

# Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Gary Civil City, Lake County

City of Gary Redevelopment Commission

This unit has reported 10 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>
Namon Flournoy	Secretary	Yes		Yes	
Celita Green	Treasurer	Yes		Yes	
Marion Johnson	None	Yes		Yes	
Bill Joiner	None	Yes		Yes	
Kenya Jones	President	Yes		Yes	
Eric Reaves	Vice President	Yes		Yes	

### Commissioners Removed in Prior Year

None

## Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Mario Albino	\$31,056.00	Salary
Saleem El Amin	\$29,785.60	Salary
Linda Baker	\$28,875.00	Salary
Henry Childs	\$31,056.00	Salary
Joseph Van Dyk	\$87,066.98	Salary
Jack Eskin	\$51,975.00	Salary
Simmier Fluker	\$27,300.00	Salary
Charles Jolley	\$32,498.00	Salary
Wesley Kelly	\$32,498.00	Salary
Sarah Kobetis	\$51,975.00	Salary
Cedric Kuykendall	\$54,064.40	Salary
Jacquelyn Lynon	\$34,747.44	Salary
Carole Pirtle	\$34,747.44	Salary
Derreka Rollins	\$28,875.00	Salary
Jeraldine Williams	\$39,268.32	Salary

## Finances

## Gateway TIF Management - Redevelopment Report

### TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45103 - Consolidated Area	\$2,705,636.86	\$2,510,977.84
T45104 - Madison Avenue	\$87,846.82	\$586,645.92
T45106 - Lakefront 004	\$2,430,163.00	\$2,775,794.39
T45108 - Midwest Center	\$226,496.84	\$0.00
T45110 - Lancaster-Dusable	\$37,609.38	\$36,520.17
T45113 - County Market	\$377,411.25	\$578,024.42
T45114 - Dalton Arm	\$282,078.52	\$307,906.00
T45115 - Kennys Ribs	\$0.00	\$0.00
T45116 - Gary Kirk Yard TIF	\$874,353.69	\$899,393.44
T45117 - Truck City of Gary 003-004	\$161,060.28	\$110,557.50
<b>Total:</b>	<b>\$7,182,656.64</b>	<b>\$7,805,819.68</b>

### Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Services and Charges	Professional Services	D301		\$121,818.64
Services and Charges	Printing and Advertising	D303		\$117.97
Services and Charges	Repairs and Maintenance	D306		\$138,407.75
Services and Charges	Other Services and Charges	D312		\$51,050.00
Debt Service	Payments on Bonds and Other Debt Principal	D401		\$1,552,816.08
Debt Service	Payments on Bonds and Other Interest	D404		\$536,492.02
Capital Outlays	Other Capital Outlays	D508		\$110,275.38
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$30,065.04
Debt Service	Payments on Bonds and Other Interest	D404		\$28,400.22
Capital Outlays	Other Capital Outlays	D508		\$528,180.66
Services and Charges	Professional Services	D301		\$1,197,273.33
Capital Outlays	Other Capital Outlays	D508		\$858,521.06
Services and Charges	Other Services and Charges	D312		\$2,370,915.69
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$17,715.48

## Gateway TIF Management - Redevelopment Report

Debt Service	Payments on Bonds and Other Interest	D404		\$18,804.69
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$327,778.00
Debt Service	Payments on Bonds and Other Interest	D404		\$250,146.42
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$230,000.00
Debt Service	Payments on Bonds and Other Interest	D404		\$77,906.00
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$46,000.00
Debt Service	Payments on Bonds and Other Interest	D404		\$64,557.50
Debt Service	Payments on Bonds and Other Debt Principal	D403		\$466,931.72
Debt Service	Payments on Bonds and Other Interest	D404		\$432,461.72

### 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 823 - Consolidated Area TIF District</i>	<b>Total</b>		<b>\$139,927.34</b>
<i>Fund 824 - Madison Ave TIF District</i>	<b>Total</b>		<b>\$108,726.84</b>
<i>Fund 826 - Lakefront TIF District</i>	<b>Total</b>		<b>\$1,974,477.22</b>
<i>Fund 827 - Consolidated Area Expansion Allocation Fund</i>	<b>Total</b>		<b>\$695,038.22</b>
<i>Fund 828 - Midwest Center TIF District</i>	<b>Total</b>		<b>\$648,576.85</b>

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<b>745103 - Consolidated</b>	<b>Total Area</b>		(1 of 1)	<b>\$0.00</b>
<b>504 Broadway Allocation</b>	<b>Original Establishment Area:</b>			
<b>Fund 830 - Lancaster Dusable TIF District</b>	<b>Total</b>			<b>\$18,804.69</b>
<b>Indiana Code under which the TIF district is established:</b>				<b>(\$198,125.60)</b>
<b>Fund 834 - Dalton Arts TIF District is part of the following:</b>	<b>Total</b>			<b>\$11,687.73</b>
<b>Fund 835 - Kennys Ribs TIF District</b>	<b>Total</b>			<b>\$13,718.64</b>
<b>Fund 837 - Gary City Center Allocation Area 09/20/1995</b>	<b>Total</b>			<b>\$0.00</b>
<b>Fund 838 - Truck City of Gary Allocation Area 09/20/2025</b>	<b>Total</b>			<b>\$148,393.28</b>
<b>Fund 854 - Kirk Yard Allocation Area</b>	<b>Total</b>			<b>\$437,176.85</b>
<b>Total</b>	<b>None</b>			<b>\$3,998,402.06</b>

**Expansion Areas:**

None

**Debts:**

Debt Name	Amount Owed	Amount Paid
City of Gary, Indiana Economic Development Revenue Bonds, Series 2014 (504 Broadway Project)	\$3,081,390.00	\$398,640.00

**Parcels:**

Real Property:	105
Personal Property:	0
Other:	0
<b>Total:</b>	<b>105</b>
Total Gross AV:	\$67,175,400.00
Total Net AV:	\$67,175,400.00
Total Base AV:	\$37,532,450.00
Total Inc. AV:	\$29,643,000.00

# Gateway TIF Management - Redevelopment Report

## T45115 - Kennys Ribs

(2 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

06/21/2000

**Expiration Date:**

12/31/2030

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
2007 Empowerment Zone Financing	\$1,554,111.00	\$142,548.00

**Parcels:**

*Real Property:* 14

*Personal Property:* 0

*Other:* 0

*Total:* 14

*Total Gross AV:* \$0.00

*Total Net AV:* \$0.00

*Total Base AV:* \$2,460.00

*Total Inc. AV:* (\$2,460.00)

# Gateway TIF Management - Redevelopment Report

## T45116 - Gary Kirk Yard TIF

(3 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

06/01/2012

**Expiration Date:**

06/01/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

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

**Parcels:**

*Real Property:* 36

*Personal Property:* 1

*Other:* 0

*Total:* 37

*Total Gross AV:* \$36,295,010.00

*Total Net AV:* \$36,295,010.00

*Total Base AV:* \$15,145,292.00

*Total Inc. AV:* \$21,149,718.00

# Gateway TIF Management - Redevelopment Report

**T45117 - Truck City of Gary 003-004**

(4 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

10/07/1997

**Expiration Date:**

06/20/2037

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Gary, Indiana Taxable Economic Development Revenue Bonds, Series 2007 (Rolling Plains Project	\$1,794,265.00	\$129,615.00

**Parcels:**

*Real Property:* 2

*Personal Property:* 0

*Other:* 0

*Total:* 2

*Total Gross AV:* \$3,884,600.00

*Total Net AV:* \$3,884,600.00

*Total Base AV:* \$4,640.00

*Total Inc. AV:* \$3,879,960.00

# Gateway TIF Management - Redevelopment Report

## T45104 - Madison Avenue

(5 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

09/20/1995

**Expiration Date:**

09/20/2025

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Gary, IN Madison Ave Townhomes 1996	\$1,808,325.00	\$191,171.00

**Parcels:**

*Real Property:* 5

*Personal Property:* 0

*Other:* 0

*Total:* 5

*Total Gross AV:* \$2,946,900.00

*Total Net AV:* \$2,946,900.00

*Total Base AV:* \$0.00

*Total Inc. AV:* \$2,946,900.00



# Gateway TIF Management - Redevelopment Report

**T45106 - Lakefront 004**

(6 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

02/25/2000

**Expiration Date:**

12/31/2029

**Description:**

None

**Expansion Areas:**

None

**Debts:**

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

**Parcels:**

*Real Property:* 105

*Personal Property:* 0

*Other:* 0

*Total:* 105

*Total Gross AV:* \$67,175,400.00

*Total Net AV:* \$67,175,400.00

*Total Base AV:* \$37,532,450.00

*Total Inc. AV:* \$29,643,000.00

# Gateway TIF Management - Redevelopment Report

## T45108 - Midwest Center

(7 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

11/20/2002

**Expiration Date:**

12/31/2029

**Description:**

None

**Expansion Areas:**

None

**Debts:**

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

**Parcels:**

*Real Property:* 7

*Personal Property:* 0

*Other:* 0

*Total:* 7

*Total Gross AV:* \$5,874,300.00

*Total Net AV:* \$5,874,300.00

*Total Base AV:* \$0.00

*Total Inc. AV:* \$5,874,300.00

# Gateway TIF Management - Redevelopment Report

## T45110 - Lancaster-Dusable

(8 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

09/20/1995

**Expiration Date:**

09/20/2025

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Indiana Taxable Economic Development Revenue Bonds 2003 (Lancaster Apartments)	\$2,291,411.00	\$237,386.00

**Parcels:**

*Real Property:* 2

*Personal Property:* 0

*Other:* 0

*Total:* 2

*Total Gross AV:* \$1,200,000.00

*Total Net AV:* \$1,200,000.00

*Total Base AV:* \$0.00

*Total Inc. AV:* \$1,200,000.00

# Gateway TIF Management - Redevelopment Report

## T45113 - County Market

(9 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

02/04/2004

**Expiration Date:**

12/31/2027

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Revenue Bonds, Series 2004B	\$10,250,749.00	\$952,507.00

**Parcels:**

*Real Property:* 14

*Personal Property:* 0

*Other:* 0

*Total:* 14

*Total Gross AV:* \$8,799,100.00

*Total Net AV:* \$8,799,100.00

*Total Base AV:* \$20,620.00

*Total Inc. AV:* \$8,778,480.00

**T45114 - Dalton Arm**

(10 of 10)

**Original Establishment Area:**

Original Establishment Area

**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:**

06/21/2000

**Expiration Date:**

12/31/2030

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Taxable Economic Development Revenue Bonds, Series 2007A (Dalton Arms Project)	\$481,796.00	\$238,160.00
Taxable Economic Development Revenue Bonds, Series 2007B (Dalton Arms Project)	\$1,785,139.00	\$37,484.00
Taxable Economic Development Revenue Bonds, Series 2007C (Dalton Arms Project)	\$1,464,103.00	\$32,264.00

**Parcels:***Real Property:* 2*Personal Property:* 0*Other:* 0*Total:* 2*Total Gross AV:* \$1,000,900.00*Total Net AV:* \$1,000,900.00*Total Base AV:* \$21,500.00*Total Inc. AV:* \$979,400.00