. AV: \$68,363.00

Gateway TIF Management - Redevelopment Report

T49169 - PR Mallory South

(34 of 138)

Original Establishment Area:

PR Mallory South Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

12/19/2018

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 13

Personal Property: 0

Other: 0

Total: 13

Total Gross AV: \$16,959,000.00

Total Net AV: \$4,492,200.00

Total Base AV: \$395,680.00

Total Inc. AV: \$4,096,520.00

Gateway TIF Management - Redevelopment Report

T49177 - Twin Aire

(35 of 138)

Original Establishment Area:

Twin Aire Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

05/15/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 40

Personal Property: 0

Other: 0

Total: 40

Total Gross AV: \$152,473,400.00

Total Net AV: \$15,703,020.00

Total Base AV: \$11,515,005.00

Total Inc. AV: \$4,188,015.00

Gateway TIF Management - Redevelopment Report

T49881 - White River-North FCID

(36 of 138)

Original Establishment Area:

White River-Indianapolis North Flood Control Improvement District

Indiana Code under which the TIF district is established:

Other

Establishment Date:

11/21/2018

Expiration Date:

08/01/2046

Description:

Established Under IC 36-7-15.6

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1606

Personal Property: 0

Other: 0

Total: 1606

Total Gross AV: \$505,950,400.00

Total Net AV: \$312,403,865.00

Total Base AV: \$245,226,635.00

Total Inc. AV: \$67,177,230.00

Gateway TIF Management - Redevelopment Report

T49882 - White River-Rocky Ripple FCID

(37 of 138)

Original Establishment Area:

White River-Rocky Ripple Flood Control Improvement District

Indiana Code under which the TIF district is established:

Other

Establishment Date:

05/15/2019

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 479

Personal Property: 0

Other: 0

Total: 479

Total Gross AV: \$72,163,200.00

Total Net AV: \$30,148,620.00

Total Base AV: \$24,732,190.00

Total Inc. AV: \$5,416,430.00

Gateway TIF Management - Redevelopment Report

T49844 - Glendale II

(38 of 138)

Original Establishment Area:

Glendale II Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2020

Expiration Date:

08/01/2046

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2021 - Glendale II Project	\$0.00	\$0.00

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$22,061,300.00

Total Net AV: \$22,061,300.00

Total Base AV: \$750,709.00

Total Inc. AV: \$21,310,591.00

Gateway TIF Management - Redevelopment Report

T49111 - Elevator Hill

(39 of 138)

Original Establishment Area:

Elevator Hill Expansion Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

11/03/2021

Expiration Date:

12/15/2046

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Taxable Economic Development Bonds 2021 - Elevator Hill	\$5,722,280.00	\$91,484.43

Parcels:

<i>Real Property:</i>	49
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	49
<i>Total Gross AV:</i>	\$18,297,000.00
<i>Total Net AV:</i>	\$18,086,137.00
<i>Total Base AV:</i>	\$7,083,364.00
<i>Total Inc. AV:</i>	\$11,002,773.00

Gateway TIF Management - Redevelopment Report

T49131 - Stutz 1

(40 of 138)

Original Establishment Area:

Stutz 1 Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2021

Expiration Date:

08/08/2047

Description:

1060 N Capital Ave Stutz Factory Building

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Economic Development 2022 - Stutz 1 Project B	\$6,288,651.00	\$216,046.63
City of Indianapolis Economic Development 2018 BAN - Illinois Street/220 Project		

Parcels:

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$4,285,900.00
<i>Total Net AV:</i>	\$4,285,900.00
<i>Total Base AV:</i>	\$3,731,957.00
<i>Total Inc. AV:</i>	\$553,943.00

Gateway TIF Management - Redevelopment Report

T49180 - Indy Innovation Apartments

(41 of 138)

Original Establishment Area:

Indy Innovation Apartments, LLC Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development TIF Revenue Bonds 2023 - Indy Innovation Apartments	\$0.00	\$0.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$445,900.00

Total Net AV: \$0.00

Total Base AV: \$0.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49181 - King Cole

(42 of 138)

Original Establishment Area:

King Cole Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$1,579,000.00

Total Net AV: \$1,579,000.00

Total Base AV: \$1,578,992.00

Total Inc. AV: \$8.00

Gateway TIF Management - Redevelopment Report

T49802 - Shortee's Real Street

(43 of 138)

Original Establishment Area:

Shortee's Reel Street Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development TIF Revenue Bonds 2023 - Shortee's Real Street Project	\$16,325,768.00	\$14,831.90

Parcels:

<i>Real Property:</i>	38
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	38
<i>Total Gross AV:</i>	\$1,369,300.00
<i>Total Net AV:</i>	\$1,369,300.00
<i>Total Base AV:</i>	\$282,200.00
<i>Total Inc. AV:</i>	\$1,087,100.00

Gateway TIF Management - Redevelopment Report

T49182 - Domino

(44 of 138)

Original Establishment Area:

Domino Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Marion - Indianapolis Consolidated City - City of Indianapolis Economic Development 2024 - Domino	\$19,945,343.00	\$129,122.00

Parcels:

Real Property: 6

Personal Property: 0

Other: 0

Total: 6

Total Gross AV: \$2,015,200.00

Total Net AV: \$2,015,200.00

Total Base AV: \$308,101.00

Total Inc. AV: \$1,707,099.00

Gateway TIF Management - Redevelopment Report

T49183 - Monon 32

(45 of 138)

Original Establishment Area:

Monon 32 Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$1,574,300.00

Total Net AV: \$1,574,300.00

Total Base AV: \$1,574,300.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49184 - 1827 Meridian

(46 of 138)

Original Establishment Area:

1827 Meridian Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development TIF Revenue Bonds 2023- 1827 Lofts Project	\$0.00	\$0.00

Parcels:

Real Property: 5

Personal Property: 0

Other: 0

Total: 5

Total Gross AV: \$538,500.00

Total Net AV: \$538,500.00

Total Base AV: \$538,500.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49185 - Oddfellows

(47 of 138)

Original Establishment Area:

Oddfellows Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2049

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development TIF Indy Oddfellows Series 2023	\$0.00	\$0.00

Parcels:

<i>Real Property:</i>	2
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	2
<i>Total Gross AV:</i>	\$6,729,400.00
<i>Total Net AV:</i>	\$6,729,400.00
<i>Total Base AV:</i>	\$6,729,400.00
<i>Total Inc. AV:</i>	\$0.00

Gateway TIF Management - Redevelopment Report

T49186 - Cole Motor

(48 of 138)

Original Establishment Area:

Cole Motor Plant Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Tax Increment Revenue Bonds 2025 (Cole Motor Project)	\$0.00	\$0.00

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$4,849,300.00

Total Net AV: \$0.00

Total Base AV: \$0.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49803 - Guilford Midtown

(49 of 138)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

02/08/2023

Expiration Date:

12/31/2048

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development TIF Revenue Bonds 2023- Guilford Midtown Project	\$12,303,954.00	\$400,520.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$1,837,600.00

Total Net AV: \$1,837,600.00

Total Base AV: \$1,204,888.00

Total Inc. AV: \$632,712.00

Gateway TIF Management - Redevelopment Report

T49189 - Virginia/Buchanan

(50 of 138)

Original Establishment Area:

Virginia/Buchanan Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$951,000.00

Total Net AV: \$951,000.00

Total Base AV: \$58.00

Total Inc. AV: \$950,942.00

Gateway TIF Management - Redevelopment Report

T49190 - 1331 Washington

(51 of 138)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$767,000.00

Total Net AV: \$767,000.00

Total Base AV: \$766,996.00

Total Inc. AV: \$4.00

Gateway TIF Management - Redevelopment Report

T49130 - Hillside HoTIF

(52 of 138)

Original Establishment Area:

Hillside HOTIF Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

01/01/2021

Expiration Date:

06/30/2051

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 740

Personal Property: 0

Other: 0

Total: 740

Total Gross AV: \$47,509,300.00

Total Net AV: \$31,694,957.00

Total Base AV: \$13,668,482.00

Total Inc. AV: \$18,026,475.00

Gateway TIF Management - Redevelopment Report

T49188 - City Market East

(54 of 138)

Original Establishment Area:

City Market EastAllocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2022

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

<i>Real Property:</i>	1
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	1
<i>Total Gross AV:</i>	\$0.00
<i>Total Net AV:</i>	\$0.00
<i>Total Base AV:</i>	\$0.00
<i>Total Inc. AV:</i>	\$0.00

Gateway TIF Management - Redevelopment Report

T49981 - State Ditch-Mars Hill FCID

(55 of 138)

Original Establishment Area:

State Ditch-Mars Hill Flood Control Improvement District

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/01/2021

Expiration Date:

06/30/2051

Description:

Established Under IC 36-7-15.6

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 2185

Personal Property: 0

Other: 0

Total: 2185

Total Gross AV: \$292,927,200.00

Total Net AV: \$190,516,634.00

Total Base AV: \$126,140,061.00

Total Inc. AV: \$64,376,573.00

Gateway TIF Management - Redevelopment Report

T49193 - Penn Electric

(56 of 138)

Original Establishment Area:

Penn Electric Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2023

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Indianapolis Taxable Economic Development Bonds 2024 - Penn Electric	\$0.00	\$0.00

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$3,178,900.00

Total Net AV: \$3,178,900.00

Total Base AV: \$345,200.00

Total Inc. AV: \$2,833,700.00

Gateway TIF Management - Redevelopment Report

T49192 - Ingram

(57 of 138)

Original Establishment Area:

Ingram Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2023

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 17

Personal Property: 0

Other: 0

Total: 17

Total Gross AV: \$158,300.00

Total Net AV: \$125,200.00

Total Base AV: \$125,200.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49310 - County Line Road

(58 of 138)

Original Establishment Area:

County Line Road Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2023

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 11

Personal Property: 0

Other: 0

Total: 11

Total Gross AV: \$1,878,700.00

Total Net AV: \$1,616,412.00

Total Base AV: \$1,616,405.00

Total Inc. AV: \$7.00

Gateway TIF Management - Redevelopment Report

T49191 - North Meridian

(59 of 138)

Original Establishment Area:

North Meridian Economic Development Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2023

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 314

Personal Property: 0

Other: 0

Total: 314

Total Gross AV: \$210,517,600.00

Total Net AV: \$102,058,951.00

Total Base AV: \$101,113,471.00

Total Inc. AV: \$945,480.00

Gateway TIF Management - Redevelopment Report

T49730 - Irvington-Brookville

(60 of 138)

Original Establishment Area:

Irvington-Brookville Road Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2023

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

#	Name	Est. Date	Exp. Date	Description	Status
01	Enlarged Irvington-Brookville Road Allocation Area	01/01/2023	Unknown		Active

Debts:

Debt Name	Amount Owed	Amount Paid

Parcels:

<i>Real Property:</i>	47
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	47
<i>Total Gross AV:</i>	\$137,054,600.00
<i>Total Net AV:</i>	\$73,889,471.00
<i>Total Base AV:</i>	\$23,653,082.00
<i>Total Inc. AV:</i>	\$50,236,389.00

Gateway TIF Management - Redevelopment Report

T49132 - Alabama Street

(61 of 138)

Original Establishment Area:

Alabama Street Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

03/20/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$559,000.00

Total Net AV: \$434,300.00

Total Base AV: \$434,300.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49135 - Kennedy/Chloe

(62 of 138)

Original Establishment Area:

Kennedy/Chloe Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2024

Expiration Date:

08/02/2051

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$175,300.00

Total Net AV: \$175,300.00

Total Base AV: \$175,300.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49804 - Allison Pointe

(63 of 138)

Original Establishment Area:

Allison Pointe Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 1

Personal Property: 0

Other: 0

Total: 1

Total Gross AV: \$1,192,800.00

Total Net AV: \$1,192,800.00

Total Base AV: \$1,192,800.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49136 - Norwood HoTIF

(64 of 138)

Original Establishment Area:

Norwood HoTIF Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

01/01/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 372

Personal Property: 0

Other: 0

Total: 372

Total Gross AV: \$22,119,700.00

Total Net AV: \$14,364,345.00

Total Base AV: \$3,774,221.00

Total Inc. AV: \$10,590,124.00

Gateway TIF Management - Redevelopment Report

T49137 - Reagan Park HoTIF

(65 of 138)

Original Establishment Area:

Reagan Park HoTIF Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Area needing redevelopment

Establishment Date:

01/01/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 235

Personal Property: 0

Other: 0

Total: 235

Total Gross AV: \$38,126,700.00

Total Net AV: \$26,614,804.00

Total Base AV: \$5,010,249.00

Total Inc. AV: \$21,604,555.00

Gateway TIF Management - Redevelopment Report

T49705 - South Post Road

(66 of 138)

Original Establishment Area:

South Post Road Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 184

Personal Property: 0

Other: 0

Total: 184

Total Gross AV: \$243,362,700.00

Total Net AV: \$179,129,614.00

Total Base AV: \$179,129,614.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49120 - CSX

(67 of 138)

Original Establishment Area:

CSX Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2024

Expiration Date:

12/30/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$4,557,000.00

Total Net AV: \$4,557,000.00

Total Base AV: \$4,557,000.00

Total Inc. AV: \$0.00

Gateway TIF Management - Redevelopment Report

T49127 - Gold Building

(68 of 138)

Original Establishment Area:

Gold Building Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Redevelopment project area

Establishment Date:

01/01/2024

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 3

Personal Property: 0

Other: 0

Total: 3

Total Gross AV: \$18,580,700.00

Total Net AV: \$15,940,000.00

Total Base AV: \$15,940,000.00

Total Inc. AV: \$0.00

T49121 - Oxford Row (inactive)

(69 of 138)

Original Establishment Area:

Oxford Row Allocation Area

Indiana Code under which the TIF district is established:

IC 36-7-15.1

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

01/01/2025

Expiration Date:

12/31/2099

Description:

no actual expiration date as of 2026

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: