

# Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Merrillville Civil Town, Lake County

Merrillville Redevelopment Commission

This unit has reported 4 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>
Chrissy Barron	Vice President	Yes		Yes	
Roxanne LaMarca	Secretary	Yes		Yes	
Jeff Minchuk	Member	Yes		Yes	
Shawn Pettit	President	Yes		Yes	
Margaret Uzelac	Member	Yes		Yes	

### Commissioners Removed in Prior Year

None

### Employees

None

## Finances

### TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45601 - Ameriplex at the Crossroads	\$1,139,188.96	\$1,158,000.00
T45602 - Century/Broadway TIF	\$1,622,434.78	\$2,049,304.45
T45604 - Merrillville Road	\$2,008,342.35	\$2,582,191.41
T45605 - Mississippi Street	\$5,263,980.35	\$5,040,154.03
<b>Total:</b>	<b>\$10,033,946.44</b>	<b>\$10,829,649.89</b>

### Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Services and Charges	Other Services and Charges	D301	Fund 304 - Merrillville Road	\$1,344,547.26
Capital Outlays	Improvements Other Than Building	D501	Fund 304 - Merrillville Road	\$205,961.91

## Gateway TIF Management - Redevelopment Report

Debt Service	Payments on Bonds and Other Debt Principal	D401	Fund 305 - Merrillville Road	\$105,000.00
Services and Charges	Other Services and Charges	D301	Fund 306 - Broadway	\$25,500.00
Capital Outlays	Other Capital Outlays	D501	Fund 306 - Broadway	\$695,163.48
Services and Charges	Other Services and Charges	D301	Fund 307 - Mississippi	\$750.00
Capital Outlays	Other Capital Outlays	D501	Fund 308 - Mississippi	\$940,164.05
Services and Charges	Other Services and Charges	D301	Fund 308 - Mississippi	\$450,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Fund 305 - Merrillville Road	\$82,913.75
Services and Charges	Professional Services	D301	Fund 305 - Merrillville Road	\$450.00
Debt Service	Payments on Bonds and Other Debt Principal	D401	Fund 307 - Mississippi	\$865,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Fund 307 - Mississippi	\$353,700.00
Debt Service	Payments on Bonds and Other Debt Principal	D401	Fund 310 - Ameriplex	\$775,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Fund 310 - Ameriplex	\$381,000.00
Services and Charges	Other Services and Charges	D301	Fund 310 - Ameriplex	\$2,000.00
Debt Service	Payments on Bonds and Other Debt Principal	D401	Fund 314 - Broadway	\$140,000.00
Debt Service	Payments on Bonds and Other Interest	D401	Fund 314 - Broadway	\$36,597.97
Capital Outlays	Other Capital Outlays	D501	Fund 315 - Merrillville Road	\$843,318.49
Capital Outlays	Other Capital Outlays	D501	Fund 316 - Mississippi	\$2,430,539.98
Capital Outlays	Other Capital Outlays	D501	Fund 317 - Broadway	\$974,830.90
Capital Outlays	Other Capital Outlays	D501	Fund 318 - Broadway	\$90,012.10
Services and Charges	Other Services and Charges	D312	Fund 520 - Broadway	\$750.00
Debt Service	Payments on Bonds and Other Debt Principal	D403	Fund 520 - Broadway	\$50,000.00
Debt Service	Payments on Bonds and Other Interest	D404	Fund 520 - Broadway	\$36,450.00

# Gateway TIF Management - Redevelopment Report

## 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>Ameriplex at the Crossroads</i>	<b>Total</b>		<b>\$458,153.41</b>
<i>Century Broadway TIF</i>	<b>Total</b>		<b>\$1,159,425.96</b>
<i>Merrillville Road</i>	<b>Total</b>		<b>\$810,676.36</b>
<i>Mississippi Street</i>	<b>Total</b>		<b>\$3,575,883.24</b>
<b>Total</b>			<b>\$6,004,138.97</b>

# Gateway TIF Management - Redevelopment Report

## T45601 - Ameriplex at the Crossroads

(1 of 8)

**Original Establishment Area:**

AmeriPlex Allocation 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:**

09/13/2005

**Expiration Date:**

09/12/2035

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Bond Anticipation Note, Series 2014 (TAXABLE)		
Lease Rental Revenue Bonds, Series 2014	\$10,979,000.00	\$1,156,000.00
Redevelopment District Special Taxing District Bonds, Series 2015	\$1,542,877.00	\$86,450.00

**Parcels:**

*Real Property:* 34

*Personal Property:* 0

*Other:* 0

*Total:* 34

*Total Gross AV:* \$51,323,600.00

*Total Net AV:* \$44,599,320.00

*Total Base AV:* \$5,345,420.00

*Total Inc. AV:* \$39,253,900.00

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## T45602 - Century/Broadway TIF

(2 of 8)

**Original Establishment Area:**

Original Broadway Allocation 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:**

12/10/2002

**Expiration Date:**

12/10/2032

**Description:**

Originally the Century Plaza Allocation Area, however renamed to Broadway in 2005 with Resolution 05-06

**Expansion Areas:**

#	Name	Est. Date	Exp. Date	Description	Status
01	2008 Broadway Expansion	03/25/2008	03/24/2038		Active
02	2005 Broadway Expansion	09/13/2005	09/12/2035		Active

**Debts:**

Debt Name	Amount Owed	Amount Paid
Lease Rental Revenue Bonds, Series 2014		
Bond Anticipation Note, Series 2014 (TAXABLE)		
Town of Merrillville Tax Increment Finance Loan of 2012	\$1,178,258.00	\$176,597.97
Redevelopment District Special Taxing District Bonds, Series 2015		
Special Taxing District Bonds, Series 2016	\$3,265,022.00	\$825,705.00
Town of Merrillville Redevelopment District Special Taxing District Bonds, Series 2014	\$0.00	\$0.00

**Parcels:**

Real Property: 340

Personal Property: 0

Other: 0

Total: 340

Total Gross AV: \$265,525,100.00

Total Net AV: \$189,318,450.00

Total Base AV: \$157,986,575.00

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Total Inc. AV: \$31,331,875.00

## T45604 - Merrillville Road

(3 of 8)

**Original Establishment Area:**

Merrillville Road Allocation 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:**

02/25/1997

**Expiration Date:**

02/24/2027

**Description:**

None

**Expansion Areas:**

#	Name	Est. Date	Exp. Date	Description	Status
01	2012 Merrillville Road Expansion	01/24/2012	01/23/2037		Active

**Debts:**

Debt Name	Amount Owed	Amount Paid
Town of Merrillville, IN, Redev District Tax Increment Rev Bond, Series 2008A (Merr Rd Proj)	\$1,891,016.00	\$187,914.00

**Parcels:**

Real Property: 769

Personal Property: 0

Other: 0

Total: 769

Total Gross AV: \$158,517,500.00

Total Net AV: \$105,162,410.00

Total Base AV: \$73,954,340.00

Total Inc. AV: \$31,208,070.00

## T45605 - Mississippi Street

(4 of 8)

### Original Establishment Area:

Merrillville Street Allocation 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:

02/25/1997

### Expiration Date:

02/24/2027

### Description:

Also known as the Merrillville Economic Development Area No. 2

### Expansion Areas:

#	Name	Est. Date	Exp. Date	Description	Status
01	2004 Expansion	12/14/2004	12/13/2034		Active
02	2008 Expansion	05/27/2008	05/26/2038		Active
03	2013 Expansion	12/10/2013	12/10/2038		Active

### Debts:

Debt Name	Amount Owed	Amount Paid
Town of Merrillville, (Indiana) Redevelopment District Tax Increment Revenue Bonds, Series 2012	\$12,297,674.00	\$1,218,700.00

### Parcels:

Real Property: 268

Personal Property: 0

Other: 0

Total: 268

Total Gross AV: \$236,155,600.00

Total Net AV: \$200,056,155.00

Total Base AV: \$94,027,720.00

Total Inc. AV: \$106,028,435.00