

# Gateway TIF Management - Redevelopment Report

2018 submission for subject year 2017

Munster Civil Town, Lake County

Munster Redevelopment Commission

This unit has reported 1 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>
John Castro	Non-Voting School Board Member	No	01/16/2017	Yes	
Andy Koultourides	Commissioner	Yes		Yes	
Lee Ann Mellon	Secretary	Yes		Yes	
David B Nellans	Vice President	Yes		Yes	
John P Reed	Commissioner	Yes		Yes	
David F Shafer	Treasurer	Yes		Yes	
Joseph A Simonetto	President	Yes		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>
Ron Ostojic	Non-Voting School Board Member	Yes		No	01/15/2017

## Employees

<i>Name</i>	<i>Amount</i>	<i>Salary/Compensation</i>
James Malachowski	\$8,985.00	Salary
Marcia Wilsak	\$4,293.00	Salary

## Finances

### TIF District Expenditures & Revenues

<i>TIF District</i>	<i>Revenue Received</i>	<i>Expenses Paid</i>
T45658 - Ridge Road/Calumet Avenue Economic Development Area	\$5,650,649.00	\$519,242.00
<b>Total:</b>	<b>\$5,650,649.00</b>	<b>\$519,242.00</b>

### Redevelopment Expenditures

<i>Category</i>	<i>Subcategory</i>	<i>Expenditure Code</i>	<i>Description</i>	<i>Amount</i>
Personal Services	Salaries and Wages	D101	Gross Wages	\$9,026.50
Personal Services	Employee Benefits	D107	Benefits	\$4,247.55

## Gateway TIF Management - Redevelopment Report

Services and Charges	Professional Services	D301	Professional Services	\$137,356.21
Services and Charges	Insurance	D304	Risk Insurance	\$55,550.00
Services and Charges	Utility Services	D305	Utilities at MBC	\$25,058.34
Capital Outlays	Machinery, Equipment, and Vehicles	D505	Generator Lease	\$288,000.00
Debt Service	Payments on Bonds and Other Interest	D404	Transfers to Debt Service	\$1,408,690.63

### Grants/Loans

<i>District</i>	<i>Fund</i>	<i>Entity</i>	<i>Purpose</i>	<i>Amount</i>
T45658 - Ridge Road/Calumet Avenue Economic Development Area	TIF Allocation Fund	Centennial Village, LLC and CPV Partners, LLC	Centennial Village Development	\$3,215,000.00

### Final Notes

None

### Fund Balances

Expand All   
  Collapse All

<i>Fund Name</i>	<i>TIF Name</i>	<i>Notes</i>	<i>Balance</i>
<i>TIF Allocation Fund</i>	<b>Total</b>		<b>\$6,860,331.09</b>
<b>Total</b>			<b>\$6,860,331.09</b>

**T45658 - Ridge Road/Calumet Avenue Economic Development Area**

(1 of 1)

**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:**

02/20/2006

**Expiration Date:**

02/20/2036

**Description:**

None

**Expansion Areas:**

None

**Debts:**

<i>Debt Name</i>	<i>Amount Owed</i>	<i>Amount Paid</i>
Economic Development Subordinate Tax Increment Revenue Bonds, Series 2013	\$8,022,296.00	\$639,501.00
Economic Development Revenue Bonds, Series 2013	\$3,615,851.00	\$113,896.00
Economic Development Bonds of 2010	\$5,700,776.00	\$421,680.00
Economic Development Bonds of 2011	\$24,599,512.00	\$1,692,753.00
Economic Development Subordinate Tax Increment Revenue Bonds, Series 2016 (Centennial Village Proj.)	\$8,866,781.00	\$242,616.00
Economic Development Subordinate Tax Increment Revenue Bonds, Series 2017	\$4,234,951.56	\$0.00

**Parcels:***Real Property:* 586*Personal Property:* 1*Other:* 0*Total:* 587*Total Gross AV:* \$549,665,460.00*Total Net AV:* \$378,644,621.00*Total Base AV:* \$213,228,980.00*Total Inc. AV:* \$165,415,641.00