

**CITY OF WHITING, INDIANA  
WHITING REDEVELOPMENT COMMISSION**

**Annual Report to the Executive  
For Calendar Year 2012**

(January 1, 2012 through December 31, 2012)

*Prepared Per  
Indiana Code 36-7-14-13*



Prepared by:  
Bob Kark, Director  
Whiting Redevelopment Commission

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WHITING REDEVELOPMENT COMMISSION**

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**T A B L E O F C O N T E N T S**

<b>TRANSMITTAL LETTER</b> .....	i
Purpose of the Report .....	1
Introduction .....	1
Qualified and Acting Commissioners .....	2
Commission Officers .....	2
Commission Standing Committees and Membership .....	2
Commission Employees .....	3
General Professional Services Provided to the Commission .....	3
Special Purpose Expenditures .....	3
Matching Assistance Grant Program.....	4
Economic Dev. Incubator Program.....	4
Property Acquisition and Sales .....	5
Summary of Funds .....	5
Builder .....	9
Meeting Dates of the Commission in 2012 .....	9

**TABLES**

---

TABLE 1: Fund 406 - Redevelopment Commission Operating: Report for 2012 .....	6
TABLE 2: Fund 802 - TIF Allocation #1: Report for 2012 .....	6
TABLE 3: Fund 408 - TIF Revenue Bond & Interest: Report for 2012 .....	7
TABLE 4: Fund 414 - 2012 Bond Principle and Interest.....	7
TABLE 5: Fund 413 - Lakefront Debt Reserve.....	8
TABLE 6: Fund 415 - Lakefront Bond Proceeds.....	8
TABLE 7: Summary Table .....	9

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**Purpose of the Report**

Pursuant to Indiana Code 36-7-14-13(a), the Whiting Redevelopment Commission shall file with the unit's executive (the Mayor of the City of Whiting) a report (the "Annual Report") setting out its activities during the preceding calendar year. A copy of this report will be submitted to the Indiana Department of Local Government Finance pursuant to IC 5-14-6. The Annual Report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

The Commission shall also show all the information required by subsection (b), plus the names of any commissioners appointed to or removed from office during the preceding calendar year.

**Introduction**

The City of Whiting ("City") Redevelopment Commission ("Commission") was created by the City Council in 1993 (established by Ordinance No. CC-93-1470 approved and adopted on July 20, 1993) to overcome and alleviate conditions of blight in designated areas of the City through development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the "Redevelopment District"). This authority is conferred on the Commission by Indiana Code 36-7-14-12.2 titled Powers of Redevelopment Commission (the "Act").

It is the duty of the Commission in accordance with Indiana Code 36-7-14-11 to:

- Investigate, study, and survey areas needing redevelopment within the City;
- Investigate, study, and determine, to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the City and its inhabitants;
- Cooperate with City and other governmental departments and agencies in the manner that best serves the purposes of Title 36, Chapter 14 of the Act;
- Make findings and reports on their activity under the Code and to keep reports open to inspection by the public at offices of the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under the Code; and
- Replan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the City and its inhabitants.

The Commission is a separate, legal entity; however, the Common Council serves as the legislative body, approving legislative actions of the Commission.

City staff to the Commission coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission also administers a financial committee that advises the Commission on the availability of grants or partnership opportunities to further its residential housing objectives.

**Qualified and Acting Commissioners**

The Commission is comprised of five members as appointees by the appropriate appointing authorities in accordance with I.C. 36-7-14-6.1.

Qualifications to be a member of the Commission include, in accordance with I.C. 36-7-14-7:

- Members must be at least 18 years of age; and
- Members must be a resident of the unit served.

The terms of office shall be in accordance with I.C. 36-7-14-7 with each member, upon taking and subscribing to an oath of office as certified with the Clerk-Treasurer, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed. The following individuals were qualified and appointed as Commission members (“Commissioners”) during calendar year 2012. In addition to the commission members listed below, a School Board Member was appointed as a non voting member of the commission in accordance with I.C. 36-7-14-6.1. The appointee was Mr. Tony Borgo who became a member in July 2008.

<u>Commissioner</u>	<u>Address</u>	<u>Appointing Authority</u>	<u>Date of Appointment</u>
Joseph M. Stahura	1930 Schrage Avenue	Municipal Executive <sup>1</sup>	January 11, 2012
Paul Progar	1734 Central Avenue	Legislative Body <sup>2</sup>	January 17, 2012
William Wajvoda	1801 LaPorte Avenue	Municipal Executive <sup>1</sup>	January 11, 2012
Timothy Kompier	1555 Ohio Avenue	Legislative Body <sup>2</sup>	January 17, 2012
Brian Lowry	1812 Sheridan Avenue	Municipal Executive <sup>1</sup>	January 11, 2012

**Commission Officers**

At the January 11, 2012 meeting of the Commission, the members of the Commission nominated and elected the following from its membership as Commission officers:

<u>Commissioner</u>	<u>Office</u>
Joseph M. Stahura	President
William Wajvoda	Vice-President
Brian Lowry	Secretary

**Commission Standing Committees and Membership**

The Commission had no established standing committee in 2012.

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<sup>1</sup> The municipal executive of the City of Whiting is the Mayor.  
<sup>2</sup> The municipal legislative body of the City of Whiting is the Common Council.  
*Annual Report to the Executive For Calendar Year 2012*  
*Whiting Redevelopment Commission*

### Commission Employees

The Commission at its January 11, 2012 meeting appointed the following as employees of the Commission:

<u>Commissioner Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
Mark Adam	Recording Secretary	\$ 275.00 per month
Denise L. Sejna	Commission Attorney	\$ 15,000.00 per year
Robert Kark	Director	\$ 250.00 per month

### General Professional Services Provided to the Commission

The Commission at its January 12, 2012 regular meeting retained the following firms to provide annual general professional services to assist the Commission in its duties during calendar year 2012.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contract Amount</u>	<u>Contact</u>
Cender & Company, L.L.C.	Financial Advisor – Gen.	\$15,000/yr.	Dan Botich
Shoreline Consulting	Marketing Advisor	\$15,000/yr.	Brian Lowry
Vavrek Architects	Architect	\$15,000/yr.	Tom Vavrek
Brian Jennings	Sports Advisor	\$15,000/yr.	Brian Jennings
Brett Jennings	Sports Advisor	\$15,000/yr.	Brett Jennings

### Special Purpose Expenditures

The Commission retained the following firms to provide special purpose services to assist in the completion Redevelopment District projects during calendar year 2012, for which said fees exceeded \$5,000:

<u>Firm</u>	<u>Professional Service</u>	<u>Amount</u>
Gough Inc.	Construction	47,135
Powers and Son	General Contractor	433,569
Robinson Engineering	Engineering Services	10,100
EMH&T	Engineering Services	12,247
American Structure Point	Engineering Service	324,151
Chris Plemons	Handyman Contractor	7,760
SEH	Engineering Services	4,516
South Shore Grants	Grant Writer	7,915
Vavrek Architects	Architect	28,480
SESCO	Environmental	21,859
Protective Sport Concepts	Baseball Field Supplies	21,614
Microbac	Environmental Assessment	11,616
Shoreline Consulting	Arts & Marketing Consultant	9,038
Steel City Home Improvement	Property Renovation	43,229
Meridian Title Corp.	Property Acquisition	137,146
Region Signs	Signage	6,322
Whiting Robertsdale CIC	Marketing Expense	20,000
Cender & Cender LLC	Financial Advisory	5,887
CCG Holdings	Hotel Study	15,639
John Bathurst	Property Acquisition	6,000
Beacon Athletics	Baseball Field Equipment	6,169
Actin/TRI	Demolition	41,450

Brian Jennings	Athletic Consultant	5,280
JM Industrial Services	Demolition	31,980
Indiana University	Parks & Recreation Consulting	20,140
Hunsucker Goodstein & Nelson	Environmental Attorney	12,809
Chicago Title	Property Acquisition	150,342
Amereco	Asbestos Consultant	8,499
Clark, Quinn, Moses, Scott&Grahm	Legal Services	5,533
Gilliana Pool	Pool Service ADA	9,404
Korellis Roofing	Roofing Contractor	5,874
J&D Turf	Baseball Field Reconditioning	21,268
Liberty Savings	Mortgage Payments	40,070

### **Matching Assistance Grant Program**

The Commission authorized the 2012 Revitalization Area Assistance Program for the business district. Thirty Thousand dollars (\$30,000) was allocated for redevelopment and rehabilitation improvements and activities earmarked for curbside and facade improvements for businesses to stimulate and/or increase redevelopment activities and investment in the Revitalization Area. The program granted \$16,600.00 to merchants renovating three facades.

1. Vavrek Architects - \$7,500.00 Source: Redevelopment Operating
2. Hanzi's Barbershop - \$1,600.00 Source: Redevelopment Operating
3. Jane Berland's Dance Studio - \$7,500.00. Funds encumbered into 2013. Source: Redevelopment Operating

**No grants or loans were provided from TIF revenue in calendar year 2012.**

### **Economic Development Incubator Program**

This program was designed to permit the Commission to enter into Development Agreements with individuals who purchased and renovated existing business property or started new retail or commercial businesses. Financial assistance could be provided under either the Façade Renovation Program or by means of loans which could be forgiven upon successful completion of the project. There were no development agreements executed this year.

### **Business Incentive Grant Program**

Created in 2009, the Business Incentive Grant Program was designed as an incentive to foster the growth of small businesses in 119th Street Business District. The Program is open to those who meet all three of the following requirements: new Whiting business; commercial establishment located in buildings they do not own; and a destination-oriented business. The grant maximum is \$5,000. No small business grants were issued in 2012.

The Commission also created a Destination Business Incentive Program which provides a not to exceed \$25,000 grant for an up scale business which can be considered as a destination visitors would travel for the experience. Two grants were approved in 2012. One \$25,000.00 grant was approved for the Beggar's Pizza Restaurant located at 1330 119<sup>th</sup> Street; and one \$25,000.00 grant was approved for La Cocina Rustica Restaurant located at 1320 119<sup>th</sup> Street. These funds were encumbered into 2013 as both projects are work in progress.

**No grants or loans were provided from TIF revenue in calendar year 2012.**

### **Property Acquisition**

During the year of 2012, the Commission acquired the following real properties:

- 1723 Center Street,
- 1731 Center Street,
- 1712 Sheridan Avenue,
- 1739 Standard Avenue,
- 1743 Standard Avenue,
- 1449-51 Fischrupp Avenue.

### **Property Sale**

During the year of 2012 the following properties were sold:

- 1330 119<sup>th</sup> Street,
- 1811 Sheridan Avenue.

### **Property Leases**

The Commission has leases in place on various properties in support of the community and to bridge the gap on some properties in transition. The Commission leases one of its properties at 1610 119<sup>th</sup> Street to the Whiting-Robertsdale Historic Society during the transition period prior to the construction of the new museum.

In support of the community arts needs, the Commission leases its property at 1413 119<sup>th</sup> Street to Studio 659.

### **Summary of Fund Reports for 2012**

A month-by-month fund report summary for Funds created by the Whiting Clerk-Treasurer for operating and allocation area of the Commission are presented herein, specifically for:

- Fund 406 - *Redevelopment Commission Operating (See Table 1);*
- Fund 802 - *TIF Allocation #1 (See Table 2);*
- Fund 408 - *TIF Revenue Bond & Interest (See Table 3);*
- Fund 414 - *2010 Bond Principle and Interest (See Table 4);*
- Fund 413 - *Lakefront Debt Reserve (See Table 5);*
- Fund 415 - *2010 Lakefront Bond Proceeds (See Table 6);*
- Summary Table *(See Table 7);*

In addition, a summary of all fund reports for the above is provided in Table 7 herein.

Table 1-Fund 406 Redevelopment Commission Operating

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Current Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	-	3,234.83	258,655.78	-	3,234.83	255,420.95
February	1.00	9,974.69	255,420.95	1.00	6,739.86	248,682.09
March	1.00	14,659.10	248,682.09	-	4,684.41	243,997.68
April	1.00	18,308.55	243,997.68	-	3,649.45	240,348.23
May	1.00	21,543.05	240,348.23	-	3,234.50	237,113.73
June	1.00	26,299.81	237,113.73	-	4,756.76	232,356.97
July	1.00	32,577.26	232,356.97	-	6,277.45	226,079.52
August	1.00	47,492.88	226,079.52	-	14,915.62	211,163.90
September	6,001.00	51,721.86	211,163.90	6,000.00	4,228.98	212,934.92
October	7,926.49	64,170.69	212,934.92	1,925.49	12,448.83	202,411.58
November	7,926.49	74,577.67	202,411.58	-	10,406.98	192,004.60
December	7,926.49	78,419.60	192,004.60	-	3,841.93	188,162.67
<b>TOTALS:</b>				<b>\$ 7,926.49</b>	<b>\$ 78,419.60</b>	<b>\$ 188,162.67</b>

The ending balance for Fund 406 on Dec. 31, 2012 is **\$188,162.67**

Table 2-Fund 802 TIF Allocation #1

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Current Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	2,873.97	1,727,678.82	4,136,680.47	2,873.97	1,727,678.82	2,411,875.62
February	139,953.13	1,733,887.12	2,411,875.62	137,079.16	6,208.30	2,542,746.48
March	147,729.89	2,184,335.28	2,542,746.48	7,776.76	450,448.16	2,100,075.08
April	176,576.55	3,362,661.47	2,100,075.08	28,846.66	1,178,326.19	950,595.55
May	179,852.44	3,416,996.05	950,595.55	3,275.89	54,334.58	899,536.86
June	2,402,559.34	5,147,474.69	899,536.86	2,222,706.90	1,730,478.64	1,391,765.12
July	2,402,651.22	6,022,755.95	1,391,765.12	91.88	875,281.26	516,575.74
August	2,402,733.75	6,126,049.91	516,575.74	82.53	103,293.96	413,364.31
September	2,402,801.81	6,318,087.53	413,364.31	68.06	192,037.62	221,394.75
October	2,402,828.11	6,386,501.93	221,394.75	26.30	68,414.40	153,006.65
November	3,176,166.58	6,495,481.86	153,006.65	773,338.47	108,979.93	817,365.19
December	3,176,682.43	6,608,930.83	817,365.19	515.85	113,448.97	704,432.07
<b>TOTALS:</b>				<b>\$ 3,176,682.43</b>	<b>\$ 6,608,930.83</b>	<b>\$ 704,432.07</b>

The ending balance for Fund 802 on Dec. 31, 2012 is **\$704,432.07**.



Table 3 Fund 408 TIF Revenue Bond and Interest

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Current Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	317,500.00	317,091.25	4.79	317,500.00	317,091.25	413.54
February	317,500.00	317,091.25	413.54	-	-	413.54
March	317,500.00	317,091.25	413.54	-	-	413.54
April	317,500.00	317,091.25	413.54	-	-	413.54
May	317,500.00	317,091.25	413.54	-	-	413.54
June	636,500.00	635,297.50	413.54	319,000.00	318,206.25	1,207.29
July	636,500.00	635,297.50	1,207.29	-	-	1,207.29
August	636,500.00	635,297.50	1,207.29	-	-	1,207.29
September	636,500.00	635,297.50	1,207.29	-	-	1,207.29
October	636,500.00	635,297.50	1,207.29	-	-	1,207.29
November	636,500.00	635,297.50	1,207.29	-	-	1,207.29
December	636,500.00	635,297.50	1,207.29	-	-	1,207.29
<b>TOTALS:</b>				<b>\$ 636,500.00</b>	<b>\$ 635,297.50</b>	<b>\$ 1,207.29</b>

The ending balance for Fund 408 on December 31, 2012 is \$1,207.29

Table 4 - Fund 414 2010 Bond Principal & Interest

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Current Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	1,405,000.00	1,404,006.25	644.90	1,405,000.00	1,404,006.25	1,638.65
February	1,405,000.00	1,404,006.25	1,638.65	-	-	1,638.65
March	1,405,000.00	1,404,006.25	1,638.65	-	-	1,638.65
April	1,405,000.00	1,404,006.25	1,638.65	-	-	1,638.65
May	1,405,000.00	1,404,006.25	1,638.65	-	-	1,638.65
June	2,767,000.00	3,250,955.00	1,638.65	1,362,000.00	1,846,948.75	(483,310.10)
July	3,522,000.00	3,250,955.00	(483,310.10)	755,000.00	-	271,689.90
August	3,522,000.00	3,250,955.00	271,689.90	-	-	271,689.90
September	3,522,000.00	3,251,205.00	271,689.90	-	250.00	271,439.90
October	3,522,000.00	3,251,205.00	271,439.90	-	-	271,439.90
November	3,522,000.00	3,251,205.00	271,439.90	-	-	271,439.90
December	3,522,000.00	3,251,205.00	271,439.90	-	-	271,439.90
<b>TOTALS:</b>				<b>\$ 3,522,000.00</b>	<b>\$ 3,251,205.00</b>	<b>\$ 271,439.90</b>

Total ending balance for fund 414 on Dec. 31, 2012 is \$271,439.90

Table 5 - Fund 413 Lakefront Debt Reserve

<u>Month</u>	<u>Year to Date</u>		<u>Balance: Beginning of the Month</u>	<u>Month to Date</u>		
	<u>Revenue</u>	<u>Disbursed</u>		<u>Revenue</u>	<u>Disbursed</u>	<u>Current Balance</u>
January	-	-	1,959,573.00	-	-	1,959,573.00
February	-	-	1,959,573.00	-	-	1,959,573.00
March	-	-	1,959,573.00	-	-	1,959,573.00
April	-	-	1,959,573.00	-	-	1,959,573.00
May	-	-	1,959,573.00	-	-	1,959,573.00
June	-	-	1,959,573.00	-	-	1,959,573.00
July	-	-	1,959,573.00	-	-	1,959,573.00
August	-	-	1,959,573.00	-	-	1,959,573.00
September	-	-	1,959,573.00	-	-	1,959,573.00
October	-	-	1,959,573.00	-	-	1,959,573.00
November	-	-	1,959,573.00	-	-	1,959,573.00
December	-	-	1,959,573.00	-	-	1,959,573.00
<b>TOTALS:</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,959,573.00</b>

Total ending balance for fund 413 on Dec. 31, 2012 is **\$1,959,573.00**.

Table 6 - Fund 415 2010 Lakefront Bond Proceeds

<u>Month</u>	<u>Year to Date</u>		<u>Balance: Beginning of the Month</u>	<u>Month to Date</u>		
	<u>Revenue</u>	<u>Disbursed</u>		<u>Revenue</u>	<u>Disbursed</u>	<u>Current Balance</u>
January	431.05	-	1,675,710.21	431.05		1,676,141.26
February	859.82	15,995.27	1,676,141.26	428.77	15,995.27	1,660,574.76
March	1,273.13	152,672.28	1,660,574.76	413.31	136,677.01	1,524,311.06
April	1,550.09	369,573.14	1,524,311.06	276.96	216,900.86	1,307,687.16
May	1,916.30	381,717.62	1,307,687.16	366.21	12,144.48	1,295,908.89
June	2,120.13	391,765.56	1,295,908.89	203.83	10,047.94	1,286,064.78
July	2,496.77	411,052.79	1,286,064.78	376.64	19,287.23	1,267,154.19
August	2,882.34	415,707.79	1,267,154.19	385.57	4,655.00	1,262,884.76
September	3,214.43	420,207.79	1,262,884.76	332.09	4,500.00	1,258,716.85
October	3,582.72	430,207.79	1,258,716.85	368.29	10,000.00	1,249,085.14
November	3,969.14	466,204.79	1,249,085.14	386.42	35,997.00	1,213,474.56
December	4,191.31	722,829.15	1,213,474.56	222.17	256,624.36	957,072.37
<b>TOTALS:</b>				<b>\$ 4,191.31</b>	<b>\$ 722,829.15</b>	<b>\$ 957,072.37</b>

Total ending balance for fund 415 on Dec. 31, 2012 is **\$957,072.37**.

Table 7 - Summary Table of all reports:

Fund	Balance: Beginning of the Year (1/1/2012)	Revenue	Disbursed	Year to Date Ending Balance (12/31/12)
406	258,655.78	7,926.49	78,419.60	188,162.67
802	4,136,680.47	3,176,682.43	6,608,930.83	704,432.07
408	4.79	636,500.00	635,297.50	1,207.29
414	644.90	3,522,000.00	3,251,205.00	271,439.90
413	1,959,573.00	-	-	1,959,573.00
415	1,675,710.21	4,191.31	722,829.15	957,072.37
	8,031,269.15	7,347,300.23	11,296,682.08	4,081,887.30

The ending balance for all Funds on Dec. 31, 2012 is **\$4,081,887.30**.

**Builder**

Hennessey Construction, a developer authorized by the commission had one construction during 2012 on New York Avenue.

**Meeting Dates of the Commission in 2012**

The Commission is scheduled to hold regular meetings to conduct official Commission business on the second Wednesday of each month at 6:30 p.m. in the City Hall Conference Room. The meeting schedule for 2012 was as follows:

January Regular Meeting:	January 11 at 6:30 p.m.
February Regular Meeting:	February 8 at 6:30 p.m.
March Regular Meeting:	March 14 at 6:30 p.m.
April Regular Meeting:	April 18 at 6:30 p.m.
May Regular Meeting:	May 9 at 6:30 p.m.
June Regular Meeting:	June 13 at 6:30 p.m.
July Regular Meeting:	July 11 at 6:30 p.m.
August Regular Meeting:	August 8 at 6:30 p.m.
September Regular Meeting:	September 12 at 6:30 p.m.
October Regular Meeting:	October 10 at 6:30 p.m.
November Regular Meeting:	November 14 at 6:30 p.m.
December Regular Meeting:	December 12 at 6:30 p.m.
December Special Meeting:	December 26 at 9:00 a.m.

The 2012 meeting minutes of the Commission as approved are on file in the Office of the Whiting Clerk-Treasurer and are available for review and inspection during regular business hours.