

Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Hammond Civil City, Lake County

Hammond Redevelopment Commission

Hammond Redevelopment Authority

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>
Tony Hauprich	President	Yes		Yes	
Walter Kasprzycki	None	Yes		Yes	
Greg Myricks	Vice President	Yes		Yes	
Cathy Navejas	Secretary	Yes		Yes	
Miriam Soto Pressley	None	Yes		Yes	

Commissioners Removed in Prior Year

None

Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
Plan Commission	\$18,000.00	Compensation
Redevelopment Commission	\$42,500.00	Compensation
Economic Development Commission	\$10,000.00	Compensation
Buddie Fennie	\$36,832.00	Salary
Brian Poland	\$76,500.00	Salary
Phil Taillon	\$88,740.00	Salary
Africa Tarver	\$85,000.00	Salary

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45202 - Lear	\$4,106,005.01	\$5,966,944.75
T45203 - Downtown	\$4,869,343.80	\$5,837,851.89
T45206 - Columbia Plaza	\$4,587,472.76	\$6,603,950.21
T45207 - Gibson Yard Expansion Area	\$0.00	\$0.00
T45209 - Home Depot	\$4,075,581.58	\$3,763,339.27
T45210 - Woodmar Consolidated	\$3,430,060.96	\$4,024,042.32

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T45211 - Woodmar Gateway	\$1,917,673.29	\$1,819,977.11
T45212 - Gateways Allocation Area	\$1,595,296.18	\$1,862,862.98
T45213 - Roby	\$24,376.56	\$15,371.60
T45214 - Westpoint	\$663,451.89	\$478,885.48
Total:	\$25,269,262.03	\$30,373,225.61

Redevelopment Expenditures

Category	Subcategory	Expenditure Code	Description	Amount
Personal Services	Salaries and Wages	D101	Wages	\$262,657.48
Personal Services	Employee Benefits	D107	Benefits	\$85,232.92
Supplies	Other Supplies	D204	Other	\$9,800.59
Services and Charges	Other Services and Charges	D312	Other	\$25,939.41
Capital Outlays	Other Capital Outlays	D508	Other	\$2,000.00
Services and Charges	Other Services and Charges	D312	Other	\$2,798,580.87
Services and Charges	Other Services and Charges	D312	Other	\$3,805,369.34
Services and Charges	Other Services and Charges	D312	Other	\$2,229,159.52
Services and Charges	Other Services and Charges	D312	Other	\$1,916,056.50

Grants/Loans

None

Final Notes

None

Fund Balances

Expand All
 Collapse All

Fund Name	TIF Name	Notes	Balance
<i>Fund 228 - Redevelopment</i>	Total		\$57,267.76
<i>Fund 230 - Columbia Plaza TIF</i>	Total		\$1,397,840.18
<i>Fund 231 - Lear TIF</i>	Total		\$1,692,735.60
<i>Fund 234 - Downtown TIF</i>	Total		\$3,454,763.27
<i>Fund 283 - Unilever TIF</i>	Total		\$9,082.14
<i>Fund 284 - Westpoint Allocation Area TIF</i>	Total		\$463,238.96

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TIF 202 - Lear	Total		\$3,722,529.41
<i>Depot TIF</i>			
Original Establishment Area:	Total		\$10,983.78
<i>Fund 291 - Woodmar</i>			
<i>TIF Original Establishment Area</i>			
Fund 292 - Woodmar	Total		\$834,887.29
<i>Indiana Code</i>			
Under which the TIF district is established:			
<i>Fund 295 - Gateways</i>	Total		\$826,065.59
<i>TIF</i>			
This TIF district is part of the following:			\$12,469,384.98

Economic redevelopment area

Establishment Date:

06/07/1994

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

Debt Name	Amount Owed	Amount Paid

Parcels:

Real Property: 1

Personal Property: 1

Other: 0

Total: 2

Total Gross AV: \$7,916,600.00

Total Net AV: \$7,916,600.00

Total Base AV: \$0.00

Total Inc. AV: \$7,916,600.00

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T45203 - Downtown

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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:

05/06/2003

Expiration Date:

05/06/2033

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property: 411

Personal Property: 0

Other: 0

Total: 411

Total Gross AV: \$90,665,400.00

Total Net AV: \$21,766,326.00

Total Base AV: \$567,470.00

Total Inc. AV: \$21,198,856.00

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T45206 - Columbia Plaza

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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:

06/07/1994

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond, Indiana Economic Development Revenue Bonds, Series 2015 (ThruPort Project)	\$4,579,125.00	\$221,750.00

Parcels:

Real Property: 6

Personal Property: 0

Other: 0

Total: 6

Total Gross AV: \$16,812,200.00

Total Net AV: \$16,812,200.00

Total Base AV: \$0.00

Total Inc. AV: \$16,812,200.00

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T45213 - Roby

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14.5

Establishment Date:

02/26/2013

Expiration Date:

02/26/2038

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond, Indiana Economic Development Revenue Bonds, Series 2014 (Marina District Project)	\$0.00	\$0.00

Parcels:

Real Property: 40

Personal Property: 0

Other: 0

Total: 40

Total Gross AV: \$30,363,200.00

Total Net AV: \$30,327,928.00

Total Base AV: \$29,851,358.00

Total Inc. AV: \$476,570.00

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T45209 - Home Depot

(5 of 10)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

01/03/2005

Expiration Date:

01/03/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
TAXABLE ECONOMIC DEVELOPMENT REVENUE BOND, SERIES 2006	\$767,850.00	\$133,300.00

Parcels:

Real Property: 4

Personal Property: 0

Other: 0

Total: 4

Total Gross AV: \$9,315,500.00

Total Net AV: \$9,315,500.00

Total Base AV: \$0.00

Total Inc. AV: \$9,315,500.00

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T45214 - Westpoint

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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:

02/19/2013

Expiration Date:

02/19/2038

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond Indiana Economic Development Revenue Bonds, Series 2013 (Munster Steel Project)	\$2,283,807.00	\$213,238.00

Parcels:

Real Property: 18

Personal Property: 0

Other: 0

Total: 18

Total Gross AV: \$21,953,500.00

Total Net AV: \$19,344,500.00

Total Base AV: \$8,023,050.00

Total Inc. AV: \$11,321,450.00

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T45210 - Woodmar Consolidated

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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

Redevelopment project area

Establishment Date:

10/04/2005

Expiration Date:

10/04/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond Economic Development Revenue Bonds, Series 2012	\$9,623,725.00	\$1,449,150.00

Parcels:

Real Property: 16

Personal Property: 0

Other: 0

Total: 16

Total Gross AV: \$25,001,500.00

Total Net AV: \$25,001,500.00

Total Base AV: \$5,727,860.00

Total Inc. AV: \$19,273,640.00

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T45211 - Woodmar Gateway

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Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

IC 36-7-14

Establishment Date:

10/04/2005

Expiration Date:

10/04/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
TAXABLE ECONOMIC DEVELOPMENT REVENUE BOND SERIES 2007 (CABELA'S)	\$33,873,687.50	\$2,664,875.00

Parcels:

Real Property: 12

Personal Property: 0

Other: 0

Total: 12

Total Gross AV: \$35,893,700.00

Total Net AV: \$35,893,700.00

Total Base AV: \$0.00

Total Inc. AV: \$35,893,700.00

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T45212 - Gateways Allocation Area

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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

Redevelopment project area

Establishment Date:

04/19/2005

Expiration Date:

04/19/2035

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond Indiana Economic Development District Revenue Bonds, Series 2014 (Gateway Area Proj)	\$0.00	\$80,000.00

Parcels:

Real Property: 30

Personal Property: 0

Other: 0

Total: 30

Total Gross AV: \$25,647,400.00

Total Net AV: \$21,463,870.00

Total Base AV: \$0.00

Total Inc. AV: \$21,463,870.00

T45207 - Gibson Yard Expansion Area

(10 of 10)

Original Establishment Area:

Original Establishment Area

Indiana Code under which the TIF district is established:

Other

Establishment Date:

02/28/2012

Expiration Date:

Unknown

Description:

None

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
City of Hammond, Indiana Economic Development Revenue Bonds, Series 2015 (ThruPort Project)		

Parcels:

Real Property: 189

Personal Property: 1

Other: 0

Total: 190

Total Gross AV: \$66,127,530.00

Total Net AV: \$65,517,192.00

Total Base AV: \$46,565,122.00

Total Inc. AV: \$18,952,070.00