

Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

East Chicago Civil City, Lake County

East Chicago Redevelopment Board of Commissioners

This unit has reported 9 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>
Ezell Foster	President	Yes		Yes	
Maune Morgan	Vice President	Yes		Yes	
Judy Nava	Secretary	Yes		Yes	
Andy Rodriquez	Member	Yes		Yes	
Christine Russell	Member	No		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>
Ronald London	President	Yes		No	

Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Alfonso Espinoza	\$45,974.00	Salary
Ezell Foster	\$5,988.00	Compensation
Rodger Gates	\$5,988.00	Compensation
Gloria Hinojosa	\$39,903.00	Salary
Talaya Jones	\$48,381.00	Salary
Maune Morgan	\$5,988.00	Compensation
Judy Nava	\$5,988.00	Compensation
Loretta Parker	\$37,878.00	Salary
Laura Ramos	\$3,275.00	Salary
Frank Rivera	\$81,861.00	Salary
Andy Rodriquez	\$5,988.00	Compensation
Christine Russell	\$5,988.00	Compensation
Ashonda Stephens	\$39,121.00	Salary
Lyvette Turk	\$65,363.00	Salary
Maria Valez	\$17,148.00	Salary

Finances

Gateway TIF Management - Redevelopment Report

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45351 - Northtown Village Townhomes #1	\$63,765.00	\$73,678.90
T45352 - Northtown Village Townhomes #2	\$32,949.08	\$37,534.80
T45353 - Northtown Village Senior Apartments #3	\$46,750.48	\$45,862.98
T45354 - EC U.S. Gypsum	\$1,212,062.48	\$1,209,369.17
T45355 - EC Lakefront	\$2,283,831.72	\$2,236,620.04
T45356 - EC Riley Plaza	\$98,162.66	\$94,540.78
T45357 - Business Suppliers Park	\$0.00	\$0.00
T45358 - Lakeside Gardens	\$271,487.62	\$0.00
T45359 - Annex	\$288,907.65	\$149,250.00
Total:	\$4,297,916.69	\$3,846,856.67

Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Debt Service	Payments on Bonds and Other Debt Principal	D401	SRF Loan 2009	\$1,345,000.00
Debt Service	Payments on Bonds and Other Interest	D401	SRF Loan 2009	\$530,528.00
Capital Outlays	Other Capital Outlays	D501	Other	\$104,064.48
Services and Charges	Other Services and Charges	D312	Down Payment Assistance	\$170,000.00
Debt Service	Payments on Bonds and Other Debt Principal	D401	US Gypsum 1999	\$478,643.46
Debt Service	Payments on Bonds and Other Interest	D401	US Gypsum 1999	\$730,725.71
Debt Service	Payments on Bonds and Other Debt Principal	D401	Riley Plaza 2007A	\$90,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Riley Plaza 2007A	\$4,540.78
Debt Service	Payments on Bonds and Other Debt Principal	D401	Hoist Lift 2015	\$75,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Hoist Lift 2015	\$74,250.00
Services and Charges	Other Services and Charges	D312	Northtown Village #1	\$73,678.90
Services and Charges	Other Services and Charges	D312	Northtown Village #2	\$37,534.80
Services and Charges	Other Services and Charges	D312	Northtown Village #3	\$45,862.98

Gateway TIF Management - Redevelopment Report

Services and Charges	Other Services and Charges	D312	Other	\$14,890.46
Services and Charges	Repairs and Maintenance	D306	Repairs and Main.	\$72,137.10

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>
<i>Fund 0000 - Business Suppliers Park TIF</i>	Total		\$0.00
<i>Fund 0218 - Lakefront TIF</i>	Total		\$3,397,402.30
<i>Fund 0288 - TIF US Gypsum</i>	Total		\$606,031.24
<i>Fund 0289 - TIF Riley Plaza</i>	Total		\$49,081.33
<i>Fund 0290 - TIF Northtown Village Townhomes</i>	Total		\$71,682.28
<i>Fund 0291 - TIF Lakeside Garden</i>	Total		\$283,212.99
<i>Fund 0292 - Hoist TIF</i>	Total		\$139,657.65
Total			\$4,547,067.79

Gateway TIF Management - Redevelopment Report

T45351 - Northtown Village Townhomes #1

(1 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

08/21/2002

Expiration Date:

08/21/2032

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 8

Personal Property: 0

Other: 0

Total: 8

Total Gross AV: \$2,226,500.00

Total Net AV: \$2,226,500.00

Total Base AV: \$0.00

Total Inc. AV: \$2,226,500.00

Gateway TIF Management - Redevelopment Report

T45355 - EC Lakefront

(2 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

12/20/2000

Expiration Date:

12/20/2030

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
EC Redevelopment TIF Revenue Bonds Series 2009A		
EC Waterworks State Revolving Loan 2009	\$24,096,606.00	\$1,875,528.00

Parcels:

Real Property: 215

Personal Property: 0

Other: 0

Total: 215

Total Gross AV: \$98,995,400.00

Total Net AV: \$98,995,400.00

Total Base AV: \$38,812,294.00

Total Inc. AV: \$60,183,106.00

Gateway TIF Management - Redevelopment Report

T45356 - EC Riley Plaza

(3 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/21/1998

Expiration Date:

01/21/2028

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
EC Economic Development Revenue Bonds Series 2007A	\$1,579,000.00	\$94,540.78

Parcels:

Real Property: 2

Personal Property: 0

Other: 0

Total: 2

Total Gross AV: \$2,369,400.00

Total Net AV: \$2,369,400.00

Total Base AV: \$0.00

Total Inc. AV: \$2,369,400.00

Gateway TIF Management - Redevelopment Report

T45352 - Northtown Village Townhomes #2

(4 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

08/21/2002

Expiration Date:

08/21/2032

Description:

None

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: \$1,147,000.00

Total Net AV: \$1,147,000.00

Total Base AV: \$0.00

Total Inc. AV: \$1,147,000.00

Gateway TIF Management - Redevelopment Report

T45353 - Northtown Village Senior Apartments #3

(5 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

08/21/2002

Expiration Date:

08/21/2032

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: \$1,632,400.00

Total Net AV: \$1,632,400.00

Total Base AV: \$0.00

Total Inc. AV: \$1,632,400.00

Gateway TIF Management - Redevelopment Report

T45354 - EC U.S. Gypsum

(6 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/21/1998

Expiration Date:

01/21/2028

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment Tax Increment Financing Bonds 1999A	\$15,773,000.00	\$1,209,369.17

Parcels:

Real Property: 3

Personal Property: 1

Other: 0

Total: 4

Total Gross AV: \$35,522,590.00

Total Net AV: \$35,522,590.00

Total Base AV: \$4,153,790.00

Total Inc. AV: \$31,368,800.00

Gateway TIF Management - Redevelopment Report

T45357 - Business Suppliers Park

(7 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/01/2014

Expiration Date:

01/01/2039

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 6

Personal Property: 0

Other: 0

Total: 6

Total Gross AV: \$846,700.00

Total Net AV: \$846,700.00

Total Base AV: \$1,449,900.00

Total Inc. AV: (\$603,200.00)

Gateway TIF Management - Redevelopment Report

T45358 - Lakeside Gardens

(8 of 9)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

06/17/2014

Expiration Date:

06/17/2039

Description:

None

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: \$8,099,300.00

Total Net AV: \$8,099,300.00

Total Base AV: \$5,331,810.00

Total Inc. AV: \$2,767,490.00

T45359 - Annex

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

06/16/2015

Expiration Date:

06/16/2040

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2015 (Hoist Lift Mfg.)	\$4,089,619.00	\$149,250.00

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$9,939,600.00

Total Net AV: \$9,939,600.00

Total Base AV: \$5,921,830.00

Total Inc. AV: \$4,017,770.00