



**TOWN OF ST. JOHN, INDIANA  
ST. JOHN REDEVELOPMENT COMMISSION**

**Annual Report to the Executive  
For Calendar Year 2010**

(January 1, 2010 through December 31, 2010)

Dated:  
January 18, 2011

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

Prepared by:

***C*ender & *C*ompany  
LLC**

**EXHIBIT A**

Office of the  
Town Manager

St. John Municipal Building  
10955 West 93<sup>rd</sup> Avenue  
St. John, Indiana 46373-8822



Stephen Z. Kil

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January 19, 2011

Mr. Michael Forbes, President  
St. John Town Council  
St. John Municipal Building  
10955 W. 93<sup>rd</sup> Avenue  
St. John, Indiana 46373

Dear Mr. Forbes:

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

Therefore, enclosed are two originals of the **Annual Report to the Executive for Calendar Year 2010** as prepared by the St. John Redevelopment Commission. I have reviewed the enclosed Annual Report and find it to be complete and prepared in compliance with Indiana Code 36-7-14-13(a).

The Commission looks forward to our continued cooperation with the Town elected officials to provide redevelopment and economic development strategies and opportunities in the Town 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,

A handwritten signature in black ink that reads "Stephen Z. Kil".

Steve Z. Kil  
Town Manager

Enclosures

cc: Members of the St. John Redevelopment Commission  
St. John Redevelopment Commission File  
Sherry Sury, Clerk-Treasurer - Town of St. John, Indiana and Recording Secretary to the Commission  
David Austgen, Attorney - Austgen Kuiper & Associates, P.C., Counsel to the Commission

**TOWN OF ST. JOHN, INDIANA  
ST. JOHN REDEVELOPMENT COMMISSION**

**Annual Report to the Executive  
For Calendar Year 2010**

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**TOWN OF ST. JOHN, INDIANA  
ST. JOHN REDEVELOPMENT COMMISSION**

**Annual Report to the Executive (President of the Town Council)  
For Calendar Year 2010**

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**Purpose of the Report**

Pursuant to Indiana Code 36-7-14-13(a), the Town of St. John, Indiana (the "Town") Redevelopment Commission shall file with the unit's executive (the President of the St. John Town Council) 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 Department of Redevelopment of the Town of St. John, Indiana (the "Department") under the control of the St. John Redevelopment Commission (the "Commission") was created by the Town Council in 1996 (established by Resolution No. 96-12-26D passed and adopted on December 26, 1996) to overcome and alleviate conditions that create areas needing redevelopment in designated areas of the Town through new development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the "Redevelopment District") in accordance with Indiana Code 36-7-14 titled "Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions" and Indiana Code 36-7-25 titled "Additional Powers of Redevelopment Commissions" (together, 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 Town Council serves as the legislative body, approving legislative actions of the Commission.

Town staff to the Commission coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains the professional services of a municipal financial advisory consultant to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the District, and other redevelopment and economic development planning and strategic matters.

**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 Town of St. John, Indiana.

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 2010.

<u>Commissioner</u>	<u>Address</u>	<u>Appointing Authority</u>	<u>Appointment</u>	<u>Date of Appointment<sup>a</sup></u>
Mark Barenie	8610 W. 92nd Ave., St. John	Municipal Executive <sup>1</sup>	Member	January 14, 2010
Gregory Volk	9324 Mallard Ln., St. John	Municipal Executive <sup>1</sup>	Member	January 14, 2010
Michael Forbes	12466 W 105th Pl., St. John	Municipal Executive <sup>1</sup>	Member	January 14, 2010
Michael Fryzel	8720 Verbena Ct., St. John	Legislative Body <sup>2</sup>	Member	January 14, 2010
Jerri Teibel	10955 W. 93 <sup>rd</sup> Ave., St. John	Legislative Body <sup>2</sup>	Member	January 14, 2010
Dr. John DeVries	9794 N. Hickory Ln, St. John	Municipal Executive <sup>3</sup>	Nonvoting Advisor <sup>4</sup>	February 11, 2010
Patricia Kocot	11104 W. 105 <sup>th</sup> Pl., St. John	Municipal Executive <sup>3</sup>	Nonvoting Advisor <sup>5</sup>	February 11, 2010

**Commission Officers**

At the April 22, 2010 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>
Mark Barenie	President
Michael Forbes	Vice-President
Vacant	Secretary

The Commission utilizes the services of the Office of the Clerk-Treasurer to provide recordings of minutes and document retention. Sherry Sury, Clerk-Treasurer acted as the Recording Secretary to the Commission.

<sup>a</sup> Appointments made during regular official meetings of the St. John, Indiana Town Council on the date identified.

<sup>1</sup> The municipal executive of the Town of St. John is the President of the Town Council. In 2010, Mark Barenie was the Town Council President.

<sup>2</sup> The municipal legislative body of the Town of St. John, Indiana is the Town Council.

<sup>3</sup> In accordance with I.C. 36-7-14-6.1(a), "The municipal executive shall also appoint an individual to serve as a nonvoting advisor to the redevelopment commission beginning July 1, 2008." In accordance with Section 6.1(d), the nonvoting advisor appointed must be a member of a school board of a school corporation that includes all or part of the territory served by the redevelopment commission; serves for a term of two (2) years and until a successor is appointed; and serves at the pleasure of the entity that appointed the nonvoting advisor.

<sup>4</sup> Nonvoting advisor member, representing the Lake Central School Corporation as School Board Trustee.

<sup>5</sup> Nonvoting advisor member, representing the Hanover School Corporation as School Board Trustee.

### Meetings of the Commission

The Commission held regular meetings as needed or necessary to conduct official business on the second Thursday of each month at 7:00 p.m. in the St. John Municipal Building main meeting room – 10955 W. 93<sup>rd</sup> Avenue, St. John, Indiana 46373.

During calendar year 2010, the Commission met on April 22, 2010.

The 2010 meeting minutes of the Commission for consideration and approval by the Commission are on file in the Office of the St. John Clerk-Treasurer in the St. John Municipal Building and are available for review and inspection during regular business hours.

### Commission Standing Committees and Membership

The Commission has not established any standing committees to research or provide advice to the full Commission.

### Commission Employees

The Commission utilizes the staff of the Town of St. John Office of the Town Manager and the Clerk-Treasurer to provide daily administrative and management services as well as document retention. Town of St. John staff members' salaries are not supplemented for services provided to the Commission.

<u>Commission Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
Barbara Haralovich	Recording Secretary	\$ 70.00 per Meeting

### General Professional Services Provided to the Commission

The Commission utilized the following professional consulting and legal counsel services during calendar year 2010 as approved at the January 28, 2010 meeting of the Town Council.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Austgen Kuiper & Associates, PC	Local Legal Counsel	David Austgen, Partner
Barnes & Thornburg LLP	Bond Legal Counsel	Philip J. Faccenda, Jr., Partner
Cender & Company, L.L.C.	Municipal Financial and Economic Development Advisory	Dan Botich, Executive

### Distributions of Tax Increment in 2010

The Office of the Lake County Auditor distributed tax increment to the Commission in Fiscal Year 2010.

<u>Allocation Area</u>	<u>January 20, 2010</u>	<u>June 11, 2010</u>	<u>Total</u>
Subdistrict #1 (St. John Expanded N/S) <sup>a</sup>	\$ 504,431.32	\$ 247,310.79	\$ 751,742.11
Subdistrict #2/3 (St. John South – St. John) <sup>b</sup>	157,949.03	58,054.88	216,003.91
Subdistrict #2/3 (St. John South – Hanover) <sup>b</sup>	40,335.01	20,170.19	60,505.20
Subtotal of #2/3	\$ 198,284.04	\$ 78,225.07	\$ 276,509.11
Subdistrict #4 (St. John South)	92.31	46.15	138.46
<b>TOTALS</b>	<b>\$ 702,807.67</b>	<b>\$ 325,582.01</b>	<b>\$1,028,389.68</b>

a Tax increment payable on the Economic Development Revenue Bond, Series 2005 \$2,520,000 (St. John Marketplace, LLC Project).

b Tax increment payable on the Redevelopment District Tax Increment Revenue Bond of 1998 (Capital Appreciation Bond) \$425,000 (Earl Yoho, James Patten, Lake LLC Bonds).

**Source:** FORM 22s provided to Cender & Company, L.L.C. for January 20, 2010 and June 11, 2010 tax increment distributions to the St. John Redevelopment Commission.

**Commission Outstanding Debt Service**

The Commission currently has the following outstanding debt service for principal and interest is due from distributions of tax increment.

<b>Economic Development Revenue Bond, Series 2005</b>			
\$2,520,000 (St. John Marketplace, LLC Project)			
Debt service payable from the Subdistrict S-1 Allocation Fund			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
February 1, 2010	\$ 185,000.00	\$ 39,610.41	\$ 224,610.41
August 1, 2010	\$ 0.00	35,753.70	<u>35,753.70</u>
			\$ 260,364.11
<u>Bond Payment</u>	<u>Amount</u>	<u>Notes</u>	
January 7, 2010	\$ 185,000.00	FY Debt Service Payment (Principal)	
January 7, 2010	39,610.41	FY Debt Service Payment (Interest)	
July 2, 2010	<u>35,753.70</u>	FY Debt Service Payment (Interest only)	
	\$ 260,364.11		
February 17, 2010	1,000.00	Annual Trust Fee to Centier Bank	
Total	\$ 261,364.11		
<b>Final Principal and Interest Payment Due:</b>		<b>February 1, 2019</b>	
Principal Balance Due (12/31/2010)		\$ 2,060,000.00	
Interest Due (February 1, 2011)		<u>36,346.30</u>	
<b>Total Outstanding (2/1/2011):</b>		<b>\$ 2,096,346.30</b>	

<b>Redevelopment District Tax Increment Revenue Bond of 1998 (Capital Appreciation Bond)</b>			
\$425,000 (Earl Yoho, James Patten, Lake LLC Bonds)			
Debt service payable from the Subdistrict S-3 Allocation Fund			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
January 1, 2010	\$ 72,000.00	\$ 94,442.37	\$ 166,442.37
<u>Bond Payment</u>	<u>Amount</u>	<u>Notes</u>	
January 21, 2010	\$ 45,948.16	FY 2009 Debt Service Payment (Balance Due)	
January 21, 2010	152,342.37	Partial FY 2010 Debt Service Payment (P/I)	
August 1, 2010	<u>14,100.00</u>	Partial FY 2010 Debt Service Payment (P/I)	
	\$ 212,390.53		
<b>Final Principal and Interest Payment Due:</b>		<b>January 1, 2011</b>	
Principal Balance Due (12/31/2010)		\$ 79,800.00	
Interest Due (January 1, 2011)		<u>120,687.11</u>	
<b>Total Outstanding (1/1/2011):</b>		<b>\$ 200,487.11</b>	

**Summary of Fund Reports for 2010**

The following is a year-to-date (YTD) and month-to-date (MTD) fund report summary for Funds created by the Town of St. John, Indiana and the Clerk-Treasurer for Commission operating and allocation area administration, more specifically:

- Fund 406 – Redevelopment/Construction (Commission Operating), and
- Fund 481 – St. John TIF.

**TABLE 1****FUND 406 – REDEVELOPMENT/CONSTRUCTION (COMMISSION OPERATING): REPORT FOR 2010**

The Commission's beginning fund balance on January 1, 2010 was **\$71,229.08**.

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Ending Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	\$ 0.00	\$ 0.00	\$ 71,229.08	\$ 0.00	\$ 0.00	\$ 71,229.08
February	0.00	202.50	71,026.58	0.00	202.50	71,026.58
March	0.00	424.50	70,804.58	0.00	222.00	70,804.58
April	0.00	424.50	70,804.58	0.00	0.00	70,804.58
May	0.00	494.50	70,734.58	0.00	70.00	70,734.58
June	0.00	946.75	70,282.33	0.00	452.25	70,282.33
July	0.00	946.75	70,282.33	0.00	0.00	70,282.33
August	0.00	946.75	70,282.33	0.00	0.00	70,282.33
September	0.00	946.75	70,282.33	0.00	0.00	70,282.33
October	0.00	946.75	70,282.33	0.00	0.00	70,282.33
November	0.00	946.75	70,282.33	0.00	0.00	70,282.33
December	0.00	946.75	70,282.33	0.00	0.00	70,282.33

The Commission's ending balance on December 31, 2010 was **\$70,282.33**.

*SOURCE: Fund and Appropriation Reports made available by the Office of the Clerk-Treasurer for the Town of St. John, Indiana.*

**TABLE 2****FUND 481 – ST. JOHN TIF: REPORT FOR 2010**

The Commission's beginning fund balance on January 1, 2010 was **\$561,913.32**.

Month	Year to Date		Balance: Beginning of the Month	Month to Date		Ending Balance
	Revenue	Disbursed		Revenue	Disbursed	
January	\$ 0.00	\$ 424,850.94	\$ 137,062.38	\$ 0.00	\$ 424,850.94	\$ 137,062.38
February	0.00	426,435.94	135,447.38	0.00	1,585.00	135,447.38
March	0.00	0.00	135,447.38	0.00	0.00	135,447.38
April	0.00	0.00	135,447.38	0.00	0.00	135,447.38
May	0.00	427,487.19	134,426.13	0.00	1,051.25	134,426.13
June	1,028,389.68	446,970.19	1,143,332.81	1,028,389.68	19,483.00	1,143,332.81
July	1,028,389.68	482,723.89	1,107,579.11	0.00	35,753.70	1,107,579.11
August	1,028,389.68	482,723.89	1,107,579.11	0.00	0.00	1,107,579.11
September	1,028,389.68	482,723.89	1,107,579.11	0.00	0.00	1,107,579.11
October	1,028,389.68	482,723.89	1,107,579.11	0.00	0.00	1,107,579.11
November	1,028,389.68	482,723.89	1,107,579.11	0.00	0.00	1,107,579.11
December	1,028,389.68	482,723.89	1,107,579.11	0.00	0.00	1,107,579.11

The Commission's ending balance on December 31, 2010 was **\$1,107,579.11**.

*Note 1: The Commission disbursed \$472,754.64 for outstanding debt service in FY 2010.*

*Note 2: The Commission disbursed \$1,000.00 to Centier Bank as the Trustee for the annual Trustee fee (Marketplace Bonds).*

*Note 2: The Commission disbursed \$8,969.25 for Allocation Area financial consulting and legal counsel services in FY 2010.*

*SOURCE: Fund and Appropriation Reports made available by the Office of the Clerk-Treasurer for the Town of St. John, Indiana.*

**Summary of Commission Resolutions in 2010**

The Commission adopted and approved the following resolutions in 2010:

**Resolution No. RDC 10-4-22 (April 22, 2010)**

A resolution of the St. John Redevelopment Commission regarding the use of assessed value within the expanded North/South Economic Development Area and all matter related thereto.