



Bluffton Redevelopment Commission

October 18, 2021



Adams Street #1 Allocation Area

Adams Street #1 Allocation Area

About the Area

Adams Street #1 Allocation Area

- Created: December 31, 2007
- Amended September 29, 2020
 - Expanded the boundaries of the Allocation Area #1 (the “Allocation Area #1 Expansion”)
- Expires: December 31, 2037

	Pay 2021	Pay 2022
Estimated Annual TIF (Includes 20/20 Parcel)	\$445,370	\$521,000

Adams Street #1 Allocation Area

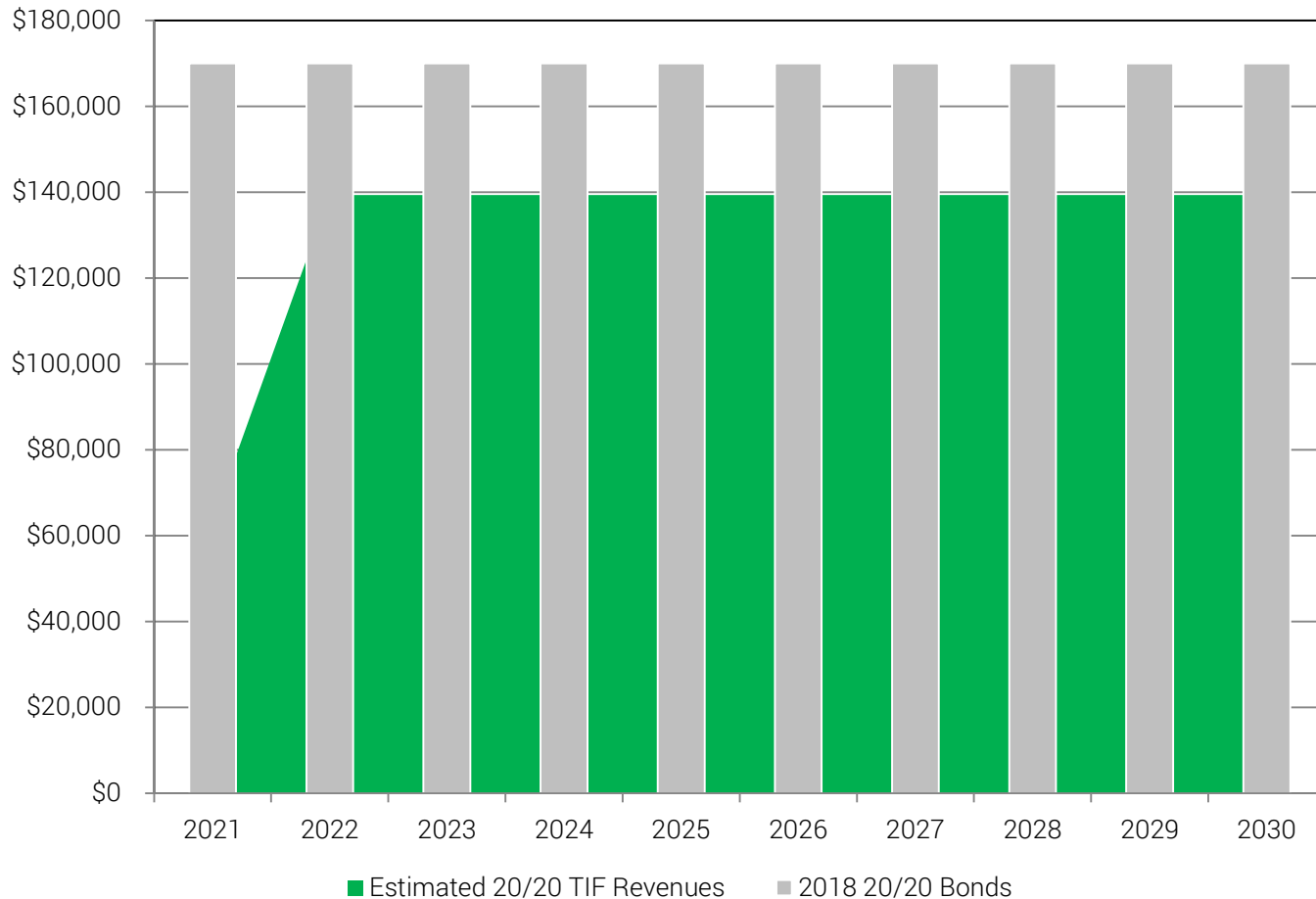
Outstanding Obligations

Economic Development Revenue Bonds of 2018 (20/20 Project)

- \$1,700,000 issued / \$1,615,000 outstanding
- Final maturity: February 1, 2031
- Issued to finance a portion of the construction of the 20/20 expansion project.
- Bonds are payable solely from TIF collected from parcel number 90-08-05-300-007.000-004 (the “20/20 Parcel”).

Adams Street #1 Allocation Area

Comparison of Estimated 20/20 TIF Revenues and Debt Service Payments



Note: The City's obligation to the repayment of the 2018 20/20 Bonds is limited to the TIF Revenues generated by the 20/20 Parcel. The City is under no obligation to utilize other revenues of the City to make payments on the 2018 20/20 Bonds to the extent that the 20/20 TIF Revenues are insufficient.



Adams Street #2 Allocation Area

Adams Street #2 Allocation Area

About the Area

Adams Street #2 Allocation Area

- Created: June 24, 2008
- Amended: March 26, 2019
 - Removed parcel 90-05-32-300-003.003-011 (the “MidLand Parcel”)
- Expires: June 24, 2038

	Pay 2021	Pay 2022
Estimated Annual TIF	\$54,850	\$55,010

MidLand Allocation Area

MidLand Allocation Area

About the Area

MidLand Allocation Area

- Created: March 26, 2019
- Amended: March 17, 2020
 - Designated Inteva Products, LLC as a “designated taxpayer”
- Expires: May 9, 2044

Estimated Annual TIF	Pay 2021	Pay 2022	Pay 2023
Real Property	\$77,380	\$99,000	\$106,700
Inteva Personal Property*	N/A	440	228,160

*Based on the investment information provided by Company representatives.

MidLand Allocation Area

Outstanding Obligations

Economic Development Revenue Bonds of 2019 (MidLand Project)

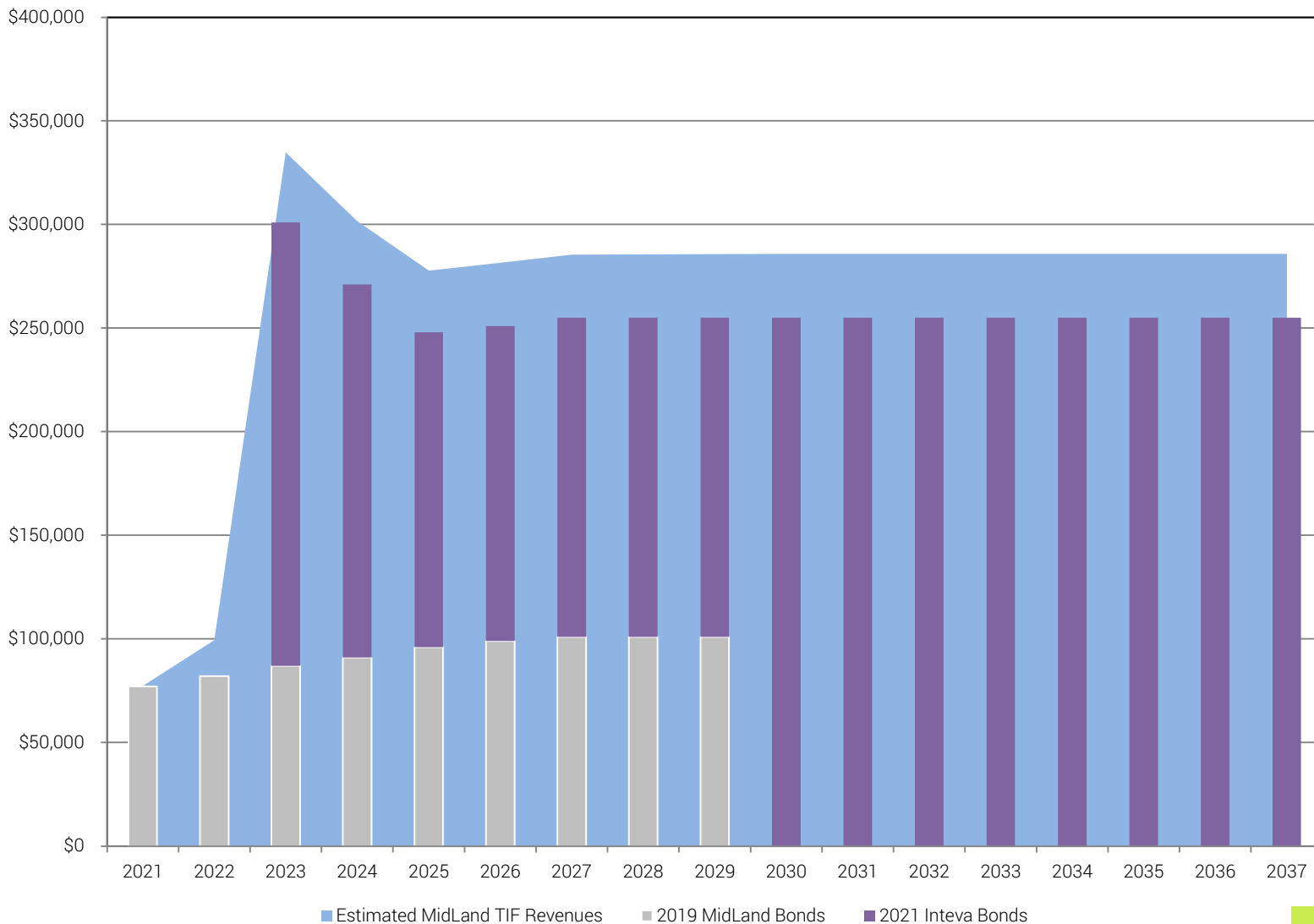
- \$835,000 issued / \$797,000 outstanding
- Final maturity: February 1, 2030
- Issued to finance a portion of the construction of the MidLand expansion project.
- Bonds are payable solely from MidLand Allocation Area TIF Revenues.

Economic Development Revenue Bonds of 2021 (Inteva Project)

- \$3,200,000 issued / outstanding
- Final maturity: February 1, 2038
- Issued to finance a portion of the construction of an expansion to a current automotive industry manufacturing and assembly operation.
- Bonds are payable solely from:
 - MidLand Allocation Area TIF Revenues Junior and subordinate to the 2019 MidLand Bonds

MidLand Allocation Area

Comparison of Estimated MidLand TIF Revenues and Debt Service Payments



Lancaster Allocation Area

Lancaster Allocation Area

About the Area

Lancaster Allocation Area

- Created: September 29, 2020
- Expires: November 18, 2045

	Pay 2022	Pay 2023*
Estimated Annual TIF	\$17,520	\$302,520

*Based on investment information provided by local officials, assumes the Premier Flats Project is completed and first assessed by January 1, 2022 for taxes payable in 2023.

Lancaster Allocation Area

Outstanding Obligations

Economic Development Revenue Bonds of 2020 (Premier Flats Project)

- \$2,600,000 issued / outstanding
- Final maturity: February 1, 2043
- Issued to finance a portion of the construction of the Premier Flats Project.
- Bonds are payable solely from Lancaster Allocation Area TIF Revenues. The pledge of Lancaster Allocation Area TIF Revenues will be limited to either: (i) \$130,000, on an annual basis, or (ii) 50% of the TIF Revenues, whichever is greater.

Lancaster Allocation Area

Comparison of Estimated Lancaster TIF Revenues and Debt Service Payments

