

Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Whiting Civil City, Lake County

Whiting Redevelopment Commission

This unit has reported 2 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>
Timothy Kompier	Other	Yes		Yes	
Brian Lowry	Secretary	Yes		Yes	
Paul Progar	Vice President	Yes		Yes	
Joseph Stahura	President	Yes		Yes	

Commissioners Removed in Prior Year

None

Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
John Haynes	\$4,200.00	Compensation
Denise Sejna	\$16,804.84	Compensation
Bruce Stolman	\$4,200.00	Compensation

Finances

TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45301 - Whiting Allocation Area	\$13,133,521.04	\$25,173,910.43
T45302 - Indpls Blvd Corridor (inactive)	\$0.00	\$0.00
Total:	\$13,133,521.04	\$25,173,910.43

Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Personal Services	Salaries and Wages	D101		\$42,004.84
Personal Services	Employee Benefits	D107		\$5,789.59
Services and Charges	Professional Services	D301	Professional Services	\$3,465,651.58

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Services and Charges	Communication and Transportation	D302	Transportation	\$98.00
Capital Outlays	Buildings	D503	MHOF, Homes to Demo	\$7,256,708.04
Capital Outlays	Improvements Other Than Building	D504	Improvements	\$1,319,051.67
Capital Outlays	Machinery, Equipment, and Vehicles	D505	Equipment	\$1,220,332.74
Debt Service	Payments on Bonds and Other Debt Principal	D401	Debt payments	\$11,065,762.02
Services and Charges	Other Services and Charges	D312	Grants	\$796,736.95
Services and Charges	Professional Services	D301	Paying Agent Fees	\$1,775.00

Grants/Loans

<i>District</i>	<i>Fund</i>	<i>Entity</i>	<i>Purpose</i>	<i>Amount</i>
T45301 - Whiting Allocation Area	406 Redevelopment Commission	Luis Aguilar	Facade Grant	\$816.95
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Edwardine Rauner	Development Grant	\$115,000.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Whiting School System	Debt payment	\$365,920.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Whiting School System	Technology Grant	\$50,000.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	YMCA	Youth Educational Programs	\$30,000.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Whiting Community Improvement Corporation	Educational Scholarships	\$150,000.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Whiting Public Library	Books and Supplies	\$80,000.00
T45301 - Whiting Allocation Area	802 Consolidated Whiting Allocation Area	Whiting Public Library	Summer Youth programs	\$5,000.00

Final Notes

There was a temporary loan to the civil city (\$2,200,000) and sanitary (\$700,000) that was repaid in during 2017.

Fund Balances

Expand All
 Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
406 Redevelopment Commission	Total		\$128,021.41

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<i>408 RDC TIF Rev P & I 2006 Bond</i>	Total		\$500.00
<i>414 RDC TIF Rev P & I 2010 Bond</i>	Total		\$0.00
<i>416 Debt Service Reserve Trust Bond 2006</i>	Total		\$1,276,561.07
<i>417 Revenue Bonds 2014 Proceeds</i>	Total		\$1,457,014.46
<i>418 RDC TIF Rev P & I 2014 Bond</i>	Total		\$0.00
<i>419 Debt Reserve PNC Bank 2014 Bond</i>	Total		\$2,815,332.71
<i>420 RDC TIR Rev P & I 2016 Bond</i>	Total		\$0.00
<i>421 Revenue Bonds 2016 Proceeds</i>	Total		\$6,208,102.01
<i>802 Consolidated Whiting Allocation Area</i>	Total		\$4,285,770.47
<i>Inactive - 415 Lakefront Development</i>	Total		\$0.00
<i>Inactive - 803 Indy Boulevard Allocation Area</i>	Total		\$0.00
Total			\$16,171,302.13

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T45301 - Whiting Allocation Area

(1 of 2)

Original Establishment Area:

Consolidated Whiting Allocation 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
Economic redevelopment area
Redevelopment project area

Establishment Date:

07/09/1997

Expiration Date:

01/01/2032

Description:

The Indianapolis Boulevard TIF area was consolidated into the consolidated Whiting allocation Area in 2017

Expansion Areas:

None

Debts:

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Redevelopment District Tax Increment Revenue Bonds of 2014	\$9,825,000.00	\$4,672,987.75
Redevelopment District Tax Increment Revenue Bonds of 2010 (Lakefront Development Project)	\$2,800,000.00	\$2,489,856.25
Redevelopment District Tax Increment Bonds Series 2006 (Std. Ave Project)	\$4,855,000.00	\$1,879,793.00
Redevelopment District Tax Increment Revenue Bonds of 2016	\$19,435,000.00	\$1,599,418.76

Parcels:

Real Property: 205
Personal Property: 2
Other: 0
Total: 207

Total Gross AV: \$673,638,760.00
Total Net AV: \$671,013,588.00
Total Base AV: \$288,235,248.00
Total Inc. AV: \$382,778,340.00

T45302 - Indpls Blvd Corridor (inactive)

(2 of 2)

Original Establishment Area:

Indianapolis Boulevard

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

- Area needing redevelopment
- Economic redevelopment area
- Redevelopment project area

Establishment Date:

12/12/2012

Expiration Date:

01/01/2032

Description:

None

Expansion Areas:

None

Debts:

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

Parcels:

Real Property:

Personal Property:

Other:

Total:

Total Gross AV:

Total Net AV:

Total Base AV:

Total Inc. AV: