

# Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Highland Civil Town, Lake County

Highland Redevelopment Commission

This unit has reported 3 TIF Districts

## Personnel

### Active Commissioners as of 12/31/2017

<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 Griffin	None	No	03/06/2017	Yes	
Mark Herak	None	No	03/06/2017	Yes	
Dan Vassar	Secretary	No	03/06/2017	Yes	
Steve Wagner	Vice President	No	03/06/2017	Yes	
Bernie Zemen	President	No	03/06/2017	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>
Ed Dabrowski	Secretary	Yes		No	02/28/2017
Kathy DeGuilio-Fox	Vice President	Yes		No	02/28/2017
Greg Kuzmar	President	Yes		No	02/28/2017
Bill Leep	None	Yes		No	02/28/2017
Dominic Noce	None	Yes		No	02/22/2017

## Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Kathy DeGuilio-Fox	\$62,874.76	Salary
Lance Ryskamp	\$37,835.20	Salary

## Finances

### TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45451 - TIF #1-Highland Acres	\$106,939.06	\$0.00
T45452 - TIF #2 Highland Downtown	\$171,377.61	\$0.00
T45453 - TIF #3 Highland Commercial Corridors	\$677,783.22	\$0.00
<b>Total:</b>	<b>\$956,099.89</b>	<b>\$0.00</b>

### Redevelopment Expenditures

## Gateway TIF Management - Redevelopment Report

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Personal Services	Salaries and Wages	D101		\$99,563.67
Personal Services	Employee Benefits	D107		\$19,794.75
Supplies	Office Supplies	D201		\$6,603.52
Services and Charges	Professional Services	D301		\$73,048.23
Services and Charges	Communication and Transportation	D302		\$1,638.37
Services and Charges	Insurance	D304		\$16,731.21
Services and Charges	Utility Services	D305		\$4,544.79
Services and Charges	Other Services and Charges	D312		\$19,894.59
Services and Charges	Other Services and Charges	D301	Other disbursements not available under category choice entered here as lump sum	\$1,411.32
Services and Charges	Professional Services	D301		\$42,201.06
Services and Charges	Insurance	D304		\$35,855.94
Services and Charges	Other Services and Charges	D312		\$20,574.68
Services and Charges	Other Services and Charges	D312	Other disbursements no available under category choice entered here as lump sum	\$3,632.99

### Grants/Loans

None

### Final Notes

There are no grants received nor made using the proceeds from any tax increment funds.

Further, pursuant to the plan of the department, there is no expenditures yet made. However, based upon projects now underway, we expect some expenditures in FY 2019. There also may be some in FY 2018, but this is contingent on the timing of developments.

### Fund Balances

Expand All   
  Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
<i>Highland Commercial Corridors Allocation Fund</i>	<b>Total</b>		<b>\$1,425,239.21</b>
<i>Highland Downtown Allocation Fund</i>	<b>Total</b>		<b>\$726,289.72</b>
<i>TIF #1-Highland Acres Allocation Fund</i>	<b>Total</b>		<b>\$233,617.66</b>
<b>Total</b>			<b>\$2,385,146.59</b>

# Gateway TIF Management - Redevelopment Report

## T45451 - TIF #1-Highland Acres

(1 of 6)

**Original Establishment Area:**

Highland Acres (TIF #1 T45451)

**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:**

10/10/2007

**Expiration Date:**

10/10/2037

**Description:**

The Area is generally bounded on the:  
--the north line of the Highland Acres Addition subdivision in the Town of Highland (approximately 631 feet north of Main Street;  
--South by Main Street;  
--East by Indianapolis Boulevard (U.S. Route 41; and  
--West by Prairie Avenue

**Expansion Areas:**

None

**Debts:**

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

**Parcels:**

<i>Real Property:</i>	14
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	14
<i>Total Gross AV:</i>	\$5,819,100.00
<i>Total Net AV:</i>	\$5,582,435.00
<i>Total Base AV:</i>	\$1,535,275.00
<i>Total Inc. AV:</i>	\$4,047,160.00

# Gateway TIF Management - Redevelopment Report

## T45452 - TIF #2 Highland Downtown

(2 of 6)

### Original Establishment Area:

Highland Redevelopment Area I--Downtown  
(TIF #2 T45452)

### Indiana Code under which the TIF district is established:

IC 36-7-14

### This TIF district is part of the following:

Area needing redevelopment

### Establishment Date:

05/28/2008

### Expiration Date:

05/28/2038

### Description:

Generally, Redevelopment Area I--Downtown TIF area includes properties both east and west along Kennedy Avenue up to the alleys from the Little Calumet River to Lincoln Street. The area also includes 8001 Kennedy, the Public Works Complex and Sharp Athletic Field. From LaPorte Avenue to Lincoln Street the area expands both east and west. This includes the area from Osborne/Ridge to Fifth Street capturing all of the commercial areas.

### Expansion Areas:

None

### Debts:

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

### Parcels:

<i>Real Property:</i>	416
<i>Personal Property:</i>	0
<i>Other:</i>	0
<i>Total:</i>	416
<i>Total Gross AV:</i>	\$60,204,700.00
<i>Total Net AV:</i>	\$46,068,916.00
<i>Total Base AV:</i>	\$39,914,676.00
<i>Total Inc. AV:</i>	\$6,154,240.00

## T45453 - TIF #3 Highland Commercial Corridors

(3 of 6)

### Original Establishment Area:

Redevelopment Area II--Commercial Corridors  
(TIF #3 T45453)

### Indiana Code under which the TIF district is established:

IC 36-7-14

### This TIF district is part of the following:

Area needing redevelopment

### Establishment Date:

07/13/2011

### Expiration Date:

05/28/2038

### Description:

Redevelopment Area II--Commercial Corridors includes most of the existing commercial areas in Highland. It does exclude parcels within Redevelopment Area I--Downtown and the Economic Development Area. It also excludes the Highland Grove Shopping Mall and the Meijer's Complex.

### Expansion Areas:

None

### Debts:

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

### Parcels:

*Real Property:* 384

*Personal Property:* 0

*Other:* 0

*Total:* 384

*Total Gross AV:* \$187,965,700.00

*Total Net AV:* \$176,696,220.00

*Total Base AV:* \$152,365,150.00

*Total Inc. AV:* \$24,331,070.00