



To: President and Members of the Munster Redevelopment Commission

From: Wendy Mis, IAMC, Treasurer and Executive Secretary

Copy to: Patricia L. Abbott, IAMC, MMC, Controller
Dustin C. Anderson, Executive Director

Date: December 19, 2022

Subject: Presentation to Taxing Units

Indiana Code 36-7-25-8 mandates that certain information will be presented to "the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission." The information to be presented includes the commission's budget with respect to allocated property tax proceeds, the long-term plans for the allocation area, and the impact on each of the taxing units. Accordingly, the following representatives of taxing units have been invited to tonight's meeting.

The Honorable David Hamm, Lake County Council, 1st District

The Honorable Ted Bilski, Lake County Council, 6th District

The Honorable Daniel Dernulc, Lake County Council, 4th District

Mrs. Ingrid Schwarz Wolf, President, Munster Board of School Trustees, with a copy to Mr. Bret Heller, Superintendent

The Honorable Peter Katic, President, North Township Board, with a copy to The Honorable Adrian Santos, North Township Trustee

Mr. Marti Ross, President, Lake County Public Library Board of Trustees, with copies to Ms. Ingrid Norris, Director & CEO and Mr. Michael Ayala, Munster Branch Head

Mr. Sam Dimopoulos, President, Hammond Sanitary District Board of Sanitary Commissioners, with copies to Commissioner Michael R. Hawkins, Sr. and Mr. Marty Wielgos, District Manager

The Honorable Chuck Gardiner, President, Munster Town Council, with a copy to Mr. Dustin C. Anderson, Town Manager

RECOMMENDED ACTION:

As an item of New Business, present the attached materials to those present.

Munster Redevelopment Commission's Budget
with respect to Allocated Property Tax Proceeds
for the Fiscal and Calendar Year as of November 30, 2022

Line Item	Line Item Number	Budget	Y-T-D
Revenue:			
Miscellaneous Revenues	4445-160-0100-46001000	\$ -	\$ 4,700.00
Property Lease/Rental	4445-160-0100-46255000		\$ 3,729.00
Reimbursements	4445-160-0100-49901000	\$ -	\$ -
TIF Allocation	4445-300-0000-41207000	\$ 6,000,000.00	\$ 3,875,723.83
Interest on Investments	4445-300-0000-46100000	\$ 7,000.00	\$ 170,654.96
Sale of Town Property/Equip	4445-160-010049101000	\$ -	\$ 723,406.27
		<u>\$ 6,007,000.00</u>	<u>\$ 4,778,214.06</u>
Expenditures and Encumbrances:			
Personal Services		\$ -	\$ -
Supplies		\$ 5,000.00	\$ -
Other Services and Charges		\$ 300,185.00	\$ 151,962.04
Capital Outlay		<u>\$ 4,694,815.00</u>	<u>\$ 124,292.33</u>
		\$ 5,000,000.00	\$ 276,254.37
Memo: Purchase of Investments		\$ -	\$ 7,530,654.96
Memo: Transfers		<u>\$ -</u>	<u>\$ 1,607,892.51</u>
		\$ 5,000,000.00	\$ 9,414,801.84

Allocation Area Impact on Each of the Taxing Units

Taxing Unit			Theoretical	
			Proration of TIF Allocation	
	Certified Rate 2021/2022	Percentage	2022 Budgeted \$5,000,000.00	2022 Y-T-D 11/30/2022 \$ 3,875,723.83
Munster Community School Corporation	1.3178	41.8163%	\$ 2,090,816.78	\$ 1,620,685.68
Munster Civil Town	0.7214	22.8914%	\$ 1,144,570.67	\$ 887,207.96
Lake County	0.6568	20.8415%	\$ 1,042,076.54	\$ 807,760.17
North Township	0.0809	2.5671%	\$ 128,355.65	\$ 99,494.21
Hammond Sanitary District	0.2628	8.3392%	\$ 416,957.54	\$ 323,202.46
Lake County Solid Waste Management District	0.0241	0.7647%	\$ 38,236.97	\$ 29,639.19
Lake County Public Library	0.0876	2.7797%	\$ 138,985.85	\$ 107,734.15
	\$ 3.1514	100.0000%	\$ 5,000,000.00	\$ 3,875,723.83

Town of Munster Redevelopment Commission

Long-Term Plans for the Allocation Area
FYE 12/31/2022

Project Description	Estimated Cost (\$ in millions)
Calumet Streetscape Improvements	13.00
Ridge Road Redevelopment - Columbia to State Lir	10.00
Calumet Redevelopment - North of Ridge Road	10.00
Calumet Avenue Grade Separation	25.00
Centennial Village Redevelopment	7.00
Lansing Country Club Redevelopment	15.00
Façade Grant Improvements	10.00
TOTAL	90.00