CITY OF WHITING, INDIANA
WHITING REDEVELOPMENT COMMISSION

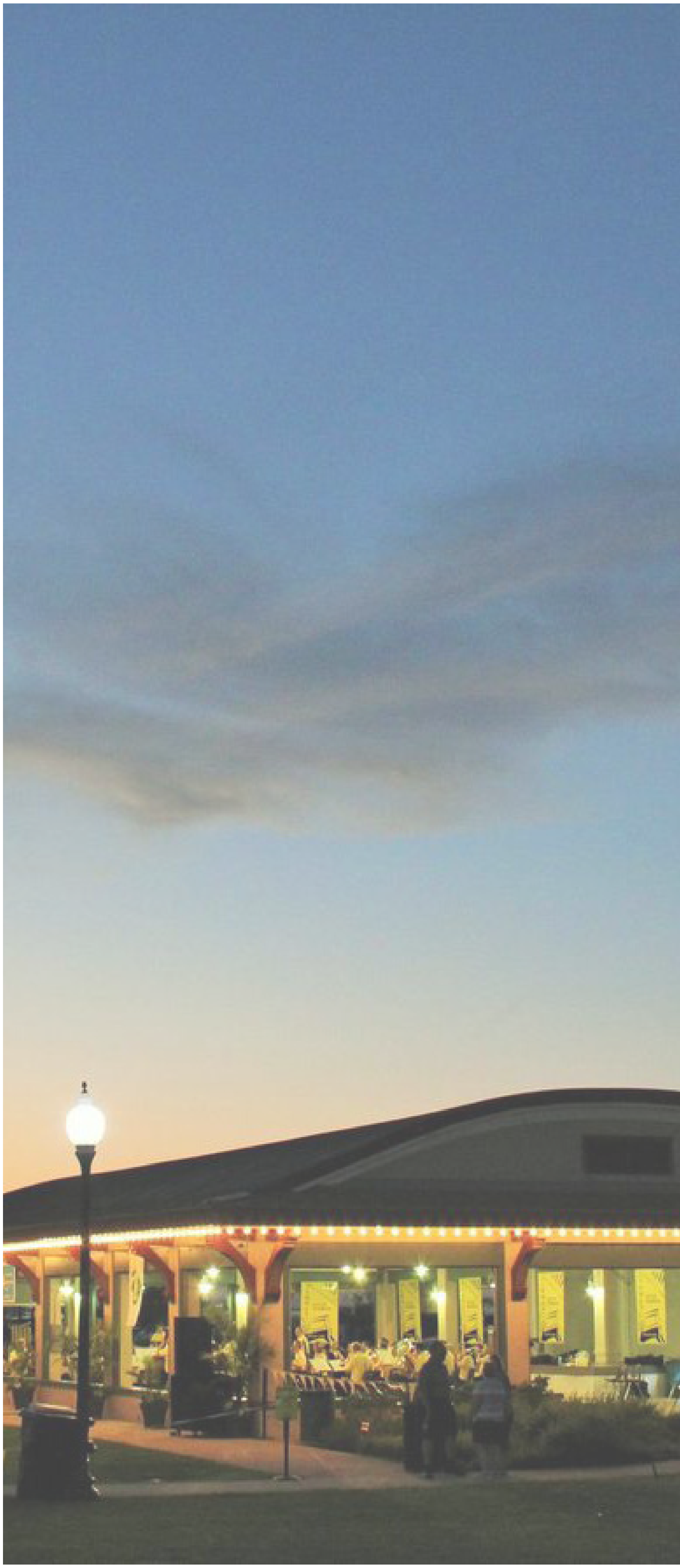
REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2016 AMENDMENT TO THE ORIGINAL PLAN:
THE SEVENTH AMENDMENT

DECEMBER 2016

Whiting
Refining the Heart of Community
Mayor Joseph M. Stahura

SEH of Indiana



SUPPLEMENTING AND AMENDING:

The September 11, 2013 Sixth Amendment

The June 9, 2010 Fifth Amendment,

The June 24, 2009 Fourth Amendment,

The June 10, 2008 Third Amendment,

The December 17, 2003 First Supplement,

The October 8, 2003 Second Amendment,

The January 31, 2001 Amended Plan and

The July 9, 1997 Redevelopment Plan for the Revitalization Area

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Photo 1-1. “Experience Whiting” archway on 119th Street and Indianapolis Boulevard.

PART 1

1.1 INTRODUCTION

The Whiting Redevelopment Commission recognizes that the causes and influences of blight[1] are a threat to the stability and vitality of the City of Whiting and impacts the economic viability of the Whiting downtown business district and the Indianapolis Boulevard corridor, its industrial base, and its residential core of older residential structures. The Whiting Redevelopment Commission further recognizes that there are areas in the City of Whiting that are in need of redevelopment and that cannot be developed through the typical regulatory governmental processes or that the ordinary operations of private enterprise without public intervention to stimulate private investment and economic development to overcome the influences and causes of blight.

It is the mission of the Whiting Redevelopment Commission to address the conditions associated with and the influences and causes of blight as well as the under-utilization of land and the barriers to its development. This mission requires a set of goals and objectives, which are formulated through study of the jurisdiction, identification of areas of in need of redevelopment, strategic planning, and interaction with policy makers and developers.

This **Redevelopment Plan for the Whiting Redevelopment Area 2016 Amendment to the Original Plan: Seventh Amendment** is the Whiting Redevelopment Commission's continued effort to address an area needing redevelopment in the City of Whiting and to provide for community and economic redevelopment initiatives and programs to overcome blight and its influences and causes to improve the quality of life and place for the City overall.

1.2 STATEMENT OF PURPOSE

The City of Whiting ("City") through the Whiting Redevelopment Commission ("Commission") in 1997 prepared a Redevelopment Plan ("Original Plan") as a long-range program of revitalization and redevelopment for the concurrently established and designated the Whiting Revitalization Area[2] ("Original Revitalization Area") to address an area needing redevelopment in the City. In order to achieve the goals and objectives of the Original Plan, the Commission committed itself to implement revitalization and redevelopment actions necessary, as empowered by Indiana Code 36-7-14-12.2 to address and overcome blight in the Original Revitalization Area.

The Commission amended the Original Plan in 2001 ("Amended Plan") to expand the Original Revitalization Area to include industrial property on Standard Avenue (the "Expansion Area No. 1") and to establish Expansion Area No. 1 as an allocation area for the purpose of capturing assessed valuation to generate tax increment to fund projects throughout the expanded Original Revitalization Area.

The Commission further amended the Amended Plan in 2003 ("Second Amendment") to expand the Original Revitalization Area. ("Expansion Area No. 2") for the purpose of including properties along Schrage Avenue north of Indianapolis Boulevard as a result of the Globe Building Materials' closure of operations and pending bankruptcy at its Whiting manufacturing facility to stimulate redevelopment in the Expansion Area No. 2 through public actions and commitments.

The Commission, working with the City, took on initiatives to consider pragmatic yet practical community and economic development opportunities both within and adjacent to the Expanded Expansion Area No. 2 to overcome those factors impacting the future development (and redevelopment) of the City. The Commission adopted and approved the Redevelopment Plan for the Revitalization Area (the "First Supplement") on December 17, 2003 as a result of the following issues facing the City:

- Major land use disinvestment of obsolete real property improvements by BP (previously known as the Amoco Oil Company);
- The bankruptcy of Globe Building Materials and the closure of operations at its Whiting manufacturing facility;
- Planning discussions by the City Administration for lakefront recreational and commercial development; and
- Community and economic development opportunities presented to the City adjacent to the Original Revitalization Area ("Expansion Area No. 3").

The Original Revitalization Area, Expansion Area No. 1, Expansion Area No. 2 and Expansion Area No. 3 together were known as the "Revitalization Area."

The Commission further amended the Redevelopment Plan for the Revitalization Area (the "Third Amendment") in accordance with Indiana Code 36-7-14-17.5 on June 11, 2008 in order to update and revise the First Supplement for proposed projects and project costs, included under PART IV and under APPENDIX C and APPENDIX E. The Third Amendment also deleted projects and programs that were completed or implemented since the adoption of the First Supplement and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the First Supplement.

The Commission further amended the Redevelopment Plan for the Revitalization Area (the "Fourth Amendment") in accordance with Indiana Code 36-7-14 Sections 15 and 17.5 in order to update and revise the Third Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well as included additional real properties for acquisition in APPENDIX D. The Fourth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Third Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Third Amendment.

The Commission further amended the Redevelopment Plan for the Revitalization Area (the "Fifth Amendment") in accordance with Indiana Code 36-7-14 Sections 15 and 17.5 in order to update and revise the Fourth Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well as included additional real properties for acquisition in APPENDIX D. The Fifth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Fourth Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Fourth Amendment.

The Commission further amended the Redevelopment Plan for the Revitalization Area (the "Sixth Amendment") in accordance with Indiana Code 36-7-14 Sections 15, 16, 17 and 17.5 in order to update and revise the Fifth Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well

[1] Blight may be defined as "to cause to decline or decay." The American Heritage Dictionary of the English Language – New College Edition. A redevelopment area should include statements on the causes that justify findings of blight, that may include but are not limited to: (1) lack of development; (2) cessation of growth; (3) deterioration of improvements; (4) character of occupancy; (5) age; (6) obsolescence; (7) substandard buildings; or (8) other factors that impair values or prevent a normal use of development of a property.

[2] For the purposes of the remainder of this plan, the terms "Revitalization Area" and "Redevelopment Area" shall be interchangeable. However, the term "revitalization area" has been applied and used in context of this plan to reference the Original Revitalization Area. In order to be consistent with current REDEVELOPMENT LAW, the term "redevelopment area" will be applied henceforth to describe the Original Revitalization Area.

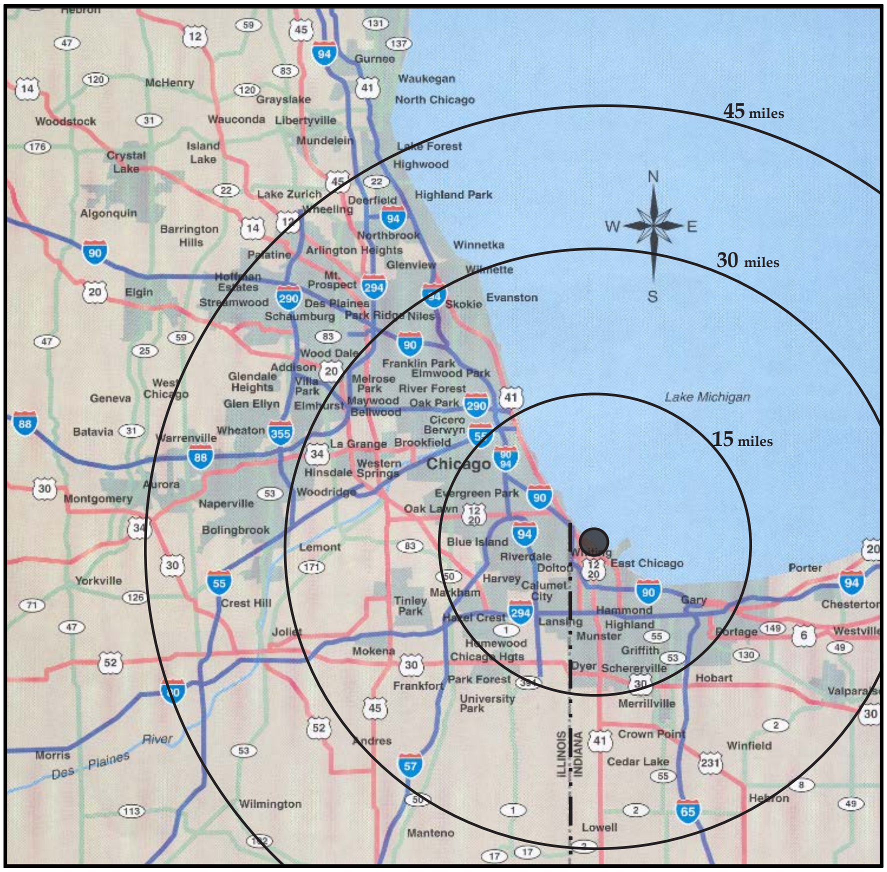

Figure 1-1. Map 1: Vicinity Map.

as included additional real properties for acquisition in APPENDIX D. The Sixth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Fifth Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Fifth Amendment.

Furthermore, the Commission herein further amends the Redevelopment Plan for the Revitalization Area as the 2016 Amendment to the Original Plan (or the "Seventh Amendment") in accordance with Indiana Code 36-7-14 Sections 15, 16, 17 and 17.5 in order to update and revise the Sixth Amendment as a comprehensive update for anticipated redevelopment and economic development projects over the next 3 to 9 year period, to expand the an allocation area for the purpose of consolidating designated allocation areas in the Whiting Redevelopment Area.

1.3 COMMUNITY SETTING

The City is a mature, land locked and essentially built out community with a population of approximately 4,997[3] persons. Situated on the shores of Lake Michigan, Whiting consists of 1.798[4] square miles of land area located approximately two miles from the Indiana/Illinois border and approximately 15 miles from the downtown Chicago "Loop." See MAP 1: Vicinity Map. The City of Hammond (population 80,830)[5] is located immediately west; the City of East Chicago (population 29,698)[6] is located immediately east and south.

The City occupies a strategic location within the northwest Indiana area, known as the "Calumet Region." It is located only minutes from major access points to I-90 (the Chicago Skyway Toll Bridge and the Indiana Toll Road), and has additional regional accessibility via several major transportation routes (I-80; I-90; I-94; U.S. Routes 12 ,20, 41; and State Route 912/Cline Avenue). The Northern Indiana

Commuter Transportation District's South Shore Line running between the Chicago "Loop" and South Bend, Indiana also serves the City from stations located within proximity, being the Hegewisch (Chicago, IL), Hammond, and East Chicago station. See MAP 2: Community Setting.

1.4 COMMUNITY DEVELOPMENT PATTERN

A major portion of the City is occupied by BP's Whiting Refinery ("BP"), an intense high-industrial use, one of the largest petroleum refineries in the United States. BP encompasses the southeastern lakeshore portion of the City, with residential, commercial and open spaces lying to the north and west of the facility. With the exception of BP, the majority of Whiting's remaining land area is devoted to residential development consisting of several small neighborhood areas distinct and unique unto themselves. Although multiple-family units are scattered throughout the City residential neighborhoods, residential development continues to remain predominantly single-family. Commercial development is concentrated on 119th Street and along Indianapolis Boulevard (State Route 12/20), as discussed further below.

Whiting has traditionally offered affordable housing prices, quality community services and low residential property taxes. The housing vacancy rate has been historically below average, suggesting a strong housing market. While most of the residential neighborhoods are stable, certain areas show signs of deferred maintenance, substandard building conditions and exhibit signs of blight as a result of building age. According to the 2010 Census, 73.0% of the housing units were constructed prior to 1940 and 17.2% of the housing units were constructed between 1940 and 1959.

The primary retail, service and office area is located along 119th Street with a secondary commercial district corridor located along Indianapolis Boulevard (U.S. Routes 12/20). The 119th Street commercial district maintains much of its historic character and "Main Street" charm, but is also experiencing land use and community development issues related to: (1) storefront vacancies; (2) lack of business development to establish a unique niche strategy designed to build upon historic retail, commercial services and office uses; (3) business retention; and (4) parking overflow into adjacent residential neighborhoods. The Indianapolis Boulevard business corridor is a more heavily traveled road with a significant number of residential dwellings intermingled with retail and office commercial uses.

Indianapolis Boulevard (U.S. Routes 12/20) is a major regional arterial (or urban principal arterial) that had a 24-hour traffic count of 14,132 vehicles at the Fred Street intersection and 16,714 vehicles at the Schrage Avenue intersection.[7] For many people, their image of the City is based upon what they see from their cars as they travel along Indianapolis Boulevard.

The major distinguishing natural feature of the Whiting community and its greatest asset is its location on Lake Michigan. Aesthetically and economically, the City's lakeshore defines its past, its present and its future. Since acquiring Whihala Beach from the Lake County Parks and Recreation Department, the City, through its Redevelopment Commission and its Park Department, has made substantial improvements to Whihala Beach and its assets. Improvements to its bike trail, maintenance facility, parking lot, and the construction of an aesthetically pleasing clubhouse for the community's boat club have been completed. These improvements were made to compliment the recent redevelopment of Whiting Lakefront Park, which was undertaken to meet the recreational demands of the community and to attract regional residents. These recent capital improvements in infrastructure and aesthetics has significantly re-established Whiting Lakefront Park and Whihala Beach as a major regional focal point by taking advantage of its destination location on Lake Michigan.

[3] Source: 2010 Census, U.S. Census Bureau.

[4] Source: 2010 Census, U.S. Census Bureau. Indiana by Place–GCT-PH1. Population, House Unit, Area, and Density.

[5] Source: 2010 Census, U.S. Census Bureau.

[6] Source: 2010 Census, U.S. Census Bureau.

[7] Source: Summary Traffic Count Report. NIRPC - Terrell Waddell, Data Manager. November 2006.

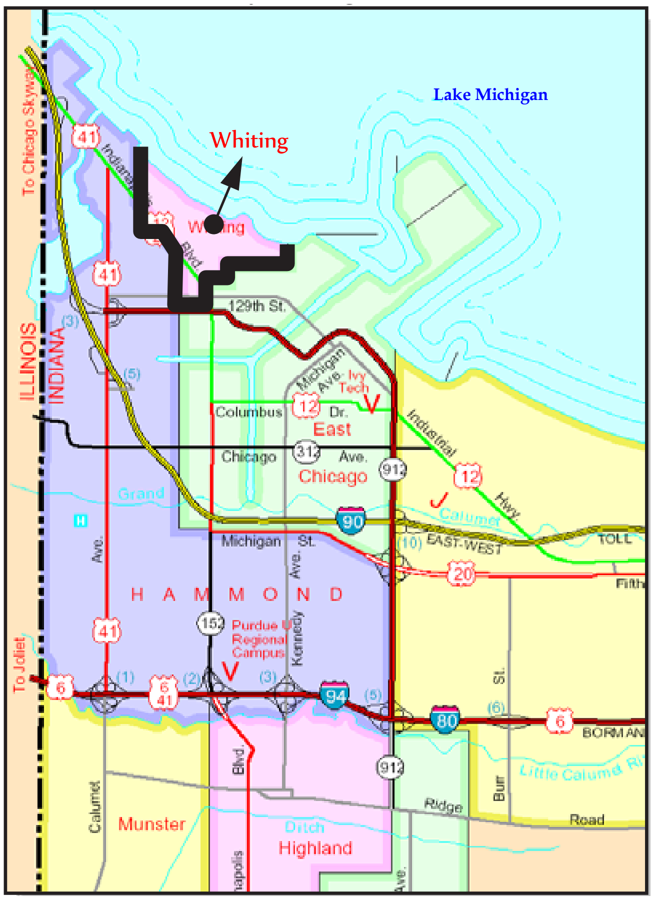

Figure 1-2. Map 2: Community Setting.

Further improvements in infrastructure and amenities will unquestionably further the recent gains made in public access and use of this shoreline park.

Even though the City is land locked and predominantly built out with little vacant land available for development, the City through its Plan Commission must continue to work together to properly plan for its future development. The City must look to its Redevelopment Commission to revitalize and redevelop those areas needing redevelopment that are not properly planned, show evidence of disinvestment, historically lack private investment, or require public intervention to stimulate community and economic development. The revitalization and redevelopment of those areas needing redevelopment areas may require the replacement of older or deleterious land uses; the redevelopment of marginal and deteriorated properties, and the development of the available or remaining vacant lands.

1.5 COMMUNITY DEMOGRAPHICS

Everyday life takes us down streets full of cars and pedestrians going to work, to school, or to the shopping center. Understanding the dynamics and the trends of a place, a community or neighborhood are critical to any community planner. Whether brief or comprehensive, an analysis and understanding of census data is a planner's greatest resource. Census data provides the most reliable and detailed information for describing local areas and places and for developing policy.

Census data can describe a great deal about a location, an area or a community. It can paint a picture for a specific time that reveals how large a place is, whether in terms of population, number of housing units, or land area in square miles. By comparison with previous censuses conducted by the U.S. Census Bureau, the richness of the data allows for an in-depth analysis that may show the development of various trends, aiding in the decision-making process.

This section provides an overview of select categories of census data for the City critical to the development of this Seventh Amendment. The information discussed herein is presented in tabular form in APPENDIX A: Historical Census Data for the City of Whiting and 2010 Community Comparison. APPENDIX A provides a historical analysis of census data for the City which includes the 1980, 1990, 2000, and 2010 decennial census data for selected categories. In addition, APPENDIX A compares these 2010 census categories with those of the neighboring cities of Hammond and East Chicago, Lake County and the State of Indiana to provide a more general yet regional reference point for decision-makers in implementing Commission redevelopment initiatives.

The U.S. Census Bureau has created a clear hierarchical

Photo 1-2. Children from Whiting, circa 1930's.

structure of census geography. The geography builds from the block level, at the bottom, on up to block groups and then census tracts. In turn census tracts are nested in counties. It is the information on the county level that is then combined to develop state and national census data and statistics. In terms of census geography, the City is located in the Gary-PMSA (Primary Metropolitan Statistical Area)[8] which includes both Lake and Porter Counties as a metropolitan area. On a local level, the City is located in census tracts of 401 and 402 (2010 Census) for Lake County. See MAP 3: Census Tracts.

According to the 2010 Census, the City had a population of 4,997 persons with a median age of 34.4 years. 68.7% of the population is 21 years of age and older while 11.6% of the population is 65 years of age or older.

There is a total of 2,197 housing units[9] of which 1,899 (86.4%) are occupied and 298 (13.6%) are vacant. The most basic item of housing data is tenure—whether a unit is rented or owned by its occupant. Of the 1,899 occupied housing units in the City, 1,055 (55.6%) are owner-occupied and 844 (44.4%) are renter-occupied. The average household size of owner-occupied units is 2.79 while the average household[10] size of renter-occupied units is 2.43.

Of the 2,357 housing units in the City, 61.0% are in single-family 1-unit structures; 18.7% are in 2-unit structures; and 20.0% are in multi-family structures. 73.0% of the housing units were constructed prior to 1940; 17.2% were constructed between 1940 and 1959; while 9.8% were constructed after 1960. The median value of specified owner-occupied units (1,194) is $119,000. The median mortgage is $1,316. The gross rent median value of specified renter-occupied units (616) is $637.

Of the total number of households in the City, 1,210 (63.7%) are family[11] households and 689 (36.3%) are non-family households. Furthermore, of the total number of households, 571 (30.1%) householders live alone and 451 (11.3%) of the householders living alone are 65 years and older.

School enrollment for the population three years of age and older is 1,295. The educational attainment for the population "25 years of age and older" (3,254 persons) is as follows: 18.1% did not complete high school while 81.9% have received a high school degree. Of those persons continuing on to college (44.3%), 22.7% have some college yet did not receive a degree, 4.7% have an associate's degree, 11.8% have a bachelor's degree, and 5.1% have a graduate or professional degree.

[8] A metropolitan area is a highly populated and economically integrated area that as an urbanized area has a total metropolitan population of at least 100,000 persons and often includes not only the developed portion nearest the central city but also contiguous rural lands.

[9] A housing unit may be defined as any room or group of rooms intended to be occupied as separate living quarters.

[10] A household is an occupied housing unit and are made up of one or more persons sharing a housing unit, which defines the household size.

[11] Families, a subset of households, may be defined as persons living together and related by blood, marriage, or adoption.

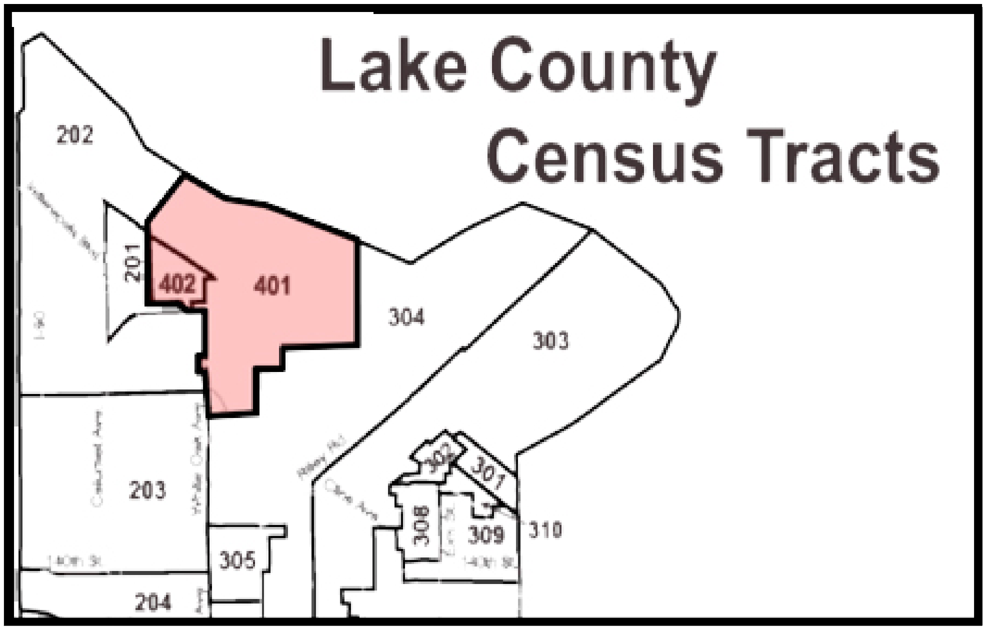

Figure 1-3. Map 3: Census Tracts.

Of the population 16 years of age and older (3,859 persons) defined as those who are determined to be of an employment status, 2,356 persons (61.1%) are in the labor force. Of those persons in the labor force, 2,159 (91.6%) are employed and 197 (8.4%) are unemployed. Of those persons employed, 20.2% are in a management, professionals or related occupations; 23.1% are in service occupations; 20.1% are in sales or office occupations; 7.9% are in construction or maintenance occupations; and 28.8% are in production, transportation, and material moving occupations. As it relates to the class of workers in the City, 73.1% are private wage or salary worker; 22.9% are government (local, county, state, or federal) workers; and 4.0% are self-employed workers. Of those persons 16 years of age or older that commute to work (2,119), 79.5% drive alone; 5.9% carpool; 8.6% walk to work, 1.9% use other means of transportation, while 1.9% work at home. The average travel time to work is 22.0 minutes.

Of the population five years of age or older (4,589 persons), "English Only" is the most common language spoken at home while 27.5% speak a language other than English at home.

The median income household income in 2010 was $47,260 while the median family income in 2010 was $75,909. The per capita income in 2010 was $23,163. There were 4.8% of families and 10.0% of individuals below the poverty level in 2010.

For further census analysis in the future, provided herein is a list of those census blocks located in census tracts 401 and 402. As the Redevelopment Area boundaries do not follow census block boundaries, the list identifies partial blocks also. See APPENDIX B: List of Census Blocks in the Redevelopment Area. The Redevelopment Area contains a total of 60 census blocks. There are 44 full census blocks and 16 partial blocks. Of the 60 blocks, 24 consist of residential housing units; 12 are located in primarily industrial areas; four consist of public facilities or open space areas; and 11 consist of railroad corridors.

THE EXISTING WHITING REDEVELOPMENT PLAN & REVITALIZATION AREA

2

Photo 2-1. Cruise Night - Downtown Whiting.

PART 2

2.1 ORIGINAL REVITALIZATION AREA

In 1997, the Commission prepared a Redevelopment Plan ("Original Plan") as its long-range program of revitalization and redevelopment. The Original Plan established the Whiting Revitalization Area ("Original Revitalization Area") to address blight and its causes and focus Commission programs and projects within the Original Revitalization Area. The Original Area consists of approximately 98.0 acres. See MAP 4: Original Revitalization Area Boundaries.

The Original Plan, prepared by Trkla, Pettigrew, Allen & Payne of Chicago, IL, established the baseline information to determine that the Original Revitalization Area qualified as a "blighted Area" in accordance with the then existing provisions of Indiana State Redevelopment Law. Surveys and analysis of the Original Revitalization Area were conducted to support the finding of blight.

Specifically, the following conditions and factors as defined in the Planning and Development Law found in Article 7 of the Indiana Code (IC 36-7-1-3) were presented and documented to determine the Original Revitalization Area's eligibility:

- Lack of development;
- Cessation of growth;
- Deteriorated or deteriorating improvements;
- Environmental contamination;
- Character of occupancy;
- Age;
- Obsolescence;
- Substandard buildings; and
- Other factors that impair values or prevent a normal use of development of property.

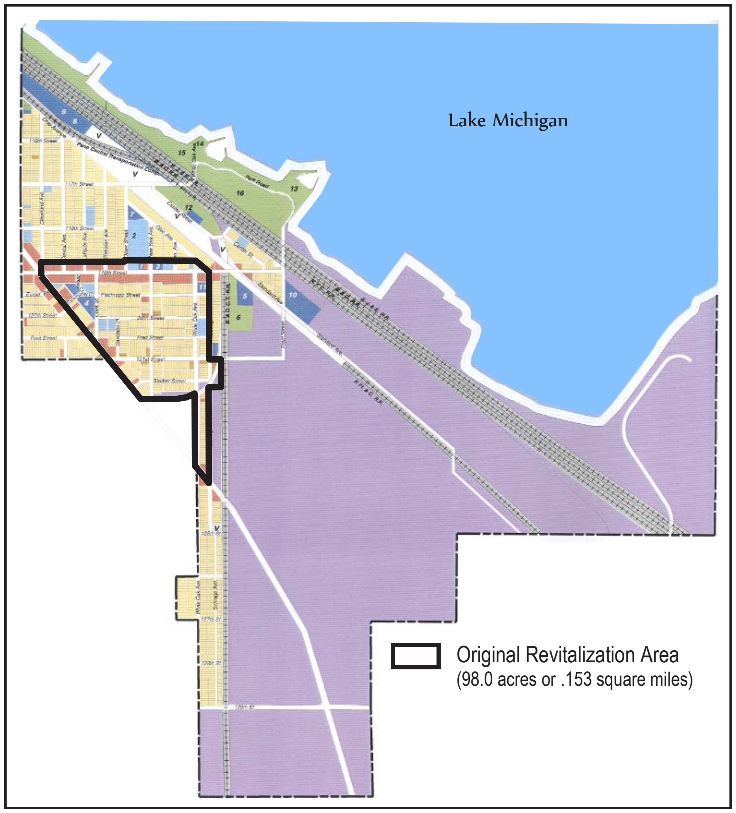

Figure 2-1. Map 4: Original Revitalization Area Boundaries.

The Original Plan included a Land-Use Plan for the Original Revitalization Area. The Land-Use Plan provides for a "Desirable urban neighborhood containing a mix of residential, commercial, public and institutional uses located in a safe, attractive and convenient physical environment." The residential development portion of the Land-Use Plan recommends that older structures be repaired and revitalized while new compatible construction should occur on vacant lots and to replace "marginal properties" throughout the Original Revitalization Area offering a mix of compatible and affordable housing types. The commercial development portion of the Land-Use Plan recommends development specific to the 119th Street Business District Area and the Indianapolis Boulevard Business Corridor.

The 119th Street Corridor should continue to be strengthened and enhanced as a commercial area serving the entire Whiting community. Existing commercial properties should be upgraded and revitalized, and compatible new retail and service development should be undertaken in appropriate locations. The Indianapolis Boulevard Business Corridor should be developed and strengthened with new office and commercial service uses reflecting the scale and character for a major arterial street. Permitted land-uses are detailed in the Original Plan for each land-use category. In addition, the Original Plan presented "Controls and Objectives" as design and development guidelines for future improvements and details "Potential Neighborhood Improvement Projects" which further document those projects to focus on areas needing redevelopment within the Original Revitalization Area.

The Original Plan has guided the redevelopment and revitalization decisions of the Commission since its adoption.

The Redevelopment Plan and Revitalization Area's Declaratory Resolution (Resolution No. WRC-97-01) approved and adopted on July 9, 1997 designated and declared a certain area within the City as a Revitalization area and established a Plan for its redevelopment. Confirmatory Resolution (Resolution No. WRC-97-02) was approved and adopted on December 16, 1997 after conducting a public hearing on the Original Plan.

2.2 EXPANSION AREA NO. 1 (THE "FIRST AMENDMENT")

In 2000, the Commission prepared an Amended Redevelopment Plan (the "Amended Plan") for the Revitalization Area as an amendment to the Original Plan to expand the Original Revitalization Area to include vacant property on Standard Avenue prime for industrial development and to establish an allocation area (the "Expansion Area No. 1") for the purpose of capturing tax increment to fund projects throughout the Expansion Area No. 1. Expansion Area No. 1 consists of 16.92 acres, more or less. Together, the Original Revitalization Area and the Expansion Area No. 1 total approximately 114.92 acres. See MAP 5: Expanded Revitalization Area Expansion Boundaries.

The Amended Plan made an additional finding of blight and was designed to stimulate private investment in redevelopment and revitalization through public actions and commitments on vacant industrial property located along Standard Avenue. The Amended Plan documented the existing land-uses and conditions and presented the redevelopment objectives of the Expanded Revitalization Area. The Amended Plan supplemented the Original Plan's Land-Use Plan to include an industrial park area. The Standard Avenue Industrial Park Area category is intended to provide one or more sites for industrial development with a broad range of compatible industrial uses such as manufacturing, assembly, distribution, warehousing, office, and research and development facilities. The Amended Plan also presents "Controls and Objectives" as design and development guidelines for future improvements in the Standard Avenue Industrial Park Area.

A declaratory resolution (Resolution No. WRC-2000-03) designating and declaring certain additional areas within the City as a revitalization area and amending the Original Plan for redevelopment was approved and adopted on May 10, 2000. An Amending Resolution (Resolution WRC-2000-05) further amending Declaratory Resolution WRC-2000-03 was approved and adopted on December 27, 2000 modifying the allocation provision to include the depreciable personal property of designated taxpayers in the allocation area. A confirmatory resolution (Resolution No. WRC-2001-01) was approved and adopted on February 15, 2001 after conducting a public hearing on the Amended Plan.

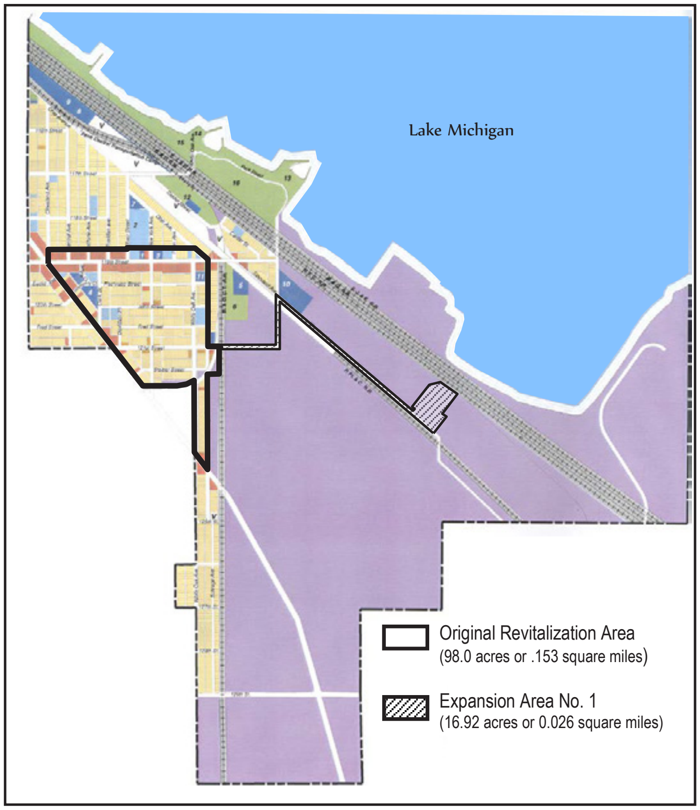

Figure 2-2. Map 5: Expanded Revitalization Area Boundaries.

2.3 EXPANSION AREA NO. 2 (THE "SECOND AMENDMENT")

In 2003, the Commission prepared a Second Amendment to the Redevelopment Plan ("Second Amendment") for the Revitalization Area. The Second Amendment further expanded the Expanded Revitalization Area to include industrial and commercial properties along Schrage Avenue north of Indianapolis Boulevard (the "Expansion Area No. 2") as a result of the Globe Building Materials closure of operations at its Whiting manufacturing facility and its pending bankruptcy. The facility, which was vacated, was included in the Original Revitalization Area in order to stimulate private investment through public actions and commitments. Expansion Area No. 2 consists of approximately 6.05 acres. Together, the Original Revitalization Area, Expansion Area No. 1 and Expansion Area No. 2 total approximately 120.97 acres. See MAP 6: Expanded Revitalization Area Boundaries (Second Amendment).

The Second Amendment by resolution made an additional finding of blight and was designed to stimulate private investment in redevelopment and revitalization through public actions and commitments on industrial and commercial property located along Schrage Avenue north of Indianapolis Boulevard.

The Commission adopted and approved a Declaratory Resolution (Resolution No. WRC-2003-01) on September 10, 2003 designating and declaring certain additional areas within the City as a blighted area to expand the existing Expanded Revitalization Area and to amend the Redevelopment Plan.

The Commission approved and adopted Confirmatory Resolution (Resolution No. WRC-2003-02) on October 8, 2003 after conducting a public hearing on the Second Amendment and Expanded Area No. 2.

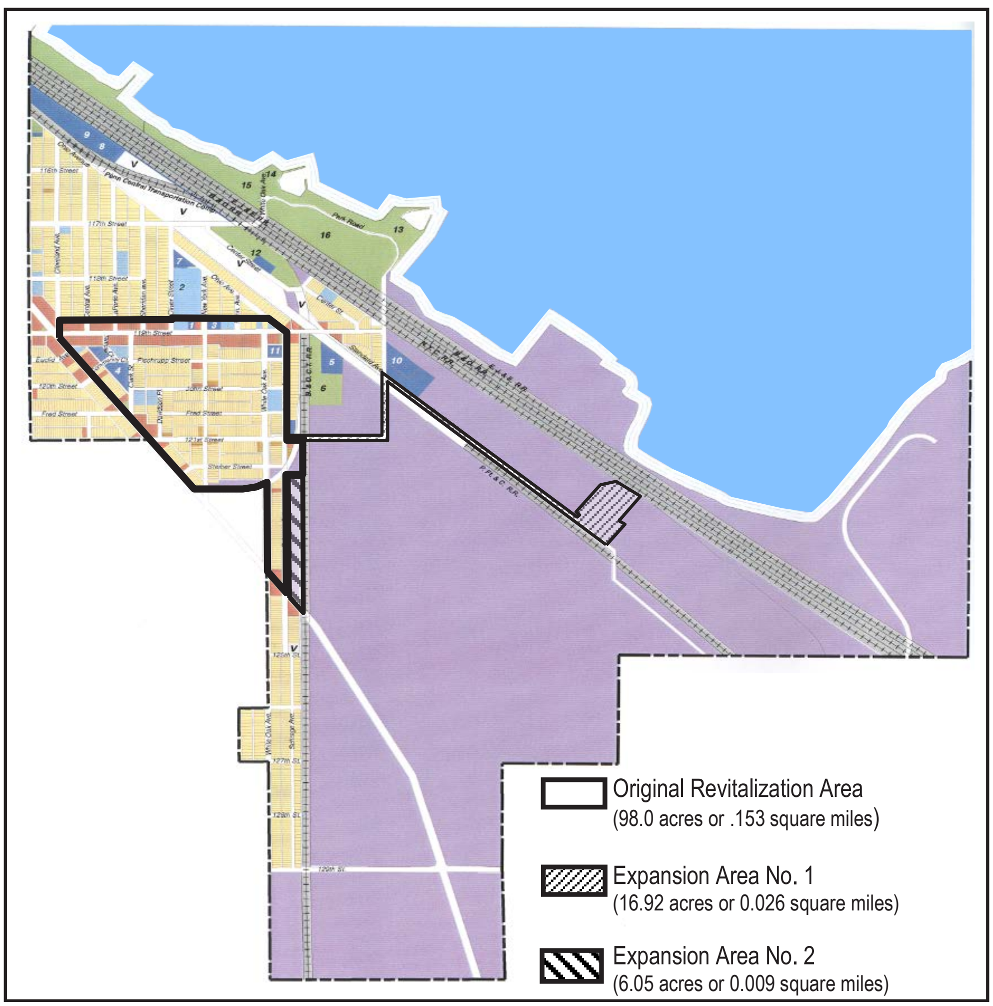

Figure 2-3. Map 6: Expanded Revitalization Area Boundaries (Second

2.4 EXPANSION NO. 3 (THE "FIRST SUPPLEMENT")

The First Supplement to the Redevelopment Plan for the Revitalization Area was prepared to update and supplement the Original Plan, to expand the Original Revitalization Area ("Expansion Area No. 3") and to designate Expansion Area No. 3 as an allocation area for the purposes of tax increment financing. The Expansion Area No. 3 was greater than 20 percent. See MAP 7-A for expansion of the Original Revitalization Area and MAP 7-B and the expansion of the Allocation Area.

Therefore, the Commission was required to approve the First Supplement under Sections 15 through 17.5 of the Act. The Commission adopted Resolution No. WRC 2003-05 as a declaratory resolution on December 17, 2003 approving the First Supplement and confirmed the approval process with a confirming Resolution No. WRC 2004-01 on January 21, 2004.

2.5 ALLOCATION AREA CONSOLIDATION

On May 14, 2008, the Commission adopted Resolution No. WRC 2008-06 amending its declaratory resolution to consolidate and merge Allocation Area ("28-Whiting") and the Allocation Area Expansion ("28-Whiting #2") into one allocation area, henceforth to be known as the "Consolidated Whiting Allocation Area." See MAP 8.

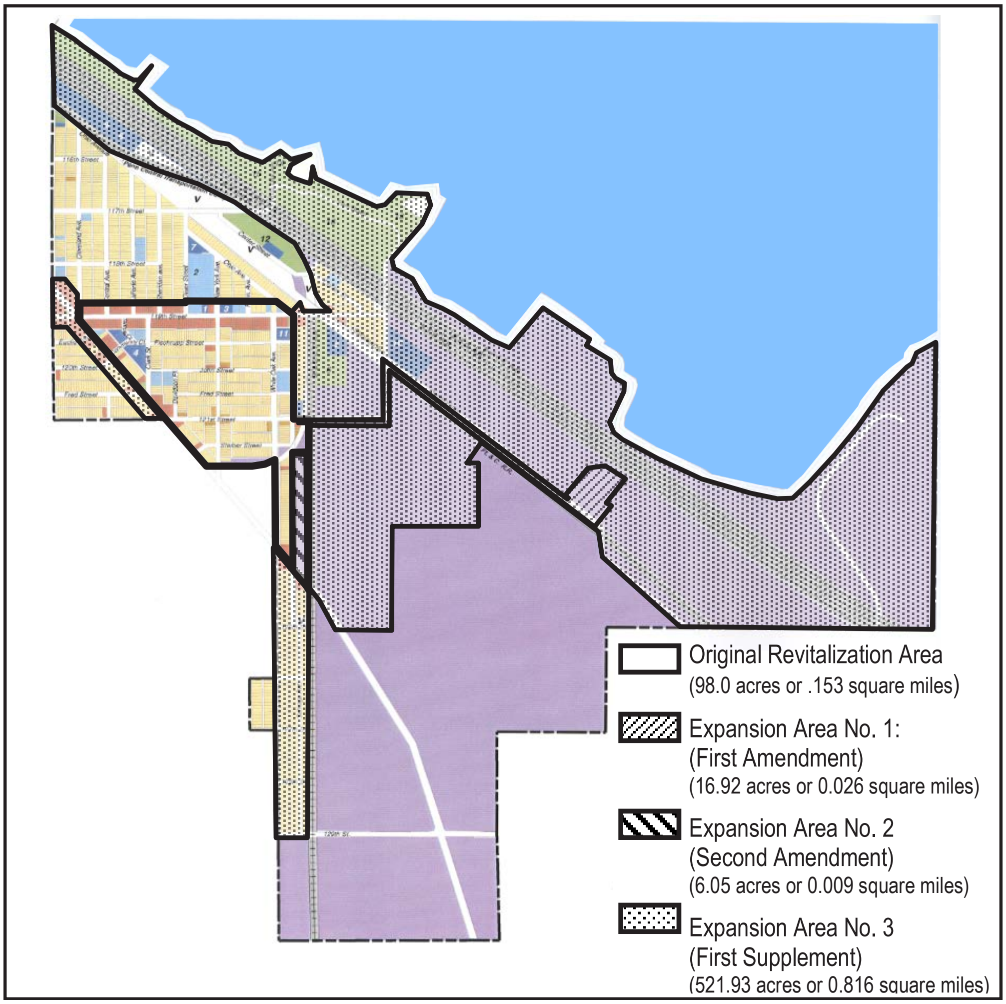

Figure 2-4. Map 7A: First Supplement Revitalization Area Expansion Boundaries.

2.6 THE THIRD AMENDMENT

The Commission also prepared a Third Amendment to the Redevelopment Plan (the "Third Amendment") for the Whiting Revitalization Area. The Commission further amended the Redevelopment Plan for the Revitalization Area in accordance with Indiana Code 36-7-14-17.5 on June 11, 2008 adopted Resolution No. WRC-2008-09 which updated and revised the First Supplement for proposed projects and project costs, included under PART IV and under APPENDIX C and APPENDIX E. The Third Amendment also deleted projects and programs that were completed or implemented since the adoption of the First Supplement and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the First Supplement.

2.7 THE FOURTH AMENDMENT

The Commission further amended the Redevelopment Plan for the Revitalization Area under the Fourth Amendment on June 24, 2009 (Resolution No. WRC-2009-14) in accordance with Indiana Code 36-7-14 Sections 15 and 17.5 in order to update and revise the Third Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well as include additional real properties for acquisition in APPENDIX D. The Fourth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Third Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Third Amendment. The approval process for the Fourth Amendment was confirmed on August 12, 2009 by Resolution No. WRC-2009-17.

Figure 2-5. Map 7B: First Supplement Allocation Area Expansion Boundaries.

2.8 THE FIFTH AMENDMENT

The Commission further amended the Redevelopment Plan for the Revitalization Area under the Fifth Amendment on June 9, 2010 (Resolution No. WRC-2010-17) in accordance with Indiana Code 36-7-14 Sections 15 and 17.5 in order to update and revise the Fourth Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well as include additional real properties for acquisition in APPENDIX D. The Fifth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Fourth Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Fourth Amendment. The approval process for the Fifth Amendment was confirmed on August 11, 2010 by Resolution No. WRC-2010-22.

2.9 THE SIXTH AMENDMENT

The Commission further amended the Redevelopment Plan for the Revitalization Area under the Sixth Amendment on September 11, 2013 (Resolution No. WRC-2013-15) in accordance with Indiana Code 36-7-14 Sections 15 and 17.5 in order to update and revise the Fifth Amendment for proposed projects and project costs, more specifically under PART IV and under APPENDIX C and APPENDIX E as well as include additional real properties for acquisition in APPENDIX D. The Sixth Amendment also deleted those projects and programs that have been completed or implemented since the adoption of the Fifth Amendment and included new projects and programs as a result of new redevelopment and economic development opportunities presented to the City and the Commission since the Fifth Amendment. The approval process for the Fifth Amendment was confirmed on November 13, 2013 by Resolution No. WRC-2013-20.

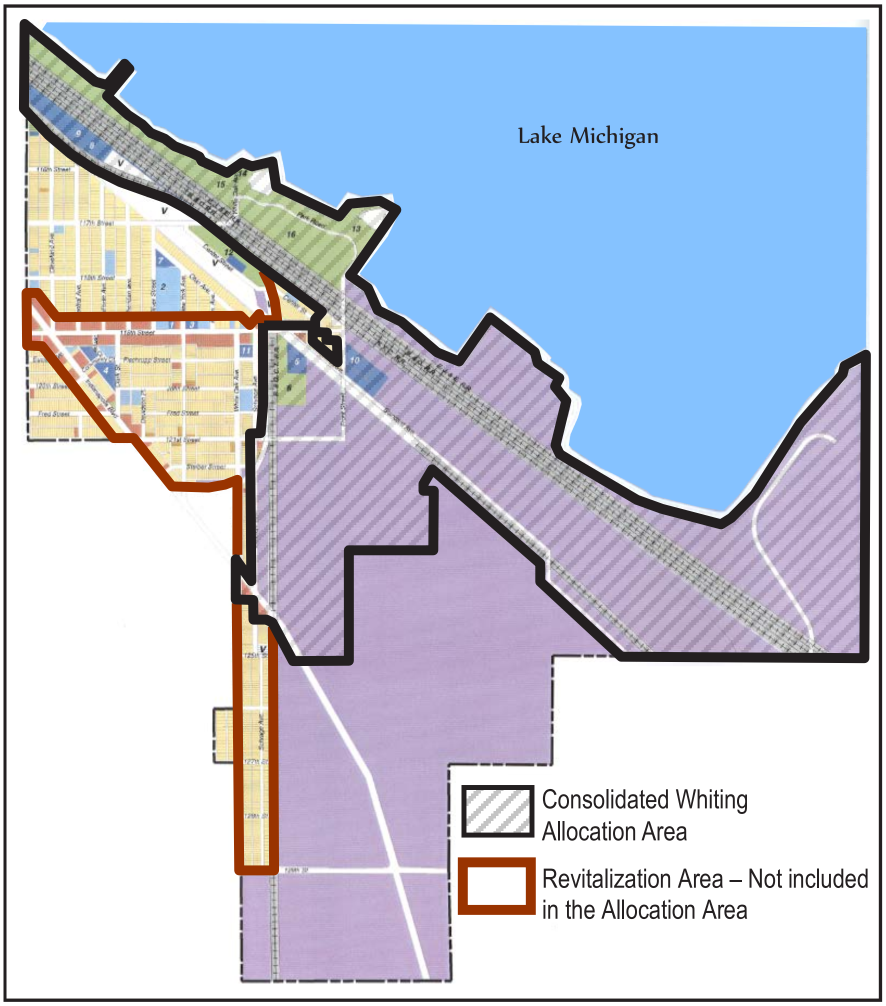

Figure 2-6. Map 8: Consolidated Whiting Allocation Area Boundaries.

THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA

3

Photo 3-1. Whiting street signs. Photo credit: JoeyBLS Photography.

PART 3

3.1 REDEVELOPMENT PLAN DEVELOPMENT METHODOLOGY

During the summer and fall of 2003, the Commission, working with the City administration and other planning organizations, initiated a planning effort to consider pragmatic yet practical community and economic development opportunities both within and adjacent to the Revitalization Area to overcome recent events impacting the future development (and redevelopment) of the City.

The First Supplement and its further expansion (Expansion No. 3) of the Revitalization Area were the result of the prominent issues facing the City and the Commission. The Commission working closely with the City administration and other planning organizations prepared the First Supplement to address the following redevelopment and economic development issues: (i) major land use disinvestment of obsolete real property improvements by BP (previously known as the Amoco Oil Company); (ii) the bankruptcy of Globe Building Materials and the closure of operations at its Whiting manufacturing facility; (iii) lakefront recreational and commercial development; and (iv) community and economic development opportunities presented to the City adjacent to the Revitalization Area.

The Commission further initiated the necessary research, analysis and study to extend the Revitalization Area boundaries to address the issues identified above and to meet existing and future market opportunities for community and economic development. The Revitalization Area presented in the First Supplement increased the land area of the Revitalization Area (of approximately 120.98 acres) by approximately 521.93 acres for a total area of approximately 642.91 acres. See TABLE 1: Revitalization Area - Land Area Calculations.

	(Approximate) Square Feet	*(Approximate)* Acres	*(Approximate)* Square Miles	Percent of Original Area	Percent of City of Whiting
City of Whiting (land area)	48,229,632	1,107.20	1.730	*n/a*	*n/a*
REVITALIZATION AREAS **(Declaratory Resolution)**					
Original Area (July 9, 1997)	4,269,028	98.00	0.153	*n/a*	8.9%
Area Expansion No. 1 (May 10, 2000)	737,207	16.92	0.026	17.3%	1.5%
Area Expansion No. 2 (September 10, 2003)	263,538	6.05	0.009	6.2%	0.5%
Area Expansion No. 3 (December 17, 2003)	22,735,221	521.93	0.816	532.6%	47.1%
Area Expansion No. 4 (September 11, 2013)	15,246,000	350.00	0.547	357.5%	31.6%
Total Area	**43,250,994**	**992.90**	**1.551**		**89.6%**

Figure 3-1. Table 1: Revitalization Area - Land Area Calculations.

The Commission made a finding and determination that the Redevelopment Area had become an area needing redevelopment, to an extent that cannot be corrected by regulatory processes or the ordinary operation of private enterprise without resort to Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions and that the public health and welfare will be benefited by the acquisition and development of the Redevelopment Area.

3.2 WHITING REDEVELOPMENT AREA BOUNDARIES (PREVIOUSLY THE "REVITALIZATION AREA"

Generally, the boundaries of the Whiting Redevelopment Area (the "Redevelopment Area") as expanded for the Area Expansion No. 4 dated July 10, 2013 is described as follows:

Beginning at the intersection of the Whiting City limits (the centerline of Atchison Avenue as extended) and the shoreline of Lake Michigan as the Point of Origin:

The boundary of the Redevelopment Area meanders to the southeast along Whiting's Lake Michigan shoreline to the intersection with the Whiting/East Chicago City limits; thence south and west along the Whiting/East Chicago City limits to its intersection with the western right-of-way of Standard Avenue (also known as Dickey Road in East Chicago); thence northwesterly along the western right-of-way of Standard Avenue (also known as Dickey Road in East Chicago) approximately 1,380 feet to a point where the Standard Avenue turns and continues north; thence north approximately 220 feet to the point of intersection with the southwestern right-of-way of an abandoned N.Y.C.-P.Ft.W. & C.R. Railroad right-of-way; thence northwesterly along the southwestern right-of-way of an abandoned N.Y.C.-P. Ft.W. & C.R. Railroad right-of-way approximately 1,525 feet to the southeast point of intersection with Gate 36 of the BP Whiting Business Unit; thence southwest along the gate 36 internal road of the BP

Whiting Business Unit approximately 240 feet to the centerline of an internal road of the BP Whiting Business Unit named Storehouse Road; thence south and east along said centerline of Storehouse Road approximately 40 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Coker Road; thence south along the centerline of Coker Road approximately 650 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Pressure Stills Road; thence west along the Avenue to the internal road of the BP Whiting Business Unit named West Road) approximately 600 feet to an intersection with the west right-of-way of Indianapolis Boulevard (U.S. Routes 12/20); thence northwest approximately 460 feet to the intersection of the east right-of-way line of the Schrage Avenue alley, as extended to Indianapolis Boulevard (State Routes 12/20); thence south approximately 21 feet along the east right-of-way line of the Schrage Avenue alley, as extended, to the intersection with the east right-of-way line of the Schrage Avenue alley and continuing approximately 3,029 feet along the east right-of-way line of the Schrage Avenue alley to the north right-of-way of 129th Street; thence west along the north right-of-way of 129th Street approximately 367 feet to the centerline of White Oak Avenue (also being the Whiting/ Hammond City Limits); thence north along the centerline of White Oak Avenue (also being the Whiting/Hammond City Limits, except between the centerlines of 126th and 127th Streets on White Oak Avenue) approximately 4,760 feet to the intersection of the north right-of-way line of the abandoned Indiana Harbor Belt Railroad (also being the Whiting/Hammond City limits); thence westerly along the north right-of-way line of the abandoned Indiana Harbor Belt Railroad (also being the Whiting/ Hammond City limits) approximately 865 feet to the intersection with the centerline of Indianapolis Boulevard (State Route 12/20) (also being the Whiting/ Hammond City limits); thence northwest along the centerline of Indianapolis Boulevard (State Route 12/20) (also being the Whiting/Hammond City limits) approximately 750 feet to the intersection with the centerline of 121st Street (also being the Whiting/ Hammond City limits); thence west along the centerline of 121st Street (also being the Whiting/Hammond City limits) approximately 220 feet to the intersection of the western right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley, as extended to the centerline of 121st Street; thence northwest along the western right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley as extended approximately 40 feet to the intersection with the western right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley; thence continuing along the western right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley approximately 1,420 feet to the intersection with the southern right-of-way of the 119th Street alley; thence west along the southern right-of-way of the 119th Street alley approximately 193 feet to the centerline of Atchison Avenue (also being the Whiting/Hammond City limits); thence north along the centerline of Atchison Avenue (also being the Whiting/Hammond City limits) approximately 645 feet to the intersection with the northern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley, as extended (also being the southern property line of lot 6 in Block 5 of the Central Park Addition to Whiting: key number: 28-29-0037-0006); thence east along the northern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley, as extended (also being the southern property line of lot 6 in Block 5 of the Central Park Addition to Whiting: key number: 28-29-0037-0006) approximately 170 feet to the intersection with the eastern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley (also being the west property line of lot 23 in Block 5 of the Central Park Addition to Whiting: key number: 28-29-0037-00022); thence south along the eastern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley (also being the west property line of lot 23 in Block 5 of the Central Park Addition to Whiting: key number: 28-29-0037-00022) approximately 28 feet to the intersection with the northeastern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley (also being the southwest property line of lot 23 in Block 5 of the Central Park Addition to Whiting: key number: 28-29-0037-00022); thence southeast along the northeastern right-of-way line of the Indianapolis Boulevard (State Route 12/20) alley (also being the southwest property lines of lots 21, 22, and 23 in Block 5 of the Central Park Addition to Whiting) approximately 293 feet to the intersection with the east right-of-way line of Cleveland Avenue; thence south along the east right-of-way line of Cleveland Avenue approximately 40 feet to the intersection with the north right-of-way line of the east-west alley between 118th and 119th Streets; thence east along the north right-of-way line of the east-west alley between 118th and 119th Streets approximately

1,280 feet to the intersection with the east right-of-way line of Oliver Street; thence north along the east right-of-way line of Oliver Street approximately 35 feet to the intersection with the south property line of 0.581 acre parcel of land (key number: 28-29-0100-0033); thence east along the southern property line of 0.581 acre parcel of land approximately 148 feet to the intersection with its east property line; thence south along said east property line, as extended, approximately 19 feet to the north right-of-way line of the east-west alley between Ohio Avenue and 119th Street; thence east along the north right-of-way line of the east-west alley between Ohio Avenue and 119th Street approximately 905 feet to the intersection with the east right-of-way line of Ohio Avenue; thence southeast along the east right-of-way line of Ohio Avenue approximately 200 feet to the intersection with the northwest property line of lot 1 of Block 4 in the Standard Addition; thence northeast along the northwest property line of lot 1 of Block 4 in the Standard Addition approximately 98 feet to the intersection with the east property line of lot 1 of Block 4 in the Standard Addition; thence south along the east property line of lot 1 of Block 4 in the Standard Addition approximately 101 feet to the intersection with the south property line of lot 1 of Block 4 in the Standard Addition (also being the north right-of-way line of 119th Street); thence east along the north right-of-way line of 119th Street approximately 376 feet to the intersection with the east property line of a 0.32 acre irregular parcel of land (key number: 28-29-0005-0006); thence northwest along the east property line of a 0.32 acre irregular parcel of land approximately 303 feet to the intersection with the east property line of a 1.065 acre parcel (key number: 28-29-0005-0043) (previously a B. & O.C.T railroad right-of-way); thence following a curve along the east property line of a 1.065 acre parcel (also being the west right-of-way line of a Center Street alley) approximately 230 feet to the intersection with the south right-of-way line of Center Street; thence continuing along said curve of the east property line of a 1.065 acre parcel, as extended, approximately 60 feet to the intersection with the north right-of-way of Center Street; thence continuing along said curve of the east property line of a 1.065 acre parcel, as further extended, approximately 25 feet to the intersection with the southeast property line of lot 38 (key number: 28-29-0120-0040) with the address known as 1645 Center Street; thence continuing northwest from the southeast property line of lot 38 along the west property line of lot 38 approximately 364 feet to the intersection with the southwest right-of-way line of the CSX railroad line corridor property (key number: 28-29-0005-0029), thence northwest along said southwest right-of-way line of the CSX railroad line and railroad spur (also known as the “CSX crossover”) corridor to its intersection with the Whiting/Hammond City limits (the centerline of Atchison Avenue); thence north along the Whiting/Hammond City limits (the centerline of Atchison Avenue) approximately 1,000 feet to the shoreline of Lake Michigan, the Point Origin. See MAP 9: Redevelopment Area Boundaries.

3.3 EXISTING ZONING

The existing zoning in the Redevelopment Area includes the following zoning districts and zoning classifications.

	R-SF	Single-Family Detached
	R-MD-SZ	Medium Density Residential Special Zone
	R-HD-SZ	High Density Residential Special Zone
	C-DB-SZ	Downtown Business Special Zone
	C-BB-SZ	Boulevard Business Special Zone
	I-LIM-SZ	Low Impact Manufacturing Special Zone
	I-HIM-SZ	High Impact Manufacturing Special Zone
	INST-SZ	Institutional Special Zone
	REC	Recreation
	REC-LAKE-SZ	Lakefront Recreation Special Zone
	PUD	Planned Unit Development

Figure 3-2. Zoning District Classifications.

Refer to a copy of the Official Zoning Map available in the Office of the Clerk-Treasurer during regular business hours or online at:

http://www.whitingindiana.com/intranet/Maps_and_Drawings/Zoning_Map_1-12.pdf

The Map includes the Redevelopment Area boundaries. The Official Zoning Map adopted on June 21, 2011 by Ordinance No. CC-2011-1851 was provided by the Office of the Clerk-Treasurer.

3.4 STATEMENT OF STATUTORY FINDINGS OF AN AREA NEEDING REDEVELOPMENT

The Commission, upon preparing this Whiting Redevelopment Plan for the Redevelopment Area, declares that the "Area Needing Redevelopment" is a threat (menace) to the social and economic interests of the City and its inhabitants (areas needing redevelopment hinder economic and social growth for the City and its inhabitants). Therefore, it would be of a public utility and benefit to implement redevelopment activities to overcome the conditions consistent with an area needing redevelopment and, if necessary, to acquire property pursuant to IC 36-7-14 within the Redevelopment Area, as deemed appropriate by the Commission for redevelopment purposes

Analyses of the City were undertaken to determine the Redevelopment Area boundaries and were conducted to support the finding as an area needing redevelopment. Specifically, the following conditions and factors as defined and outlined in IC 36-7-1-3 of the Planning and Development Law are presented and documented below to determine the Redevelopment Area's eligibility. The distribution of blighting factors in the Redevelopment Area is presented in TABLE 2: Factors in the Redevelopment Area.

The findings for the Original Area, Expansion Area No. 1 and Expansion Area No. 2 were taken from their respective studies prepared in order for the Commission to support findings of areas needing redevelopment in each case. The additional findings presented in the First Supplement are for those blocks included in the Redevelopment Area as a whole but not included in the initial findings for the Original Area, Expansion Area No. 1 or the Expansion Area No. 2. With regard to the Fourth Amendment and Fifth Amendment, the Commission supported the findings of an area needing redevelopment (the conditions as described in I.C. 36-7-1-3) as previously approved in their respective studies; and, furthermore the Redevelopment Area as an "area needing redevelopment" in accordance with current Redevelopment Law.

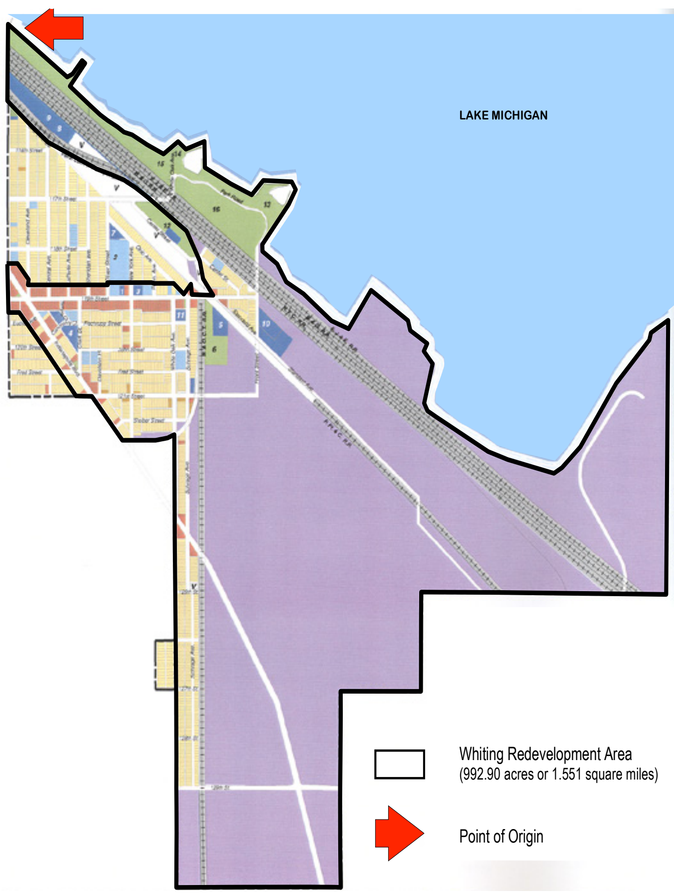

Figure 3-3.   MAP 9: Redevelopment Area Boundaries.

	Lack of Development	Cessation of Growth	Deterioration of Improvements	Character of Occupancy	Age	Obsolescence	Substandard Building(s)	Other Factors the Impair Values or Prevent a Normal Use or Development of Property	**Blocks in the Area**
Original Area	21	21	28	24	30	28	6	29	**31**
Expansion Area No. 1	4	1	4	*n/a*	*n/a*	3	*n/a*	3	**4**
Expansion Area No. 2	1	1	1	1	1	1	1	1	**1**
Expansion Area No. 3	24	24	25	24	22	24	21	26	**26**
Redevelopment Area (Total)	**50**	**47**	**58**	**49**	**53**	**56**	**28**	**59**	**62**

Figure 3-4. Table 2: Factors in the Redevelopment Area.

Lack of Development

Lack of development refers to both the area in general and to individual properties and includes the lack of routine maintenance, rehabilitation of existing buildings or new construction.

Lack of development is evident in 21 blocks of the Original Area. The entire development site of the approximately 11.14 acres in the Expansion Area No. 1 was vacant. Lack of routine maintenance, rehabilitation of existing buildings or new construction in Expansion Area No. 2 generally exists. Lack of development is evident in 24 blocks of the Expansion Area No. 3. Lack of development is not applicable to Expansion Area No. 4.

Cessation of Growth

Cessation of growth refers to the lack of or termination of growth with respect to all types of development permitted in the Redevelopment Area based on the absence of buildings or occupancy over an extended period of years. Cessation of growth may also include excessive vacancies in buildings or sites which are under-utilized and which represent an adverse influence on the area because of the frequency of or the duration of vacancies. Excessive vacancies include properties with evidence no apparent effort directed toward their occupancy or utilization.

Cessation of growth is evident in 21 blocks of the Original Area. The development site of approximately 11.14 in Expansion Area No. 1 is zoned and suitable for industrial use. Prior to 2000, site attracted no development interest and remained vacant; however, as a result of a redevelopment plan for the site, development has occurred as planned. Cessation of growth is generally applicable to Expansion Area No. 2. Cessation of growth is evident in 24 blocks of the Expansion Area No. 3. Cessation of growth is not applicable to Expansion Area No. 4.

Deterioration of Improvements

Deterioration of improvements refers to all buildings and site improvements such as surface parking, loading, service, and storage areas, including fencing, storage or accessory buildings, public improvements such as roads, alleys, sidewalks, curbs, and gutters. Deterioration of improvements also includes existing sanitary and storm sewers, and water supply lines.

Deterioration of improvements is evident in 28 blocks of the Original Area. All of the streets, 121st Street, Front Street, and Standard Avenue are characterized by major deterioration consisting of cracks, loose materials and "potholes." Deterioration as a condition is evident throughout Expansion Area No. 1. Buildings, surface parking, loading, service, and storage areas, including fencing, storage or accessory buildings in Expansion Area No. 2 exhibit signs of deterioration and lack of maintenance. Deterioration of improvements is evident in 25 blocks of the Expansion Area No. 3. Deterioration of improvements is not applicable to Expansion Area No. 4.

Character of Occupancy

Character of occupancy refers to the type and extent of occupancies within buildings or sites which may detract or be considered a detriment to the proper use of an individual property which impacts adjacent activity or entire blocks. Factors considered in evaluating character of occupancy detrimental to an area include vacant or partially vacant buildings or sites, overcrowding of space within a structure as a result of conversions or alteration of space to accommodate additional uses or dwelling units, marginal uses which are not supportive to the proper development of a specific area including incompatible uses.

Character of occupancy is evident in 24 blocks of the Original Area. Character of occupancy is not applicable to Expansion Area No. 1. In addition, the conversion or alteration of the existing structures in Expansion Area No. 2 would not be supportive to the proper development of the City. Character of occupancy is evident in 24 blocks of the Expansion Area No. 3. Character of occupancy is not applicable to Expansion Area No. 4.

Age

The factor of age refers to buildings which, due to advanced age, require a higher level of maintenance and upkeep. Advanced age and related maintenance and management may vary depending on the size and type of structure. Generally, buildings which exhibit advanced age are impacted by a higher cost of maintenance and require replacement in buildings exceeding 20 years in age and become more costly to replace or maintain in buildings exceeding 30 years. Functional and economic obsolescence may also be present in buildings as a result of advanced age.

Age is evident in 30 blocks of the Original Area. Age is not applicable to Expansion Area No. 1. Age is evident in 22 blocks of the Expansion Area No. 3. Age is evident in Expansion Area No. 4.

Obsolescence

Obsolescence includes all functionally or economically obsolete buildings or out dated systems within buildings, including building conversions, single-purpose structures, buildings with limited utility due to size or design, and buildings with excessive vacancy or inadequate rent levels. Other additional conditions include obsolete streets, site improvements, improper subdivision or obsolete planning.

Obsolescence is evident in 28 blocks of the Original Area. Streets within Expansion Area No. 1 that provide access to sites suitable for development are of inadequate design and construction for the type of vehicular traffic associated with contemporary industrial use and development. The condition of obsolescence applies to all streets within Expansion Area No. 1. Obsolescence is evident in 24 blocks of the Expansion Area No. 3. Obsolescence is evident in Expansion Area No. 4.

Substandard Building(s)

Substandard building(s) as a general condition of an area needing redevelopment refers to buildings which are structurally substandard or dilapidated. Structures which are in a substandard or dilapidated condition are those which are most often passed the point of reasonable repair. Buildings which are in substandard condition exhibit advanced deterioration and generally require total clearance due to the difficulty or either the feasibility or rehabilitation or proper return on the amount of investment required.

Substandard building(s) are evident in six blocks of the Original Area. Substandard buildings are not applicable to Expansion Area No. 1. Buildings and structures in the area are generally substandard or dilapidated requiring clearance due to the difficulty for a proper return on the amount of investment required to retrofit a structure for alternative uses. Substandard buildings are evident in 21 blocks of the Expansion Area No. 3. Substandard building is not applicable to Expansion Area No. 4.

Other Factors that Impair Values or Prevent a Normal Use or Development of Property

Other factors that impair values or prevent a normal use or development of property in an area include characteristics such as: (a) depreciation of maintenance which refers to deferred or lack of maintenance of buildings and sites; (b) excessive land coverage where buildings occupy most or all of a parcel which increases the danger of fire due to the proximity of adjacent buildings, provides a lack of limited provision for natural light and ventilation, and inhibits the provision for proper service and loading and off-street parking; and (c) diversity of ownership with respect to commercial properties which may be deterrent to land assembly and the accommodation of redevelopment or new development. Other factors may also include buildings with significant code violations, poor access due to incomplete street system or landlocked parcels, tax delinquencies, and flooding, whether natural or as a result of inadequate sewer or sanitary systems serving an area or property.

Other factors that impair values or prevent a normal use or development of property is evident in 29 blocks of the Original Area. All buildings and structures in Expansion Area No. 2 exhibit those condition factors described above, specifically: depreciation of maintenance; excessive land coverage where buildings occupy most or all of a parcel which increases the danger of fire due to the proximity of adjacent buildings and inhibits the provision for proper service and loading and off-street parking; diversity of ownership which respect to commercial properties which is deterrent to land assembly and the accommodation of redevelopment or new development. Other factors that impair values or prevent the normal use or development of property is evident in 26 blocks of the Expansion Area No. 3. Other factors that impair values or prevent a normal use or development of property is evident in Expansion Area No. 4.

3.5 REDEVELOPMENT PLAN GOAL AND OBJECTIVES

It is the mission of the Commission to address the conditions associated with the influences and causes of blight as well as the under-utilization of land and the barriers to redevelopment. This mission requires a set of goals and objectives, which are formulated through study and analysis of the jurisdiction, identification of areas needing redevelopment, strategic planning, and interaction with policy makers and developers.

Goals are long-term accomplishments an organization desires to attain. The goals of this Redevelopment Plan are:

- Establish a redevelopment strategy addressing areas needing redevelopment existing in the Redevelopment Area;
- Provide for community and economic redevelopment initiatives and programs to overcome the causes of areas needing redevelopment existing in the Redevelopment Area;
- Implement projects and programs developed to address the conditions of areas needing redevelopment in the Redevelopment Area; and
- Improve the quality of life for the City through the implementation of community and economic development opportunities presented to the City for the Redevelopment Area.

Objectives are specific and statements detailing how to achieve the Commission's stated goals. The following redevelopment plan objectives have been established to guide the redevelopment and rehabilitation of the Redevelopment Area.

- Preserve and create an environment within the Redevelopment Area which will contribute to the health, safety, and general welfare of the City and preserve the value of properties remaining within and adjacent to the Redevelopment Area.
- Eliminate substandard, dilapidated and obsolete buildings; the conditions of blight and its influences; environmental deficiencies which detract from the functional unity, aesthetic appearance and economic welfare of the Redevelopment Area; as well as prevent the recurrence of those conditions and causes of the factors of blight.

- Establish general patterns of land use activities within the Redevelopment Area that are an arrangement of complementary uses to increase efficiency or operation and economic relationships.
- Assemble land into parcels which are functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
- Achieve community and economic development which is integrated both functionally and aesthetically with existing land uses and developments that are to remain in the Redevelopment Area.
- Improve the appearance of structures and buildings, rights-of-ways, and open spaces, as well as encourage high standards of development design to complement the history and architecture of the City, specific to the Redevelopment Area.
- Strengthen the Downtown Business District as a retail trade, business, financial, administrative, governmental and cultural center of the City.
- Strengthen and enhance the Indianapolis Boulevard corridor as a commercial corridor complementary to the scale, character, and the high level of traffic (average daily traffic) on Indianapolis Boulevard [State Route 12/20]).
- Through discussion and by working closely with the Whiting Plan Commission, formally establish a lakefront or marina business development district to implement a plan for the development of commercial uses complementary to lakefront or marina development opportunities in conjunction with the Marquette Greenway Plan (2005).
- Strengthen the economic well-being of business and industrial districts and the City by increasing commercial and industrial activity, taxable assessed valuation, and job opportunities.
- Provide for the orderly physical and economic growth of the Redevelopment Area through closely monitored projects and programs.
- Provide adequate off-street parking in locations easily accessible from major thoroughfares and business district destinations; long-term parking to be orientated primary to the periphery of the City's Downtown Business District in close relationship to existing and proposed thoroughfares; and short-term parking for patrons to be orientated as closely as possible to the business district cores and their destinations while preserving their individual unique commercial environments and related amenities.
- Provide safe, efficient and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, automobiles, transit, railroads and service vehicles.
- Provide safe, efficient, and attractive vehicular access to business and industrial districts from major regional highways, from adjacent communities and neighborhoods, and from major centers of business and employment.
- Encourage diversification of commercial and industrial employment opportunities within the Redevelopment Area and the City.
- Encourage the development of new "clean" environmentally friendly industries that maximize the use of land and effectiveness of the local labor force. Ensure that new or expanded industrial development is concentrated in areas of similar or compatible land uses and is appropriately buffered from adjacent non-compatible land uses.
- Maintain and enhance efforts for employment retention and facilitate the expansion and development plans of local commercial and industrial businesses in compliance with the Official Comprehensive Plan for the City, this Redevelopment Plan for the Redevelopment Area, and other official plans for the City.
- Minimize the negative impacts of commercial and industrial districts and developments on neighboring non-complementary land uses.
- Require all new industrial developments and the industrial use expansions to meet performance standards for traffic, noise, air, odor, or other forms of environmental pollution or impacts.
- Establish special design and development standards to ensure that new or expanded commercial and industrial development complements the architecture, adjacent land uses, building scale and size, and overall character of the Redevelopment Area and the City.

3.6 TYPES OF REDEVELOPMENT PLAN ACTIONS

The Commission intends to initiate, apply, or utilize - individually or in combination - the following redevelopment actions in order to clear, redevelop, rehabilitate real property land, improvements, structures and buildings, both private and public, in the Redevelopment Area.

Clearance and Redevelopment

The Commission desires to acquire real property identified in APPENDIX D: List of Real Property and Interests in Real Property to be Acquired. The Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities. Real property was identified for acquisition, clearance, or redevelopment for the following reasons.

1. To remove real property improvements including buildings, structures or other ancillary improvements which are structurally substandard, in order to effectively remove blighting conditions, factors and influences which existing in the Redevelopment Area. Such conditions of areas needing redevelopment shall include:
    - Obsolete buildings not suitable for improvement, conversion or retrofitting for alternative compatible land uses; or
    - Incompatible land uses or activities.
2. To provide sites for needed real property improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
3. To clear deficient and/or generally sound real property improvements to the extent necessary to assemble land into parcels of adequate size and shape to: (i) meet contemporary development needs and standards and (ii) allow new construction to meet the objectives of the Redevelopment Plan. Acquisition of such real property shall take place only when the objectives of this Redevelopment Plan cannot be met through rehabilitation.

Rehabilitation

The Commission desires to rehabilitate real property improvements as necessary with said activities to include the following:

1. Enforcement of "Property Rehabilitation Standards," as set forth in Section G titled Project Proposals subsection 2, paragraph 2 hereinafter.
2. Provision for technical assistance to real property owners to facilitate and stimulate achievement of rehabilitation objectives and standards.

Public Improvements and Facilities

The Commission desires to adequately service through public improvements and facilities within the Redevelopment Area the following, which may include but are not limited to:

1. Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Redevelopment Area.
2. Provisions for achieving high standards of design construction and improvements consistent with the design development of this Redevelopment Plan for the Redevelopment Area.

3.7 PROJECT PROPOSALS

The Commission intends to consider all Redevelopment Area project and program proposals in a manner consistent with the processes for land acquisition; rehabilitation and conservation; and redeveloper requirements as set out below.

Land Acquisition

The Commission desires to acquire real property identified in APPENDIX D: List of Real Property and Interests in Real Property to be Acquired. The Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities.

Real property designated for acquisition in the Redevelopment Area, but which is not otherwise necessary to accomplish the mission, goals and objectives of this Redevelopment Plan, may be exempted from acquisition by the Commission if the owner(s) enter into a suitable agreement demonstrating conclusively the following:

- The proposed redevelopment or rehabilitation of said real property, as listed in APPENDIX D including all land and improvements thereon, conform in all respects with the mission, goals and objectives for the Redevelopment Area as further detailed in the design objectives, land use provisions and building requirements and performance standards of this Redevelopment Plan.
- Real property not designated for acquisition in APPENDIX D may be acquired or transferred to the Commission if such property is made to conform to the Land Use Provisions and Building Requirements of this Redevelopment Plan for the Redevelopment Area, and/or all local codes and ordinances.
- As required by Indiana Code, specifically Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions, all real property located within the Redevelopment Area that is targeted for acquisition must be identified. APPENDIX D: List of Real Property and Interests in Real Property to be Acquired includes the necessary information from the Real Property Maintenance Reports collected from the Office of the Lake County Auditor of all properties currently targeted for acquisition within the Redevelopment Area to initiate land acquisition negotiations between the Commission and the owner of record.

Rehabilitation and Conservation

This Redevelopment Plan: (i) identifies the basic planning and design proposals which will enhance and strengthen the land use districts specifically established for the Redevelopment Area, and (ii) encourages the physical rehabilitation of real property improvements in these land use districts. The goal of real property improvement rehabilitation is to provide safe, sanitary, functional and attractive conditions in which to live or to shop, work, and conduct business and/or manufacture a product. Fundamental to this goal is the restoration of all existing buildings to remain in a safe and sound condition – to a condition meeting the minimum present day standards for health, safety, sanitation, and welfare, and performance to a level sufficient to provide reasonable protection against the development and further prevelance of blighting conditions and factors.

The provisions of the Indiana Code, the Indiana Administrative Code, codes and ordinances of development for the State of Indiana, of Lake County and the City shall be strictly enforced as the basic rehabilitation standards for the Redevelopment Area.

Redeveloper's Requirements

A redeveloper will be required by contractual agreement to observe the Land Use Provisions and Building Requirements of the Redevelopment Plan.

The contract and the disposition of documents will describe in detail the provisions, standards, and criteria for achieving the mission, goals, objectives and requirements set forth in this Redevelopment Plan. The Commission will select redeveloper(s) on the basis of their proposals, a determination of their ability to implement such a proposal, and a proposal's conformance to this Redevelopment Plan and other official plans of the City. The selection may be through fixed price offerings, through negotiations where design objectives are determining factors, or by other means which, in the determination of the Commission will best assure the attainment of the Land Use Provisions and Building Requirements including development and design objectives of this Redevelopment Plan.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, driveways and utilities. Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the Commission, and if necessary the Whiting Plan Commission, in order to establish conformance with the provisions of this Redevelopment Plan or other official plans for the City.

In addition, the following provisions will be included in any Commission agreement with a redeveloper.

1. The redeveloper will submit to the Commission a plan and schedule for the proposed redevelopment project.
2. The land transaction or purchase of real property is for the purpose of redevelopment and not for speculation of real property land and improvements in the Redevelopment Area.
3. The real property land will be improved in conformance with the Land Use Provisions and Building requirements of this Redevelopment Plan, including any conditions specifically made a part of a Whiting Plan Commission, Board of Zoning Appeals or Whiting City Council written finding of fact and appeal approval.
4. The construction of improvements will be commenced and completed within a specified time period, unless an extension is approved by the Commission.
5. The redeveloper(s), their successor(s) or assign(s) agree that there will be no discrimination against any person or group of persons due to race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the redeveloper(s) themselves, or any claiming under or through them, establish or permit such practices of discrimination of segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed.

Underground Utilities

Existing and proposed utility distribution lines shall all be placed underground wherever and whenever possible to eliminate aesthetic conflicts for a development or redevelopment project, at the discretion of the Commission.

3.8 LAND USE PLAN

The Redevelopment Area should be redeveloped and improved as a viable and desirable urban neighborhood containing a mix of the following basic land use activities: residential, commercial, public, institutional and industrial land uses. Land use activity types shall be located in appropriate and complementary areas of the City and the Redevelopment Area to provide for an efficient, attractive, convenient, and safe physical environment. The Land Use Plan presented herein contains the following seven land use type categories established to meet the redevelopment mission, goals and objectives of this Redevelopment Plan. See MAP 10: Land Use Plan for the Redevelopment Area.

Residential Neighborhood Redevelopment

The Redevelopment Area consists of the following three neighborhood areas: (1) Midtown Residential Neighborhood; (2) Southside Residential Neighborhood; and (3) Center Street Neighborhood. Each neighborhood, although unique and distinct in and of themselves, are similar in type of land use development, age, scale, size, architecture and history of development. Single-family homes are the predominant land use activity. Two-family homes, apartment buildings, and non-residential uses are scattered throughout each of the neighborhoods. While many residential structures are sound, some are characterized by primary or secondary component problems as well as other deficiencies that when considered in whole provide the basis of the finding of areas needing redevelopment for the residential neighborhoods.

The Land Use Plan recommends that these predominantly residential areas be redeveloped, improved and upgraded as desirable urban neighborhoods unique unto themselves, each offering a mix of compatible and affordable housing types, located close to community commercial businesses, services and public transportation. Older homes in need of repair should be rehabilitated. Compatible new development should occur on available vacant lots and marginal properties scattered throughout each of the neighborhoods. Incompatible land uses and obsolete structures should be removed and eliminated by the Commission whenever possible. Public utility service and infrastructure improvements should be undertaken where and whenever possible to act as a catalyst for redevelopment of the Redevelopment Areas' Residential Neighborhood Redevelopment. New recreational and open space opportunities should be considered to meet the demands and needs of each neighborhood and should only be provided in locations necessary to meet neighborhood recreational demands.

Downtown Business

The Downtown Business land use activity type generally consists of the 119th Street business corridor from Schrage Avenue on the east to Cleveland Avenue and Indianapolis Boulevard (State Route 12/20) on the west. The 119th Street Downtown Business corridor serves as the City's primary shopping and business area consisting of a mix of retail, office, professional service, public and institutional and some residential uses located both above commercial uses and standing alone detached dwellings. Small retail and service uses are predominant, although there are a number of larger commercial anchors scattered along the business corridor. While many commercial buildings are structurally sound, there are some buildings that individually exhibit the conditions and factors of areas needing redevelopment due primarily to age, deferred maintenance and other factors that impair values or prevent the normal use or development. The City has undertaken a number of design improvements along the 119th Street Downtown Business corridor which have made significant improvements to the corridor's physical image and its appearance overall.

The Downtown Business corridor should continue to be strengthened and enhanced as a commercial area which serves the entire City as well as a percentage of the adjacent communities' retail markets. Existing commercial properties should be upgraded and revitalized, and compatible new commercial development should be undertaken in appropriate locations and in a size, scale and architectural manner consistent with the overall character of the 119th Street Downtown Business corridor.

Indianapolis Boulevard Corridor

The Indianapolis Boulevard Corridor land use activity type generally consists of those sections of the City along the Indianapolis Boulevard business corridor from Schrage Avenue on the southeast to Atchison Avenue on the northwest. The Indianapolis Boulevard Corridor should continue to be strengthened as a commercial area that complements yet is sensitive to the average daily traffic typical of Indianapolis Boulevard (State Route 12/20). New office and commercial service uses as well as multi-family or mixed use development should reflect the scale and character for a major arterial street such as Indianapolis Boulevard.

Lakefront Development

The Lakefront Development land use activity type generally consists of the area southwest of Whiting's lakefront recreational land uses (Whihala Beach Park and Whiting's Lake Front Park) and the BP Basin (southwest of Front Street) to 121st Street and including the property of the demolished BP Barrel House (west of Front Street and north of 121st Street) and several parcels at the intersection of 119th Street and Front Street. The Lakefront Development land use area should be developed, similar to a planned unit development (a "PUD") project, as a mix of residential, and commercial land use activities designed to take advantage of Whiting's location on Lake Michigan and the opportunities such a location offers for new development. Development of the lakefront and the surrounding area should include a boardwalk, enhanced pedestrian access to the lakefront as well as bike/pedestrian trails.

New residential, commercial and recreational development in the Lakefront Development area must complement not only its proximity to Lake Michigan and proposed lakefront developments but also reflect the architectural scale and character of the City sensitive to the existing residential and commercial land uses. In order to provide for the planned development of the Lakefront Development area, development and redevelopment proposals shall be considered on a case-by-case basis to insure compliance with this Redevelopment Plan and other official plans of the City. It is recommended that the Commission work closely with the Whiting Plan Commission to review Lakefront Development area projects for the necessary final land use approvals prior to actual development and redevelopment.

Industrial Development

The Industrial Development land use activity type generally consists of the area along Whiting's existing industrialized lakefront from Front Street to the Whiting/East Chicago city limits including BP property located in the Redevelopment Area east of Indianapolis Boulevard and south of 121st Street. Although the Industrial Development land use area currently consists of predominantly industrial uses related to the BP facility, the area should be further developed and/or redeveloped in a planned manner, similar to a planned industrial development. The industrial development in this area should be conducted in a manner that diversifies the economic base and complements the other industrial developments in the area and adjacent to the area. In order to provide for the planned development of the Industrial Development area, development and redevelopment proposals shall be considered on a case-by-case basis to insure compliance with this Redevelopment Plan and other official plans of the City of Whiting. It is recommended that the Commission work closely with the Whiting Plan Commission to review Industrial Development area projects for the necessary final land use approvals prior to actual development and redevelopment.

Recreational and Open Space Development

The Recreational and Open Space Development land use activity type generally consists of three specific areas: (1) the existing Whiting Lake Front Park and Whihala Beach Park areas along the shore of Lake Michigan; (2) the existing stadium and recreational area from 119th Street on the north and as extended to 121st Street on the south; and (3) the land area north of the abandoned Indiana Harbor Belt Railroad right-of-way located south of Steiber Street between New York Avenue and White Oak Avenue.

Recreational and open space development in this development area should consist predominantly of meeting recreational, social and leisure-time needs related to lakefront/marina development and the City's recreational needs in general that require an area in excess of 2.5 acres of land. Plans should also include bike/pedestrian trails development to connect to existing trails with surrounding cities and to Whihala Beach Park. In order to provide for the development of the Recreational and Open Space Development area, development and redevelopment proposals shall be considered on a case-by-case basis to insure compliance with this Redevelopment Plan and other official plans of the City. It is recommended that the Commission work closely with the Whiting Plan Commission and the Whiting Park Board to review Recreational and Open Space Development area projects for the necessary final land use approvals prior to actual development and redevelopment.

Public and Institutional Development

The Public and Institutional Development land use activity type generally consists of those areas of the Redevelopment Area that have predominance for or preponderance of public community facility/utility improvements and institutional development or redevelopment to act as a buffer between conflicting land use types or categories. Public improvements and utilities should be developed to ensure the effective and efficient delivery of public services and utilities required of its residential and business constituents.

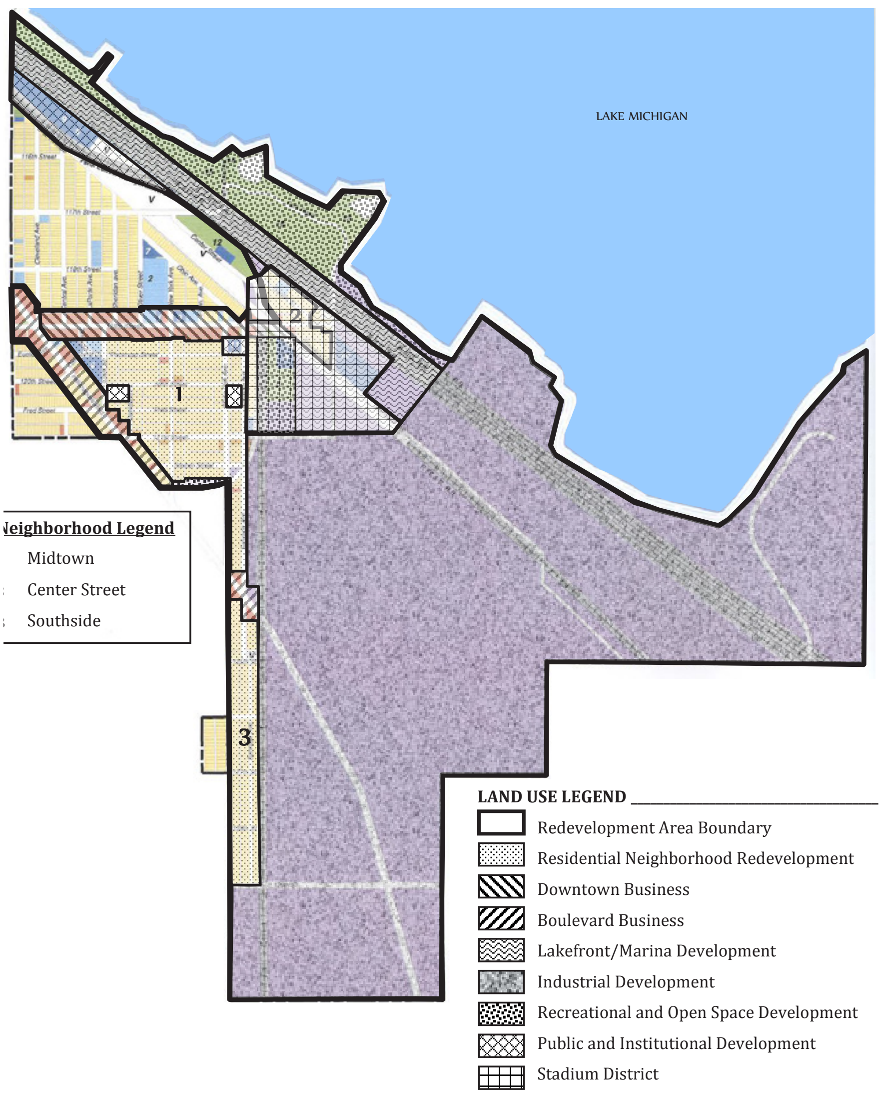

Figure 3-5. Map 10 Land Use Map (2016 Amendment to the Plan).

In general, existing public and institutional facilities should be well-maintained and repaired if necessary. If said facilities are determined to be inadequate or obsolete, the facilities should be prioritized for replacement or rehabilitated. Consideration should be given to area(s) designated as Public and Institutional Development in this Redevelopment Plan. The City and the Commission should be sensitive to the changing needs of the City and the future public service requirements considering future community and economic development.

Priority should be given to those facilities which will aid in the attraction of new residential, commercial and industrial development. It is recommended that the Commission work closely with the City administration to assemble land for public and institutional redevelopment when necessary and to work closely with the Whiting Plan Commission to finalize plans for such development if not in compliance with official Comprehensive Plan for the City.

Stadium District

The Stadium District land use type generally consists of the area to the south and east of Oil City Stadium. The southern border is made by 121st Street and the eastern border is comprised of Standard Avenue and the Norfolk Southern rail line. The Stadium District should be developed as a mixed-use development providing commercial space as well as different types of housing options and public space. The location BP's office complex on the southern portion of the district solidifies the need for a shared parking structure to alleviate the amount of space dedicated to parking.

Priority should be given to facilities and businesses that would receive economic benefits from Oil City Stadium. The 2008 Market Analysis of Downtown Whiting should be used in the attraction of new business to the area. The Commission needs to work with the Whiting Plan Commission to ensure the Stadium District follows the official Comprehensive Plan for the City.

3.9 LAND USE CONTROLS AND GENERAL BUILDING REQUIREMENTS – DESIGN AND APPEARANCE

These Land Use Controls and Building Requirements are designed to complement those controls and building requirements included in the existing Unified Development Code of the City. If any portion, section, control or building requirement is in conflict with the Unified Development Code of the City, the Unified Development Code shall supersede this Redevelopment Plan's Land Use Controls and Building Requirements.

The design and development guidelines presented below should be used to guide for future real property improvements and development efforts throughout the Redevelopment Area, including those to be undertaken by both the public and private sectors.

Redevelopment Area - Overall

1. The Redevelopment Area should be viewed not as a separate and isolated revitalization or redevelopment area, but should be fully integrated into the surrounding Whiting community with regard to a development's scale, size, architecture, and impacts to adjacent land uses.
2. Improvement and development within the Redevelopment Area should respect Whiting's traditional neighborhood development which is characterized by a grid pattern of streets, buildings facing the street, and a human scale that is attractive and inviting for pedestrians.
3. The existing street system should be the foundation of the vehicular access to the Redevelopment Area; however, should the existing street system become inefficient or redevelopment offers a more efficient means of vehicular access, the Commission shall consider street closures of under-utilized streets or high accident rate intersections in the interest of public safety or the reconstruction of new streets in cases of deteriorated street conditions.
4. Public infrastructure improvements should be undertaken within the Redevelopment Area as required or eliminate those conditions and factors of areas needing redevelopment, including the repair of street surfaces, curbs and gutters, alleys, sidewalks, landscaping and public utilities. All existing streets should be properly maintained.

Residential Neighborhood Development

The Redevelopment Area should be viewed not as a separate and isolated revitalization or redevelopment area. All projects shall be considered on an individual basis and consideration shall be given to land use impacts to adjacent land uses and to the City in general.

1. Permitted uses within the residential area should include mixed-income, market-rate single-family detached dwellings, single-family attached dwellings, townhouses and low-rise apartments. Homeownership should be encouraged.
2. A limited number of public, institutional and commercial uses may also be permitted within the residential area, provided they are well maintained, compatible with and supportive of the area's unique residential character of the neighborhood.
3. The distinguishing visual characteristics of the existing residential area should be preserved, including the attractive older homes, grid pattern of streets, buildings facing the street, and a human scale that is attractive and inviting for pedestrians.
4. Older homes in need of repair should be rehabilitated. In addition, the Commission needs to become more aggressive in its efforts to promote repairs related to deferred maintenance.
5. The maintenance and appearance of residential yards should be improved. Where space permits, hedges or other low-level landscaping should be encouraged around the base of residential buildings maintenance.
6. Decorative wrought-iron or traditional white picket fencing should be encouraged along the front property line of residential lots when permitted. Chain link fencing or security fencing shall be strictly avoided in order to encourage neighborhood and community place.
7. Compatible new housing development of a similar architecture, scale and size should be promoted on vacant, marginal and under-utilized properties within the residential neighborhood redevelopment areas of the Redevelopment Area. New residential development should be compatible with and complement the existing development pattern within the neighborhood. Residential buildings should be 1½ to 2½ stories in height, with either masonry or wood-frame construction. Buildings should be positioned with their fronts and facades parallel to the street, and with their front doors facing the street. Full front porches are recommended for inclusion in all new residential development
8. While setbacks within the residential neighborhood redevelopment areas should conform to the City's zoning requirements; setbacks should be consistent within each block; and the fronts of housing units within each block should be generally aligned.
9. Incompatible commercial and industrial uses and obsolete buildings within the residential neighborhood redevelopment areas should be acquired and removed whenever possible.
10. The residential area should be served by a safe and convenient vehicle circulation system, and restrict commercial and industrial traffic to protect the neighborhood's residential character. All existing streets should remain open to vehicular traffic, although "traffic calming" devices such as cul-de-sacs might be considered in selected locations where streets are under-utilized or have high incidents of vehicle accidents.
11. The appearance of streets within the residential area should also be improved through the use of street trees, ornamental lighting and proper signage.
12. Parking for new residential uses should be located in attached or detached garages behind the primary buildings with access off the alley. Street accessed driveways shall be prohibited when alley access is available.
13. Public infrastructure improvements should be undertaken within the neighborhood as required, including the repair of street surfaces, curbs and gutters, alleys, sidewalks and public utilities to maintain the general appearance of a neighborhood and for the safety of its residents.

Downtown Business

The Downtown Business area is the high-intensity; compact, pedestrian-oriented shopping district centrally located in the heart of Whiting that functionally serves the City, the City of Hammond's Robertsdale neighborhood and to some extent the regional retail market area.

1. Land uses considered for development and redevelopment should include retail, business and professional services, restaurant, office and entertainment uses. Residential uses should only

be permitted on the second floor of commercial buildings or in existing residential structures in the area.

2. Public and institutional uses should be permitted throughout the area; however, they should be encouraged in the eastern portion of the Downtown Business corridor, particularly east of New York Avenue.
3. Convenience commercial uses which provide day-to-day services for Whiting residents and the adjacent Robertsdale neighborhood of Hammond should be encouraged.
4. Existing commercial buildings in poor condition should be rehabilitated; vacant and marginally used structures should be retrofitted and reused for new commercial tenants.
5. Sensitive to the architectural scale, size and history of the Downtown Business corridor, storefront and facade improvements should be undertaken to enhance the image and appearance of existing commercial buildings, and to help visually unify adjacent stores and businesses. The Commission has implemented a Commercial Façade Program as a catalyst.
6. In addition to the storefronts and facades, the side and rear walls of commercial buildings that are visible from adjacent streets or general public view should be properly cleaned, maintained and improved to complement other structural improvements.
7. Severely deteriorated and under-utilized properties within the area should be redeveloped for compatible new commercial land use activities.
8. New commercial buildings should reflect the basis scale and character of the area. Building materials, colors, roof forms, proportions, ornamentation and fenestration (the design and placement of windows on a building) should also reflect the established building traditions within the community.
9. The area should have a strong and prominent pedestrian orientation. Safe convenient pedestrian connections should be provided between the commercial area and the adjacent residential neighborhood areas.
10. The area should be serviced by an adequate supply of conveniently located, well-maintained and attractively designed off-street parking areas that may also serve as open spaces for special community festivals, craft shows or farmers' markets.
11. The City should continue to upgrade and maintain the image and appearance of the corridor through distinctive street trees, ornamental light fixtures, paving materials, "entryway" and gateway design features and pedestrian amenities.

Indianapolis Boulevard Corridor

The Indianapolis Boulevard Corridor is separated into two sub areas by municipal limits with the City of Hammond. This corridor is the low-intensity, linear, vehicle-oriented business district located along Indianapolis Boulevard (State Route 12/20) from Atchison Avenue on the northwest to Schrage Avenue on the southwest. The corridor is a mix of various residential types, small retail businesses, professional services, restaurants and taverns. Much like the Downtown Business area, the corridor serves the City, the City of Hammond's Robertsdale neighborhood and to some extent the regional retail market area.

1. Land use activities considered for development and redevelopment should focus on specialized retail, business and professional service, restaurant, or office. Residential uses should only be permitted on the second floor of commercial buildings or in existing residential structures in this area. Consideration should be given to apartment or townhome development of a scale sensitive to its proximity to a major arterial street.
2. Specialized retail or professional office uses or services for Whiting residents and the adjacent Robertsdale neighborhood of Hammond should be encouraged.
3. Existing commercial buildings in poor condition should be rehabilitated; vacant and marginally used structures should be retrofitted and reused for new commercial tenants.
4. Since this corridor is at times the only image passers-by have of the City, redevelopment must be sensitive to the architectural scale, size and history of the Indianapolis Boulevard Corridor. Storefront and facade improvements should be undertaken to enhance the image and appearance of existing residential and commercial buildings, and to help visually unify the corridor. The Commission may consider the implementation of a Commercial Façade Program as a catalyst.
5. In addition to the storefronts and facades, the side

and rear walls of commercial buildings visible from Indianapolis Boulevard (State Route 12/20) and intersecting streets or the general public view should be properly cleaned, maintained and improved to complement other structural improvements.

6. Severely deteriorated and under-utilized properties within the area should be redeveloped for compatible new commercial land use activities.
7. New commercial or residential construction should reflect the basis scale and character of the area. Building materials, colors, roof forms, proportions, ornamentation and fenestration (the design and placement of windows on a building) should also reflect the established building traditions within the community.
8. The area should be sensitive to its vehicle orientation. Safe convenient connections should be provided between the area and the adjacent residential neighborhood areas and Indianapolis Boulevard (State Route 12/20).
9. The Commission should work closely with the City, the State of Indiana, and the City of Hammond to upgrade the image and appearance of the corridor through distinctive street trees, ornamental light fixtures, paving materials, “entryway” and gateway design features and amenities similar to those improvements made by the City of Hammond on Indianapolis Boulevard north of Atchison Avenue.

Lakefront/Marina Development

The Lakefront Development area generally consists of the area southwest of Whiting’s lakefront recreational land uses (Whihala Beach Park and Whiting’s Lake Front Park) and the BP Basin (southwest of Front Street) to 121st Street as well as includes several parcels at the intersection of 119th Street and Front Street. The Lakefront Development area should be developed as a mix of residential and commercial land use activities designed to take advantage of Whiting’s location on Lake Michigan and the opportunities such a location offers for new development. The area should be developed in accordance with the Stadium Plan with an emphasis on destination-oriented facilities and activities. A mix of residential and commercial land use activities along with water-related enhancements in the park and beach will further the destination goal of the City.

1. New residential and commercial development in the Lakefront Development area must complement not only its proximity to Lake Michigan and proposed marina developments but also reflect the architectural scale and character of the City of Whiting sensitive to the existing residential and commercial land uses.
2. Residential development shall have extensive landscaping which shall include appropriately selected trees to develop additional “green” space along Whiting’s Lake Michigan shoreline.
3. Commercial development must be sensitive to its location and be designed to “blend” into the overall development design characteristics established for the Lakefront Development area. Appropriate landscaping, lighting, and access to off-street parking shall be reviewed for development approval.
4. Every effort should be made to maintain site lines along the Lake Michigan shoreline where appropriate.
5. Vehicular access shall be promoted and developed to provide for anticipated pedestrian, vehicle and bicycle traffic.
6. Plans should include a board walk and enhances access to the lakefront, the Lake Michigan shoreline and Whiting’s Lakefront Park (Whiting Park) via bike/pedestrian trails, including connections to existing trails whenever possible to expand the current bike/pedestrian trails in northwest Indiana.

Industrial Development

The Industrial Development area generally consists of the lands located along Whiting’s existing industrialized lakefront from Front Street to the Whiting/East Chicago city limits, including BP property located in the Redevelopment Area east of Indianapolis Boulevard and south of 121st Street.

Although the Industrial Development land use area currently consists of predominantly heavy industrial uses related to BP’s Whiting Refinery, an intense high industrial use and the sixth largest petroleum producing refinery in the United States (as of 2012), with a capacity of more than 400,000 barrels per day (64,000 m3/d) of crude oil. A change in its overall business strategy coupled with shifts in global and national economy has led to substantial BP disinvestment in the Industrial Development area. Whole BP units have been sold and demolished, functionally or economically obsolete structures have been demolished, leaving only vacant land for future industrial development. However, in 2015 BP completed a $4.5 billion modernization project to remove older, less efficient equipment, install new refining processes to handle the heavier Canadian crude oil was built to increase energy security in the Midwest by replacing lighter crude oil with heavier crudes and to install state-of-the-art pollution controls to emissions.

This area should be further developed and/or redeveloped in a planned manner, similar to a planned industrial development. The industrial development in this area should be conducted in a manner that diversifies the economic base and complements the other industrial developments in the area and adjacent to the area. In order to provide for the planned development of the Industrial Development area, development and redevelopment proposals shall be considered on a case-by-case basis to insure compliance with this Redevelopment Plan and other official plans of the City. It is recommended that the Commission work closely with the Whiting Plan Commission to review Industrial Development area projects for the necessary final land use approvals prior to actual development and redevelopment.

1. Safe and convenient access should be provided to industrial properties for trucks, automobiles and public transportation.
2. Industrial land use activity entrances should be designated by attractive "gateway" features, possibly including special signage, landscaping and accent lighting.
3. Any industrial uses should be compatible with the surrounding building context. For those industrial buildings that are visible from the public rights-of-way, architectural treatments and landscaping should be promoted to add visual interest.
4. Screening and buffering of industrial properties should be provided between the Industrial Development area and conflicting land uses adjacent to any industrial development.
5. The periphery of Industrial Development area and any right-of-way improvements should be appropriately landscaped to provide for a "green" buffer. Attractive fencing or masonry/stone walls should also be used in conjunction with landscaping to effectively screen the areas land use activities at ground level.
6. Outdoor storage, unsightly industrial processes, and loading and service areas should not be visible from public rights-of-way or adjacent properties.

Recreational and Open Space Development

The Recreational and Open Space Development area generally consists of the three specific areas: (1) the existing Whiting Lake Front Park and Whihala Beach Park areas along the shore or Lake Michigan; (2) the recreational area previously known as "Standard Diamonds" extending from 119th Street on the north to 121st Street on the south; and (3) the land area north of the abandoned Indiana Harbor Belt Railroad right-of-way located south of Steiber Street between New York Avenue and White Oak Avenue. However, the Commission would also entertain a proposal for a residential development to complement development as recreational/residential mixed use..

1. Recreational and open space development in this development area should consist predominantly of meeting recreational, social and leisure-time needs related to lakefront/marina development and the City's recreational needs in general that require an area in excess of 2.5 acres of land.
2. Recreational and open space lands shall be developed or redeveloped to include extensive tree plantings and landscaping to increase the City's "green" space, to attract visitors and wildlife. Lighting should be applied appropriately to a specific land use or recreational activity with consideration to its impacts on adjacent land uses and wildlife.
3. Whihala Beach Park and Whiting's Lake Front Park land uses activities should be closely related to activities that complement its location on the shore of Lake Michigan. Its development should consider its prominence as a destination point within the City with local, regional and state importance.
4. The abandoned Indiana Harbor Belt Railroad right-of-way and adjacent Eggers property is being developed as a bike/walking path and linear park connection to the City of Hammond's bike path that currently terminates at Indianapolis Boulevard (State Route 12/20) north of New York Avenue. This linear park would also serve as a neighborhood park for the Midtown Neighborhood.

Public/Institutional Development

The Public and Institutional Development area generally consists of those areas of the Redevelopment Area that have predominance for or preponderance of public community facility/utility improvements and institutional development or redevelopment to act as a buffer between conflicting land use types or categories. Public improvements and utilities should be developed to ensure the effective and efficient delivery of public services, utilities and institutional uses required of its residential and business constituents.

1. In general, existing public and institutional facilities should be well-maintained and repaired if necessary as examples to the community of the City and the Commission's commitment to the Redevelopment Area.
2. New public facility and institutional development should be designed to reinforce the City and the Commission's commitment to the Redevelopment Area and the community overall, recognizing their importance as assets in attracting new families, new businesses and new opportunities to the City.
3. The Commission should promote cooperation and interaction among the various local taxing units and organizations which provide facilities and service the community to establish partnerships to redevelop and/or rehabilitate existing institutional facilities that are under-utilized to meet the social, educational, and cultural needs of the community.
4. If any such public facilities or institutional land uses are determined to be inadequate or obsolete, the facilities should be prioritized for replacement or rehabilitated. Consideration should be given to area(s) designated as Public and Institutional Development in this Redevelopment Plan.
5. The City administration and the Commission should be sensitive to the changing needs of the City and the future public service requirements considering future community and economic development.

General Building Requirements - Design and Appearance

While the City should not dictate architectural design, architecture should be of special concern, specifically for residential, commercial, public and institutional construction. The architecture of office buildings visible to the general public from rights-of-way shall also be of special concern. New residential, commercial, public and institutional, and industrial office development should be characterized by visual interest and high-quality design, construction materials and site amenities.

New residential, commercial and public, and institutional buildings should reflect the basic scale and character similar to the community's other land use activity types. Building materials, colors, roof forms, proportions, ornamentation and fenestration should reflect the established building traditions within the community.

Masonry construction should be strongly encouraged throughout the Redevelopment Area. At a minimum, new buildings should have masonry veneers.

The Redevelopment Area should also be characterized by high quality landscape and site design, both within private properties and along the public rights-of-way.

The Redevelopment Area's Residential Neighborhood Development, Downtown Business and Lakefront/Marina Development areas should have a strong pedestrian orientation. Sidewalks should be provided along all street frontages. Safe and convenience pedestrian connections should be provided between the residential neighborhoods, the Downtown Business corridor and the Lakefront/Marina Development Area so that each complements the other, providing a unifying element and community environment.

On November 12, 2008 the Commission adopted Developmental Standards Southside of the 1500 block of 119th Street, Whiting, Indiana which are to be applied to all future development projects on that block.

PROPOSED PROJECTS IN THE REDEVELOPMENT AREA 4

Photo 4-1. Ground breaking for the “Mascot Hall of Fame.”

PART 4

4.1 PROJECT RECOMMENDATIONS AND ESTIMATED COSTS

The Redevelopment Commission, in working with the administration of the City, city department heads and the Whiting Plan Commission, has prepared the following list of project and program recommendations (the "Projects") and cost estimates for implementation in the Redevelopment Area. The following Seventh Amendment projects and programs were developed to address the conditions and influences of blight in the Redevelopment Area and to overcome its causes to improve the overall quality of life for the City. The Projects are public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment and development in the Redevelopment Area.

The Commission has: (i) titled each Project; (ii) provided an annotated description of each; (iii) estimated its cost to implement the action(s); (iv) anticipated potential funding sources; and (v) the estimated Commission funding or committed obligation to each Project. Anticipated partnerships as potential funding sources include, but are not limited to, the following:

Redevelopment Commission - Operating Budget	(RC-OB)
Redevelopment Commission – Tax Increment Revenue Bond	(RC-TB)
Redevelopment Commission – Tax Increment "Pay-As-You-Go"	(RC-TIF)
City – General Fund	(City-Gen)
City – Park Board	(City-PB)
City – Water Board	(City-WB)
City – Sanitary District	(City-San)
Whiting-Robertsdale Community Improvement Corporation	(CIC)
Northwest Indiana Regional Development Authority Grant	(RDA)
State Grant (various for community and economic development)	(SG)
Federal Grant (various for community and economic development)	(FG)
Private Grant (various for community and economic development)	(PG)

Figure 4-1. Project and program recommendations.

In addition, the Commission has prioritized the Projects specifically for Commission planning, budgeting and implementation purposes as well as for city administration and community planning purposes in general. The Projects have been placed into one of three of the following priority categories.

- ***PRIORITY I:*** Immediate Needs (2016 through 2019)
  Priority I projects and programs are urgent, essential or necessary short-range actions of the highest preference implemented to stimulate community and economic development to address blight and its conditions in the Redevelopment Area.
- ***PRIORITY II:*** Important Needs (2016 through 2022)
  Priority II projects and programs are desirable and acceptable medium-range actions implemented as catalysts for ancillary community and economic development to further address blight in the Redevelopment Plan for the Redevelopment Area.
- ***PRIORITY III:*** Appropriate Needs (2016 through 2025)
  Priority III projects and programs are appropriate but deferrable long-range actions of the lowest preference (could-do actions) implemented as additional catalysts for ancillary community and economic development to further address blight in the Redevelopment Plan for the Redevelopment Area.

The Commission has developed and identified it list of prioritized project recommendations and cost estimates as detailed in APPENDIX C titled Project Recommendations and Cost Estimates.

4.2 PROPERTY ACQUISITION AUTHORITY, ACQUISITION LIST AND ESTIMATED COSTS

In accordance with IC 36-7-14-12.2, the Redevelopment Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for areas needing redevelopment located within the corporate boundaries of the City;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of blighted areas on the terms and conditions that the Redevelopment Commission considers best for the City and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the City or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests in real property to be acquired.

The Whiting Commission, in working with the administration of the City, city department heads and the Whiting Plan Commission prepared a list of real property to be considered for acquisition over the next ten-year period (2016 through 2025). The list of real property and interests in real property to be acquired was developed to clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Redevelopment Area to overcome the conditions of blight to improve the overall quality of life for the City.[12] The list documenting detailed data related to each parcel of real property is included in APPENDIX D: List of Real Property and Interests in Real Property to be Acquired. APPENDIX D also includes the following: Attachment D.1, Owner and Legal Description Research; Attachment D.2, Area and Assessed Value Research.

The list of real property to be considered for acquisition over the next ten-year period will serve as a guide to focus redevelopment and rehabilitation economic and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the Redevelopment Area.

4.3 PROHIBITED USE OF EMINENT DOMAIN AND CONDEMNATION AUTHORITY

The Commission is prohibited from the use of eminent domain under I.C. 36-7-14-20 to carry out economic development and redevelopment activities in the Area as designated as an economic development area under I.C. 36-7-14, Sections 15 through 17.5 and 41.

However, in accordance with Section 20 of the Act (as amended and effective July 1, 2014), the Commission may consider and recommend to the City its intentions to acquire real property in the Area through the City's authority and its exercise of the power of eminent domain. Pursuant to SEA 118 (2014), if the legislative body of the unit that established the department of redevelopment (the City's Common Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of the power of eminent domain, the Common Council shall adopt a resolution setting out its determination to exercise that power and directing its legal counsel to file a petition in the name of the unit on behalf of the Department, in the appropriate Circuit or Superior Court in which the property is situated. The property the Commission intends to acquire through eminent domain through the Common Council must be included and identified on the List of Acquisition.

Eminent domain proceedings under Section 20 of the Act are governed by Indiana Code 32-24 and other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired under Section 20 of the Act, but property belonging to the state or any political subdivision may not be acquired without its consent. The Court having jurisdiction shall direct the Clerk of that Court to execute a deed conveying the title of real property acquired under Section 20 of the Act to the Commission for the use and benefit of the District, specifically the Area.

4.5 REDEVELOPMENT PLAN BUDGET

The Commission prepared a budget as its fiscal policy and plan to implement the Redevelopment Plan for the Redevelopment Area, specifically its projects and programs discussed in Section A and the property acquisition discussed in Section B, both further detailed in APPENDIX C and APPENDIX D. The Redevelopment Plan budget presents the revenues and other sources of resources needed to meet anticipated expenditures for those projects and programs listed and for property acquisition.

It is important to keep in mind that the budget presented herein is a dynamic fiscal plan and policy proposal for the accomplishment of projects and programs related to the Redevelopment Plan, including estimates of resources required, together with those sources of resources available. Revisions are anticipated to meet the demands and priorities of projects and programs initiated and implemented by the Commission over the ten-year period of the budget. City administrative policy, Commission priorities and market factors will all impact the budget. APPENDIX E: Redevelopment Plan Budget details the Commissions fiscal plan to implement the Redevelopment Plan for the Redevelopment Area.

[12] Reference: IC 36-7-14-19(b).

REDEVELOPMENT AREA ALLOCATION PROVISION 5

Photo 5-1. Standard Diamonds Park - Home of the Whiting Oilmen.

PART 5

5.1 ALLOCATION AREA PROVISION

Generally, tax increment financing ("TIF") provides for the temporary allocation to redevelopment or economic district's increases of assessed value from new development. Therefore, tax increment is the net captured assessed value over the base assessed value times the net property tax rate for the City. TIF permits cities, towns or counties to utilize the tax increment revenue generated from captured assessment (the Tax Increment) from new redevelopment or economic development investment to pay for the capital improvements needed to induce the redevelopment or economic development activities.

In accordance with IC 36-7-14-39, an "allocation area" means that part of an area needing redevelopment (a "redevelopment area" or an "economic development area") adopted under IC 36-7-14-15 to 17.5 for which an allocation provision of a declaratory resolution adopted under IC 36-7-14-39 refers for purposes of distribution and allocation of property taxes. Pursuant to IC 36-7-14-39(a), Tax Increment generated from captured assessment is calculated and distributed by a county auditor to a redevelopment commission. Except as provided in IC 36-7-14-39.3, "property taxes" means taxes imposed under IC 6-1.1 on real property.

However, in accordance with IC 36-7-14-39.3, "depreciable personal property" refers to: (i) all of the designated taxpayer's depreciable personal property that is located in an allocation area; and (ii) all other depreciable property located and taxable on the designated taxpayer's site of operations within an allocation area. A "designated taxpayer" means any taxpayer designated by the Commission in a declaratory resolution adopted or amended under IC 36-7-14-15 or 17.5, and with respect to which the Commission finds that taxes to be derived from the depreciable personal property in an allocation area, in excess of the taxes attributable to the base assessed value of that personal property, are needed to pay debt service or to provide security for bonds issued under IC 36-7-14-39.3 or to make payments or to provide security on leases payable under IC 36-7-14-25.2 in order to provide local public improvements for a particular allocation area.

However, a Commission may not designate a taxpayer, unless the Commission also finds that: (i) the taxpayer's property in the allocation area will consist primarily of industrial, manufacturing, warehousing, research and development, processing, distribution, or transportation related projects; and (ii) the taxpayer's property in the allocation area will not consist primarily of retail, commercial, or residential projects.

The allocation provision of a declaratory resolution may modify the definition of "property taxes" under IC 36-7-14-39(a) to include taxes imposed under IC 6-1.1 on the depreciable personal property located and taxable on the site of operations of the designated taxpayers in accordance with the procedures and limitations set forth IC 36-7-14-39 and 39.3. If such a modification is included in the resolution, for purposes of IC 36-7-14-39, the term "base assessed value" with respect to the depreciable personal property means the net assessed value of all the depreciable personal property as finally determined for the assessment date immediately preceding the adoption date of the modification for modifications adopted if after June 30, 1995, as adjusted under IC 36-7-14-39(h).

A declaratory resolution or an amendment that designates an allocation provision after June 30, 1995 to June 30, 2008 must specify an expiration date for the allocation provision that may not be more than thirty (30) years after the date on which the allocation provision is established.

A declaratory resolution or an amendment that designates an allocation provision from and subsequent to July 1, 2008 must specify an expiration date for the allocation provision that may not be more than twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment.

An allocation provision may apply to all or part of an area needing redevelopment. The allocation provision must require that any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area be allocated and distributed as follows:

1. Except as otherwise provided in IC 36-7-14-39, the proceeds of the taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or the base assessed value shall be allocated to and, when collected, paid into the funds of the respective taxing units;
2. Except as otherwise provided in IC 36-7-14-39, property tax proceeds in excess of those described above shall be allocated to the Whiting Redevelopment District ("District") and, when collected, paid into the respective allocation fund for that allocation area that may be used by the District only to do one (1) or more of the following.
    - Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the District for the purpose of financing or refinancing the redevelopment of an allocation area;
    - Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in that allocation area;
    - Pay the principal of and interest on bonds payable from allocated tax proceeds in an allocation area and from the special tax levied under IC 36-7-14-27;
    - Pay the principal of and interest on bonds issued by the unit to pay for local public improvements in or serving that allocation area;
    - Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in an allocation area;
    - Make payments on leases payable from allocated tax proceeds in the allocation area under IC 36-7-14- 25.2;
    - Reimburse a unit for expenditures made for local public improvements which include buildings, parking facilities, and other items described in IC 36-7-14-25.1(a) in or serving

an allocation area as it relates to the issuance of bonds;
- Reimburse the unit for rentals paid by it for a building or parking facility in or serving an allocation area under any lease entered into under IC 36-1-10;
- Pay all or a portion of a property tax replacement credit to taxpayers in an allocation area as determined by the Commission;
- Pay expenses incurred by the Commission for local public improvements that are in an allocation area or serving an allocation area, whereas public improvements include buildings, parking facilities, and other items described IC 36-7-14-25.1(a) related to the issuance of bonds; and
- Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located: (i) in the allocation area; and (ii) on a parcel of real property that has been classified as industrial property under the rules of the department of local government finance. However, the total amount of money spent for this purpose in any year may not exceed the total amount of money in the allocation fund that is attributable to property taxes paid by the industrial facilities to which reimbursement occurs for employee training. In addition, the reimbursements must be made within three years after the date on which the private investments that are the basis for the increment financing are made.
- Pay the costs of carrying out an eligible efficiency project (as defined in IC 36-9-41-1.5) within a unit that established a redevelopment commission (the City of Whiting);
- Expend money and provide financial assistance as authorized under IC 36-7-14- 12.2(a)(27) as it applies to an "active military base" defined under IC 36-1-4-20.

3. Allocation funds as a result of tax increment *may not* be used for operating expenses of the Commission.

5.2 ALLOCATION AREA NO. 1

The Commission formally established the Whiting Tax Increment Financing District Allocation Area ("Allocation Area No. 1") on February 15, 2001 by the confirmatory Resolution WRC-2001-01 expanding the Redevelopment Area; declaring the expansion area to be blighted, approving an amended Redevelopment Plan; and establishing an allocation area for the purposes of tax increment financing. The Allocation Area No. 1 captured tax increment from real property (improvements), personal property (locally assessed) and utility distributable property (reported to the Department of Local Government Finance on an Annual Report – Form 45). The utility distributable property is currently owned by the BP Alternative Energy (as a subsidiary of BP, a global petrochemical research and refining industry).

The base year for the individual components in Allocation Area No. 1 is March 1, 2000 with a base assessment value of $280,700. As a result of neutralization due to the 2002 General Reassessment in accordance with Section 39(h) of the Act, the March 1, 2002 base assessment value was adjusted (or neutralized) to $0.

The Allocation Area as established includes City of Whiting right-of-way and one parcel of land owned by BP (formerly BP-Amoco and the Amoco Oil Company). The Area consists of one real property key number. Property key number 28-29-0008-0020 was assigned to the real property (land) of 11.14 acres and all real property improvements. On January 7, 2003, the Office of the Lake County Auditor issued duplicate number 28-973189 for locally assessed personal property now reported to the Lake County Assessor for filing a Form 103 to report depreciable personal property. In addition, personal property number 28-973190 has been assigned to BP Alternative Energy (as formally owned by Whiting Clean Energy prior to July 1, 2008) for the State's Utility Distributable personal property. A summary of the key numbers included in Allocation Area No. 1 is provided in TABLE 3: Key Numbers of Property in the Allocation Area No. 1.

It must be noted the Whiting Common Council on March 16, 2000 approved a ten-year assessed valuation deduction (tax abatement) on real property improvements and new personal property utility distributable installed by the previous owner Whiting

Clean Energy, Inc. for a natural gas-fired cogeneration facility adjacent to BP Amoco's Whiting Refinery. The plant, was built on 11.14 acres of leased refinery grounds, would be expected to generate 550 megawatts of energy from natural gas with periodic use of refinery by-product fuels. The Council limited the amount of deduction applicable for new manufacturing equipment cost to $244,876,757 . The first year of the assessed valuation deduction, as fully assessed, was March 1, 2002. The final year (Year 10) was March 1, 2011. The tax abatement deduction percentages for SB-1's filed prior to July 1, 2000 are as follows: Year 1 (3/1/2002), 100%; Year 2, 95%,; Year 3, 90%; Year 4, 85%; Year 5, 80%; Year 6, 70%; Year 7, 55%; Year 8, 40%; Year 9, 30%; and Year 10, (3/1/2011) 25%. This abatement valuation is now fully "rolled-on" and complete.

It is the responsibility of the Lake County Auditor to approve real property assessed valuation deduction (tax abatement) amounts. The Lake County Assessor is responsible for the approval of personal property assessed valuation deductions (tax abatement) amounts.

5.3 ALLOCATION AREA EXPANSION – ALLOCATION AREA NO. 2

Statement of Purpose

The Commission further desired to take advantage of tax increment financing as a tool for the purpose of financing Redevelopment Plan projects and programs within the Revitalization Area to reduce and eliminate those conditions constituting areas needing redevelopment.

The Allocation Area Expansion (the "Allocation Area No. 2") was expanded to include certain :

- Vacant and under-utilized property zoned High Impact Manufacturing (I-HIM) located east and southeast of Standard Avenue and Front Street;
- Manufacturing structures zoned Low Impact Manufacturing (I-LIM) that are either vacant or incompatible with adjacent residential development on the west side of Schrage Avenue and certain residential structures zoned Medium Density Residential (R-MD) experiencing numerous conditions of areas needing redevelopment, all east of Schrage Avenue between 121st Street and Indianapolis Boulevard;
- City owned land that is zoned Planned Development (PD-R) for planned residential developments generally located west of the CSX, B. & O., and CN railroad corridor between Atchison Avenue and 119th Street;
- Publicly owned lands that are zoned Recreational District (REC) for recreational activities and lakefront development generally located northeast of the CSX, B. & O., and CN railroad corridor along the Lake Michigan shoreline between White Oak Avenue (as extended north) and Front Street; and
- Boulevard Business (C-BB) zoned commercial properties located on southwest side of Indianapolis Boulevard (U.S. Route 12/20) between White Oak Avenue and the Schrage Street alley (also known as First Street).

Allocation Area No. 2 Boundaries

Generally, the boundaries of Allocation Area No. 2 are described as follows:

Beginning at the intersection of the Whiting City limits (the centerline of Atchison Avenue as extended) and the shoreline of Lake Michigan as the Point Origin: thence meandering southeasterly along the Whiting's Lake Michigan shoreline to the intersection with the Whiting/East Chicago City limits; thence south and west along the Whiting/East Chicago City limits to its intersection with the western right-of-way of Standard Avenue (also known as Dickey Road); thence northwesterly along the western right-of-way of Standard Avenue (also known as Dickey Road) approximately 1,380 feet to a point where the Standard Avenue continues north; thence north approximately 220 feet to the point of intersection with the southwestern right-of-way of an abandoned N.Y.C.-P.Ft.W. & C.R. railroad right-of-way; thence northwesterly along the southwestern right-of-way of an abandoned N.Y.C.-P.Ft.W. & C.R. railroad right-of-way approximately 1,525 feet to the southeast point of intersection with Gate 36 of the BP Whiting Business Unit; thence southwest along the gate 36 internal road of the BP Whiting Business Unit approximately 240 feet to the centerline of an internal road of the BP Whiting Business Unit named Storehouse Road; thence southeast along said centerline of Storehouse Road approximately 40 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Coker Road; thence south along the center line of Coker Road approximately 650 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Pressure Stills Road; thence west along the centerline of Pressure Stills Road approximately 1,310 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named West Road; thence south along the centerline of West Road approx-imately1,100 feet to a point of intersection with the centerline of 125th Street as extended east from Schrage Avenue; thence west along the centerline of 125th Street as extended (from Schrage Avenue to the internal road of the BP Whiting Business Unit named West Road) approximately 600 feet to an intersection with the west right-of-way of Indianapolis Boulevard (U.S. Routes 12/20); thence northwest approximately 460 feet to the intersection of the east right-of-way line of the Schrage Avenue alley, as extended; thence

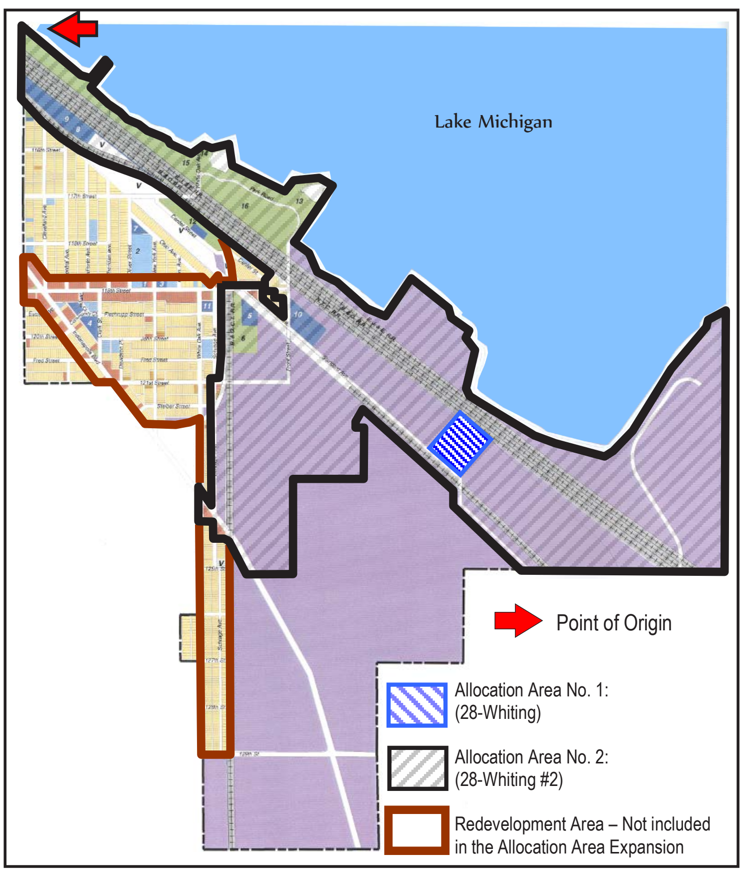

Figure 5-1. Map 11: Allocation Area No. 2 Boundaries.

south approximately 21 feet along the east right-of-way line of the Schrage Avenue alley, as extended, to the intersection with the north right-of-way of the Schrage Avenue alley; thence west along said north right-of-way of the Schrage Avenue alley approximately 170 feet to the centerline of Schrage Avenue; thence north along the centerline of Schrage Avenue approximately 260 feet to the north right-of-way line of the Indianapolis Boulevard (State Routes 12/20) alley, as extended east to the Schrage Avenue centerline; thence west along the north right-of-way line of the Indianapolis Boulevard (State Routes 12/20) alley, as extended east to the Schrage Avenue centerline to the north right-of-way line of the Indianapolis Boulevard (State Routes 12/20) alley) and extending a total distance of approximately 217 feet to the centerline of White Oak Avenue (also the City of Whiting/Hammond City limits); thence north approximately 315 feet along the centerline of White Oak Avenue (also the City of Whiting/ Hammond City limits) to the centerline of Indianapolis Boulevard (U.S. Routes 12/20); thence southeast along centerline of Indianapolis Boulevard (U.S. Routes 12/20) approximately 375 feet to the centerline of Schrage Avenue; thence north along the centerline of Schrage Avenue approximately 1,950 feet to the north right-of-way line of 121st Street; thence east approximately 125 feet to the west right-of-way of the Schrage Avenue alley; thence north along the west right-of-way of said Schrage Avenue alley approximately 1,350 feet to the centerline of 119th Street; thence east along the centerline of 119th Street approximately 490 feet to the intersection with the east right-of-way line of Standard Avenue as extended; thence south along the east right-of-way line of Standard Avenue as extended approximately 143 feet and southeast approximately 420 feet to the intersection with the west property line of a 0.06 acre owned by the City of Whiting (property number 28-29-5-21); thence south along said west property line approximately 25 feet to the intersection with the south property line of said 0.06 acre parcel, also being the northwest property line of a 0.46 acre parcel owned by the City of Whiting: key number: 28-29-0005-0002; thence southeast along said northwest property line of a 0.46 acre parcel owned by the City of Whiting: key number: 28-29-0005-0002 approximately 165 feet to the west right-of-way line of Front Street; thence north along the west right-of-way line of Front Street approximately 455 feet to the southern property line of lot 2 in Schrage's 4th Addition to Whiting (property key number: 28-29-0092-0003); thence west approximately 145 feet to a point of intersection with the west right-of-way of the Front Street alley right-of-way line; thence north approximately 104 feet to the northern right-of-way line of 119th street; thence west along the northern right-of-way line of 119th Street approximately 100 feet to the eastern right-of-way line of Center Street (also the western property line of lot 8 of the Subdivision of Lot 1 in Whiting Corporation - property key number: 28-29-0120-0010); thence north along the eastern right-of-way line of Center Street (also the western property line of lot 8 of the Subdivision of Lot 1 in Whiting Corporation - property key number: 28-29-0120-0010) approximately 101 feet to the northwestern right-of-way line of the Center Street alley (also the southeastern property line of lot 9 of the Subdivision of Lot 1 in Whiting Corporation - property key number: 28-29-0120-0011); thence northeasterly approximately 136 feet to the northeastern right-of-way line of the Center Street alley which is also the southwestern right-of-way line of the CSX railroad line corridor property (key number: 28-29-0005-0029), thence northwest along said southwestern right-of-way line of the CSX railroad line and railroad spur (also known as the "CSX crossover") corridor to its intersection with the Whiting/Hammond City limits (the centerline of Atchison Avenue); thence north along the Whiting/Hammond City limits (the centerline of Atchison Avenue) approximately 1,000 feet to the shoreline of Lake Michigan, being the Point Origin.

See MAP 11: Allocation Area No. 2 Boundaries.

Property Key Numbers, Ownership

Information and data was collected for each real property owner in Allocation Area No. 2 from the Office of the Lake County Auditor as of the March 1, 2003 assessment date. Property Record Maintenance Cards were printed and were made available to the Commission for its records.

See APPENDIX F: Allocation Area Real Property Data for Allocation Area No. 2. APPENDIX F also includes the following: Attachment F.1, Owner and Legal Description Research and Attachment F.2, Area and Assessed Value Research.

Base Year

The base year for the individual components in Allocation Area No. 2 is March 1, 2003.

Base Assessed Valuation

The base assessed value is the net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of a declaratory resolution, as adjusted for (i) to neutralize any effect of a general reassessment on the property tax proceeds allocated to a redevelopment district and (ii) to the extent it is not included in the net assessed value of all real property above, the net assessed value of residential real property under the rules of the Department of Local Government Finance, as finally determined for any assessment date after the effective date of an allocation provision.

As outlined above, IC 36-7-14-39 and IC 36-7-15.1-26 have been amended to provide that residential assessed value will be included in the base assessed value for determining tax increment revenues for an allocation area. This will mean that, generally, residential development in an allocation area will not generate tax increment. In addition, the base assessed value of an allocation area will fluctuate based upon the net assessed value of residential real property as of each assessment date after the effective date of an allocation provision.

5.4 CONSOLIDATED WHITING ALLOCATION AREAS (2008)

The Commission on May 14, 2008 adopted and approved Resolution No. WRC-2008-06 amending the Declaratory Resolution and all subsequent amending Declaratory Resolutions for the purpose of consolidating and merging Allocation Area No. 1 and Allocation Area No. 2 into one allocation area to be known as the "Consolidated Whiting Allocation Area."

The Commission determined by resolution that the base assessment dates for Allocation Area No. 1 and for Allocation Area No. 2 shall remain the same as originally designated prior to their consolidation.

5.5 INDIANAPOLIS BOULEVARD CORRIDOR ALLOCATION AREA (2012)

The Indianapolis Boulevard Corridor Allocation Area (the "IBC Allocation Area") was designated by the Whiting Redevelopment Commission on December 12, 2012 pursuant to document No. 10, WPC 2012-03.

Statement of Purpose

The purpose of the IBC Allocation Area was to utilize tax increment financing to overcome the conditions that created an area needing redevelopment specific to the Indianapolis Boulevard (U.S. Routes 12/20) Corridor as a major thoroughfare of the City.

Indianapolis Boulevard Corridor Allocation Area Boundary

Part of the East Half of Section 7, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of Whiting, Lake County, Indiana being more particularly described as follows:

Beginning at the intersection of the centerline of Indianapolis Boulevard (U.S. Routes 12 and 20) and the centerline of Atchison Avenue (also being the corporate boundary between the City of Hammond, Indiana and the City of Whiting, Indiana) as the Point of Origin:

Thence continuing north from the Point of Origin along the centerline of Atchison Avenue (also being the corporate boundary between the City of Hammond, Indiana and the City of Whiting, Indiana) approximately 103 feet to its point of intersection with the south lot line of Lot 6 in Block 5 of the Central Park Addition (real property key number: 45-03-07-205-004.000-025), also being the north right-of-way line of a public alley, as extended 33 feet west to the centerline of Atchison Avenue;

Thence continuing east 33 feet along the south lot line of Lot 6 in Block 5 of the Central Park Addition (real property key number: 45-03-07-205-004.000-025) as extended west, also being the north right-of-way line of a public alley, to its intersection with the east right-of-way of Atchison Avenue, also being the southwest corner of Lot 6 in Block 5 of the Central Park Addition (real property key number: 45-03-07- 205-004.000-025) and north right-of-way line of a public alley;

Thence continuing east along the south lot line of Lot 6 in Block 5 of the Central Park Addition (real property key number: 45-03-07-205-004.000-025) and north right-of-way line of a public alley 121 feet to the southeast corner of Lot 6 in Block 5 of the Central Park Addition (real property key number: 45- 03-07-205-004.000-025) and continuing further east 16 feet to its intersection with the east right-of-way of the Atchison Avenue/Cleveland Avenue public alley (also being the west lot line of Lot 24 of Block 5 of the Central Park Addition, real property key number: 45-03-07-205-010.000-025);

Thence continuing south along the east right-of-way of the Atchison Avenue/Cleveland Avenue public alley approximately 28 feet and then southeast approximately 194 feet to its intersection with the west right-of-way line of Cleveland Avenue (also being the southeast lot corner of a triangular lot, Lot 21 of Block 5 of the Central Park Addition, real property key number: 45-03-07-205-012.000-025);

Thence east perpendicular to the west right-of-way line of Cleveland Avenue 60 feet to its intersection with the east right-of-way line of Cleveland Avenue;

Thence south along the east right-of-way line of Cleveland Avenue approximately 251 feet to its intersection with the north right-of-way of 119th Street;

Thence east along the north right-of-way of 119th Street approximately 259 feet to its intersection with the west right-of-way of Central Avenue (also being the southeast corner of Lot 25 of Block 6 of the Central Park Addition (real property key number: 45-03-07-207-029.000-025);

Thence south perpendicular to the north right-of-way of 119th Street along the west right-of-way of Central Avenue as extended south approximately 66 feet to its intersection with the south right-of-way of 119th Street;

Thence west along the south right-of-way of 119th Street approximately 238 feet to its intersection with the east right-of-way of Indianapolis Boulevard (U.S. Routes 12 and 20);

Thence south perpendicular to the south right-of-way of 119th Street along the east right-of-way of Indianapolis Boulevard (U.S. Routes 12 and 20) approximately 12 feet and then continuing southeast along the east right-of-way of Indianapolis Boulevard (U.S. Routes 12 and 20) approximately 505 feet to its intersection with the northwest right-of-way of Community Court;

Thence northeast along the northwest right-of-way of Community Court approximately 141 feet;

Thence southeast perpendicular to the northwest right-of-way of Community Court approximately 60 feet to its intersection with the southeast right-of-way of Community Court (also being the southwest corner of Lot 69 in Whiting's Subdivision of Part of the Northeast Quarter of Section 7-37-9, being real property key number 45-03-07-258-016.000-025, and also being the northeast right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley);

Thence continuing southeast along the northeast right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley approximately 437 feet to its intersection with the west right-of-way of Clark Street, also being the southeast corner of Lot 55 in Whiting's Subdivision of Part of the Northeast Quarter of Section 7-37-9, real property key number 45-03-07-258-016.000-025;

Thence east perpendicular to the west right-of-way of Clark Street 60 feet to its intersection with the east right-of-way of Clark Street;

Thence south along the west right-of-way of Clark Street approximately 243 feet to its intersection with the north right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley (also being the southwest corner of Lot 133 of the N. RD. SW NE S.7 T.37 R.9, real property key number 45-03-07-261- 006.000-025);

Thence east along the north right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley approximately 125 feet to the southeast corner of Lot 133 of the N. RD. SW NE S.7 T.37 R.9, real property key number 45-03-07-261-006.000-025 and continuing further east along north right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley approximately 16 feet to its intersection with the east right-of-way of the Clark Street/Davidson Place public alley;

Thence south along the east right-of-way of the Clark Street/Davidson Place public alley approximately 7 feet, then continuing east approximately 12 feet, then south approximately 129 feet to the southwest corner of Lot 17 in Schrage's Second Addition (real property key number 45-03-07-280-010.000-025) and then east along right-of-way of the public alley (also being the south lot line of Lot 17 in Schrage's Second Addition (real property key number 45-03-07-280-010.000-025) approximately 112 feet to its intersection with the west right-of-way of the Davidson Place right-of-way (also being the southeast corner of Lot 17 in Schrage's Second Addition (real property key number 45-03-07-280-010.000-025);

Thence east perpendicular to the west right-of-way of the Davidson Place, and along the south lot line of Lot 17 in Schrage's Second Addition (real property key number 45-03-07-280-010.000-025) as extended east, approximately 50 feet to its intersection with the east right-of-way line of Davidson Place (also being the northwest corner of Lot 11 of Schrage's Second Addition, real property key number 45-03-07- 283-005.000-025);

Thence south along the west right-of-way of the Davidson Place approximately 159 feet to its intersection with the north right-of-way line of 121st Street (also being also being the northwest corner of Lot 6 of Schrage's Second Addition, real property key number 45-03-07-283-007.000-025);

Thence east along the north right-of-way line of 121st Street (also being also being the south lot line of Lot 6 of Schrage's Second Addition, real property key number 45-03-07-283-007.000-025) approximately 118.9 feet to its intersection with the southeast corner of Lot 6 of Schrage's Second Addition, real property key number 45-03-07-283-007.000-025;

Thence south perpendicular to the north right-of-way line of 121st Street approximately 63 feet to its intersection with the south right-of-way line of 121st Street (also being the north lot line of the west 62.35 feet of Lot 18 Block 2 of Davidson's New York Avenue Addition Subdivision, real property key number 45-03-07-427-017.000-025);

Thence west along the north right-of-way line of 121st Street approximately 16 feet to its intersection with the east right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley (also being the west corner point – of a triangular lot – of the west 62.35 feet of Lot 18 Block 2 of Davidson's New York Avenue Addition Subdivision, real property key number 45-03-07-427-017.000-025);

Thence southeast along the east right-of-way of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley approximately 350 feet to its intersection with the north right-of-way line of Steiber Street (also being the south corner point – of a triangular lot – of Lot 12 Block 2 of Davidson's New York Avenue Addition Subdivision, real property key number 45-03-07-427-024.000-025);

Thence east along the north right-of-way line of Steiber Street approximately 190 feet to its intersection with the east right-of-way of New York Avenue (also being the southwest corner of Lot 30 Block 1 of Davidson's New York Avenue Addition Subdivision, real property key number 45-03-07-430-010.000- 025);

Thence south perpendicular to the north right-of-way line of Steiber Street approximately 285 feet to its intersection with the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits (also being the southwest corner of a 0.94 acre parcel of land, real property number 45-03-07-431-021.000- 025);

Thence west and perpendicular to the New York Avenue east right-of-way line along the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits approximately 195 feet to its intersection with the centerline of Indianapolis Boulevard (U.S. Routes 12 and 20), also being the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits;

Thence northwest along the centerline of Indianapolis Boulevard (U.S. Routes 12 and 20), being the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits, approximately 750 feet to its intersection with the centerline of 121st Street,), being the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits;

Thence west along the centerline of 121st Street, also being the City of Whiting, Indiana and the City of

Hammond, Indiana corporate limits, approximately 210 feet to its point of intersection with the western right-of-way line of an Indianapolis Boulevard (U.S. Routes 12 and 20) public alley, as extended to the centerline of 121st Street;

Thence northwest along the west right-of-way line of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley as extended approximately 40 feet to the intersection with the western right-of-way line of the Indianapolis Boulevard (U.S. Routes 12 and 20) public alley (also being the southeast corner – of a triangular lot – Lot 19 in Davidson's Fred Street Addition Block 3, real property key number 45-03-07- 255-019.000-025);

Thence continuing along the west right-of-way line of the Indianapolis Boulevard (U.S. Routes 12 and 20) alley approximately 1,412 feet to the intersection with the south right-of-way of the 119th Street public alley (also being the northeast corner of the west 15 feet of Lot 18 of Davidson's Boulevard Addition Block 1, real property key number 45-03-07-251-005.000-025);

Thence west along the south right-of-way of the 119th Street public alley approximately 195 feet to its point of intersection with the centerline of Atchison Avenue, also being the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits;

Thence north along the centerline of Atchison Avenue, also being the City of Whiting, Indiana and the City of Hammond, Indiana corporate limits, approximately 536 feet to its intersection with the centerline of Indianapolis Boulevard (U.S. Routes 12 and 20), being the Point of Origin, said area consisting of 19.759 acres, more or less.

The area consists of approximately 10.1680 acres of real property land and 9.591 acres of public right-of-way, of both public roads and alleys.

See MAP 12: Indianapolis Boulevard Corridor ("IBC") Allocation Area Boundaries.

See APPENDIX G: Allocation Area Real Property Data for IBC Allocation Area, which also includes the following: owner and legal description research and area and assessed valuation research.

5.6 CONSOLIDATED WHITING ALLOCATION AREA EXPANSION (2013)

The 2013 Consolidated Whiting Allocation Area Expansion (the "2013 Allocation Area Expansion") was designated by the Commission on September 11, 2013 pursuant to Resolution No. WRC 2013-15.

Statement of Purpose

The purpose of the 2013 Allocation Area Expansion was to utilize tax increment financing to overcome the conditions that created an area needing redevelopment specific to the Redevelopment Area.

2013 Allocation Area Expansion Boundary

Part of the South 1/2 of Section 8 and the North 1/2 of Section 17, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of Whiting, Lake County, Indiana being more particularly described as follows:

Beginning at the intersection east right-of-way line of the Schrage Avenue alley, as extended north (also being the Baltimore & Ohio-Chicago Terminal, west railroad right-of-way) and Indianapolis Boulevard (State Routes 12/20), as the Point of Origin:

Thence south along the right-of-way line of the Schrage Avenue alley, as extended north (also being the Baltimore & Ohio-Chicago Terminal, west railroad right-of-way) approximately 2,890 feet to the intersection with the north right-of-way line of 129th Street; thence west along the northern right-of-way of 129th Street for approximately 480 feet to the corporate boundaries of the Cities of Whiting and Hammond, Indiana; thence south along said corporate boundaries approximately 1,358 feet to a point and the intersection of the corporate boundaries of the City of Hammond, the City of East Chicago and the City of Whiting, Indiana; thence east along said City of Whiting and East Chicago corporate boundaries approximately 2,200 feet to the west right-of-way line of Indianapolis Boulevard (State Routes 12/20); thence continuing along said corporate boundaries: east approximately 360 feet; north approximately 2,645 feet; east approximately 1,243 feet;

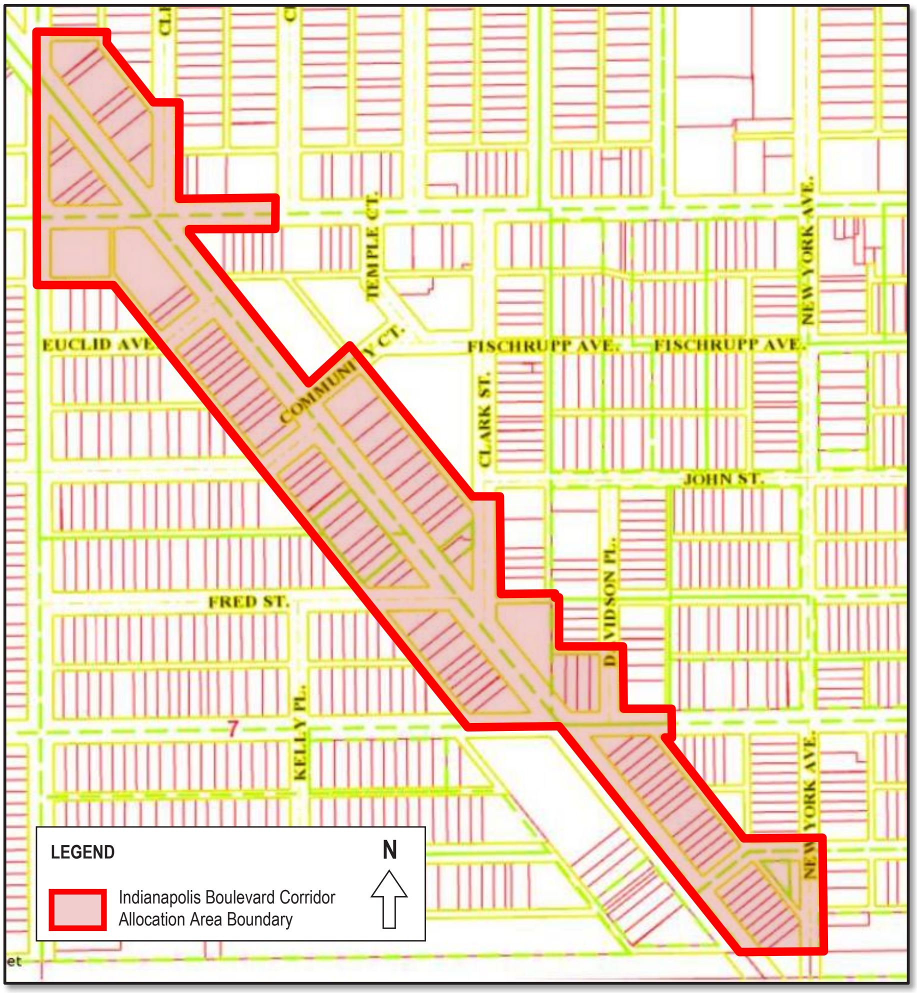

Figure 5-2. Map 12: Indianapolis Boulevard Corridor ("IBC") Allocation Area Boundaries.

north approximately 1,296 feet; and east approximately 996 feet to the west right-of-way line of Standard Avenue; thence northwesterly along the west right-of-way line of Standard Avenue (also known as Dickey Road in East Chicago) approximately 1,380 feet to a point where the Standard Avenue turns and continues north; thence north approximately 220 feet to the point of intersection with the southwest right-of-way of an abandoned N.Y.C.-P.Ft.W. & C.R. railroad right-of-way; thence northwesterly along the southwestern right-of-way line of an abandoned N.Y.C.-P.Ft.W. & C.R. railroad right-of-way line approximately 1,525 feet to the southeast point of intersection with Gate 36 of the BP Whiting Business Unit; thence southwest along the Gate 36 internal road of the BP Whiting Business Unit approximately 240 feet to the centerline of an internal road of the BP Whiting Business Unit named Storehouse Road; thence south and east along said centerline of Storehouse Road approximately 40 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Coker Road; thence south along the centerline of Coker Road approximately 650 feet to an intersection with the centerline of an internal road of the BP Whiting Business Unit named Pressure Stills Road; thence west along the Avenue to the internal road of the BP Whiting Business Unit named West Road) approximately 600 feet to an intersection with the west right-of-way of Indianapolis Boulevard (U.S. Routes 12/20); thence northwest approximately 460 feet to the intersection of the east right-of-way line of the Schrage Avenue alley, as extended to Indianapolis Boulevard (State Routes 12/20), being the Point of Origin, consisting of 350 acres, more or less.

See MAP 13: Allocation Area No. 2 Expansion Boundaries.

Property Key Numbers, Ownership

Information and data was collected for each real property owner in the 2013 Allocation Area Expansion from the Office of the Lake County Auditor as of the March 1, 2012 assessment date, which included the personal property key numbers of BP as a designated taxpayer pursuant as part of this plan. Property Record Maintenance Cards were printed and were made available to the Commission for its records.

See APPENDIX H: Allocation Area Real Property and Personal Property Data for the 2013 Allocation Area Expansion.

Base Year

The base year for the individual components in 2013 Allocation Area Expansion is March 1, 2012 for personal property and March 1, 2013 for real property of BP as a "designated" taxpayer.

5.7 INDIANAPOLIS BOULEVARD CORRIDOR ALLOCATION AREA EXPANSION (2016)

Statement of Purpose

The Commission further desired to utilize tax increment financing more efficiently and take advantage of tax increment financing as a tool for the purpose of financing this Redevelopment Plan's projects and programs identified for implementation within the Redevelopment Area.

The Indianapolis Business Corridor Allocation Area Expansion (the "IBC Allocation Area No. 2") is expanded to include only that right-of-way along 119th Street all within the Redevelopment Area from the existing IBC Allocation Area boundaries tangential to 119th Street and Central Avenue on the west to the existing Whiting Consolidated Allocation Area tangential to 119th Street on the east.

Figure 5-3. MAP 13: (2013 AA Expansion of Origina AA).

2016 IBC Allocation Area No. 2

Boundary

Beginning at the intersection of the north right of way of 119th Street and the west right of way of Central Avenue as the point of origin: thence east along the north right of way of 119th Street, approximately 3,188 feet to the west right of way of the Front Street alley, as extended to the intersection with the north right of way of 119th Street; thence south along the west right of way of the Frong Street alley extention, approximately 52 feet to the intersection of the west right of way of the Front Street alley and the south right of way of 119th Street; thence west along the south right of way of 119th Street, approximately 303 feet to the northwest corner of Lot 24 of Schrage's 4th Addition; thence north approximately 24 feet to the centerline of 119th Street; thence west along the centerline of 119th Street, approximately 493 feet to the west right of way of the Schrage Avenue alley, as extended to the interesection with the centrerline of 119th Street; thence south approximately 26 feet to the intersection of the west right of way of the Schrage Avenue alley and the south right of way of 119th Street; thence west along the south right of way of 119th Street, approximately 2,390 feet to the intersection of the west right of way of Central Avenue, as extended to the intersection with the south right of way of 119th Street; thence north along the west right of way of Central Avenue extension, approximately 66 feet to the intersection of the west right of way of Central Avenue and the north right of way of 119th Street and the point of origin.

See MAP 14 IBC Expansion No. 2 (2016).

Property Key Numbers, Ownership

As the IBC Allocation Area No. 2 consists of only publicly owned right-of-way along 119th Street, there are not real property key numbers to identify as within this expansion to the IBC Allocation Area.

Base Year

The base year for the IBC Allocation Area No. 2 shall be January 1, 2016.

Base Assessed Valuation

The base assessed value is the net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of a declaratory resolution, as adjusted for (i) to neutralize any effect of a general reassessment on the property tax proceeds allocated to a redevelopment district and (ii) to the extent it is not included in the net assessed value of all real property above, the net assessed value of residential real property under the rules of the Department of Local Government Finance, as finally determined for any assessment date after the effective date of an allocation provision.

As outlined above, IC 36-7-14-39 and IC 36-7-15.1-26 have been amended to provide that residential assessed value will be included in the base assessed value for determining tax increment revenues for an allocation area. This will mean that, generally, residential

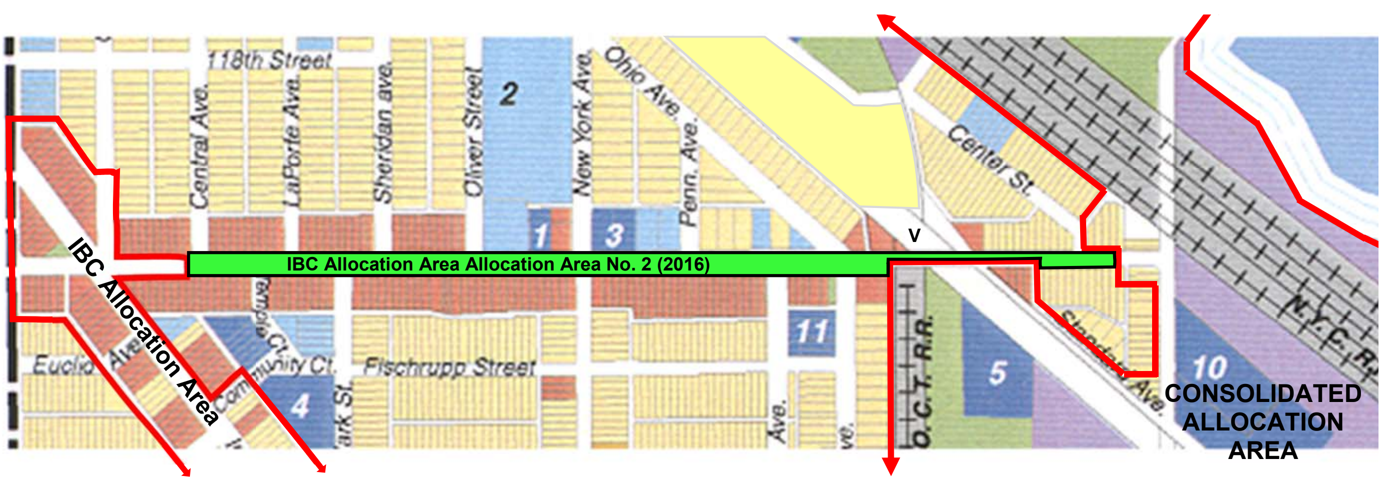

Figure 5-4. MAP 14: IBC Expansion No. 2 (2016)

development in an allocation area will not generate tax increment. In addition, the base assessed value of an allocation area will fluctuate based upon the net assessed value of residential real property as of each assessment date after the effective date of an allocation provision.

5.8 CONSOLIDATION OF ALLOCATION AREAS (2016)

The Commission on December 14, 2016 considered adopting and approving Resolution No. WRC-2016-23 amending the Declaratory Resolution and all subsequent amending Declaratory Resolutions for the purpose of consolidating and merging the Consolidated Whiting Allocation Area and the Indianapolis Boulevard Corridor Allocation Area, as expanded into one allocation area henceforth to be known as the "Consolidated Whiting Allocation Area."

Statement of Purpose

The purpose of the 2016 Consolidated Allocation Area Expansion was to utilize tax increment financing to overcome the conditions that created an area needing redevelopment specific to the Redevelopment Area.

Base Year

The base assessment dates for Consolidated Whiting Allocation Area, (now consisting of the merged Consolidated Whiting Allocation Area and the Indianapolis Boulevard Corridor Allocation Area, as expanded) shall remain the same as originally designated prior to their consolidation.

5.9 EXPIRATION DATES FOR TAX INCREMENT FINANCING ALLOCATION PROVISIONS

The Allocation Area No. 1 allocation provision shall expire on May 9, 2030 (30 years after the effective date of Declaratory Resolution WRC 2000-03 approved and adopted on May 10, 2000).

The Allocation Area No. 2 allocation provision shall expire on December 16, 2033 (30 years after the effective date of Declaratory Resolution WRC 2003-05 approved and adopted by the Commission on December 17, 2003).

The Consolidated Whiting Allocation Area Expansion allocation provision shall expire on a date that is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in accordance with Section 39(b), unless said allocation provision including any and all modifications and the Allocation Area is dissolved on a prior date by resolution of the Commission upon the payment of allocation area outstanding obligations and/ or debt service issued on tax increment generated and pledged from Captured Assessment (as defined pursuant to 50 IAC 8-1-10).

The IBC Allocation Area allocation provision shall expire on a date that is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in accordance with Section 39(b), unless said allocation provision including any and all modifications and the Allocation Area is dissolved on a prior date by resolution of the Commission upon the payment of allocation area outstanding obligations and/ or debt service issued on tax increment generated and pledged from Captured Assessment (as defined pursuant to 50 IAC 8-1-10).

The IBC Allocation Area Expansion (2016) allocation provision shall expire on a date that is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in accordance with Section 39(b), unless said allocation provision including any and all modifications and the Allocation Area is dissolved on a prior date by resolution of the Commission upon the payment of allocation area outstanding obligations and/ or debt service issued on tax increment generated and pledged from Captured Assessment (as defined pursuant to 50 IAC 8-1-10).

5.10 TAX IMPACT STATEMENT AND NOTIFICATION

In accordance with IC 36-7-14-17, if the Commission considers a declaratory resolution designating and declaring certain areas within the District as a redevelopment project area and/or establishing a plan for its redevelopment which includes a provision designating or amending an allocation provision under IC 36-7-14-39, the Commission shall file the following information with each taxing unit that is wholly or partly located within the allocation area: (i) a copy of the public notice required by Section 17(a) of the Act in accordance with IC 5-3-1, and (ii) a statement disclosing the impact of the allocation area ("Tax Impact Statement") that must include the estimated economic benefits and costs incurred by the allocation area, as measured by increased employment and anticipated growth of real property assessed values and the anticipated impact on tax revenues of each taxing unit.

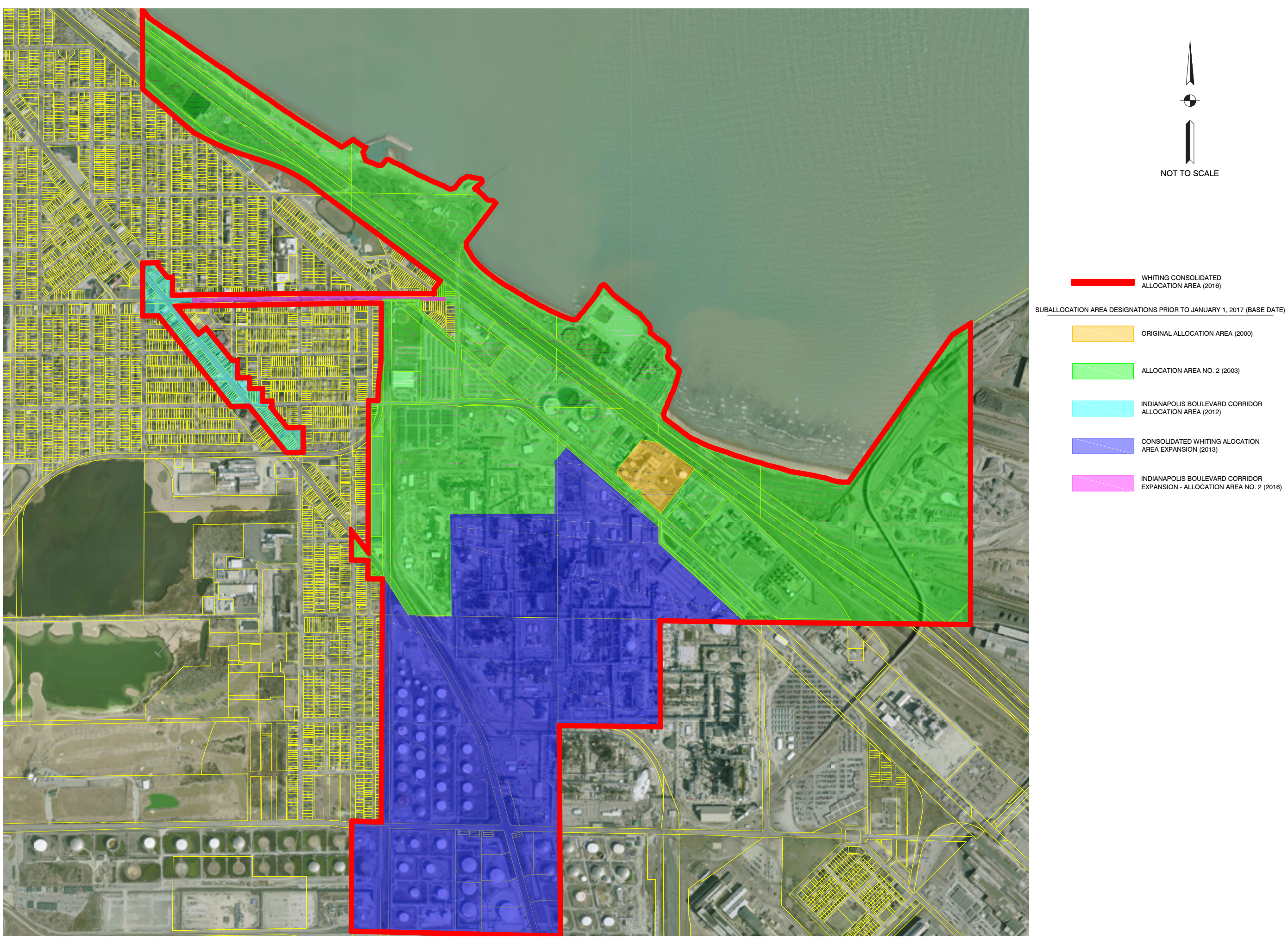

Figure 5-5. Map 15 ED Map - Whiting-revised.

APPLICABILITY OF THE REDEVELOPMENT PLAN

6

Photo 6-1. Pierogi Fest - Downtown Whiting.

PART 6

6.1 APPLICABILITY OF LAND USE OBJECTIVES, PROVISIONS AND REQUIREMENTS TO REAL PROPERTY NOT ON THE PROPERTY ACQUISITION LIST

Every effort will be made by the Commission to apply the land-use objectives, provisions and requirements stated herein to real property not to be acquired within the Redevelopment Area.

6.2 INITIATION AND DURATION OF THE LAND USE PROVISIONS AND REQUIREMENTS

The land-use objectives, provisions and requirements stated in this Redevelopment Plan for the Redevelopment Area shall be in full force and effect for a period of ten years from the date of the Amending Declaratory Resolution approval (December 14, 2026) of this Redevelopment Plan for the Redevelopment Area.

The land-use objectives, provisions and requirements herein may be updated at the discretion and approval of the Commission prior to (December 14, 2026) and shall be in effect for a period of no longer than ten years from the date of approval.

6.3 PROCEDURE FOR MODIFICATION OF THE REDEVELOPMENT PLAN

This Redevelopment Plan for the Redevelopment Area may be modified at any time by resolution of the Whiting Redevelopment Commission. Modifications, or amendments to this Plan, must be carried out in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally, specifically Sections 15 and 17.5 of the State of Indiana.

6.4 OTHER STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws have been complied with during the preparation and development of this Redevelopment Plan for the Redevelopment Area. This Redevelopment Plan for the Redevelopment Area constitutes a redevelopment plan for the City, in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally, specifically IC 36-7-14-17 of the State of Indiana.

6.5 STATEMENT OF SUBSTANTIAL BENEFITS OF THE REDEVELOPMENT PLAN

The Commission, by virtue of developing and preparing this Redevelopment Plan for the Redevelopment Area, substantiates that the elimination of the causes and influences of blight and its conditions in the Redevelopment Area will benefit the City in the following ways:

1. An increase in the assessed valuation of the City as well as other taxing units;
2. A diversification of its tax base, predominantly reliant on BP;
3. The development of vacant and under-utilized industrially zoned properties in the Industrial Development Area;
4. The redevelopment of commercial structures to include the rehabilitation of existing architecturally significant buildings and new commercial development to complement the Downtown Business and the Boulevard Business corridors;
5. The redevelopment of residential areas to include both the rehabilitation of structures exhibiting signs of deferred regular maintenance and new residential development in areas exhibiting structures of substandard and deleterious land-uses;
6. The redevelopment and investment in open-space recreational areas to enhance the City's recreational opportunities; and
7. The improvement in the quality of life for residents of the Redevelopment Area and the City.

6.6 PLAN CONFORMITY TO OTHER PLANS FOR THE CITY

During the development of this Redevelopment Plan for the Redevelopment Area, the Commission has taken measures to include the Whiting Plan Commission in the planning process and has reviewed this Plan for conformity with the City of Whiting's Official Comprehensive Plan dated April 6, 2010 as prepared by American Structurepoint.

In its deliberations to develop this Redevelopment Plan, the Commission has also reviewed the Official Zoning Map to insure that the Land Use Plan provided herein generally conforms to the Unified Zoning & Subdivision Control Ordinance (Ordinance Number CC-2011-1851) (also known as the Unified Development Code) approved and adopted by the Whiting Common Council on June 21, 2011. The Unified Development Code and its Official Zoning Map delineate specific zoning districts within the City of Whiting and document the development standards and regulations for each zoning district.

Furthermore, the Commission reviewed the previously prepared Original Plan and all Plan amendments as official plans for the City of Whiting that guide future land-use development capital improvement/program investment decisions.

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RECORDING THE DOCUMENT 7

Photo 7-1. Luxury Apartments.

PART 7

7.1 OFFICE OF THE LAKE COUNTY RECORDER

In accordance with IC 36-7-14-17(d), after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of a redevelopment plan, confirming, modifying and confirming, or rescinding the declaratory resolution.

Upon final action on this Seventh Amendment, the Commission will record the confirming resolution with the Office of the Lake County Recorder as dated and record number stamped "Document on File." In addition, the Commission will record the confirming resolution with the minutes of the Commission at which the resolution is adopted and approved for the public permanent record. This Seventh Amendment as recorded in accordance with 17.5(g) is final and conclusive.

7.2 OFFICE OF THE LAKE COUNTY AUDITOR

As this Redevelopment Plan includes a modification, expansion, or addition of an allocation area and a consolidation of designated allocation areas as previously adopted and approved by the Commission, it is required to be filed with the Office of the Lake County Auditor in order to revise and update its records pertaining to capturing assessed valuation within allocation areas and the distribution of tax increment to the Commission.

7.3 DISSEMINATION OF THE DOCUMENT

In accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution was filed in the offices of the City's plan commission, board of zoning appeals, works board, park board, and building commissioner, and any other departments, bodies, or officers of the unit having to do with unit planning, variances from zoning ordinances, land use, or the issuance of building permits.

The Commission also desires input and inter-agency communication and cooperation from other City units having to do with unit planning, variances from zoning ordinances, land use, or the issuance of building permits and, therefore, forwarded copies of this Seventh Amendment to the entities listed below upon adoption and approval of a confirmatory resolution.

Similarly, the Commission will disseminate this Seventh Amendment to other City units having to do with unit planning, variances from zoning ordinances, land use, or the issuance of building permits as listed below to continue input and inter-agency communication and cooperation.

The Commission will forward copies of the recorded document upon approval of a confirming resolution, which shall include the date and record number stamp on the cover, to the following individuals and entities (the number of copies is provided in the right margin) that play a prominent role in planning and the community and economic development of the Redevelopment Area.

7.4 PUBLIC AVAILABILITY OF THE DOCUMENT

Upon adoption of this Seventh Amendment by the Commission as an official redevelopment planning policy for the City and the Whiting Redevelopment Commission, the City will have copies available to the public for review and purchase upon request in the Office of the Clerk-Treasurer located in Whiting City Hall at 1443-119th Street, Whiting, Indiana, 46394.

For further information related to this Seventh Amendment, the public may contact the following City representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except holidays):

Name of Representative
Bruce Stolman,
Community Development Director
Community & Economic Development Department
1443 - 119th Street
Whiting, IN 46394

Telephone Number
219-659-7704, Extension 235

email: bstolman@whitingindiana.com

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APPENDIX A

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
(The Seventh Amendment)

APPENDIX A
2010 Census Community Comparison

	2010 Decennial Census									
	Whiting		Hammond		East Chicago		Lake County		State of Indiana	
SUBJECT	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population	4,997		80,830		29,698		496,005		308,745,538	
Persons 21 years and over	3,431	68.7%	54,711	67.7%	19,057	64.2%	348,630	70.3%	220,958,853	71.6%
Persons 65 years and over	579	11.6%	8,626	10.7%	3,357	11.3%	65,870	13.3%	40,267,984	13.0%
Median age (years)	34.4		33.3		30.9		37.4		37.2	
Total housing units	2,357		33,712		13,059		208,488		131,034,946	
Occupied housing units	1,893	80.3%	29,316	87.0%	9,866	75.5%	183,198	87.9%	114,761,359	87.6%
Family households (families)	1,210	63.7%	19,222	64.2%	7,197	67.1%	127,647	67.8%	77,538,296	66.4%
Average family size	3.32		3.36		3.42		3.19		3.14	
Average household size	2.63		2.67		2.75		2.60		2.58	
Non-family households	689	36.3%	10,727	35.8%	3,527	32.9%	60,510	32.2%	39,177,996	33.6%
Householder living alone	571	30.1%	9,072	30.3%	3,110	29.0%	51,612	27.4%	31,204,909	26.7%
Household with individuals (>64 years)	451	11.3%	2,926	9.7%	1,014	9.5%	18,960	10.1%	10,995,689	9.4%
Vacant housing units	464	19.7%	4,396	13.0%	3,193	24.5%	25,290	12.1%	16,273,587	12.4%
Owner-occupied	1,055	55.6%	18,366	61.3%	4,455	41.5%	130,460	69.3%	75,986,074	65.1%
Average household size of owner-occupied	2.79		2.79		2.87		2.67		2.65	
Median value	$119,000		$ 96,900		$ 86,800		$ 136,400		$ 186,200	
Median mortgage	$1,316		$ 1,093		$ 1,151		$ 1,289		$ 1,560	
Renter-occupied	844	44.4%	11,583	38.7%	6,269	58.5%	57,697	30.7%	40,730,218	34.9%
Average household size of renter-occupied	2.43		2.48		2.67		2.46		2.44	
Median gross rent value	$637		$ 754		$ 687		$ 767		$ 871	
Single-family unit structures	1,438	61.0%	25,431	75.4%	6,185	47.3%	159,154	76.3%	88,377,044	67.5%
2-unit structures	441	18.7%	1,899	5.6%	1,732	13.3%	8,275	4.0%	5,023,110	3.8%
Multi-family structures (2 or more units)	472	20.0%	5,995	17.9%	5,089	39.0%	37,635	18.1%	28,887,258	17.0%
Constructed prior to 1940	1,720	73.0%	11,289	33.5%	6,039	46.2%	38,119	18.3%	18,181,326	31.9%
Constructed between 1940 and 1959	405	17.2%	14,198	17.9%	3,493	26.7%	60,188	28.9%	22,045,575	16.8%
Constructed after 1960	232	9.8%	8,225	48.6%	3,527	27.1%	110,181	52.8%	90,808,045	51.3%
School enrollment (3 years and older)	1,295		21,824		9,334		133,329		81,677,036	
Nursery through 12th grade	1,057	81.6%	17,326	79.4%	7,835	83.9%	103,940	78.0%	59,201,443	72.5%
College	238	18.4%	4,498	20.6%	1,499	16.1%	29,389	22.0%	22,475,593	27.5%

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APPENDIX A

2010 Census Community Comparison *(continued)*

	2010 Decennial Census									
	Whiting		Hammond		East Chicago		Lake County		State of Indiana	
SUBJECT	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Educational attainment (25 years and older)	3,254		50,635		17,224		324,477		202,048,123	
No high school diploma	588	18.1%	10,912	18.5%	4,720	27.4%	43,923	13.6%	29,518,935	14.6%
High school diploma	1,223	37.6%	19,865	39.2%	6,200	36.0%	118,968	36.7%	57,861,283	28.6%
Some college - no degree	740	22.7%	10,473	20.7%	4,225	24.5%	74,293	22.9%	42,350,233	21.0%
Associate's degree	152	4.7%	3,186	6.3%	658	3.8%	24,049	7.4%	15,344,048	7.6%
Bachelor's degree	384	11.8%	4,618	9.1%	894	5.2%	42,485	13.1%	35,852,277	17.7%
Graduate/professional degree	167	5.1%	1,581	3.1%	527	3.1%	20,759	6.4%	21,121,347	10.5%
Percent high school graduate or higher		81.9%		78,4%		72.6%		86.5%		85.4%
Percent bachelor's degree or higher		16.9%		12.2%		8.3%		19.5%		28.2%
Persons speaking a language at home (5 years and older)	4,589		74,432		27,003		461,665		286,433,395	
English only	3,325	72.5%	54,067	72.6%	17,781	65.8%	395,880	85.8%	228,216,716	79.7%
Language other than English	1,264	27.5%	20,365	27.4%	9,222	34.2%	65,785	14.2%	58,216,679	20.3%
Employment Status (16 years and older)	3,859		61,328		20,991		382,726		241,302,749	
In the labor force	2,356	61.1%	37,713	61.5%	11,327	54.0%	240,830	62.9%	156,456,694	64.8%
Employed	2,159	91.6%	33,160	54.1%	9,783	46.6%	215,813	56.4%	141,832,499	58.8%
Unemployed	197	8.4%	4,553	7.4%	1,544	7.4%	24,779	6.5%	13,488,016	5.6%
Not in the labor force	1,503	38.9%	23,615	38.5%	9,664	46.0%	141,896	37.1%	84,846,055	35.2%
Occupation of Labor Force	2,159		33,160		9,783		215,813		141,832,499	
Management, professional, and related	436	20.2%	6,578	19.8%	1,721	17.6%	63,445	29.4%	50,572,279	35.7%
Service	498	23.1%	7,421	22.4%	2,397	24.5%	39,451	18.3%	24,790,091	17.5%
Sales and office occupations	433	20.1%	8,568	25.8%	2,453	25.1%	52,828	24.5%	35,612,518	25.1%
Farming, fishing, and forestry	-	0.0%	-	0.00%	-	0.0%	-	0.0%	-	0.0%
Construction, extraction, and maintenance	170	7.9%	3,277	9.9%	960	9.8%	22,695	10.5%	13,536,208	9.5%
Production, transportation, and material moving	622	28.8%	7,316	22.1%	2,252	23.0%	37,394	17.3%	17,321,403	12.2%

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2010 Census Community Comparison *(continued)*

	2010 Decennial Census									
	Whiting		Hammond		East Chicago		Lake County		State of Indiana	
SUBJECT	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Class of worker	2,159		33,160		9,783		215,813		141,832,499	
Private wage and salary workers	1,578	73.1%	28,880	87.1%	8,460	86.5%	183,567	85.1%	111,359,898	78.5%
Government	494	22.9%	3,164	9.5%	1,093	11.2%	24,285	11.3%	21,173,686	14.9%
Self-employed but not incorporated	87	4.0%	1,078	3.3%	230	2.4%	7,659	3.5%	9,070,256	6.4%
Unpaid family workers	-	0.0%	38	0.1%	-	0.0%	302	0.1%	228,659	0.2%
Commuting to work (16 years and older)	2,119		32,019		9,526		210,617		139,488,206	
Drive alone	1,684	79.5%	25,712	80.3%	7,447	78.2%	177,114	84.1%	106,138,652	76.1%
Carpool	125	5.9%	3,218	10.1%	1,033	10.8%	17,526	8.3%	14,176,794	10.2%
Walk to work	182	8.6%	781	2.4%	427	4.5%	3,475	1.6%	3,948,202	2.8%
Public transporation or other means	40	1.9%	1,883	5.9%	528	5.6%	8,302	4.0%	9,334,790	6.7%
Walk to work or work at home	40	1.9%	425	1.3%	91	1.0%	4,200	2.0%	5,889,768	4.2%
Mean travel time to work (minutes)	22.0		27.1		21.3		27.7		25.4	
Income in 1999 and Poverty Status										
Median household income	$ 47,260		$ 38,396		$ 28,185		$ 49,443		$ 52,762	
Median family income	$ 75,909		$ 46,905		$ 33,522		$ 59,945		$ 64,293	
Per capita income	$ 23,163		$ 17,746		$ 14,082		$ 23,726		$ 27,915	
Poverty status - families	-	4.8%		18.0%		33.3%		12.7%		10.5%
Poverty status - individuals	-	10.0%		22.1%		35.0%		16.6%		14.3%

APPENDIX B

City of Whiting, Indiana
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APPENDIX B
List of Census Blocks in the Revitalization Area

2010 Decennial Census

Census Tract 401			Census Tract 402		
Block Group	Block Number		Block Group	Block Number	
1000	1000	(2)	1000	1009	(1)
1000	1001	(3)	1000	1010	(1)
1000	1002	(4)	1000	1011	(1)
1000	1003	(3)	1000	1013	
1000	1004	(3)	2000	2000	(1)
1000	1005		2000	2001	(1)
1000	1006	(3)	2000	2003	(1)
1000	1007	(4)	2000	2004	(1)
1000	1008	(2)(4)	2000	2005	(1)
1000	1009	(2)(4)	2000	2006	(1)
1000	1010	(2)	3000	3000	
1000	1011	(2)(4)	3000	3001	
1000	1012	(1)(2)	3000	3002	
1000	1013	(2)(4)	3000	3003	
1000	1014	(2)(4)	3000	3004	
1000	1015	(2)(4)	3000	3005	
1000	1016	(2)	4000	4000	
1000	1017	(2)(4)	4000	4001	
1000	1018	(2)(4)	4000	4002	
1000	1019	(2)(4)	4000	4003	(1)
1000	1022	(1)	4000	4004	(1)
1000	1023	(1)	4000	4005	(1)
2000	2000		4000	4006	(1)
2000	2001		4000	4008	
2000	2002		4000	4009	
2000	2003		4000	4010	
2000	2004		4000	4011	
2000	2005		4000	4012	
2000	2006				
2000	2007				
2000	2010				
2000	2011				
	32	Blocks		28	

Notes:

(1) Partial Block in the Revitalization Area.
(2) Block with only industrial development.
(3) Block with public facilitites or open-space/recreation.
(4) Block consists of railroad corridor only.

See Figure 1-3. ***MAP 3: Census Tracts*** for general location of census tracts.

APPENDIX C

City of Whiting, Indiana
Whiting Redevelopment Commission

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APPENDIX C
Project Recommendations and Cost Estimates

A. Introduction

The Whiting Redevelopment Commission, in working with the administration of the City of Whiting, city department heads and the Whiting Plan Commission, has prepared the following list of project and program recommendations (the "Projects") and cost estimates for implementation in the Redevelopment Area. The following Fourth Amendment projects and programs were developed to address the conditions and influences of blight in the Redevelopment Area and to overcome its causes to improve the overall quality of life for the City. The Projects are public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment and development in the Redevelopment Area.

The Commission has: (i) titled each Project; (ii) provided an annotated description of each; (iii) estimated its cost to implement the action(s); (iv) anticipated potential funding sources; and (v) the estimated Commission funding or committed obligation to each Project. Anticipated partnerships as potential funding sources include, but are not limited to, the following:

Redevelopment Commission - Operating Budget	(RC-OB)
Redevelopment Commission – Tax Increment Revenue Bond	(RC-TB)
Redevelopment Commission – Tax Increment "Pay-As-You-Go"	(RC-TIF)
City – General Fund	(City-Gen)
City – Park Board	(City-PB)
City – Water Board	(City-WB)
City – Sanitary District	(City-San)
Whiting-Robertsdale Community Improvement Corporation	(CIC)
Northwest Indiana Regional Development Authority Grant	(RDA)
State Grant (various for community and economic development)	(SG)
Federal Grant (various for community and economic development)	(FG)
Private Grant (various for community and economic development)	(PG)

In addition, the Commission has prioritized the Projects specifically for Commission planning, budgeting and implementation purposes as well as for city administration and community planning purposes in general. The Projects have been placed into one of three of the following priority categories.

- PRIORITY I: Immediate Needs (2016 through 2019)
  Priority I projects and programs are ***urgent, essential*** **or** ***necessary*** short-range actions of the highest preference implemented to stimulate community and economic development to address blight and its conditions in the Redevelopment Area.

- PRIORITY II: Important Needs (2016 through 2022)
  Priority II projects and programs are ***desirable*** **and** ***acceptable*** medium-range actions implemented as catalysts for ancillary community and economic development to address blight and its conditions in the Redevelopment Area

- PRIORITY III: Appropriate Needs (2016 through 2025)
  Priority III projects and programs are ***appropriate*** **but** ***deferrable*** long-range actions of the lowest preference (could-do actions) implemented as additional catalysts for ancillary community and economic development to address blight and its conditions in the Redevelopment Area

B. Recommended Projects and Programs

Priority I: Immediate Needs

The Commission has identified the following Projects as **Priority I: Immediate Needs** to be considered for implementation between fiscal years 2016 through 2019. Original Projects have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

Whiting Redevelopment Area Property Acquisition
The Acquisition List for this Redevelopment Plan as prepared for the Commission based upon Commission workshops and discussions with the City administration, department heads, and the Whiting Plan Commission. See **APPENDIX D**.

Program Estimate:	$13,000,000
Funding Source(s):	(RC-OB); (RC-TB); (RC-TIF); (CIC) and (SG)
Estimated Commission Funding:	$ 11,000,000

Stadium District Project
This project provides for property acquisition and site preparation (including utilities and infrastructure) for the redevelopment of the Stadium District. The proposed components could include: residential, mixed use, senior housing, restaurants, museum, visitors center, commercial uses, kids activity center, hockey arena, etc. The district is defined as follows: the alley east of Schrage Avenue on the west side, Old Center Street on the north side, Front Street on the east side and 121st Street on the south side.

Program Estimate:	$6,500,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB)
Estimated Commission Funding:	$6,500,000

Redevelopment Area Street Landscaping Program

The Commission may consider a Street Landscaping Program to improve the overall aesthetics of the Redevelopment Area's residential and commercial public rights-of-ways and tree lawns. Carefully improved rights-of-ways can make residential streets an extension of a home's front yard and add to the beauty of a residential neighborhood. Carefully improved commercial public right-of-ways make business districts more pedestrian friendly, provide natural shade, and provide the appearance of a cared for community business district, developing a quality of place.

Program Estimate: $ 25,000 per year for 5 years - $125,000
Funding Source(s): (RC-OB); (RC-TIF) and (City-Gen)
Estimated Commission Funding: $ 100,000

Business Incentive Grants

This grant program is directly to foster growth of small businesses in the downtown or boulevard business districts. The program is open to those interested in establishing new business in Whiting or a destination business which will attract a larger crowd or a place people will travel to. These grants can be used to get the business off the ground by addressing some of the organization needs.

Program Estimate: $250,000
Funding Source(s): (RC-OB); (RC-TIF); (RC-TB)
Estimated Commission Funding: $250,000

Universal Recycling Center

This project will establish a centralized recycling drop off area for items not addressed by the normal tote recycling process. This center will be located on or near the Public Works Facility and will provide for the recycling of items such as paint, oil, batteries, mercury bulbs, and other recyclables. This center will further advance the City's focus on being a "green city."

Program Estimate: $250,000
Funding Source(s): (RC-TIF); (RC-TB); (City-San) and (PG)
Estimated Commission Funding: $250,000

Business District Parking Improvements

This project address the continued need for parking within the City. Acquisition, design and construction of parking areas throughout and adjacent to the business district will be funded by this project.

Program Estimate: $ 3,000,000
Funding Source(s): (RC-TB); (RC-TIF); (RC-OB) and (City-Gen)
Estimated Commission Funding: $ 2,500,000

CSX ROW Acquisition/Relocation/Development

This project provides for the purchase of the SCA ROW which runs west of Oil City Stadium from 119th Street to 121st Street. To enable the acquisition, the Commission would participate in relocating the present BP railroad switch as a prerequisite to the acquisition. Once obtained, the ROW will be developed as an amenity to Oil City Stadium and the Whiting Bike Trail.

Program Estimate: $ 2,000,000
Funding Source(s): (RC-TB); (RC-TIF); (RDA)
Estimated Commission Funding: $ 1,500,000

Whiting Park Infrastructure and Lakeshore Improvements

The Commission has funded a variety of improvements to the Whiting Lakefront Park but the project is not yet complete. Shoreline enhancement, development of the inner green space of the park, possible additional parking, and other amenities may be added to complement the existing facilities.

Program Estimate:	$ 10,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen); (City-PB); (City-WB); (City-San); (RDA); (SG); (FG) and (PG)
Estimated Commission Funding:	$ 10,000,000

Contracts with Eligible Entities for Educational and Training Programs

This project will allow the Commission to contract, in accordance with IC 36-7-25-7, with eligible entities to provide funding for educational, work training, worker retraining and any other programs designed to prepare individuals to participate in the competitive and global economy.

Program Estimate:	$1,000,000
Funding Source(s):	(RC-TIF)
Estimated Commission Funding:	$1,000,000

Inner-City Housing Development Projects

The Commission desires to acquire properties in the inner-City region of the Redevelopment Area to construct new single-family dwelling units. The Commission will hire a builder and fund construction through loans. Prices for single-family dwelling units will be set pursuant to resolution of the Commission.

Program Estimate:	$ 5,000,000
Funding Source(s):	(RC-OB); (City-Gen) and (CIC)
Estimated Commission Funding:	$ 5,000,000

Museum, Tourist Attractions and Other Historic Structures

The Commission desires to build a structure to lease to the National Mascot Hall of Fame, to operate a city museum at a location within the City and to develop other tourist attractions such as an indoor play park and facilities which will attract visitors to the City. Commission expenses will include construction, acquisition of historical material, creation of exhibits, and acquisition and renovation/rehabilitation of other historic sites and structures in the City that have contributed to historical, architectural and cultural development.

Program Estimate:	$20,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen); (CIC); (SG); (FG) and (PG)
Estimated Commission Funding:	$20,000,000

Economic Development Infrastructure Assistance

This project would provide for the construction of infrastructure in support of development of projects such as BP Whiting refinery expansion; hotel, restaurant or recreation facilities construction, and provide water, fire, and sewer lines to future developments.

Program Estimate:	$ 5,000,000
Funding Source(s):	(RC-TB); (RC-TIF)
Estimated Commission Funding:	$ 5,000,000

Housing Improvement Program/Contractor's Incentive

This project will establish a fund which will be used to address the up-front acquisition and remodeling costs applied for by qualified contractors for the renovation and resale of qualified properties within the City. The fund is anticipated to be similar to a revolving fund where funds are used for repairs and replenished upon the property's sale after the renovation. The fund is intended to perpetuate a constant rejuvenation of troubled properties within the City resulting in improved assessed values and an overall improved housing stock.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen)
Estimated Commission Funding:	$ 1,000,000

Improvements to Municipally-Owned Properties

Several municipally-owned buildings are located in or serve and benefit the Redevelopment Area. Improvements, upgrades and the expansion of these facilities would be consistent with the mission of the Redevelopment Commission.

Program Estimate:	$ 2,500,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB); (City-Gen); (SG); (FG) and (PG)
Estimated Commission Funding:	$ 2,000,000

Acquisition/Expansion of Additional Recreation/Green Space

This project could include the development of a community garden, public plazas in various locations, development and improvement of pocket parks and the possible purchase of Amoco Park located on the southwestern boundaries of the City.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-TB); (RC-TIF)
Estimated Commission Funding:	$ 2,000,000

119th Street 1500/1600 Block Revitalization Project

This project addresses the acquisition of property and the conversion of this part of the City's business district into a revitalized segment of the central business district by the addition of a central parking area surrounding by new construction and/or renovation of existing structures based upon the Streetscape Guidelines and Development Standards for 119th Street.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen); (CIC) and (PG)
Estimated Commission Funding:	$ 1,800,000

119th and Front Street (West Side) Corners Development Project

This project addresses the acquisition and development of the northwest and southwest corners of the intersection at 119th Street and Front Street properties to create a gateway entrance to the central business district, the Whiting Historical Center and Museum Complex, and Whiting's Lakefront Park. The goal is to stimulate business development and provide for commercial development opportunities at this highly visible intersection consistent with the theme of lakefront development and the historical significance of the City's development.

Program Estimate:	$ 1,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen) and (PG)
Estimated Commission Funding:	$ 1,000,000

Recreation and Sports Complexes
The Commission wishes to improve parcels which may be used as recreation and/or sports recreational focal points by the City of Whiting, the Parks and Recreation Department, the School City of Whiting or other sports organizations. The Commission will consider the construction of new athletic facilities and recreation opportunities which benefit the health and welfare of the citizens and youth of the community.

Program Estimate:	$ 5,000,000
Funding Source(s):	(RC-TIF); (City-Gen); (City-PB); (City-WB); (CIC); (SG) and (FG)
Estimated Commission Funding:	$ 5,000,000

Whiting Memorial Community House (Community Center) Renovations
The Commission desires to be a partner in renovations of the Whiting Memorial Community House (Community Center) with the City to serve and benefit the residents of the Redevelopment Area. The Whiting Memorial Community House (Community Center) is a Registered Historic Site in the Federal Register.

Program Estimate:	$ 4,750,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB); (City-Gen); (City –PB); (SG); (FG) and (PG)
Estimated Commission Funding:	$ 3,000,000

Improvements to Whihala Beach
In partnership between the City, City of Whiting's Parks and Recreation Department and the Commission invest in capital and programming improvements to Whihala Beach that include, but are not limited to, the renovation of existing facilities and/or Lake Michigan shoreline improvements to compliment proposed improvements to Lakefront Park as identified in the Whiting Lakefront Park Master Plan (October 2009).

Program Estimate:	$ 6,000,000
Funding Source(s):	(RC-TIF) and (FG)
Estimated Commission Funding:	$ 6,000,000

Improve Efficiencies of Operations at the Whiting Sanitary Basin and Water Infrastructure
Considering the value of lakefront property, the Commission should partner with the Sanitary District of The City of Whiting to open negotiations for the relocation of the District's 17.6 acre retention basin to an alternative location to allow for residential development along the lakeshore. The Commission should also consider funding infrastructure improvements to increase future water utility revenues and booster pumps as well as a possible filtration plant.

Program Estimate:	$ 12,500,000
Funding Source(s):	(RC-TIF); (City-Gen); (City-WB); and (City-San)
Estimated Commission Funding:	$7,000,000

Sound Barriers along the Railroad Corridor and/or Quiet Zone Improvements
Improvements to minimize or eliminate the sound from the CSX, Norfolk Southern, and E. J. & E. Railroad corridor along Whiting's lakefront and adjacent to proposed new residential homes.

Program Estimate:	$ 2,500,000
Funding Source(s):	(RC-OB); (RC-TIF); (SG) and (FG)
Estimated Commission Funding:	$ 2,500,000

Indianapolis Boulevard Business Corridor Improvements

Although maintenance of and improvements to Indianapolis Boulevard (U.S. Route 12/20) are the responsibility of the State of Indiana through the Indiana Department of Transportation ("INDOT"), the Commission should continue working with INDOT to plan, design and implement an additional improvements for this corridor. The plan should address landscaping improvements to mirror improvements already made to the Indianapolis Boulevard (U.S. Route 12/20) in the City of Hammond. Indianapolis Boulevard (U.S. Route 12/20) is in most cases the only view of Whiting that many passers-by will have of the community, and it has the potential to become a prime opportunity for business development. Investment in Indianapolis Boulevard Business Corridor to coordinate and improve its appearance is recommended for future development to occur.

Program Estimate:	$ 10,000,000
Funding Source(s):	(RC-OB); (RC-TIF); (City-Gen) and (SG-INDOT)
Estimated Commission Funding:	$ 6,500,000

Destination Tourism Development Project

The Commission wishes to partner with the City to establish the City as a destination for visitors and families. Some of the projects would include a children's center, enhancement of the arts, creation of new amusements and the acquisition of an outdoor ice rink.

Program Estimate:	$ 9,200,000
Funding Source(s):	(RC-OB); (RC-TIF); (RC-TB); (SG) and (FG)
Estimated Commission Funding:	$ 9,200,000

Standard Avenue (1700) Block) & 119th Street Redevelopment

This project centers on the acquisition and redevelopment of the properties on the 1700 block of Standard Avenue to complement the adjacent facilities such as Oil City Stadium, the Mascot Hall of Fame, commercial developments on 119th Street, etc. The redevelopment may result in additional parking or other commercial use.

Program Estimate:	$ 4,000,000
Funding Source(s):	(RC-TIF); (City-Gen); (City-WB); and (PG)
Estimated Commission Funding:	$ 3,500,000

Service Organization Consolidation Project

The Commission would like to explore the possibility of combining various service organizations in the community into one new facility. If the groups are amenable, the project could result in the purchase and demolition of existing facilities and the construction of a new multi-purpose facility for groups willing to consolidate.

Program Estimate:	$ 3,000,000
Funding Source(s):	(RC-TIF) and (PG)
Estimated Commission Funding:	$ 3,000,000

Priority II: Important Needs

The Commission has identified the following Projects as **Priority II: Important Needs** to be considered for implementation between fiscal years 2016 through 2022. Projects have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

Steiber/Roex Redevelopment (Adjacent to Hammond Bike Trail Extension)

The Commission desires to provide expanded recreational and/or housing opportunities north of the Hammond bike trail extension east of Indianapolis Boulevard from New York Avenue to White Oak Avenue on a 0.94 acre parcel (key number 45-03-07-431-021.000.025) that may include necessary capital improvement and infrastructure projects identified by the Commission to complement bike trail improvements by the City of Hammond.

Program Estimate:	$ 1,000,000
Funding Source(s):	(RC-OB), (RC-TB) and (RC-TIF)
Estimated Commission Funding:	$ 500,000

119th Street 1300/1400 Block Revitalization Project

This project addresses the targeted land acquisition of property and the conversion of this part of the City's business district into a revitalized segment of the central business district by the addition of a contiguous parking areas in rear portions of said properties surrounding by the renovation of existing structures based upon the Streetscape Guidelines and Development Standards for 119th Street.

Program Estimate:	$ 1,500,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen) and (PG)
Estimated Commission Funding:	$ 1,000,000

Industrial Expansion Infrastructure Assistance Program

The Commission desires to support industrial expansion activities in the Redevelopment Area on a case-by-case basis that implement the goals and objectives of this Redevelopment Plan through site preparation for economic development. Therefore, the Commission may provide the necessary infrastructure and capital improvements to facilitate industrial expansion activities in the City and the Redevelopment Area that creates employment opportunities and increases in assessed valuation. This program includes financial assistance to support expansion activities, including but not limited to infrastructure and capital improvement project construction and site preparation for parking facilities, office complexes or other industrial/manufacturing facilities expanding in the City that benefits and serves the Redevelopment Area.

Program Estimate:	$ 7,500,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen); (City-WB); (City-San) and (PG)
Estimated Commission Funding:	$ 7,500,000

Implementation of the "Residential and Commercial Matching Assistance/ Façade Improvement Program"

The Commission recognizes that it will need to work with property owners in the Redevelopment Area and the City to implement a "Residential and Commercial Matching Assistance/Façade Improvement Program" which will provide a percentage match to improvement made by property owners in accordance with program guidelines. Emphasis will be on rehabilitation and maintenance improvements which maintain the architecture and character of the neighborhood as well as those improvements which provide curb appeal.

Program Estimate:	$ 1,500,000
Funding Source(s):	(RC-OB); (RC-TIF); (City-Gen) and (CIC)
Estimated Commission Funding:	$ 1,000,000

General Public Infrastructure and Capital Improvement Program

The Commission desires to support general public infrastructure and capital improvement projects on a case-by-case basis that stimulate economic and community development in the Redevelopment Area and that implement the goals and objectives of this Redevelopment Plan. Therefore, the Commission may provide the necessary public infrastructure and capital improvement projects to facilitate activities in the City and the Redevelopment Area that creates employment opportunities, increases assessed valuation and the quality of life. This program includes financial assistance to support such activities, including but not limited to public infrastructure, capital improvement project construction, and ADA compliance.

Program Estimate:	$ 6,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB); (City-Gen); (City-WB); (City-San) and (PG)
Estimated Commission Funding:	$ 4,500,000

Schrage Avenue Corridor Redevelopment Program

The Commission desires to provide for the redevelopment of the Schrage Avenue corridor from 121st Street on the north to Indianapolis Boulevard on the south. Redevelopment activities include land acquisition and demolition of substandard and/or obsolescent structures within this corridor to supplement real property currently owned by the Commission in the corridor.

Program Estimate:	$ 3,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB); (City-Gen); (City-WB); (City-San) and (PG)
Estimated Commission Funding:	$ 2,500,000

Development of a Dog Park/Beach

The Commission wishes to construct a dog beach on commission-owned property at the BP Basin adjacent to Whiting Lakefront Park for the exclusive use of family pets. The Commission will also consider the construction of a dog park on a parcel of land to be determined.

Program Estimate:	$ 250,000
Funding Source(s):	(RC-TB); (RC-TIF)
Estimated Commission Funding:	$ 250,000

Redevelopment of the Original Center Street (Southeast of Center Court)

The Commission desires to implement a program to redevelop properties on the Old Center Street. Activities would include acquisition, demolition and a focus of redevelopment which provides for mixed use commercial and residential. The Commission would also use funds for infrastructure and utility improvements where so needed.

Program Estimate:	$ 3,500,000
Funding Source(s):	(RC-TB); (RC-TIF) and (PG)
Estimated Commission Funding:	$ 2,500,000

Ornamental Street Lighting Program

The Commission wishes to partner with the City to establish uniform ornamental street lighting in all neighborhoods of the City.

Program Estimate:	$ 1,500,000
Funding Source(s):	(RC-TB); (RC-TIF) and (PG)
Estimated Commission Funding:	$ 1,000,000

Institutional Land Uses Retrofit Program

The City of Whiting has a rich history of eastern European cultures as a result of immigration to the area for employment from 1890 through 1940. As a result, the City has a number of churches and institutional uses that met the spiritual needs and fraternal needs of its population boom years. Today, however, Whiting's population has declined, resulting in the closures of these private churches, schools, convents, rectories or institutional uses. This program is geared toward retrofitting these structures for housing, commercial or business incubators. Structures that should be considered included: (i) St. Mary's School and convent; (ii) Immaculate Conception School and convent; (iii) Sacred Heart School and convent; and (iv) or any other institutional land use. The re-use of these properties could meet a specific niche in the community while placing these vacant structures back on the tax roles and making them useful to the community. Private/public partnerships with will be critical to the implementation. The Commission may also entertain the option of acquiring identified properties for public or private use.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-OB); (CIC) and (PG)
Estimated Commission Funding:	$ 1,500,000

Priority III: Appropriate Needs

The Commission has identified the following Projects as **Priority III: Appropriate Needs** to be considered for implementation between fiscal years 2016 through 2025. Projects have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

CN Railroad Corridor Acquisition

The E.J. & E. Railroad corridor is the closest rail corridor to the Lake Michigan shoreline. The Commission should enter into negotiations with E.J. & E. representatives to negotiate a first option to purchase the rail right-of-way from Whiting's Atchison Avenue City limits to Front Street (11.3 acres, more or less) for park and recreation expansion to reclaim lake front lands. The Commission may consider a similar option to purchase the railroad corridor from Front Street to the Whiting/East Chicago city limits (17.5 acres, more or less) for future commercial and industrial development.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-OB); (RC-TIF) and (City-Gen)
Estimated Commission Funding:	$ 1,800,000

Illiana Hotel Renovations and Façade Improvements

The Commission will assist a developer with the historical renovation and façade improvements to the old Illiana Hotel in conjunction with various Commission programs.

Program Estimate:	$ 3,000,000
Funding Source(s):	(RC-OB); (CIC) and (PG)
Estimated Commission Funding:	$ 2,000,000

Telecommunications Infrastructure

The Commission is interested in exploring the possibility of telecommunications tower along the Standard Avenue as well as the potential for installing fiber and data pipelines in the public rights-of way.

Program Estimate:	$ 1,500,000
Funding Source(s):	(RC-TIF)
Estimated Commission Funding:	$ 1,500,000

Free-Standing Youth Facility

The Commission will partner and work in conjunction with the City and the Whiting Park Board to implement renovations and the reconfiguration of the Whiting Memorial Community House (the Whiting Community Center) to provide for a free standing sport and activity facility to host youth activities for Whiting residents.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-OB); (City-Gen); (City-PB); (CIC); (FG) and (PG)
Estimated Commission Funding:	$ 1,200,000

Indianapolis Boulevard/Atchison Avenue Development Program

The Commission desires to implement a land use development program focused on the area bounded by Indianapolis Boulevard, Atchison Avenue and 119th Street. Program activities include land acquisition of certain identified properties and the demolition of substandard or obsolescent structures for redevelopment opportunities.

Program Estimate:	$ 2,500,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen) and (PG)
Estimated Commission Funding:	$ 1,800,000

Parks and Recreational Facilities Upgrade Program
In order to maintain Whiting's tradition as a strong residential community, the Commission, consistent with the Comprehensive Plan of the City, desires to implement a program to redevelop, upgrade and enhance the existing local parks and recreation system facilities (including playgrounds and splash pads) to benefit and serve the residents of the Redevelopment Area.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (RC-OB); (City-PB); (CIC); (SG); (FG) and (PG)
Estimated Commission Funding:	$ 1,500,000

Land Remediation Program
The Commission recognizes there may be areas within the Redevelopment Area that may require remediation as a result of historical heavy industrial land use activities in order to implement redevelopment and revitalization activities. The Commission desires to support remediation activities on a case-by-case basis that implement the goals and objectives of this Redevelopment Plan through site preparation for economic development.

Program Estimate:	$ 1,000,000
Funding Source(s):	(RC-TB); (RC-TIF); (City-Gen); (SG) and (FG)
Estimated Commission Funding:	$ 500,000

Pursue Potential Opportunities for Alternative and Renewable Energy and for Energy Efficiency Improvements – Energy Saving Retrofits
In partnership with the City, the Commission will promote clean and renewable energy opportunities to stimulate economic development and redevelopment by identifying various incentives and benefits to alternative energy companies such as allocation of funds (startup funding), subsidies, tax breaks, and various technology options to improve energy efficiencies locally, regionally and nationally. The Commission also recognizes there may be opportunities for partnerships among local or regional municipal units, utilities or agencies to provide for energy efficiencies in order to reduce energy consumption or to implement alternative and renewable energy initiatives.

Program Estimate:	$ 2,000,000
Funding Source(s):	(RC-OB); (RC-TIF); (City-Gen); (SG), (FG) and (PG)
Estimated Commission Funding:	$ 2,000,000

C. Other Projects and Programs to Consider

The Commission has identified the additional following projects and programs to be considered as potential projects for consideration. These projects and programs have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

- Trade school development/establishment (retrofit of a church school or a partnership with a local college)
- High-technology activity infrastructure – fiber optics, wireless, etc.

D. Total Estimated Costs

The following estimated costs are provided by priority category for planning and strategic implementation purposes of the Commission committed obligations only to the Projects identified herein.

PRIORITY I: Immediate Needs (2016 through 2019)

• Whiting Redevelopment Area Property Acquisition	$ 11,000,000
• Stadium District Project	6,500,000
• Redevelopment Area Street Landscaping Program	100,000
• Business Incentive Grants	250,000
• Universal Recycling Center	250,000
• Business District Parking Improvements	2,500,000
• CSX ROW Acquisition/Relocation/Development	1,500,000
• Whiting Park Infrastructure and Lakeshore Improvements	10,000,000
• Contracts with Eligible Entities for Educational and Training Programs	1,000,000
• Inner-City Avenue Housing Development Projects	5,000,000
• Museum, Tourist Attractions and Other Historic Structures	20,000,000
• Economic Development Infrastructure Assistance	5,000,000
• Housing Improvement Program/Contractor's Incentive	1,000,000
• Improvements to Municipally-Owned Properties	2,000,000
• Acquisition/Expansion of Additional Recreation/Green Space	2,000,000
• 119th Street 1500/1600 Block Revitalization Project	1,800,000
• 119th and Front Street (West Side) Corners Development Project	1,000,000
• Recreation and Sports Complexes	5,000,000
• Whiting Memorial Community House (Community Center) Renovations	3,000,000
• Improvements to Whihala Beach	6,000,000
• Improve Efficiencies of Operations and Whiting Sanitary Basin and Water Infrastructure	7,000,000
• Sound Barriers along the Railroad Corridor and/or Quiet Zone Improvements	2,500,000
• Indianapolis Boulevard Business Corridor Improvements	6,500,000
• Destination Tourism Development Project	9,200,000
• Standard Avenue (1700 Block) & 119th Street Redevelopment	3,500,000
• Service Organization Consolidation Project	3,000,000
Subtotal of Priority I:	**$ 116,600,000**

PRIORITY II: IMPORTANT NEEDS (2009 THROUGH 2015)

• Steiber/Roex Redevelopment (Adjacent to Hammond Bike Trail Extension)	$ 500,000
• 119th Street 1300/1400 Block Revitalization Project	1,000,000
• Industrial Expansion Infrastructure Assistance Program	7,500,000
• Implementation of the "Residential and Commercial Matching Assistance/ Façade Improvement Program	1,000,000
• General Public Infrastructure and Capital Improvement Program	4,500,000
• Schrage Avenue Corridor Redevelopment Program	2,500,000
• Development of a Dog Park/Beach	250,000
• Redevelopment of the Original Center Street (Southeast of Center Court)	2,500,000
• Ornamental Street Lighting Program	1,000,000
• Institutional Land Uses Retrofit Program	1,500,000
Subtotal of Priority II:	**$ 22,250,000**

PRIORITY III: SIGNIFICANT NEEDS (2009 THROUGH 2018)

• CN Railroad Corridor Acquisition	1,800,000
• Illiana Hotel Renovations and Façade Improvements	2,000,000
• Telecommunications Infrastructure	1,500,000
• Free-Standing Youth Facility	1,200,000
• Indianapolis Boulevard/Atchison Avenue Development Program	1,800,000
• Parks and Recreational Facilities Upgrade Program	1,500,000
• Land Remediation Program	500,000
• Pursue Potential Opportunities for Alternative and Renewable Energy and for Energy Efficiency and Improvements	2,000,000
Subtotal of Priority III:	**$ 12,300,000**

TOTAL OF ALL PROJECTS by Priority Category

Projects	(Obligations) Commission Commitments
Subtotal of Priority I:	$ 116,600,000
Subtotal of Priority II:	22,250,000
Subtotal of Priority III:	12,300,000
TOTAL: Projects:	**$ 151,150,000**

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APPENDIX D

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan of the Redevelopment Area -
2016 Amendment to the Original Plan:
(The Seventh Amendment)

APPENDIX D
List of Real Property and Interests in Real Property to Be Acquired: Owner and Legal Research

Line Item	New Real Property Key Number	Location Address Number	Location Address Street (*or General Area*)	Owner (1)	Owner Party (2)	Legal Description
1	45-03-05-503-001.000-025		117th Street and White Oak Avenue	Elgin, Joliet & Eastern Railway	EJ&E West Company	PT. SW S.5 T.37 R.9 .10 AC.
2	45-03-06-503-002.000-025		Ohio Avenue & E Atchison Avenue	Elgin, Joliet & Eastern Ry. Co.	Joe Jurek	PT. SE. S. 6 T.37 R.9 7.40 A. TRI. PT. SE S.6 T.37 R.9 .03 A.
3	45-03-07-205-013.000-025	1849	Indianapolis Boulevard	Whiting Boardwalk LLC	Whiting Boardwalk LLC	CENTRAL PARK ADD LOTS 7 & 8 BLK 5
4	45-03-07-205-014.000-025	1853	Indianapolis Boulevard	Simmons-Esparza, Patricia	Esparza Manuel V Jr	CENTRAL PARK ADD. LOT 9 BL. 5 doc.2003-021841
5	45-03-07-205-015.000-025	1855-61	Indianapolis Boulevard	Indiana Bell Telephone Co Inc	Indiana Bell Telephone Co Inc	CENTRAL PARK ADD. ALL LOTS 10 & 11 BL.5 ALL LOTS 12 & 13 BL.5
6	45-03-07-206-002.000-025	1862	Indianapolis Boulevard	Novosel, Helen L	Helen L Novosel	DAVIDSON'S 6TH ADD. LOT 7
7	45-03-07-206-003.000-025	1864-68	Indianapolis Boulevard	Hamad, Diffallah E	Diffallah E Hamad	DAVIDSON'S 6TH ADD. L.4 AND L.5 AND L.6
8	45-03-07-206-005.000-025	1872	Indianapolis Boulevard	Keith, Scott	Keith, Scott	DAVIDSON'S 6TH ADD. L.2
9	45-03-07-251-011.000-025	1916	Indianapolis Boulevard	Page, Maria Celia & Kevin Morrin T/C	Page, Eduardo	DAVIDSON'S BOULEVARD ADD. ALL L.14 BL.1
10	45-03-07-251-012.000-025	1918	Indianapolis Boulevard	Page, Maria Celia & Kevin Morrin T/C	Page, Eduardo	DAVIDSON'S BOULEVARD ADD. ALL L.15 BL.1
11	45-03-07-252-025.000-025	1926	Indianapolis Boulevard	Kostic, Mladen & Sandra M	Mladen & Sandra M Kostic	DAVIDSON'S BOULEVARD ADD. L. 13 BL. 2
12	45-03-07-252-026.000-025	1928	Indianapolis Boulevard	Torres, Jamie Laguna Et Al	Jamie Laguna Et Al Torres	DAVIDSON'S BLVD. ADD. L.14 BL.2
13	45-03-07-252-027.000-025	1930	Indianapolis Boulevard	Jansak, Joseph S & Helen	Joseph S & Helen Jansak	DAVIDSON'S BOULEVARD ADD. ALL L.15 BL.2
14	45-03-07-252-028.000-025	1932	Indianapolis Boulevard	Hernandez, Luis N & Alicia	Luis N & Alicia Hernandez	DAVIDSON'S BOULEVARD ADD. ALL L.16 BL.2
15	45-03-07-252-029.000-025	1934	Indianapolis Boulevard	Rodriguez, Josephina	Josephina Hernandez	DAVIDSON'S BOULEVARD ADD. LOT 17, BLOCK 2
16	45-03-07-252-030.000-025	1936	Indianapolis Boulevard	Hernandez, Josefina & Maria A Paniagua	Josefina Hernandez & Maria A Paniagua	DAVIDSON'S BOULEVARD ADD. ALL L.18 BL.2
17	45-03-07-252-032.000-025	1942	Indianapolis Boulevard	Martinez, Jose Guadalupe & Carmen	Jose Guadalupe & Carmen Martinez	DAVIDSON'S BOULEVARD ADD. SE2. L.20 BL.2 AND L.21 BL.2
18	45-03-07-252-033.000-025	1944	Indianapolis Boulevard	Wachovia Bank, N.A. as Trustee	Patricia Rodriguez	DAVIDSON'S BOULEVARD ADD. ALL L.22 BL.2
19	45-03-07-252-034.000-025	1946	Indianapolis Boulevard	Schwartz, Lorraine	John D Gigac & Lorraine Schwartz	DAVIDSON'S BOULEVARD ADD. ALL L.23 BL.2
20	45-03-07-252-037.000-025	1952	Indianapolis Boulevard	Lake Michigan Trading Company, Inc.	Lake Michigan Trading Company, Inc.	DAVIDSON'S BOULEVARD ADD. ALL L.26 BL.2
21	45-03-07-252-038.000-025	1948	Indianapolis Boulevard	Castellanos, Moises	Moises Castellanos	DAVIDSONS BOULEVARD ADD. ALL L.24 BL.2 & LOT 25
22	45-03-07-253-041.000-025	2000	Indianapolis Boulevard	Brezene, George S	Brezene, Mary Jane & George S J / T	DAVIDSON'S BOULEVARD ADD. ALL LOT 23 BL.3
23	45-03-07-253-042.000-025	2006	Indianapolis Boulevard	Brezene, George S	Brezene, Mary Jane & George S J / T	DAVIDSON'S BOULEVARD ADD. ALL LOT 24 BL.3
24	45-03-07-253-043.000-025	2008	Indianapolis Boulevard	Lakeshore Ventures, Inc.	Lakeshore Ventures, Inc.	DAVIDSON'S BOULEVARD ADD. ALL L.25 BL.3
25	45-03-07-253-044.000-025	2010	Indianapolis Boulevard	Brezene, George S aka George Brezene	Brezene, Mary Jane & George Brezene	DAVIDSON'S BLVD. ADD LOT 26 BLOCK 3 AND NORTH 22 FT LOT 27 BLOCK3
26	45-03-07-253-045.000-025	2014	Indianapolis Boulevard	Ruiz, Omar	Ruiz, Omar	DAVIDSON'S BLVD. ADD LOT 28 & S. 3 FT LOT 27 BLOCK 3
27	45-03-07-253-046.000-025	2018	Indianapolis Boulevard	Fulmer, Michael & Diane	Fulmer, Michael & Diane	DAVIDSON'S WESTERN ADD. LOT A AND NORTHWEST 5 FT. OF LOT B
28	45-03-07-253-047.000-025	2020	Indianapolis Boulevard	Kevek, Julianne M	Kevek, Julianne M	DAVIDSON'S WESTERN ADD. SE. 25 FT. LOT B NW. 5 FT. LOT C
29	45-03-07-253-048.000-025	2024	Indianapolis Boulevard	Socolovert, Maria	Socolovert, Maria	DAVIDSON'S WESTERN ADD. S. E. 20 FT. LOT C N. W. 5 FT. LOT D
30	45-03-07-253-049.000-025	2026	Indianapolis Boulevard	Bachurek, Phillip J Sr. & Renee F Keen Bachurek h&w	Bachurek, Philip J Sr. & Renee F Keen Bachurek	DAVIDSON'S WESTERN ADD. LOT E
31	45-03-07-253-051.000-025	2032	Indianapolis Boulevard	Depoy, Paul H	Depoy, Paul H	DAVIDSON'S WESTERN ADD. L.G
32	45-03-07-253-052.000-025	2034	Indianapolis Boulevard	Dybel Sophie B	Dybel, Sophie B Tr	DAVIDSON'S FRED ST. ADD. ALL L.28 BL.1
33	45-03-07-253-053.000-025	2036	Indianapolis Boulevard	Casanova, Roxana Karina	Casanova, Roxana Karina	DAVIDSON'S FRED ST. ADD. ALL L.29 BL.1
34	45-03-07-253-054.000-025	2040	Indianapolis Boulevard	Arriaga, Ismael	Arriaga, Ismael	DAVIDSON'S FRED ST. ADD. ALL L.30 BL.1
35	45-03-07-255-020.000-025	2048	Indianapolis Boulevard	Ortiz, Margaret	Ortiz, Margaret	Davidson's Fred St Additon Block 3 Lot 7 Ex S.26ft

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36	45-03-07-255-021.000-025	2050	Indianapolis Boulevard	Ortiz, Margaret	Ortiz, Margaret	Davidson's Fred St Add Block 3 Lot 8 & S.26ft of Lot 7
37	45-03-07-255-022.000-025	2052	Indianapolis Boulevard	Pacheco, Margarita	Pacheco, Margarita	DAVIDSON'S FRED ST. ADD. ALL LOT 9 BL.3 NW. 5 FT. LOT 10 BL.3
38	45-03-07-255-023.000-025	2054	Indianapolis Boulevard	Rodriguez, Ramon L	Rodriguez, Ramon L	DAVIDSON'S FRED ST. ADD. SE. 20 FT. OF LOT 10 BL.3 ALL LOT 11 BL.3
39	45-03-07-255-024.000-025	2058	Indianapolis Boulevard	Salgado, Angelica	Salgado, Angelica	DAVIDSON'S FRED ST. ADD. ALL LOT 12 BL. 3
40	45-03-07-255-025.000-025	2060	Indianapolis Boulevard	Jurek, Joseph	Jurek, Joseph	DAVIDSON'S FRED ST. ADD. ALL L.13 BL.3
41	45-03-07-255-026.000-025	2062	Indianapolis Boulevard	Kienzi, Richard M & Joan M Kienzi	Kienzl, Richard M & Joan M Kienzl	DAVIDSON'S FRED ST. ADD. ALL L.14 BL.3
42	45-03-07-255-027.000-025	2064	Indianapolis Boulevard	Jurek, Joseph	Jurek, Joseph	DAVIDSON'S FRED ST. ADD. ALL L.15 BL.3 N'LY 2.6'FT. L.16 BL.3
43	45-03-07-255-028.000-025	2066	Indianapolis Boulevard	Rosendo, Jesus & Asuncion	Rosendo, Jesus & Asuncion	DAVIDSON'S FRED ST. ADD. S'LY 22.4FT L.16 BL.3 & LOT 17 EXCEPT S'LY 19.1FTBL.3
44	45-03-07-255-029.000-025	2077	Indianapolis Boulevard	Bernacchi, Ronald B	SOUTH LAKE INVESTMENTS	DAVIDSON'S FRED ST. ADD. L.18 & S'LY 19.1FT OF LOT 17 BL.3
45	45-03-07-258-002.000-025	2003	Indianapolis Boulevard	Whiting Post No 80 The American	Whiting Post No 80 The American	SUB. N. RD. SW. NE. S.7 T.37 R.9 LOTS 34 & 35
46	45-03-07-258-003.000-025	2007	Indianapolis Boulevard	Kelm, Barbrie & Stephen J Kelm W&H	Kelm, Barbrie & Stephen J Kelm W&H	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 LOTS 36 & 37
47	45-03-07-258-004.000-025	2011-13	Indianapolis Boulevard	Timko, George & Jr Ann Marie	Timko, George & Jr Ann Marie	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 38, AND 39
48	45-03-07-258-005.000-025	2015	Indianapolis Boulevard	Enriguez, James and Diringer, Maria C	Enriquez, James and Diringer,Maria C	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 40 DOC # 2002108486
49	45-03-07-258-012.000-025	2010	Clark Street	Hritz, Frances C	Hritz, Frances C	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 LOTS 50 & 51
50	45-03-07-258-013.000-025	2010	Clark Street	Hritz, Frances C	Hritz, Frances C (corrected)	RESUBDIV. L.52 & 53 SUBDIV. N. R'D SW. NE. S.7 T.37 R.9 L.B
51	45-03-07-261-007.000-025	2075	Indianapolis Boulevard	Patel, Bhavana Chittaranjan	Patel, Bhavana Chittaranjan (15% inter), Sajani Chittaranjan Patel (20% inter), Shivam Chittaranjan Patel (20% inter), Meera Chittaranjan Patel (20% inter), Minaxi D Patel (15% inter) & Gautam A Patel (10% inter) T/C	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 ALL LOTS 134 TO 138
52	45-03-07-280-011.000-025	2077	Indianapolis Boulevard	Yale, Austin G Tr R/L	Yale, Austin G Tr R / L	SCHRAGE'S 2ND ADD. ALL LOT 1 & WEST 12 2/10 FT. LOT 2
53	45-03-07-280-012.000-025	1401	121st Street	Casanova, Alvaro & Rebeca	Casanova, Alvaro & Rebeca	SCHRAGE'S 2ND ADD. E. 12.6 FT. L.2 W. 6 IN. OF E. 8 4/10 FT. L.3 W. 16.4 FT. L.3
54	45-03-07-280-014.000-025	1405	121st Street	Vargas, Jorge G & M A Concepcion	Vargas, Jorge G & M A Concepcion	SCHRAGE'S 2ND ADD. LOT 5
55	45-03-07-427-005.000-025	2119	Indianapolis Boulevard	Duran, Rodolfo	Medina, Hector	DAVIDSON'S N.Y. AVE. ADD. SE. 5 FT. L.21 BL.2 AND L.22 BL.2
56	45-03-07-427-006.000-025	2121	Indianapolis Boulevard	Stasik, Velma Lee Jame Frank Stasik Kathleen So	Stasik, Velma Lee, James Frank Stasik, Kathleen Sojka & Suann Dusseau (Velma Lee Stasik R/L)	DAVIDSON'S N.Y. AVE. ADD. ALL L.23 BL.2
57	45-03-07-427-007.000-025	2123	Indianapolis Boulevard	Duran, Rodolfo	Duran, Rodolfo	DAVIDSON'S N.Y. AVE. ADD. ALL L.24 BL.2
58	45-03-07-427-008.000-025	2125	Indianapolis Boulevard	Castle, Dalton E & Shirley A	Castle, Dalton E & Shirley A	DAVIDSON'S N.Y. AVE. ADD. ALL L.25 BL.2
59	45-03-07-427-009.000-025	2127	Indianapolis Boulevard	Roe, Phillip	Roe, Philip	DAVIDSON'S N.Y. AVE. ADD. ALL L.26 BL.2
60	45-03-07-427-010.000-025	2129	Indianapolis Boulevard	Haviley, Stephen J & Virgina K Haviley	Haviley, Stephen J & Virginia K Haviley	DAVIDSON'S NEW YORK AVE. ADD. BLOCK 2 LOT 27 & 28
61	45-03-07-427-012.000-025	2133	Indianapolis Boulevard	Henson, Laura A	Henson, Laura A	DAVIDSON'S N. Y. AVE. ADD. ALL LOT 29 BL.2
62	45-03-07-427-014.000-025	2137	Indianapolis Boulevard	Robles, Carlos	Clemens, Becky Anne	DAVIDSON'S N.Y. AVE. ADD. ALL L.31 BL.2 DOC.2001-097167

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63	45-03-07-427-015.000-025	2139	Indianapolis Boulevard	Robles, Carlos	Clemens, Becky Anne	DAVIDSON'S N.Y. AVE. ADD. ALL L.32 BL.2
64	45-03-07-427-016.000-025	2141	Indianapolis Boulevard	Robles, Carlos & Gloria Robles H & W	Robles, Carlos & Gloria Robles H & W	DAVIDSON'S N. Y. AVE. ADD. ALL LOT 33 BL.2
65	45-03-07-428-001.000-025	2203	Indianapolis Boulevard	Zacarias, Pablo & Maria A	Zacarias, Pablo & Maria A	STEIBER ST. SUBDIV. L.26
66	45-03-07-428-002.000-025	2205	Indianapolis Boulevard	Zacarias, Pablo & Maria A	Zacarias, Pablo & Maria A	STEIBER ST. SUBDIV. L.27
67	45-03-07-428-003.000-025	2207	Indianapolis Boulevard	Wealth Returns LLC	Muraiko, Paul	STEIBER ST. SUBDIV. L.28
68	45-03-07-428-004.000-025	2209	Indianapolis Boulevard	Aguinaga, Fernando	Aguinaga, Fernando	STEIBER ST. SUBDIV. L.29
69	45-03-07-428-005.000-025	2211	Indianapolis Boulevard	Macak, John A and Pamela F Macak H&W	Macak, John A. and Pamela F. Macak, H&W	STIEBER ST. SUBDIV. L.30
70	45-03-07-428-006.000-025	2213	Indianapolis Boulevard	Gomez, Biana E & David Gomez	Gomez, Blanca E & David Gomez	STIEBER ST. SUBDIV. L.31
71	45-03-07-428-007.000-025	2215	Indianapolis Boulevard	Wenglarz Rita Trs under Wenglarz Living Trust dt	Wenglarz, Rita Trs under Wenglarz Living Trust dtd 05/29/07	STIEBER ST. SUBDIV. L.32
72	45-03-07-428-012.000-025	1444	Steiber Street	Brown, Mary Ann	BROWN, MARY ANN	RESUBD. W. 72.84 FT. LOT 25 STEIBER ST. SUBDIV. LOT 25 A
73	45-03-07-428-013.000-025	1446	Steiber Street	Ruiz Rolando and Rebecca Ronce Ruiz	Ruiz Rolando and Rebecca Ronce Ruiz	STEIBER ST. SUB. E. 27.51 FT. LOT 25
74	45-03-07-276-010.000-025	1428	119th Street	Long, Michael D & Kathleen M Kelly J/T	Michael D Long & Kathleen M Kelly	ATCHISON'S ADD. E.21FT. L.5 ALL L.6
75	45-03-07-276-011.000-025	1432	119th Street	Hartman, Lidia D Et Al	Lidia D Et Al Hartman	ATCHISON ADD. LOT 7
76	45-03-07-276-012.000-025	1434	119th Street	Diaz, Porfirio & Higina	Ariel A Diaz & Lidia D Hartman	CLOSE'S SUB. LOT 9
77	45-03-07-276-013.000-025	1436	119th Street	Diaz, Porfirio & Higina	Ariel A Diaz & Lidia D Hartman	CLOSE'S SUB. LOT 8
78	45-03-07-276-036.000-025	1912	New York Avenue	Hennessey, Richard J	Richard J Hennessey	CLOSE'S ADD. LOT 14
79	45-03-07-276-037.000-025	1914	New York Avenue	Amvets, Whiting-Robertsdale Memorial	Whiting-Robertsdale Memorial Amvets	ROBERT CLOSE'S SUB., LOT 15
80	45-03-07-276-038.000-025	1916	New York Avenue	Bishop, Berchel A & Earroll D	Gloria Diaz	ROBERT CLOSE'S SUBDIV. LOT 16
81	45-03-07-277-017.000-025	1534-38	119th Street	Whiting Boardwalk, LLC	Silver Shores of Whiting Land Development LLC	FISCHRUPP'S ADD. LOT 16 BL.1 AND LOT 17 BL.1 AND LOT 18 BL.1
82	45-03-07-277-023.000-025	1915	New York Avenue	Danko, Joseph J & Helen	Joseph J & Helen Danko	SCHRAGE'S 3RD ADD. LOT 8
83	45-03-07-278-035.000-025	1928	New York Avenue	Moore, Dennis R & Nancy A	Dennis R & Nancy A Moore	CLOSE'S SUBDIV. LOT 20
84	45-03-07-278-045.000-025	1950	New York Avenue	Al-Sheikh, Mousa	Mousa Al-sheikh	CLOSE'S SUBDIV. L.30 & L.31
85	45-03-07-279-007.000-025	1949	New York Avenue	Al-Sheikh, Mousa	Mousa Al-sheikh	HARVEY'S SUBDIV. LOT 11 ALL LOT 12
86	45-03-07-280-001.000-025	2002	Davidson Place	Martyak, Gaberiel Et Al	St. Mary's Greek Catholic Church of Whiting	DAVIDSON'S 1ST ADD. L.1 & L.2
87	45-03-07-281-020.000-025	1456	John Street	Barajas, Amelia H & Romana Martinez	Amelia H Barajas & Romana Martinez	A. SCHOLZ ADD. W.25 FT. LOT 2 ALL LOT 3
88	45-03-07-282-036.000-025	2000	White Oak Avenue	Gomez, Rigoberto	Silvia Milosevic	DAVIDSON'S 2ND ADD. LOT 1
89	45-03-07-283-029.000-025	1447	121st Street	Zarate, Marcela A.	Marcela A. Zarate	AUG. SCHOLZ 3RD ADD. ALL L.1 & E. 2FT. OF S. 92.2 FT. L. 2 & E. 4FT. OF N. 35FT. L.2
90	45-03-07-284-035.000-025	1525	121st Street	Pramuk, Jordan	Jordan Pramuk	SMITH & BADERS SUBDIV. LOT 2
91	45-03-07-431-001.000-025	2201	New York Avenue	Haro, Victor M & Rosalva Haro H&W	Haro, Victor M & Rosalva Haro H & W	STEIBER ST. SUBDIV. LOT 20 N. 5 FT. OF LOT 21
92	45-03-07-431-002.000-025	2205	New York Avenue	Galgan, Virginia A R/L	Galgan, Virginia A R / L	STEIBER ST. SUBDIV. S.19' L.21 ALL L.22
93	45-03-07-431-003.000-025	2207-09	New York Avenue	Atteberry, Gerald M & Lillie M	Atteberry, Gerald M & Lillie M	Steiber St. Sub. lots 23 & 24
94	45-03-07-431-020.000-025	2213	New York Avenue	Vargas, Juana (Jose Frausto retains his 1/2 int)	Vargas, Juana (Jose Frausto retains his 1/2 int)	PT. SE. (32 X 125 FT.) S.7 T.37 R.9 .09 A.
95	45-03-07-431-022.000-025	2212	White Oak Avenue	Melgoza, Aureilo	Aurelio T Megloza	PT. N2. SE. S.7 T.37 R.9 .25 A.
96	45-03-08-106-005.000-025	1660	Center Street	Young, Judy F	Young, Judy F	SUBDIV. LOT 1 WHITING LOT 42
97	45-03-08-106-006.000-025	1662	Center Street	Rodriguez, Ricardo A & Maria Gloria	Rodriquez, Ricardo A & Maria Gloria	SUBDIV. LOT 1 WHITING L.43
98	45-03-08-106-008.000-025	1666	Center Street	Garcia, Vickie	Torres, Nestor D	SUBDIV. LOT 1 WHITING LOT 45
99	45-03-08-106-009.000-025	1700	Center Street	Sotello, John & Elva J	Sotello, John & Elva J	SUBDIV. LOT 1 WHITING LOT 46
100	45-03-08-106-010.000-025	1702	Center Street	Hernandez, Jose J & Vivian M H&W	Hernandez, Jose J & Vivian M H&W	SUB. LOT 1 WHITING L.47
101	45-03-08-106-015.000-025	1712	Center Street	Brizuela, Maximo & Elisa h&w	Brizuela, Maximino & Elisa h&w	SUB. LOT 1 WHITING LOT 52
102	45-03-08-106-017.000-025	1716	Center Street	Vasilovcik, Eileen M	Vasilovcik, Eileen M	SUBDIV. LOT 1 WHITING L.54
103	45-03-08-106-019.000-025	1720	Center Street	Ruzbasan, Stephen J & Suzanne M Ostrozovicl	Ruzbasan, Stephen J & Suzanne M Ostrozo	SUBDIV. LOT 1 WHITING L.56
104	45-03-08-106-021.000-025	1705	119th Street	Reynoso, Jesus V & Rosario Reynoso h&w	Reynoso, Jesus V & Rosario Reynoso h&w	SUBDIV. PT. LOT 1 WHITING LOTS 67 & 68

City of Whiting, Indiana
Whiting Redevelopment Commission

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APPENDIX D
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Line Item	New Real Property Key Number	Location Address Number	Location Address Street (*or General Area*)	Owner (1)	Owner Party (2)	Legal Description
105	45-03-08-106-022.000-025	1709	119th Street	Ostrozovich, Suzanne M & Stephen J Ruzbasa	Ostrozovich, Suzanne M & Stephen J Ruzba	SUBDIV. LOT 1 WHITING L.66
106	45-03-08-106-023.000-025	1711-15	119th Street	Haluska, John Et Sr Al	Haluska, John Et Sr Al	SUBDIV. LOT 1 WHITING LOTS 63,64 & 65
107	45-03-08-106-024.000-025	1719	119th Street	Rezbasan, Amelia	Rezbasan, Amelia	SUBDIV. PT. LOT 1 WHITING LOT 62
108	45-03-08-106-025.000-025	1719	119th Street	Rezbasan, Amelia	Rezbasan, Amelia	SUBDIV. PT. LOT 1 WHITING LOT 61
109	45-03-08-106-026.000-025	1721	119th Street	Skylas, Richard A	Skylas, Richard A	SUBDIV. PT. LOT 1 WHITING L.60
110	45-03-08-106-027.000-025	1728	Center Street	Unate, Romualdo & Elva	Unate, Romualdo & Elva	SUBDIV. LOT 1 WHITING LOT 59
111	45-03-08-107-004.000-025	1653	Center Street	Gracin, Deborah L	Gracin, Deborah L	SUBDIV. LOT 1 WHITINGS L.34
112	45-03-08-107-005.000-025	1655	Center Street	Linko, Thomas R	Linko, Thomas R	SUBDIV. LOT 1 WHITING L.33
113	45-03-08-107-006.000-025	1657	Center Street	Ayon, Angela	Ayon, Salvador	SUBDIV. LOT 1 WHITING L.32
114			Center Street			
	45-03-08-107-009.000-025	1709		Kristek, Daniel A and Jeannine L h&w	Kristek, Daniel A and Jeannine L, h&w	Subdiv. of lot 1 Whiting lots 21,22 & SE'ly 19ft of lot 23
115	45-03-08-107-011.000-025	1715	Center Street	Cadie, Katherine A	Cadle, Katherine A	SUBDIV. LOT 1 WHITING L.19
116	45-03-08-107-012.000-025	1717	Center Street	Larsson, Bryan E & Ligia R h&w	Larsson, Bryan E & Ligia R h&w	SUBDIV. LOT 1 WHITING L.18
117	45-03-08-107-014.000-025	1721	Center Street	Skvarek, Betty A	Skvarek, Betty A	SUBDIV. LOT 1 WHITING LOT 16
118	45-03-08-107-016.000-025	1725	Center Street	Duray Living Trust	Duray Living Trust	SUBDIV. LOT 1 WHITING LOT 14
119	45-03-08-107-017.000-025	1727	Center Avenue	Haluska, Thomas David & Linda T	Haluska, Thomas David & Linda T	SUBDIV. LOT 1 WHITING LOT 13
120	45-03-08-107-021.000-025	1735	Center Street	Ubik, Leo S R/E & Michael L Ubik, Sheila J Kol	Ubik, Leo S R/E & Michael L Ubik, Sheila J	SUBDIV. LOT 1 WHITING LOT 9
121	45-03-08-151-002.000-025	1604	119th Street	Minniti, Albert W	Albert W Minniti	PT. SW. NW. S.8 T.37 R.9 .07ACE (25X125FT.) W. PT.
122	45-03-08-151-003.000-025	1606	119th Street	Welch, Robert A Sr	Robert A Welch Sr	SOUTH 125FT OF NORTH 151FT OF EAST 25FT OF WEST 108 FT OF SW1/4 NW1/4 S.8 T.37 R.9 .072 AC
123	45-03-08-153-003.000-025	2006	Schrage Avenue	Bishop Of Roman Catholic Diocese	Bishop Of Roman Catholic Diocese	SCHRAGE'S CENTRAL ADD. BL.3 Ex. N.115.88ft
124	45-03-08-155-001.000-025	1620	119th Street	Wargo, Roger P Sr	Roger P Wargo	WHITING LUMBER COMPANY'S 1ST ADD. N. 80FT. LOT 'A'
125	45-03-08-156-006.000-025	1726	119th Street	Jancek, Marlene H	Janeck Stanislas & Marlene H	Schrage's 4th Add. Lot 28
126	45-03-08-156-008.000-025	1730	119th Street	Burosh, David M & Bernadette	Burosh, David M & Bernadette	SCHRAGE'S 4TH ADD. L.30
127	45-03-08-156-011.000-025	1736	119th Street	Jones Louie H	JONES LOUIE H	SCHRAGE'S 4TH ADD. L.33
128	45-03-08-156-012.000-025	1738	119th Street	Ihnat, Edward J	Ihnat, Edward J	SCHRAGE'S 4TH ADD. L.34
129	45-03-08-156-013.000-025	1740	119th Street	Ihnat, Edward J	Ihnat, Edward J	SCHRAGE'S 4TH ADD. L.35
130	45-03-08-156-014.000-025	1733	Standard Avenue	Pardinek, Gerard and Arlene	Gerard & Arlene Pardinek	SCHRAGE'S 4TH ADD. LOT 20
131	45-03-08-156-024.000-025	1753	Standard Avenue	Adams, Larry E	Larry E Adams	SCHRAGE'S 4TH ADD. SE 25 FT. LOT 15
132			Front Street			
	45-03-08-156-028.000-025	1908		Stiga, Olga E Tr of the Living Trust of Olga E St	Stiga, Olga E Tr of the Living Trust of Olga E	SCHRAGE'S 4TH ADD. LOT 3 & 4 & N.5FT OF LOT 5
133	45-03-08-156-030.000-025	1914	Front Street	Puplava, Edward M & William J	Puplava, Edward M & William J	SCHRAGE'S 4TH ADD. S.10 FT. L.5 ALL L.6
134	45-03-08-156-032.000-025	1918	Front Street	Claudio, Maria D & Antonio	Claudio, Maria D & Antonio	SCHRAGE'S 4TH ADD. L.8
135	45-03-08-156-033.000-025	1920	Front Street	Claudio, Antonio & Maria H&W	CLAUDIO, ANTONIO & MARIA H&W	SCHRAGE'S 4TH ADD. L.9
136	45-03-08-156-034.000-025	1922	Front Street	Casanova, Roxana K	Casanova, Roxana K	SCHRAGE'S 4TH ADD. LOT 10
137	45-03-08-156-039.000-025	1934	Front Street	Roosevelt Club of Whiting Indiana	Roosevelt Club Of Whiting Indiana	PT. SW. NW. S. 8 T.37 R.9 .06 A.
138	45-03-08-156-045.000-025	1642	119th Street	BP Products North America Inc	BP Products North America Inc	Part of SW1/4 NW1/4 S.8 T.37 R.9 Ly'g East of RR (374.74x349.85x374.75x344.68ft) 2.99 Ac
139	45-03-08-176-002.000-025		SE OF 1851 Front Street	BP Products North America Inc	BP Products North America Inc	PT.SE.NW. LY'G BET.80FT.R-W N.Y.C.RR. 692.2X134.40FT. S.8 T.37 R.9 2.136A. & SRIP 464.73X20X482.28X24.84FT. .483AC TOTAL AC. 2.619A
140	45-03-08-176-006.000-025		121st Street	BP Products North America Inc	BP Products North America Inc	Vacated Standard Ave Ly'g between Front St & 121st St 1.172 Ac
141	45-03-08-176-007.000-025		Front Street	BP Products North America Inc	BP PRODUCTS NORTH AMERICA INC.	Pt. of SE.1/4 NW.1/4 S.8 T.37 R.8 Ly'ng S. of RR (150x108.5ft.) 0.386Ac

City of Whiting, Indiana
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142	45-03-08-301-001.000-025				Robbins, Brian C (ja read legal)	FORSYTH'S TERMINAL SUBDIV. PART LOT 1 W2. VAC. ALLEY ADJ.
		2100	Schrage Avenue	Dvoran, Ricardo F		
143	45-03-08-301-005.000-025	2119	White Oak Avenue	Dvoran, Ricardo F	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. W. 48.9 FT. L.B9B PT. LOT 1 & VAC. ALLEY ADJ.
144	45-03-08-301-006.000-025	2100	Schrage Avenue	Dvoran, Ricardo F	Ricardo F Dvoran	PT. W2. SW. S.8 T.37 R.9 .07 A. (25 X 125 FT.) E2. VAC. ALLEY ADJ.
145	45-03-08-301-007.000-025	2102	Schrage Avenue	2102 Realty, LLC	2102 Realty, LLC	FORSYTH'S TERMINAL SUBDIV. LOT 2 & E2. VAC. ALLEY ADJ.
146	45-03-08-301-008.000-025	2104	Schrage Avenue	2102 Realty, LLC	2102 Realty, LLC	FORSYTH'S TERMINAL SUBDIV. LOT 3 & E2. VAC. ALLEY ADJ.
147	45-03-08-301-009.000-025	2106	Schrage Avenue	Ciers, Bryan David	Bryan David Ciers Living Trust	FORSYTH'S TERMINAL SUBDIV. LOT 4 & E2. VAC. ALLEY ADJ.
148	45-03-08-301-010.000-025	2108	Schrage Avenue	Van Vynckt, Ronald L	Ronald L Van Vynckt	FORSYTH'S TERMINAL SUBDIV. L.5 & PT. L.1 LY'G W. OF L.5 & VAC. ALLEY ADJ.
149	45-03-08-301-011.000-025	2110	Schrage Avenue	Dvoran, Ricardo F	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. L.6 & PT. L.1 LY'G W. OF L.6 & VAC. ALLEY ADJ.
150	45-03-08-301-012.000-025	2112	Schrage Avenue	Dvoran, Ricardo F	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. L.7 ADJG. LOT 7 PT. L.1 & VAC. ALLEY ADJ.
151	45-03-08-301-014.000-025	2116	Schrage Avenue	Torres, Hugo L & Granados Benita C	Hugo L & Granados Benita C Torres	FORSYTH'S TERMINAL SUBDIV. L.9 & PT. L.1 LY'G W. OF L.9 & VAC. ALLEY ADJ.
152	45-03-08-301-016.000-025	2120	Schrage Avenue	Daumer, Rodney	Rodney Daumer	FORSYTH'S TERMINAL SUBDIV. L.10 PT. W. OF L.10 L.1 & VAC. ALLEY ADJ.
153	45-03-08-302-031.000.025	2316-36	Schrage Avenue	BP Products North America Inc	BP Products North America Inc	SUBDIV. LOT 43 FORSYTH'S TERMINAL SUBDIVISION LOTS 2 TO 11 N.15FT. L.12 & vac al ley
154	45-03-08-302-032.000-025	2338	Schrage Avenue	Justak, Thomas S & Joyce M	Joyce M Justak	SUBDIV. LOT 43 FORSYTH'S TERM. SUBDIV. S. 10 FT. LOT 12 ALL LOT 13 N.22FT. LOT 14
155	45-03-08-302-033.000-025	2340	Schrage Avenue	Herrera, Victor & Enrique Santiago	Victor Herrera & Enrique Santiago	SUBDIV. LOT 43 FORSYTH'S TERM. SUBDIV. S.3FT. L.14
156	45-03-08-302-034.000-025	2342	Schrage Avenue	Herrera, Victor & Enrique Santiago	Victor Herrera & Enrique Santiago	SUBDIV. L.43 OF FORSYTH'S TERM. SUB. LOT 15
157	45-03-08-303-001.000-025	2101	Schrage Avenue	BP Products North America Inc	BP Products North America Inc	PT. NW. SW. 72.26X---X70X25 FT. S. 121ST ST. BET. SCHRAGE AVE & I.H.B.R.R. R/W S.8 T.37 R.9 .04 A.
158	45-03-08-303-002.000-025	2103	Schrage Avenue	Nunez, Manuel and Nunez, Maria T , H&W	Manuel and Maria T Nunez, H&W	PT. W2. SW. S.8 T.37 R.9 .072 A S.47.65 FT. OF N.102.65 FT. BEING FROM SCHRAGE AVE. TO W. LINE R.R. R. OF W. (47.65 FT. FRONT)
159	45-03-08-303-003.000-025	2107	Schrage Avenue	Trevino, Guadalupe & Reynaldo	Guadalupe & Reynaldo Trevino	PT. W2. SW. S.8 T.37 R.9 .04 A. (29.7 FT. FRONT)
160	45-03-08-303-004.000-025	2109	Schrage Avenue	Trevino, Reynaldo & Guadalupe C	Reynaldo & Guadalupe C Trevino	PT. W2 SW. S.8 T.37 R.9 .036 A. (30.9 FT FRONT)
161	45-03-08-303-005.000-025	2111	Schrage Avenue	Socolovert, Maria	Maria Socolovert	PT. W2. SW. S.8 T.37 R.9 0.067 A.
162	45-03-08-303-007.000-025	2201	Schrage Avenue	Northern Ind. Public Service Co.	Northern Ind. Public Service Co.	PT. W2. SW. S.8 T.37 R.9 .40 A.
163	45-03-08-303-008.000-025	2207-22	Schrage Avenue	BP Products North America Inc	BP Products North America Inc	SUBDIV LOT 78 OF FORSYTHS TERMINAL SUBDIV LOTS 1,2,3&4 AND VACATED ALLEY ADJ LOTS 2,3&4 ONLY
164	45-03-08-303-009.000-025	2255	Schrage Avenue	BP Products North America Inc	BP Products North America Inc	SUBDIV. LOT 78 FORSYTH'S TERMINAL SUBDIV LOT 5 & N.15.87FT OF LOT 6 (15FT VACATED ALLEYEASEMENT INC.)
165	45-03-08-303-010.000-025	2257-23	Schrage Avenue	BP Products North America Inc	BP Products North America Inc	SUBDIV. L.78 FORSYTH'S TERMINAL SUB. S.84.13FT. LOT 6 & ALL LOTS 7 TO 10 & LOT 11 EX. S.45.3FT.

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166	45-03-08-303-011.000-025	2435	Schrage Avenue	Bizik, James	James Bizik	SUBDIVISION OF LOT 78, FORSYTH TERMINAL SUB. THE S.45.3FT. OF LOT 11 & ALL LOT 12
167	45-03-08-303-012.000-025	2636	Schrage Avenue	Bizik, James S & Charlotte	James S & Charlotte L Bizik	SUBDIV. LOT 78 FORSYTH'S TERMINAL SUBDIV. NORTH 49.7FT OF LOT 13 (15FT VACATED ALLEY EASEMENT INC.
168	45-03-08-351-001.000.-025	2418	Indianapolis Boulevard	BP Products North America Inc	Father/Sons	FORSYTH'S TER. SUB. N'LY PT. 114.51FT. NE'LY LINE MEAS. LOT 44
169	45-03-08-351-002.000-025	2420	Indianapolis Boulevard	BP Products North America Inc	Father/Sons	FORSYTH'S TER. SUB. MIDDLE PT. -- X 27.3 X 111.7 X 50.47FT. LOT 44
170	45-03-08-351-003.000-025	2424	Indianapolis Boulevard	BP Products North America Inc	Father/Sons	FORSYTH'S TERMINAL SUB. 25 FT. ON S. END W. SIDE 131.36 E.35 FT. N.48.5 FT. NW. THENCE SW TO BEGINNING S. PT. LOT 44
171	45-03-08-352-001.000-025	2440	Indianapolis Boulevard	Freeman, Ralph & Sharon and Jori & Lisa Calderone	ESCAI LLC	FORSYTH'S TERMINAL SUBDIV. EX. SE. 25 FT. L.77
172	45-03-08-352-002.000-025	2442	Indianapolis Boulevard	Castellanos, Juan G	Arturo Esparaza	FORSYTH'S TERMINAL SUBDIV. SE. 25 FT. LOT 77
173	45-03-08-352-003.000-025	2444	Indianapolis Boulevard	Terovo, LLC	Terovo, LLC	PT. SW. SW. S.8 T.37 R.9 .05 A. 14.31X109.56X25X107.52X---FT.
174	45-03-08-352-004.000-025	2446	Indianapolis Boulevard	Terovo, LLC	Terovo, LLC	FORSYTH'S TERMINAL SUBDIV. ALL LOT 76
175	45-03-08-501-001.000-025		Center Street & Front Street	The Baltimore & Ohio Railroad Co.	The Baltimore & Ohio Railroad Co.	PT. NW S.8 T.37 R.9 7.846 AC. 100 X 3145 FT.
176	45-03-08-501-004.000-025		Schrage Avenue & Front Street	Baltimore & Ohio Chicago Terminal	Baltimore & Ohio Chicago Terminal	PT SW1/4 NW1/4 S.8 T.37 R.9 2.615AC
177	45-03-08-503-001.000-025		Center Street & Front Street	Elgin, Joliet & Eastern Ry. Co.	EJ&E West Company	PT. NW. & PT. NE. & PT. SE. S.8 T.37 R.9 '6365X100FT.' CONT'G 14.46 A. R. OF W.
178	45-03-09-503-001.000-025		Standard Avenue & N B&O RR	Elgin, Joliet & Eastern Ry. Co	EJ&E West Company	PT. SW S.9 T.37 R.9 6.48 AC. '2820X100 FT.' R.OF W.
179	45-03-07-259-005.000-025	1913	CLARK ST	Simaga, Frank J & Grace M Trs Tr	Simaga, Frank J & Grace M Trs Tr	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.101 N. 15 FT. L.102
180	45-03-07-259-006.000-025	1917	CLARK ST	Hill, Anthony L (Corr 2-14-13, incorrect transfer date was entered)slg	Hill, Anthony L (Corr 2-14-13, incorrect transfer date was entered)slg	SUBDIV. NR'D SW. NE. S.7 T.37 R.9 S. 10 FT. L.102 N. 20 FT. L.103
181	45-03-07-259-007.000-025	1919	CLARK ST	Salazar, Salvador	Salazar, Salvador	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 S.5 FT. LOT 103 ALL LOT 104
182	45-03-07-259-008.000-025	1921	CLARK ST	Bobos, Daniel M. & Kim M. (H&W)	Bobos, Daniel M. & Kim M. (H&W)	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.105
183	45-03-07-259-009.000-025	1923	CLARK ST	Indiana Land Trust #5812 dated 11/20/06	Indiana Land Trust #5812 dated 11/20/06	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 L.106 N. 11 FT. L.107
184	45-03-07-260-001.000-025	1408	FISCHRUPP AVE	Vacendak, Mildred	Vacendak, Mildred	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 Lot 109 & Lot 110 Ex. Pt. of W.94.03ft
185	45-03-07-260-002.000-025	1931	CLARK ST	Jakubowski, Eric E	Jakubowski, Eric E	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 W'ly Pt. of lot 110 (68.1x2.05x26.1x22.95x94.3x25ft) subj. to easement
186	45-03-07-260-004.000-025	1933	CLARK ST	CERVANTES, JUAN JOSE & RAFAELA H&W	CERVANTES, JUAN JOSE & RAFAELA H&W	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.111 SUBJ. TO EASEMENT
187	45-03-07-260-005.000-025	1935	CLARK ST	Whitten, Randell L & Debbie L	Whitten, Randell L & Debbie L	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 112
188	45-03-07-260-006.000-025	1937	CLARK ST	Cervantes, Juan J & Rafaela h&w	Cervantes, Juan J & Rafaela h&w	SUBDIV. N. RD. SW. NE. S.7 R.37 R.9 L.113
189	45-03-07-260-007.000-025	1939	CLARK ST	Kovach, Racine A	Kovach, Racine A	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.114 N2. L.115
190	45-03-07-260-008.000-025	1943	CLARK ST	Wargo, Thomas A	Wargo, Thomas A	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 S2. L.115
191	45-03-07-260-009.000-025	1943	CLARK ST	Wargo, Thomas A	Wargo, Thomas A	SUBDIV. SW. NE. S.7 T.37 R.9 N. 23FT. LOT 116
192	45-03-07-260-010.000-025	1945	CLARK ST	Jakubowski Eric E	Jakubowski Eric E	SUB. SE. NE. S.7 T.37 R.9 ALL LOT 117 & S. 2FT. LOT 116 ALL LOT 117 S.7 T.37 R.9

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan of the Redevelopment Area -
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APPENDIX D
List of Real Property and Interests in Real Property to Be Acquired: Owner and Legal Research

Line Item	New Real Property Key Number	Location Address Number	Street (*or General Area*)	Owner (1)	Owner Party (2)	Legal Description
193	45-03-07-260-011.000-025	1947	CLARK ST	Alvarez, Ricardo & Sonia Malo-Alvarez H & W	Alvarez, Ricardo & Sonia Malo-Alvarez H & W	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 L.118
194	45-03-07-260-012.000-025	1949	CLARK ST	38th Street Investments LLC	38th Street Investments LLC	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 L.119
195	45-03-07-260-013.000-025	1951	CLARK ST	Sanchez, Heriberto J	Sanchez, Heriberto J	SUBDIV. R. RD. SW. NE. LOT 120 S.7 T.37 R.9 LOT 121
196	45-03-07-261-004.000-025	2017	CLARK ST	Lach, Eleanor M R / L Et Al	Lach, Eleanor M R / L Et Al	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 130
197	45-03-07-277-042.000-025	1549	FISCHRUPP ST	Tirado, J Ignacio & Evangelina Tirado H & W as assignees to RML Properties LLC	Tirado, J Ignacio & Evangelina Tirado H & W as assignees to RML Properties LLC	FISCHRUPP'S ADD. E. 23FT. L.9 BL.1 ALL L.10 BL.1
198	45-03-07-278-016.000-025	1446	FISCHRUPP AVE	Montero, Pedro M & Sara Z	Montero, Pedro M & Sara Z	CLOSE'S SUBDIV. L.37
199	45-03-07-278-017.000-025	1448	FISCHRUPP ST	Mahony, Beverly R	Mahony, Beverly R	CLOSE'S SUB. L.38
200	45-03-07-279-008.000-025	1512	FISCHRUPP AVE	Medina, Eugene	Medina, Eugene	HARVEYS SUBDIV. L.30
201	45-03-07-279-012.000-025	1522	FISCHRUPP AVE	WPCP LLC	WPCP LLC	HARVEY'S SUBDIV. LOT 25
202	45-03-07-279-021.000-025	1540	FISCHRUPP AVE	Alvarez, Luis M	Alvarez, Luis M	FISCHRUPP'S ADD. LOT 15 BL.2
203	45-03-07-279-022.000-025	1542	FISCHRUPP ST	Mills, Janice S	Mills, Janice S	FISCHRUPP'S ADD. L.14 BL.2
204	45-03-07-279-023.000-025	1544	FISCHRUPP ST	TOMBAR L.P.	TOMBAR L.P.	FISCHRUPPS ADD. L.13 BL.2
205	45-03-07-279-024.000-025	1938	WHITE OAK AVE	Leckavicius, Leon V & Lorraine Leckavicius H&W as J/T with R/S	Leckavicius, Leon V & Lorraine Leckavicius H&W as J/T with R/S	FISCHRUPP'S ADD. PT. L.11 BL.2 AND L.12 BL.2
206	45-03-07-279-041.000-025	1549	JOHN ST	Okerstrom, Arthur & Ann	Okerstrom, Arthur & Ann	Fischrupp's Add BL.2 Lot 9 & W. 6.0ft. of Lot 10
207	45-03-07-280-005.000-025	2022	DAVIDSON PL	Munoz, Jose Francisco & Maria G Gomez Noriega h&w T/E	Munoz, Jose Francisco & Maria G Gomez Noriega h&w T/E	Davidson's 1st Add. lots 10&11
208	45-03-07-280-006.000-025	2024	DAVIDSON PL	Mills, Groninger Timothy R & Susan L	Mills, Groninger Timothy R & Susan L	SCHRAGE'S 2ND ADD. LOT 21
209	45-03-07-280-007.000-025	2026	DAVIDSON PL	Frontera, Cathy M	Frontera, Cathy M	SCHRAGE'S 2ND ADD. LOT 20
210	45-03-07-280-008.000-025	2028	DAVIDSON PL	Bustos, Omar	Bustos, Omar	SCHRAGE'S 2ND ADD. LOT 19
211	45-03-07-280-009.000-025	2030	DAVIDSON PL	Munoz, Joaquin & Rebeca	Munoz, Joaquin & Rebeca	SCHRAGE'S 2ND ADD. LOT 18
212	45-03-07-281-001.000-025	2001	DAVIDSON PL	Vanderbilt, David L and Patsy A, as Trustees of the David L and Patsy A Vanderbilt Living Trust dated 9/7/2001	Vanderbilt, David L and Patsy A, as Trustees of the David L and Patsy A Vanderbilt Living Trust dated 9/7/2001	DAVIDSON'S 1ST ADD. LOT 22
213	45-03-07-281-002.000-025	2005	DAVIDSON PL	Ayala, Rosa	Ayala, Rosa	DAVIDSON'S 1ST ADD. L.21
214	45-03-07-281-003.000-025	2007	DAVIDSON PL	Michniewicz, Edwad C & Julia h&w	Michniewicz, Edwad C & Julia h&w	DAVIDSON'S 1ST ADD. L.20
215	45-03-07-281-004.000-025	2009	DAVIDSON PL	Celio, Francisco	Celio, Francisco	DAVIDSON'S 1ST ADD. LOT 19
216	45-03-07-281-005.000-025	2011	DAVIDSON PL	Cigler, Milan	Cigler, Milan	DAVIDSON'S 1ST ADD. L.18
217	45-03-07-281-006.000-025	2013	DAVIDSON PL	O'Connor, Wilma D	O'Connor, Wilma D	DAVIDSON'S 1ST ADD. L.17
218	45-03-07-281-007.000-025	2015	DAVIDSON PL	Ramos, Patricia	Ramos, Patricia	DAVIDSON'S 1ST ADD. LOT 16
219	45-03-07-281-008.000-025	2017	DAVIDSON PL	Trzepacz, Larry A & Kathy A	Trzepacz, Larry A & Kathy A	DAVIDSON'S 1ST ADD. LOT 15
220	45-03-07-281-009.000-025	2019	DAVIDSON PL	Hart, Dorothy	Hart, Dorothy	DAVIDSON'S 1ST ADD. LOT 14
221	45-03-07-281-010.000-025	2021	DAVIDSON PL	Kish, Stephen	Kish, Stephen	DAVIDSON'S 1ST ADD. L.13
222	45-03-07-281-033.000-025	2018	NEW YORK AVE	Alvarez, Ramon & Guadalupe P h&w T/E	Alvarez, Ramon & Guadalupe P h&w T/E	AUG. SCHOLZ ADD. L.26
223	45-03-07-282-002.000-025	1502	JOHN ST	Cornelius, Hallie M Tr of Hallie M Cornelius 2008 Trust u/t/a dtd 6/3/08	Cornelius, Hallie M Tr of Hallie M Cornelius 2008 Trust u/t/a dtd 6/3/08	PT. SE. NE. S.7 T.37 R.9 (25 X 123.15 FT.)
224	45-03-07-282-017.000-025	1538	JOHN ST	Aguilar, Rubi	Aguilar, Rubi	DAVIDSON'S 2ND ADD LOT 12
225	45-03-07-282-038.000-025	2008	WHITE OAK AVE	Ayala, Ofelia	Ayala, Ofelia	DAVIDSON'S 2ND ADD. LOT 4
226	45-03-07-282-039.000-025	2010	WHITE OAK AVE	Pollins, Gerald	Pollins, Gerald	DAVIDSON'S 2ND ADD. L.5
227	45-03-07-282-040.000-025	2012	WHITE OAK AVE	Craig, Paul Michael	Craig, Paul Michael	DAVIDSON'S 2ND ADD. LOT 6 N. 15 FT. LOT 7
228	45-03-07-282-041.000-025	2016	WHITE OAK AVE	Shrull, Jackie	Shrull, Jackie	DAVIDSON'S 2ND ADD S.10FT OF LOT 7 & ALL LOT 8
229	45-03-07-282-042.000-025	2018	WHITE OAK AVE	Whitg Assem Of God Adv Comm	Whitg Assem Of God Adv Comm	DAVIDSON'S 2ND ADD. LOT 9
230	45-03-07-282-043.000-025	2020	WHITE OAK AVE	Dominguez, Yesenia	Dominguez, Yesenia	DAVIDSON'S 2ND ADD. LOT 10

City of Whiting, Indiana
Whiting Redevelopment Commission

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Line Item	New Real Property Key Number	Location Address Number	Location Address Street (*or General Area*)	Owner (1)	Owner Party (2)	Legal Description
231	45-03-07-283-001.000-025	2027	DAVIDSON PL	Perz, Joseph & Annette h&w J/T	Perz, Joseph & Annette h&w J/T	SCHRAGE'S 2ND ADD. ALL L.14 ALL L.15 S 10 FT. L.16
232	45-03-07-283-002.000-025	2031	DAVIDSON PL	Lopez, Ruben & Maritza Lopez H & W	Lopez, Ruben & Maritza Lopez H & W	SCHRAGE'S 2ND ADD. N. 25 FT. LOT 13
233	45-03-07-283-004.000-025	2033	DAVIDSON PL	Rodriguez, Cesar	Rodriguez, Cesar	Schrages 2nd Add Lot 12 & S.1.5ft of Lot 13
234	45-03-07-283-005.000-025	2035	DAVIDSON PL	Trevino, Silvia P f/k/a Silvia P Trevino-Elliott	Trevino, Silvia P f/k/a Silvia P Trevino-Elliott	SCHRAGE'S 2ND ADD. N2. LOT 10 ALL LOT 11
235	45-03-07-283-006.000-025	2039	DAVIDSON PL	Mika, Jane	Mika, Jane	SCHRAGE'S 2ND ADD. L.9 S2. L.10
236	45-03-07-283-007.000-025	2041	DAVIDSON PL	Korman, Michael F & Darlene	Korman, Michael F & Darlene	Schrage's 2nd Add Lots 6,7 & 8
237	45-03-07-283-014.000-025	1446	FRED ST	Sandoval, Pedro L (corrected 2/7/2002)	Sandoval, Pedro L (corrected 2/7/2002)	AUG. SCHOLZ 2ND ADD. LOTS 7 & 8
238	45-03-07-283-020.000-025	1462	FRED ST	Smith, James D & Shirley R	Smith, James D & Shirley R	AUG. SCHOLZ'S 2ND ADD. E. 31.7 FT. L.1
239	45-03-07-283-028.000-025	1445	121ST ST	Nieto, Santiago	Nieto, Santiago	AUG. SCHOLZ 3RD ADD. W. 2 FT. OF E. 4 FT. OF S. 92.2 FT. OF LOT 2 W. 25 FT. LOT 2
240	45-03-07-284-001.000-025	1500	FRED ST	Stone, Glenn W & Carolyn P Stone H&W	Stone, Glenn W & Carolyn P Stone H&W	CHAS. ZWEIG'S ADD. LOT 13
241	45-03-07-284-002.000-025	1504	FRED ST	Vazquez, Jorge & Maria h&w	Vazquez, Jorge & Maria h&w	CHAS. ZWEIG'S ADD. LOT 12
242	45-03-07-284-020.000-025	2026	WHITE OAK AVE	Kalocinski, Edward R. & Bonnie J. Kalocinski, H&W	Kalocinski, Edward R. & Bonnie J. Kalocinski, H&W	PT. SE. NE. S7 T.37 R.9 (35X108 FT.)
243	45-03-07-284-021.000-025	2030	WHITE OAK AVE	Zoliner, Eric W & Melanie	Zoliner, Eric W & Melanie	PT. SE. NE. S.7 T.37 R.9 .10 A. (40 X 108 FT.)
244	45-03-07-284-022.000-025	2032	WHITE OAK AVE	Feder Howard	Feder Howard	PT. SE. NE. (25 X 108 FT) S.7 T.37 R.9 .06AC
245	45-03-07-284-023.000-025	2034	WHITE OAK AVE	Rodriguez, Santiago M & Juanna G	Rodriguez, Santiago M & Juanna G	PT. SE. NE. S.7 T.37 R.9 .06 A (25 X 108 FT)
246	45-03-07-284-028.000-025	2045	NEW YORK AVE	Weller, Dennis R & Glenda S	Weller, Dennis R & Glenda S	SMITH & BADER'S SUB. LOT 13
247	45-03-07-284-029.000-025	1513	121ST ST	Quiroz, Leonardo & Maria	Quiroz, Leonardo & Maria	SMITH & BADER'S SUB. L.8
248	45-03-07-284-030.000-025	1515	121ST ST	1515 One Hundred Twenty First Street LLC	1515 One Hundred Twenty First Street LLC	SMITH & BADER'S SUBDIV. L.7
249	45-03-07-284-031.000-025	1517	121ST ST	Lusebrink, Catherine M	Lusebrink, Catherine M	SMITH & BADER'S SUB. LOT 6
250	45-03-07-284-032.000-025	1519	121ST ST	Rivera, Miguel A Sr.	Rivera, Miguel A Sr.	SMITH & BADER'S SUBDIV. L.5
251	45-03-07-284-034.000-025	1523	121ST ST	Campos, Arnold	Campos, Arnold	SMITH & BADER'S SUBDIV. L.3
252	45-03-07-284-043.000-025	1543	121ST ST	Sandoval, Felipe D & Elvia M Sandoval H & W (Re-recorded, no reason given on deed)	Sandoval, Felipe D & Elvia M Sandoval H & W (Re-recorded, no reason given on deed)	MIKLOS RESHAN'S ADD. W. 27.25 FT. L.3 E. 13 FT. OF L.4
253	45-03-07-284-044.000-025	1547-45	121ST ST	Corral Jr, Abel A	Corral Jr, Abel A	MIKLOS RESHAN'S ADD. LOT 2 AND E. 8FT. LOT 3
254	45-03-07-284-045.000-025	1549	121ST ST	Villasenor, Ruben Tr u/t/a dtd 5/4/15 known	Villasenor, Ruben Tr u/t/a dtd 5/4/15	MIKLOS RESHAN'S ADD. LOT 1
255	45-03-07-427-024.000-025	1439	STEIBER AVE	Nolan, Dennis M	Nolan, Dennis M	DAVIDSON'S N.Y. AVE. ADD. ALL L.12 BL.2
256	45-03-07-427-025.000-025	2100	NEW YORK AVE	FIBA Enterprises, LLC	FIBA Enterprises, LLC	DAVIDSON'S N.Y. AVE. ADD. ALL L.1 BL.2
257	45-03-07-427-035.000-025	2120	NEW YORK AVE	Lopez, Richard &Maria E h&w	Lopez, Richard &Maria E h&w	DAVIDSON'S N.Y. AVE. ADD. ALL L.11 BL.2
258	45-03-07-430-001.000-025	2101	NEW YORK AVE	Plemons, Arvine & Shirley A	Plemons, Arvine & Shirley A	Davidson's N.Y. Ave. Add. BL.1 Lots 20,21 & E.27ft. of Lot 22
259	45-03-07-430-003.000-025	2107	NEW YORK AVE	Trejo Alejandro	Trejo Alejandro	DAVIDSON'S N. Y. AVE. ADD. W.98 FT. LOT 22 BL.1 N.24 FT. LOT 23 BL.1
260	45-03-07-430-004.000-025	2109	NEW YORK AVE	Plemons, Arvine & Shirley A	Plemons, Arvine & Shirley A	DAVIDSON'S N.Y. AVE. ADD. S. 1 FT. L.23 BL.1
261	45-03-07-430-005.000-025	2109	NEW YORK AVE	Plemons, Arvine & Shirley A	Plemons, Arvine & Shirley A	DAVIDSON'S N.Y.AVE. ADD. L.24 BL.1
262	45-03-07-430-026.000-025	1542	121ST ST	Plemons, Arvine & Shirley A	Plemons, Arvine & Shirley A	DAVIDSON'S N.Y. AVE. ADD. ALL L.4 BL.1 W1/2 L.3 BL.1
263	45-03-07-430-027.000-025	1546	121ST ST	Plemons, Arvine & Shirley A	Plemons, Arvine & Shirley A	DAVIDSON'S N.Y. AVE. ADD. ALL L.2 BL.1 E1/2 L.3 BL.1
264	45-03-07-430-034.000-025	1525	STEIBER AVE	Minniti, Albert W (Re-recorded)	Minniti, Albert W (Re-recorded)	DAVIDSON'S N.Y. AVE. ADD. LOT 37 BL.1
265	45-03-07-430-043.000-025	1545	STEIBER AVE	Ramirez, Patrick V	Ramirez, Patrick V	DAVIDSON'S N.Y. AVE. ADD. ALL L.47 BL.1
266	45-03-07-430-044.000-025	1547	STEIBER AVE	Ciers, Bryan David Living Trust	Ciers, Bryan David Living Trust	DAVIDSON'S N.Y. AVE. ADD. ALL L.48 BL.1

APPENDIX D
List of Real Property and Interests in Real Property to Be Acquired: Owner and Legal Research

Line Item	New Real Property Key Number	Location Address Number	Location Address Street (*or General Area*)	Owner (1)	Owner Party (2)	Legal Description
267	45-03-07-431-019.000-025	1546	STEIBER AVE	Rosinski, Frederick E & Kathryn A h&w	Rosinski, Frederick E & Kathryn A h&w	STEIBER ST. SUBDIV. LOT 2
268	45-03-08-154-001.000-025	1600	FRED ST	Garcia, Luciano L & Martina Garcia, H&W	Garcia, Luciano L & Martina Garcia, H&W	SCHRAGE'S CENTRAL ADD. L.13 BL.4
269	45-03-08-154-002.000-025	2041	WHITE OAK AV	Walczak, Kenneth E Et Al	Walczak, Kenneth E Et Al	SCHRAGES CENTRAL ADD LOT 12 BL.4 EXCEPT THE SOUTH 54FT THEREOF
270	45-03-08-154-003.000-025	1601	121ST ST	Golub, George M	Golub, George M	SCHRAGES CENTRAL ADD N.1.5FT OF S.54FT LOT 12 BL.4
271	45-03-08-154-004.000-025	1601	121ST ST	Frabotta, Michael J aka Michael Frabotta & Jacqueline A Frabotta aka Jacqueline Frabotta H & W	Frabotta, Michael J aka Michael Frabotta & Jacqueline A Frabotta aka Jacqueline Frabotta H & W	SCHRAGES CENTRAL ADD SOUTH 52.5FT OF LOT 12 BL 4 (NOTE: SEE KEY 29-96-15 FOR THE N.1.5FT OF S.54FT OF LOT 12)

Notes:

(1) "Owner" is defined as the owner of the real property as of the most recent assessment date of January 1, 20XX.

(2) "Owner Party" is defined as the current owner of the real property as of the date of the printed on the Property Record Maintenance Report. Real property transferred or sold after the most recent assessment date will reflect the deeded owners name.

APPENDIX E

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
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APPENDIX E
Redevelopment Plan Budget

						POTENTIAL FUNDING SOURCES (1)											
Line Item	Project or Program Title	Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)	RC-OB	RC-TB	RC-TIF	City-Gen	City-PB	City-WB	City-San	CIC	RDA	SG	FG	PG
PRIORITY I: Immediate Needs (2016 - 2019)																	
1.1	Whiting Redevelopment Area Property Acquisition	$ 13,000,000	$ 11,000,000	$ 2,000,000	85%	X	X	X					X		X		
1.2	Stadium District Project	6,500,000	6,500,000	-	100%	X	X	X									
1.3	Redevelopment Area Street Landscaping Program	125,000	100,000	25,000	80%	X		X	X	X							
1.4	Business Incentive Grants	250,000	250,000	-	100%	X	X	X									
1.5	Universal Recycling Center	250,000	250,000	-	100%		X	X				X					X
1.6	Business District Parking Improvements	3,000,000	2,500,000	500,000	83%	X	X	X	X	X							
1.7	CSX ROW Acquisition/Relocation/Development	2,000,000	1,500,000	500,000	75%		X	X						X			
1.8	Whiting Park Infrastructure and Lakeshore Improvements	10,000,000	10,000,000	-	100%		X	X	X	X	X	X		X	X	X	X
	Contracts with Eligible Entities for Educational and Worker Training Programs (IC 36-7-25-7)	1,000,000	1,000,000	-	100%			X									
1.9	Inner-City Housing Development Projects	5,000,000	5,000,000	-	100%	X			X				X				
1.10	Museum, Tourism Attractions and Other Historic Structures	20,000,000	20,000,000	-	100%		X	X	X				X		X	X	X
1.11	Economic Development Infrastructure Assistance	5,000,000	5,000,000	-	100%		X	X									
1.12	Housing Improvement Program/Contractor's	2,000,000	1,000,000	1,000,000	50%		X	X	X								
1.13	Improvements to Municipal-Owned Properties	2,500,000	2,000,000	500,000	80%	X	X	X	X						X	X	X
1.14	Acquisition /Expansion of Additional Recreation/ Green Space	2,000,000	2,000,000	-	100%		X	X									
1.15	119th Street 1500/1600 Block Revitalization Project	2,000,000	1,800,000	200,000	90%		X	X	X				X				X
1.16	119th and Front Street (West Side) Corners Development Project	1,000,000	1,000,000	-	100%		X	X	X								X
1.17	Recreation and Sports Complexes	5,000,000	5,000,000	-	100%			X	X	X	X		X		X	X	
1.18	Whiting Memorial Community House (Community Center) Renovations	4,750,000	3,000,000	1,750,000	63%	X	X	X	X	X					X	X	X
1.19	Improvements to Whihala Beach	6,000,000	6,000,000	-	100%			X								X	
1.20	Improve Efficiencies of Operations at the Whiting Sanitary Basin and Water Infrastructure Improvements	12,500,000	7,000,000	5,500,000	56%			X	X		X	X					
1.21	Sound Barriers along the Railroad Corridor and/or Quiet Zone Improvements	2,500,000	2,500,000	-	100%	X		X							X	X	

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Redevelopment Plan Budget

Line Item	Project or Program Title	Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)	POTENTIAL FUNDING SOURCES (1)											
						RC-OB	RC-TB	RC-TIF	City-Gen	City-PB	City-WB	City-San	CIC	RDA	SG	FG	PG
1.22	Indianapolis Boulevard Business Corridor Improvements	10,000,000	6,500,000	3,500,000	65%	X		X	X						X		
1.23	Destination Tourism Development Project	9,200,000	9,200,000	-	100%	X	X	X							X	X	
1.24	Standard Avenue & 119th Street (1700 Block) Street Reconstruction/Property Acquisition	4,000,000	3,500,000	500,000	88%			X	X		X						X
1.25	Service Organization Consolidation Project	3,000,000	3,000,000	-	100%			X									X
	Sub-Total of Priority I:	**$ 132,575,000**	**$ 116,600,000**	**$ 15,975,000**	**88%**												
PRIORITY II: Important Needs (2016 - 2022)																	
2.1	Steiber Street/Roex Property Redevelopment (Adjacent to Hammond Bike Trail Extension)	$ 1,000,000	$ 500,000	$ 500,000	50%	X	X	X									
2.2	119th Street 1300/1400 Block Revitalization Project	1,500,000	1,000,000	500,000	67%		X	X	X								X
2.3	Industrial Expansion Infrastructure Assistance Program	7,500,000	7,500,000	-	100%		X	X	X		X	X					X
2.4	Implementation of the "Residential and Commercial Matching Assistance/Facade Improvement Program"	1,500,000	1,000,000	500,000	67%	X		X	X				X				
2.5	De-conversion Grant Program	100,000	100,000	-	100%	X		X	X				X				
2.6	General Public Infrastructure and Capital Improvement Program	6,000,000	4,500,000	1,500,000	75%	X	X	X	X		X	X					X
2.7	Schrage Avenue Corridor Redevelopment Program	3,000,000	2,500,000	500,000	83%	X	X	X	X		X	X					X
2.8	Development of a Dog Park/Beach	250,000	250,000	-	100%		X	X									
2.9	Redevelopment of the Original Center Street (Southeast of Center Court)	3,500,000	2,500,000	1,000,000	71%		X	X									X
2.10	Ornamental Street Lighting Program	1,500,000	1,000,000	500,000	67%		X	X									X
2.11	Institutional Land Uses Retrofit Program	2,000,000	1,500,000	500,000	75%	X							X				X
	Sub-Total of Priority II:	**$ 27,850,000**	**$ 22,350,000**	**$ 5,500,000**	**80%**												

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
(The Seventh Amendment)

APPENDIX E
Redevelopment Plan Budget

Line Item	Project or Program Title	Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)	POTENTIAL FUNDING SOURCES (1) RC-OB	RC-TB	RC-TIF	City-Gen	City-PB	City-WB	City-San	CIC	RDA	SG	FG	PG
PRIORITY III: Appropriate Needs (2016 - 2025)																	
3.1	CN Railroad Corridor Acquisition	2,000,000	1,800,000	200,000	90%	X		X	X								
3.2	Illiana Hotel Renovations and Façade Improvements	3,000,000	2,000,000	1,000,000	67%	X							X				X
3.3	Telecommunications Infrastructure	1,500,000	1,500,000	-	100%			X									
3.4	Free-Standing Youth Facility	2,000,000	1,200,000	800,000	60%	X			X	X			X			X	X
3.5	Indianapolis Boulevard/Atchison Avenue Development Program	2,500,000	1,800,000	700,000	72%		X	X	X								X
3.6	Parks and Recreational Facilities Upgrade Program	2,000,000	1,500,000	500,000	75%	X	X	X		X			X		X	X	X
3.7	Land Remediation Program	1,000,000	500,000	500,000	50%		X	X	X						X	X	
3.8	Pursue Potential Opportunities for Alternative and Renewable Energy and for Energy Efficiency Improvements -	2,000,000	2,000,000	-	100%	X		X	X						X	X	X
	Sub-Total of Priority III:	**$ 16,000,000**	**$ 12,300,000**	**$ 3,700,000**	**77%**												

	Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)
TOTAL of Redevelopment Projects:	**$ 176,425,000**	**$ 151,250,000**	**$ 25,175,000**	**86%**

Notes:

(1) The Commission has identified other funding sources that include but are not limited to:

RC-OB	Redevelopment Commission - Operating Budget
RC-TB	Redevelopment Commission - Tax Increment Revenue Bond
RC-TIF	Redevelopment Commission - Tax Increment "Pay-As-You-Go"
City-Gen	City - General Fund
City-WB	City - Water Board
City-San	City - Sanitary District
CIC	Whiting-Robertsdale Community Improvement Corporation, Inc.
RDA	Northwest Indiana Regional Development Authority
SG	State Grant (various for community and economic development)
FG	Federal Grants (various for community and economic development)
PG	Private Grants (various for community and economic development)

APPENDIX F

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
(The Seventh Amendment)

APPENDIX F
TIF Valuation Work Sheet For Real Property
2016 Pay 2017:
Consolidated Allocation Area

TIF Code: 0322-01-025
State Code: T45301
025 Whiting

Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
1	**45-03-05-351-001.000-025**	The Town Of Whiting	0	0	0	0	0	0	0	0	0
2	**45-03-05-503-001.000-025**	EJ&E West Company (Re-record of Doc 2009-005495-ja)	0	0	0	0	0	0	0	0	0
3	**45-03-06-401-001.000-025**	City of Whiting	0	0	0	0	0	0	0	0	0
4	**45-03-06-453-001.000-025**	Board Of Works & Sfty City Whiting	0	0	0	0	0	0	0	0	0
5	**45-03-06-477-001.000-025**	City of Whiting	0	0	0	0	0	0	0	0	0
6	**45-03-06-477-002.000-025**	City of Whiting	0	0	0	0	0	0	0	0	0
7	**45-03-06-501-003.000-025**	Baltimore & Ohio Railroad Co.	13,570	14,000	430	0	3	13,573	427	406	13,594
8	**45-03-06-503-002.000-025**	Jurek, Joe	200	14,900	14,700	0	91	291	14,609	13,879	1,021
9	**45-03-06-505-003.000-025**	Norfolk Southern Railway Co	1,650	1,700	50	0	0	1,650	50	47	1,653
10	**45-03-06-505-004.000-025**	New York Central Rr Co	0	0	0	0	0	0	0	0	0
11	**45-03-07-501-001.000-025**	Baltimore & Ohio R. R. Co.	0	0	0	0	0	0	0	0	0
12	**45-03-07-503-001.000-025**	EJ&E West Company (Re-record of Doc 2009-005495-ja)	0	0	0	0	0	0	0	0	0
13	**45-03-07-505-001.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
14	**45-03-08-101-001.000-025**	The Town Whiting	0	0	0	0	0	0	0	0	0
15	**45-03-08-107-022.000-025**	City of Whiting by & through its Redevelopment Commission	11,630	0	0	11,630	0	0	0	0	0
16	**45-03-08-107-023.000-025**	City of Whiting by & through its Redevelopment Commission	10,220	0	0	10,220	0	0	0	0	0
17	**45-03-08-107-024.000-025**	City of Whiting by & through its Redevelopment Commission	41,760	0	0	41,760	0	0	0	0	0
18	**45-03-08-107-025.000-025**	City of Whiting by & through its Redevelopment Commission	60,120	0	0	60,120	0	0	0	0	0
19	**45-03-08-107-026.000-025**	City of Whiting by and through its Redevelopment Commission (The)	0	0	0	0	0	0	0	0	0
20	**45-03-08-156-001.000-025**	City of Whiting by and through its Redevelopment Commission	0	0	0	0	0	0	0	0	0
21	**45-03-08-156-002.000-025**	The City of Whiting by and throught its Redevelopment Commission	0	0	0	0	0	0	0	0	0
22	**45-03-08-156-040.000-025**	City Of Whiting	0	0	0	0	0	0	0	0	0
23	**45-03-08-156-041.000-025**	City of Whiting	0	0	0	0	0	0	0	0	0
24	**45-03-08-156-042.000-025**	City Of Whiting	0	0	0	0	0	0	0	0	0
25	**45-03-08-156-043.000-025**	BP Products North America Inc.	0	4,451,800	4,451,800	0	27,454	27,454	4,424,346	4,203,128	248,672
26	**45-03-08-156-044.000-025**	BP Products North America Inc.	91,100	120,800	29,700	0	183	91,283	29,517	28,041	92,759
27	**45-03-08-156-045.000-025**	BP Products North America Inc	41,860	43,200	1,340	0	8	41,868	1,332	1,265	41,935
28	**45-03-08-176-001.000-025**	City of Whiting by and through its Redevelopment Commission	0	0	0	0	0	0	0	0	0
29	**45-03-08-176-002.000-025**	BP Products North America Inc	22,200	19,100	0	3,100	0	19,100	0	0	19,100
30	**45-03-08-176-003.000-025**	City of Whiting, Indiana by & through its Redevelopment Commission	0	0	0	0	0	0	0	0	0
31	**45-03-08-176-004.000-025**	City Of Whiting	0	0	0	0	0	0	0	0	0

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
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APPENDIX F
TIF Valuation Work Sheet For Real Property
2016 Pay 2017:
Consolidated Allocation Area

TIF Code: 0322-01-025
State Code: T45301
025 Whiting

Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
32	**45-03-08-176-005.000-025**	BP Products North America Inc.	213,910	238,000	24,090	0	149	214,059	23,941	22,744	215,256
33	**45-03-08-176-007.000-025**	BP Products North America Inc.	53,390	55,100	1,710	0	11	53,401	1,699	1,614	53,486
34	**45-03-08-176-008.000-025**	Whiting, City of	0	0	0	0	0	0	0	0	0
35	**45-03-08-200-001.000-025**	BP Products North America Inc.	99,150	137,600	38,450	0	237	99,387	38,213	36,302	101,298
36	**45-03-08-200-002.000-025**	BP Products North America Inc	774,930	922,500	147,570	0	910	775,840	146,660	139,327	783,173
37	**45-03-08-303-001.000-025**	BP Products North America Inc	580	600	20	0	0	580	20	19	581
38	**45-03-08-303-002.000-025**	Nunez, Manuel and Nunez, Maria T, H&W	79,790	125,100	45,310	0	279	80,069	45,031	42,779	82,321
39	**45-03-08-303-003.000-025**	Trevino, Guadalupe & Reynaldo	26,334	26,334	0	0	0	26,334	0	0	26,334
40	**45-03-08-303-004.000-025**	Trevino, Reynaldo & Guadalupe C	19,710	9,700	0	10,010	0	9,700	0	0	9,700
41	**45-03-08-303-005.000-025**	Socolovert, Maria	14,732	14,732	0	0	0	14,732	0	0	14,732
42	**45-03-08-303-006.000-025**	City of Whiting, Indiana by and through its Redevelopment Commission	0	0	0	0	0	0	0	0	0
43	**45-03-08-303-007.000-025**	Northern Indiana Public Service Co	19,330	85,400	66,070	0	407	19,737	65,663	62,379	23,021
44	**45-03-08-303-008.000-025**	BP Products North America Inc	124,620	164,800	40,180	0	248	124,868	39,932	37,936	126,864
45	**45-03-08-303-009.000-025**	BP Products North America Inc	0	54,500	54,500	0	336	336	54,164	51,456	3,044
46	**45-03-08-303-010.000-025**	BP Products North America Inc	41,080	146,500	105,420	0	650	41,730	104,770	99,531	46,969
47	**45-03-08-303-011.000-025**	Bizik, Charlotte	91,470	369,700	278,230	0	1,716	93,186	276,514	262,688	107,012
48	**45-03-08-303-012.000-025**	Bizik, James S & Charlotte	288,790	211,000	0	77,790	0	211,000	0	0	211,000
49	**45-03-08-326-001.000-025**	BP Products North America Inc.	0	9,100	9,100	0	56	56	9,044	8,592	508
50	**45-03-08-326-002.000-025**	BP Products North America Inc.	2,703,840	5,957,300	3,253,460	0	20,064	2,723,904	3,233,396	3,071,726	2,885,574
51	**45-03-08-326-003.000-025**	BP Products North America Inc.	0	3,082,400	3,082,400	0	19,009	19,009	3,063,391	2,910,221	172,179
52	**45-03-08-351-001.000-025**	BP Products North America Inc	0	1,900	1,900	0	12	12	1,888	1,794	106
53	**45-03-08-351-002.000-025**	BP Products North America Inc	0	1,400	1,400	0	9	9	1,391	1,322	78
54	**45-03-08-351-003.000-025**	BP Products North America Inc	0	3,200	3,200	0	20	20	3,180	3,021	179
55	**45-03-08-352-001.000-025**	ESCAL LLC	124,230	125,700	1,470	0	9	124,239	1,461	1,388	124,312
56	**45-03-08-352-002.000-025**	Esparza, Arturo	116,900	116,900	0	0	0	116,900	0	0	116,900
57	**45-03-08-352-004.000-025**	Terovo, LLC	86,720	235,300	148,580	0	916	87,636	147,664	140,281	95,019
58	**45-03-08-400-001.000-025**	BP Products North America Inc	1,658,460	9,049,200	7,390,740	0	45,579	1,704,039	7,345,161	6,977,903	2,071,297
59	**45-03-08-400-002.000-025**	Whiting Clean Energy Inc	0	3,534,400	3,534,400	0	21,797	21,797	3,512,603	3,336,973	197,427
60	**45-03-08-400-003.000-025**	BP Products North America Inc.	83,660	320,100	236,440	0	1,458	85,118	234,982	223,233	96,867
61	**45-03-08-400-004.000-025**	Tilde Commercial Properties LLC	861,700	948,800	87,100	0	537	862,237	86,563	82,235	866,565
62	**45-03-08-400-006.000-025**	O & D USA LLC	1,766,650	846,000	0	920,650	0	846,000	0	0	846,000
63	**45-03-08-400-007.000-025**	BP Products North America Inc.	93,040	125,800	32,760	0	202	93,242	32,558	30,930	94,870
64	**45-03-08-400-008.000-025**	BP Products North America Inc.	35,790	48,300	12,510	0	77	35,867	12,433	11,811	36,489
65	**45-03-08-400-009.000-025**	BP Products North America Inc.	0	29,300	29,300	0	181	181	29,119	27,663	1,637
66	**45-03-08-501-001.000-025**	Baltimore & Ohio Railroad Co.	0	0	0	0	0	0	0	0	0
67	**45-03-08-501-002.000-025**	Baltimore & Ohio Railroad Co.	0	0	0	0	0	0	0	0	0
68	**45-03-08-501-003.000-025**	B., & O. R. R.	0	0	0	0	0	0	0	0	0
69	**45-03-08-501-004.000-025**	Baltimore & Ohio Chicago Terminal	0	0	0	0	0	0	0	0	0
70	**45-03-08-501-005.000-025**	Baltimore & Ohio Chicago Terminal	0	0	0	0	0	0	0	0	0
71	**45-03-08-503-001.000-025**	EJ&E West Company (Re-record of Doc 2009-005495-ja)	0	0	0	0	0	0	0	0	0

City of Whiting, Indiana
Whiting Redevelopment Commission

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2016 Pay 2017:
Consolidated Allocation Area

TIF Code: 0322-01-025
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025 Whiting

Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
72	**45-03-08-505-001.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
73	**45-03-08-505-002.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
74	**45-03-08-505-003.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
75	**45-03-09-300-001.000-025**	ArcelorMittal Indiana Harbor LLC	1,777,530	5,382,800	3,605,270	0	22,234	1,799,764	3,583,036	3,403,884	1,978,916
76	**45-03-09-300-006.000-025**	Whiting Clean Energy Inc	3,330	4,400	1,070	0	7	3,337	1,063	1,010	3,390
77	**45-03-09-300-007.000-025**	BP Products North America Inc.	9,060	12,400	3,340	0	21	9,081	3,319	3,153	9,247
78	**45-03-09-300-008.000-025**	ArcelorMittal Indiana Harbor LLC	9,600	17,400	7,800	0	48	9,648	7,752	7,364	10,036
79	**45-03-09-501-001.000-025**	Baltimore, & Ohio Rr.	0	0	0	0	0	0	0	0	0
80	**45-03-09-503-001.000-025**	EJ&E West Company (Re-record of Doc 2009-005495-ja)	0	0	0	0	0	0	0	0	0
81	**45-03-09-505-001.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
82	**45-03-09-505-002.000-025**	Norfolk Southern Corporation	0	0	0	0	0	0	0	0	0
83	**45-03-17-126-001.000-025**	BP Products North America Inc	7,656,720	7,593,000	0	63,720	0	7,593,000	0	0	7,593,000
84	**45-03-17-155-001.000-025**	BP Products North America Inc	6,461,350	6,217,000	0	244,350	0	6,217,000	0	0	6,217,000
85	**45-03-17-176-001.000-025**	BP Products North America Inc.	28,600	28,900	300	0	2	28,602	298	283	28,617
86	**45-03-17-200-001.000-025**	BP Products North America Inc	860,090	1,489,200	629,110	0	3,880	863,970	625,230	593,969	895,231
87	**45-03-17-301-001.000-025**	BP Products North America Inc.	211,940	214,200	2,260	0	14	211,954	2,246	2,134	212,066
88	**45-03-17-302-001.000-025**	BP Products North America Inc.	2,799,830	2,740,600	0	59,230	0	2,740,600	0	0	2,740,600
89	**45-03-17-326-002.000-025**	Northern Indiana Public Service	0	0	0	0	0	0	0	0	0
90	**45-03-17-326-003.000-025**	Northern Indiana Public Service	590	600	10	0	0	590	10	9	591
91	**45-03-17-326-004.000-025**	Northern Indiana Public Service	0	0	0	0	0	0	0	0	0
92	**45-03-17-326-005.000-025**	Northern Indiana Public Service	0	0	0	0	0	0	0	0	0
93	**45-03-17-326-006.000-025**	BP Products North America Inc.	367,440	381,100	13,660	0	84	367,524	13,576	12,897	368,203
94	**45-03-17-326-007.000-025**	BP Products North America Inc.	670,640	697,000	26,360	0	163	670,803	26,197	24,888	672,112
95	**45-03-17-326-008.000-025**	Northern Indiana Public Service	0	0	0	0	0	0	0	0	0
96	**45-03-17-326-009.000-025**	Northern Indiana Public Service	0	0	0	0	0	0	0	0	0
97	**45-03-17-326-010.000-025**	Northern Indiana Public Service	100	700	600	0	4	104	596	566	134
98	**45-03-17-326-011.000-025**	BP Products North America Inc.	61,570	63,300	1,730	0	11	61,581	1,719	1,633	61,667
99	**45-03-17-326-012.000-025**	BP Products North America Inc.	419,310	435,500	16,190	0	100	419,410	16,090	15,286	420,214
100	**45-03-17-326-013.000-025**	BP Products North America Inc.	95,920	98,000	2,080	0	13	95,933	2,067	1,964	96,036
101	**45-03-17-326-014.000-025**	BP Products North America Inc.	1,670,400	1,738,900	68,500	0	422	1,670,822	68,078	64,674	1,674,226
102	**45-03-17-327-001.000-025**	Northern Indiana Public Service Co	890	900	10	0	0	890	10	9	891
103	**45-03-17-327-002.000-025**	Northern Indiana Public Service Co	200	200	0	0	0	200	0	0	200
104	**45-03-17-327-003.000-025**	Northern Indiana Public Service	200	200	0	0	0	200	0	0	200
105	**45-03-17-327-004.000-025**	BP Products North America Inc.	66,320	67,500	1,180	0	7	66,327	1,173	1,114	66,386
106	**45-03-17-327-005.000-025**	BP Products North America Inc.	552,940	515,900	0	37,040	0	515,900	0	0	515,900
107	**45-03-17-327-006.000-025**	BP Products North America Inc.	149,870	138,700	0	11,170	0	138,700	0	0	138,700
108	**45-03-17-327-007.000-025**	BP Products North America Inc	68,000	69,400	1,400	0	9	68,009	1,391	1,322	68,078
109	**45-03-17-501-002.000-025**	Baltimore & Ohio-chicago Terminal	0	0	0	0	0	0	0	0	0
110	**45-125-36263-00**	BP PRODUCTS NORTH AMERICA, INC	246,161,400	470,116,690	223,955,290	0	1,381,132	247,542,532	222,574,158	211,445,450	258,671,240
111	**45-725-97319-00**	Whiting Clean Energy Corp.	0	133,830,370	133,830,370	0	0	0	133,830,370	127,138,852	6,691,519
		Total for Allocation Area:	**279,776,956**	**663,517,026**	**385,290,860**	**1,550,790**	**1,550,759**	**279,776,925**	**383,740,101**	**364,553,095**	**298,963,932**

APPENDIX G

City of Whiting, Indiana
Whiting Redevelopment Commission

Redevelopment Plan for the Redevelopment Area -
2016 Amendment to the Original Plan:
(The Seventh Amendment)

APPENDIX G
TIF Valuation Work Sheet For Real Property
2016 Pay 2017:
Indianapolis Boulevard Corridor Allocation Area

TIF Code: 0322-02-025
State Code: T45302
025 Whiting

Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
1	**45-03-07-205-013.000-025**	Whiting Boardwalk LLC	113,424	113,424	0	0	0	113,424	0	0	113,424
2	**45-03-07-205-014.000-025**	Esparza, Manuel V Jr & Patricia Simmons-Esparza h&w	96,800	96,800	0	0	0	96,800	0	0	96,800
3	**45-03-07-205-015.000-025**	Indiana Bell Telephone Co Inc	304,400	375,500	71,100	0	71,100	375,500	0	0	375,500
4	**45-03-07-205-017.000-025**	George Corman Plumb Heating Inc	138,980	174,600	35,620	0	35,620	174,600	0	0	174,600
5	**45-03-07-205-018.000-025**	Lake County Trust Co Tr Tr No 1701	296,420	330,700	34,280	0	34,280	330,700	0	0	330,700
6	**45-03-07-205-019.000-025**	Marks, Trevor M (1/4 int)(Younggren, Nord A Tr (1/8)Lee S & Betty M Younggren Trs(1/8)Rose O'Malley(1/12)Amanda O'Mara(1/12)Willard E Soltwedel(1/12)George B Soltwedel Jr(1/12)Arthur W Saltwell(1/12)&Mary Soltwedel(1/12) retain their int)	459,710	512,400	52,690	0	52,690	512,400	0	0	512,400
7	**45-03-07-205-901.000-025**	White, Castle Diner	158,710	176,900	18,190	0	18,190	176,900	0	0	176,900
8	**45-03-07-206-001.000-025**	City of Whiting by & thru its Redevelopment Commission	110,790	0	0	110,790	0	0	0	0	0
9	**45-03-07-206-002.000-025**	Novosel, Helen L	64,200	64,200	0	0	0	64,200	0	0	64,200
10	**45-03-07-206-003.000-025**	Hamad, Diffallah E	149,740	170,100	20,360	0	20,360	170,100	0	0	170,100
11	**45-03-07-206-004.000-025**	City of Whiting by and through its Redevelopment Commission	11,450	0	0	11,450	0	0	0	0	0
12	**45-03-07-206-005.000-025**	Keith, Scott	238,470	98,300	0	140,170	0	98,300	0	0	98,300
13	**45-03-07-206-006.000-025**	City Of Whiting	0	0	0	0	0	0	0	0	0
14	**45-03-07-251-001.000-025**	City of Whiting Indiana by and through its Development Commission	316,070	0	0	316,070	0	0	0	0	0
15	**45-03-07-251-008.000-025**	Liberty Savings Association	588,810	695,500	106,690	0	106,690	695,500	0	0	695,500
16	**45-03-07-251-011.000-025**	American Community Bank of Indiana fka American Savings FSB	117,790	136,100	18,310	0	18,310	136,100	0	0	136,100
17	**45-03-07-251-012.000-025**	American Community Bank of Indiana fka American Savings FSB	57,376	57,376	0	0	0	57,376	0	0	57,376
18	**45-03-07-252-025.000-025**	Kostic, Mladen & Sandra M	185,090	205,200	20,110	0	20,110	205,200	0	0	205,200
19	**45-03-07-252-026.000-025**	Torres, Jamie Laguna & Eusebia h&w	29,575	29,575	0	0	0	29,575	0	0	29,575
20	**45-03-07-252-027.000-025**	Jansak, Linda	93,900	93,900	0	0	0	93,900	0	0	93,900
21	**45-03-07-252-028.000-025**	Hernandez, Luis N & Alicia	105,330	115,300	9,970	0	9,970	115,300	0	0	115,300
22	**45-03-07-252-029.000-025**	Hernandez, Josefina	19,035	19,035	0	0	0	19,035	0	0	19,035
23	**45-03-07-252-030.000-025**	Paniagua, Maria A	80,300	80,300	0	0	0	80,300	0	0	80,300
24	**45-03-07-252-031.000-025**	Mirelez, Markos	22,480	17,100	0	5,380	0	17,100	0	0	17,100
25	**45-03-07-252-032.000-025**	Martinez, Jose Guadalupe & Carmen	51,894	51,894	0	0	0	51,894	0	0	51,894
26	**45-03-07-252-033.000-025**	Rodriguez, Patricia	27,290	27,290	0	0	0	27,290	0	0	27,290

City of Whiting, Indiana
Whiting Redevelopment Commission

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APPENDIX G
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Indianapolis Boulevard Corridor Allocation Area

TIF Code: 0322-02-025
State Code: T45302
025 Whiting

Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
27	**45-03-07-252-034.000-025**	Gigac, John D & Lorraine Schwartz J/T R/S	18,535	18,535	0	0	0	18,535	0	0	18,535
28	**45-03-07-252-037.000-025**	Lake Michigan Trading Company, Inc.	60,200	71,700	11,500	0	11,500	71,700	0	0	71,700
29	**45-03-07-252-038.000-025**	Castellanos, Moises	135,100	135,100	0	0	0	135,100	0	0	135,100
30	**45-03-07-253-041.000-025**	Brezene, George S	32,300	10,600	0	21,700	0	10,600	0	0	10,600
31	**45-03-07-253-042.000-025**	Brezene, George S	11,930	10,600	0	1,330	0	10,600	0	0	10,600
32	**45-03-07-253-043.000-025**	Lakeshore Ventures, Inc.	83,070	100,800	17,730	0	17,730	100,800	0	0	100,800
33	**45-03-07-253-044.000-025**	Brezene, George S aka George Brezene	67,990	67,990	0	0	0	67,990	0	0	67,990
34	**45-03-07-253-045.000-025**	Ruiz, Omar	28,660	28,660	0	0	0	28,660	0	0	28,660
35	**45-03-07-253-046.000-025**	Fulmer, Michael & Diane	21,062	21,062	0	0	0	21,062	0	0	21,062
36	**45-03-07-253-047.000-025**	Kevek, Julianne M	19,188	19,188	0	0	0	19,188	0	0	19,188
37	**45-03-07-253-048.000-025**	Socolovert, Maria	92,700	92,700	0	0	0	92,700	0	0	92,700
38	**45-03-07-253-049.000-025**	Bachurek, Philip J Sr. & Renee F Keen Bachurek h&w	14,365	14,365	0	0	0	14,365	0	0	14,365
39	**45-03-07-253-050.000-025**	City of Whiting by and through its Redevelopment Commission	3,830	0	0	3,830	0	0	0	0	0
40	**45-03-07-253-051.000-025**	Depoy, Paul H	25,665	25,665	0	0	0	25,665	0	0	25,665
41	**45-03-07-253-052.000-025**	Dybel, Sophie B Tr	6,552	6,552	0	0	0	6,552	0	0	6,552
42	**45-03-07-253-053.000-025**	Casanova, Roxana Karina	57,100	57,100	0	0	0	57,100	0	0	57,100
43	**45-03-07-253-054.000-025**	Arriaga, Ismael	95,100	104,200	9,100	0	9,100	104,200	0	0	104,200
44	**45-03-07-255-020.000-025**	Ortiz, Margaret	95,900	40,700	0	55,200	0	40,700	0	0	40,700
45	**45-03-07-255-021.000-025**	Ortiz, Margaret	55,640	55,640	0	0	0	55,640	0	0	55,640
46	**45-03-07-255-022.000-025**	Pacheco, Margarita	54,012	54,012	0	0	0	54,012	0	0	54,012
47	**45-03-07-255-023.000-025**	Rodriguez, Ramon L	36,362	36,362	0	0	0	36,362	0	0	36,362
48	**45-03-07-255-024.000-025**	Salgado, Angelica	73,660	91,200	17,540	0	17,540	91,200	0	0	91,200
49	**45-03-07-255-025.000-025**	Jurek, Joseph	31,850	34,700	2,850	0	2,850	34,700	0	0	34,700
50	**45-03-07-255-026.000-025**	Kienzl, Richard M & Joan M Kienzl	453,080	206,900	0	246,180	0	206,900	0	0	206,900
51	**45-03-07-255-027.000-025**	Jurek, Joseph	34,190	38,100	3,910	0	3,910	38,100	0	0	38,100
52	**45-03-07-255-028.000-025**	Rosendo, Jesus & Asuncion	83,800	83,800	0	0	0	83,800	0	0	83,800
53	**45-03-07-255-029.000-025**	Bernacchi, Ronald B	189,040	214,600	25,560	0	25,560	214,600	0	0	214,600
54	**45-03-07-258-002.000-025**	Whiting Post No 80 The American	0	0	0	0	0	0	0	0	0
55	**45-03-07-258-003.000-025**	Kelm, Barbrie & Stephen J Kelm W&H	93,840	93,840	0	0	0	93,840	0	0	93,840
56	**45-03-07-258-004.000-025**	Timko, George & Jr Ann Marie	30,865	30,865	0	0	0	30,865	0	0	30,865
57	**45-03-07-258-005.000-025**	Enriquez, James and Diringer,Maria C	19,225	19,225	0	0	0	19,225	0	0	19,225
58	**45-03-07-258-006.000-025**	Abarca, Refugio	53,732	53,732	0	0	0	53,732	0	0	53,732
59	**45-03-07-258-007.000-025**	City of Whiting by & through its Redevelopment Commission	45,940	0	0	45,940	0	0	0	0	0
60	**45-03-07-258-008.000-025**	City of Whiting by & through its Redevelopment Commission	130,910	0	0	130,910	0	0	0	0	0

City of Whiting, Indiana
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Line Item	Property Number	Deeded Owner	(March 1, 2016) Base Assessment	(March 1, 2016) Current Net Assessment	Assessed Valuation Growth	Assessed Valuation Loss	Restored Base Assessment Loss	Restored Base Assessment	Potential Captured Assessment	Captured Assessment	Base Net Taxable Assessment
61	**45-03-07-258-009.000-025**	City of Whiting by & through its Redevelopment Commission	0	0	0	0	0	0	0	0	0
62	**45-03-07-258-010.000-025**	City of Whiting by & through its Redevelopment Commission	223,030	0	0	223,030	0	0	0	0	0
63	**45-03-07-258-011.000-025**	City of Whiting by & through its Redevelopment Commission	62,220	0	0	62,220	0	0	0	0	0
64	**45-03-07-258-012.000-025**	Hritz, Frances C	16,640	16,640	0	0	0	16,640	0	0	16,640
65	**45-03-07-258-013.000-025**	Hritz, Frances C (corrected)	12,920	14,400	1,480	0	1,480	14,400	0	0	14,400
66	**45-03-07-258-014.000-025**	One Source 4 Homes LLC	97,980	117,900	19,920	0	19,920	117,900	0	0	117,900
67	**45-03-07-258-015.000-025**	City Of Whiting	0	0	0	0	0	0	0	0	0
68	**45-03-07-261-007.000-025**	Patel, Bhavana Chittaranjan (15% inter), Sajani Chittaranjan Patel (20% inter), Shivam Chittaranjan Patel (20% inter), Meera Chittaranjan Patel (20% inter), Minaxi D Patel (15% inter) & Gautam A Patel (10% inter) T/C	368,470	423,300	54,830	0	54,830	423,300	0	0	423,300
69	**45-03-07-280-011.000-025**	Yale, Austin G Tr R / L	18,460	18,460	0	0	0	18,460	0	0	18,460
70	**45-03-07-280-012.000-025**	Casanova, Alvaro & Rebeca	124,620	140,200	15,580	0	15,580	140,200	0	0	140,200
71	**45-03-07-280-013.000-025**	Minniti, Albert W	89,900	108,200	18,300	0	18,300	108,200	0	0	108,200
72	**45-03-07-280-014.000-025**	Vargas, Jorge G & M A Concepcion	76,190	76,190	0	0	0	76,190	0	0	76,190
73	**45-03-07-427-001.000-025**	Walczak, Denise M Trs of the Denise M Walczak Revocable Tr dated 8-24-06	189,450	167,660	0	21,790	0	167,660	0	0	167,660
74	**45-03-07-427-004.000-025**	Walczak, Denise M Revocable Tr dtd 8-24-06	70,120	13,300	0	56,820	0	13,300	0	0	13,300
75	**45-03-07-427-005.000-025**	Duran, Rodolfo	57,600	57,600	0	0	0	57,600	0	0	57,600
76	**45-03-07-427-006.000-025**	Stasik, Velma Lee, James Frank Stasik, Kathleen Sojka & Suann Dusseau (Velma Lee Stasik R/L)	14,524	14,524	0	0	0	14,524	0	0	14,524
77	**45-03-07-427-007.000-025**	Duran, Rodolfo	21,060	21,060	0	0	0	21,060	0	0	21,060
78	**45-03-07-427-008.000-025**	Castle, Dalton E & Shirley A	18,018	18,018	0	0	0	18,018	0	0	18,018
79	**45-03-07-427-009.000-025**	Roe, Philip	11,456	11,456	0	0	0	11,456	0	0	11,456
80	**45-03-07-427-010.000-025**	Haviley, Stephen J & Virginia K Haviley (re-entered to corr date)	44,905	44,905	0	0	0	44,905	0	0	44,905
81	**45-03-07-427-012.000-025**	Henson, Laura A	48,500	48,500	0	0	0	48,500	0	0	48,500
82	**45-03-07-427-013.000-025**	City of Whiting IN	11,930	0	0	11,930	0	0	0	0	0
83	**45-03-07-427-014.000-025**	Robles, Carlos	42,070	13,300	0	28,770	0	13,300	0	0	13,300
84	**45-03-07-427-015.000-025**	Robles, Carlos	9,510	10,600	1,090	0	1,090	10,600	0	0	10,600
85	**45-03-07-427-016.000-025**	Robles, Carlos & Gloria Robles H & W	184,010	246,400	62,390	0	62,390	246,400	0	0	246,400
86	**45-03-07-428-001.000-025**	Zacarias, Pablo & Maria A	88,100	88,100	0	0	0	88,100	0	0	88,100
87	**45-03-07-428-002.000-025**	Zacarias, Pablo & Maria A	33,214	33,214	0	0	0	33,214	0	0	33,214
88	**45-03-07-428-003.000-025**	Wealth Returns LLC	107,120	57,600	0	49,520	0	57,600	0	0	57,600

City of Whiting, Indiana
Whiting Redevelopment Commission

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89	**45-03-07-428-004.000-025**	Aguinaga, Fernando	67,200	67,200	0	0	0	67,200	0	0	67,200
90	**45-03-07-428-005.000-025**	Macak, John A. and Pamela F. Macak, H&W	25,480	25,480	0	0	0	25,480	0	0	25,480
91	**45-03-07-428-006.000-025**	Gomez, Blanca E & David Gomez	13,650	13,650	0	0	0	13,650	0	0	13,650
92	**45-03-07-428-007.000-025**	Wenglarz, Rita Trs under Wenglarz Living Trust dtd 05/29/07 (Rita Wenglarz R/L)	108,500	108,500	0	0	0	108,500	0	0	108,500
93	**45-03-07-428-008.000-025**	Hammond Port Authority	0	0	0	0	0	0	0	0	0
94	**45-03-07-428-009.000-025**	Hammond Port Authority	0	0	0	0	0	0	0	0	0
95	**45-03-07-428-012.000-025**	BROWN, MARY ANN	19,880	19,880	0	0	0	19,880	0	0	19,880
96	**45-03-07-428-013.000-025**	Ruiz Rolando and Rebecca Ronce Ruiz	24,365	24,365	0	0	0	24,365	0	0	24,365
		Total for Allocation Area:	**8,394,519**	**7,500,589**	**649,100**	**1,543,030**	**649,100**	**7,500,589**	**0**	**0**	**7,500,589**

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Whiting
Refining the Heart of Community
Mayor Joseph M. Stahura

SEH of Indiana