

WHITING REDEVELOPMENT COMMISSION

1443-119TH STREET

WHITING, INDIANA 46394

Phone 219-659-7700

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President Joseph Stahura
Vice President William Wajvoda
Secretary Brian Lowry

Board Members:
Tim Kompier
Paul Progar

TRANSMITTAL LETTER

January 30, 2012

The Honorable Joseph Stahura
Mayor of the City of Whiting
Office of the Mayor
1443-119th Street
Whiting, Indiana 46394

Mayor Stahura:

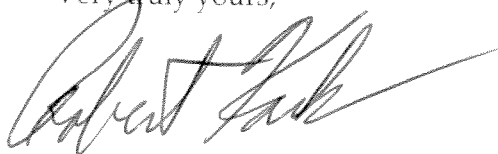
Per Indiana Code 36-7-14-13(a), within 30 days after close of each calendar year, the Whiting Redevelopment Commission shall file with the unit's executive a report setting out Commission activities during the preceding calendar year.

Therefore, enclosed is the original of the **Annual Report to the Executive for Calendar Year 2011** as prepared by the Whiting Redevelopment Commission.

The Commission looks forward to our continued cooperation with the City administration and elected officials to overcome blight in the City so that together we may provide opportunities for new development, redevelopment and rehabilitation in the Redevelopment District.

If you should have any questions or need additional information as it relates to Commission activities during the preceding calendar year, do not hesitate to contact me or any Commission member.

Very truly yours,



Robert Kark
Director Redevelopment Commission

CITY OF WHITING, INDIANA
WHITING REDEVELOPMENT COMMISSION

Annual Report to the Executive
For Calendar Year 2011
(January 1, 2011 through December 31, 2011)

January 30, 2012

Prepared Per
Indiana Code 36-7-14-13



Prepared by:
Bob Kark, Director
Whiting Redevelopment Commission

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

**Annual Report to the Executive
For Calendar Year 2011**

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

**Annual Report to the Executive
For Calendar Year 2011**

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. 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 blighted areas within the City;
- Investigate, study, and determine, to the extent possible, combat the causes of blighted areas;
- 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 blighted areas to be redeveloped under the Code; and
- Replan and dispose of blighted areas 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 2011. In addition to the commission 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. The position of Director of the Redevelopment Commission is Robert Kark appointed to that position.

<u>Commissioner</u>	<u>Address</u>	<u>Appointing Authority</u>	<u>Date of Appointment</u>
Joseph M. Stahura	1930 Schrage Avenue	Municipal Executive ¹	January 12, 2011
Paul Progar	1734 Central Avenue	Legislative Body ²	January 18, 2011
William Wajvoda	1801 LaPorte Avenue	Municipal Executive ¹	January 18, 2011
Timothy Kompier	1555 Ohio Avenue	Legislative Body ²	January 18, 2011
Brian Lowry	1812 Sheridan Avenue	Municipal Executive ¹	January 12, 2011

Commission Officers

At the January 12, 2011 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 has no established standing committee presently.

¹ The municipal executive of the City of Whiting is the Mayor.

² The municipal legislative body of the City of Whiting is the Common Council.

Commission Employees

The Commission at its January 12, 2011 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, 2011 regular meeting retained the following firms to provide general professional services to assist the Commission in its duties during calendar year 2010.

<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

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 2011, exceeding \$5,000:

<u>Firm</u>	<u>Professional Service</u>	<u>Amount</u>
Gough Inc.	Construction	2,021,396
Powers and Son	General Contractor	4,789,715
Robinson Engineering	Engineering Services	124,149
Christopher Burke	Engineering Services	12,811
American Structure Point	Engineering Service	1,208,004
Midwestern Elect.	Electrical Contractor	509,578
SEH	Engineering Services	4,516
Actin	Demolition	35,295
Vavrek Architects	Architect	204,650
SESCO	Environmental	9,427
Turf Solutions	Baseball Field Sod	199,672
Pekron	Environmental Assessment	9,950
Shoreline Consulting	Arts & Marketing Consultant	8,360
NIPSCO	Utility Relocation	168,824
Fairchild Electronics	Sound System	68,954
Calumet Supply	Concession Equipment	23,982
Koller	Videographer	7,755
Region Signs	Signage	38,987
Graybar	Street Lighting	17,574
AT&T	Utility Relocation	28,486
Comcast	Utility Relocation	8,320
Cender and Cender	Financial	5,969
Deboer Egolf	Water Line Installation	16,345
Reeves Fence	Fencing Installation	22,677
B&K Equipment	E-85 Fuel Station	32,000
Custom Craft	Landscaping/Tree removal	31,860
Brian Jennings	Athletic Consultant	7,120
Superior Design	Schrage Building Renovation	41,405
Shared Resource Solutions	Grant Consulting	10,830
Hunsucker Goodstein & Nelson	Environmental Attorney	27,565
Gil Behling	Plastering Contractor	115,840

Jarco	Field Equipment	12,437
Kessler Team Sports	Field Equipment	10,196
Midwest Meter	Meter Equipment	50,000
Hennessey	Building Contractor	162,025
Superior Construction	Concrete Driveway Work	14,100
South Oak Ford	Auto Dealer	47,344
Microbac	Beach Water Testing	12,772
Currie Motors	Auto Dealer	21,874
George Pagels Columns	Decorative Column Mfg.	9,693
Hammond Dev. Com.	Sothorn Shores	50,000
Sweeney Electric	Electrical Contr. Basin	109,786
Precision Control	Plumbing Contractor	8,950

Matching Assistance Grant Program

The Commission authorized the 2011 Revitalization Area Assistance Program for the business district only based the available funds for 2011. Sixty Thousand dollars (\$60,000) 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 \$26,962 to merchants renovating eleven facades.

The City Council authorized a city wide Residential Rehabilitation Grant Program modeled after the Commission's 50/50 Matching Program for the revitalization area. Although funded by the City of Whiting, the redevelopment commission administered the program based on its experience. The Rehabilitation Grant Program spent nearly \$240,000 yielding approximately \$701,000 in residential investment.

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 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. The commission has partnered with the Whiting-Robertsdale Community Improvement Corporation, with each funding \$15,000 of the program to offer \$30,000 in aggregate. There were three applications this year for \$5,000 (Whihala Ice Cream, Lubia Dresses & Events, and Hoosier Theater #2) The remaining balance of the program to be carried over into 2012 is \$5,000.

The Commission also created a Destination Business Incentive Program which provides a \$25,000 grant for an up scale business which can be considered as a destination visitors would travel for the experience. There were no qualified applications submitted this year.

Property Acquisition

During the year of 2011, the Commission acquired properties located at 1924, 1928, 1930 Front Street; 1658 Center Street; 1713 Center Street; and 1946 New York Ave.

Property Sale

During the year of 2011 five properties were sold The rear two thirds of the 1851 Front Street parcel; 1612 119th Street; 1532 119th Street; 1620 Cleveland Avenue and 2729 Schrage 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 119th 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 119th Street to Studio 659. Another lease in place was with BP Whiting Business Unit which leased the rear two thirds of the 1851 Front Street parcel from September through December.

Summary of Fund Reports for 2011

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		
	Revenue	Disbursed		Revenue	Disbursed	Current Balance
January	119,416.85	2,888.76	97,431.70	119,416.85	2,888.76	213,959.79
February	125,460.19	6,522.53	213,959.79	6,043.34	3,633.77	216,369.36
March	257,951.40	11,406.27	216,369.36	132,491.21	4,883.74	343,976.83
April	258,028.46	15,065.10	343,976.83	77.06	3,658.83	340,395.06
May	258,139.77	19,294.38	340,395.06	111.31	4,229.28	336,277.09
June	310,939.05	276,130.77	336,277.09	52,799.28	256,836.39	132,239.98
July	460,250.58	284,514.54	132,239.98	149,311.53	8,383.77	273,167.74
August	460,309.48	294,416.58	273,167.74	58.90	9,902.04	263,324.60
September	460,343.31	360,541.59	263,324.60	33.83	66,125.01	197,233.42
October	482,875.80	364,964.52	197,233.42	22,532.49	4,422.93	215,342.98
November	482,875.80	367,986.85	215,342.98	-	3,022.33	212,320.65
December	541,652.29	380,449.64	212,320.65	58,776.49	12,462.79	258,634.35
TOTALS:				\$ 541,652.29	\$ 380,449.64	\$ 258,634.35

The ending balance for Fund 406 on Dec. 31, 2011 is **\$258,634.35**

Table 2-Fund 802 TIF Allocation #1

Month	Year to Date		Balance: Beginning of the Month	Month to Date		
	Revenue	Disbursed		Revenue	Disbursed	Current Balance
January	2,603,901.97	643,359.36	1,030,963.48	2,603,901.97	643,359.36	2,991,506.09
February	2,605,307.74	833,019.88	2,991,506.09	1,405.77	189,660.52	2,803,251.34
March	2,607,514.72	966,461.64	2,803,251.34	2,206.98	133,441.76	2,672,016.56
April	2,609,883.19	1,096,572.82	2,672,016.56	2,368.47	130,111.18	2,544,273.85
May	2,611,692.35	1,193,121.99	2,544,273.85	1,809.16	96,549.17	2,449,533.84
June	3,347,386.21	3,712,666.34	2,449,533.84	735,693.86	2,519,544.35	665,683.35
July	5,591,754.78	3,982,336.21	665,683.35	2,244,368.57	269,669.87	2,640,382.05
August	5,592,893.95	4,038,654.48	2,640,382.05	1,139.17	56,318.27	2,585,202.95
September	5,608,909.92	4,160,347.46	2,585,202.95	16,015.97	121,692.98	2,479,525.94
October	5,632,115.84	4,291,298.04	2,479,525.94	23,205.92	130,950.58	2,371,781.28
November	5,645,665.04	4,363,169.81	2,371,781.28	13,549.20	71,871.77	2,313,458.71
December	9,353,549.20	6,247,832.21	2,313,458.71	3,707,884.16	1,884,662.40	4,136,680.47
TOTALS:				\$ 9,353,549.20	\$ 6,247,832.21	\$ 4,136,680.47

The ending balance for Fund 802 on Dec. 31, 2011 is **\$4,136,680.47**.

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	-	-	150.00	-	-	150.00
February	-	-	150.00	-	-	150.00
March	-	-	150.00	-	-	150.00
April	-	-	150.00	-	-	150.00
May	-	-	150.00	-	-	150.00
June	306,000.00	305,295.21	150.00	306,000.00	305,295.21	854.79
July	306,000.00	305,295.21	854.79	-	-	854.79
August	306,000.00	305,295.21	854.79	-	-	854.79
September	306,000.00	305,295.21	854.79	-	-	854.79
October	306,000.00	305,295.21	854.79	-	-	854.79
November	306,000.00	305,295.21	854.79	-	-	854.79
December	306,000.00	306,145.21	854.79	-	850.00	4.79
TOTALS:				\$ 306,000.00	\$ 306,145.21	\$ 4.79

The ending balance for Fund 408 on December 31, 2011 is \$4.79

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	568,000.00	567,168.85	-	568,000.00	567,168.85	831.15
February	568,000.00	567,168.85	831.15	-	-	831.15
March	568,000.00	567,168.85	831.15	-	-	831.15
April	568,000.00	567,168.85	831.15	-	-	831.15
May	568,000.00	567,168.85	831.15	-	-	831.15
June	1,989,000.00	1,988,105.10	831.15	1,421,000.00	1,420,936.25	894.90
July	1,989,000.00	1,988,105.10	894.90	-	-	894.90
August	1,989,000.00	1,988,105.10	894.90	-	-	894.90
September	1,989,000.00	1,988,355.10	894.90	-	250.00	644.90
October	1,989,000.00	1,988,355.10	644.90	-	-	644.90
November	1,989,000.00	1,988,355.10	644.90	-	-	644.90
December	1,989,000.00	1,988,355.10	644.90	-	-	644.90
TOTALS:				\$ 1,989,000.00	\$ 1,988,355.10	\$ 644.90

Total ending balance for fund 414 on Dec. 31, 2011 is \$644.90

Table 5 - Fund 413 Lakefront Debt Reserve

Month	Year to Date		Balance: Beginning of the Month	Month to Date		
	Revenue	Disbursed		Revenue	Disbursed	Current Balance
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
TOTALS:				\$ -	\$ -	\$ 1,959,573.00

Total ending balance for fund 413 on Dec. 31, 2011 is **\$1,959,573.00**.

Table 6 - Fund 415 2010 Lakefront Bond Proceeds

Month	Year to Date		Balance: Beginning of the Month	Month to Date		
	Revenue	Disbursed		Revenue	Disbursed	Current Balance
January	2,573.02	1,040,233.15	11,283,665.55	2,573.02	1,040,233.15	10,246,005.42
February	4,728.96	2,285,346.16	10,246,005.42	2,155.94	1,245,113.01	9,003,048.35
March	34,495.78	4,344,331.17	9,003,048.35	29,766.82	2,058,985.01	6,973,830.16
April	115,980.69	6,106,907.25	6,973,830.16	81,484.91	1,762,576.08	5,292,738.99
May	117,293.88	7,835,676.57	5,292,738.99	1,313.19	1,728,769.32	3,565,282.86
June	165,314.57	8,030,487.12	3,565,282.86	48,020.69	194,810.55	3,418,493.00
July	197,850.95	8,509,277.53	3,418,493.00	32,536.38	478,790.41	2,972,238.97
August	198,878.94	8,786,215.18	2,972,238.97	1,027.99	276,937.65	2,696,329.31
September	199,584.60	9,246,846.90	2,696,329.31	705.66	460,631.72	2,236,403.25
October	200,070.67	9,444,097.38	2,236,403.25	486.07	197,250.48	2,039,638.84
November	224,624.85	9,686,473.72	2,039,638.84	24,554.18	242,376.34	1,821,816.68
December	279,363.14	9,887,604.11	1,821,816.68	54,738.29	201,130.39	1,675,424.58
TOTALS:				\$ 279,363.14	\$ 9,887,604.11	\$ 1,675,424.58

Total ending balance for fund 415 on Dec. 31, 2011 is **\$1,675,424.58**.

Table 7 - Summary Table of all reports:

<u>Fund</u>	Balance: Beginning of the Year (1/1/2011)	<u>Revenue</u>	<u>Disbursed</u>	Year to Date Ending Balance (12/31/11)
Fund 406	\$ 97,431.70	\$ 541,652.29	\$ 380,449.64	\$ 258,634.35
Fund 802	1,030,963.48	9,353,549.20	6,247,832.21	4,136,680.47
Fund 408	150.00	306,000.00	306,145.21	4.79
Fund 414	568,000.00	1,989,000.00	1,988,355.10	644.90
Fund 413	1,959,573.00	0.00	0.00	1,959,573.00
Fund 415	11,283,665.55	279,363.14	9,887,604.11	1,675,424.58
TOTALS:	\$14,939,783.73	\$12,469,564.63	\$18,810,386.27	\$8,030,962.09

The ending balance for all Funds on Dec. 31, 2010 is **\$8,030,962.09**.

Builder

The Commission did not have a construction by Hennessey Construction during 2011 on New York Avenue.

Meeting Dates of the Commission in 2011

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 2011 was as follows:

January Regular Meeting:	January 12 at 6:30 p.m.
February Regular Meeting:	February 9 at 6:30 p.m.
March Regular Meeting:	March 9 at 6:30 p.m.
April Regular Meeting:	April 9 at 6:30 p.m.
May Regular Meeting:	May 11 at 6:30 p.m.
June Regular Meeting:	June 8 at 6:30 p.m.
June Special Meeting:	June 28 at 5:00 p.m.
July Regular Meeting:	July 13 at 6:30 p.m.
August Regular Meeting:	August 10 at 6:30 p.m.
September Regular Meeting:	September 14 at 6:30 p.m.
October Regular Meeting:	October 12 at 6:30 p.m.
November Regular Meeting:	November 9 at 6:30 p.m.
December Regular Meeting:	December 14 at 6:30 p.m.
December Special Meeting:	December 27 at 4:30 p.m.

The 2011 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.