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STATE OF INDIANA
LAKE COUNTY
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WHITING REDEVELOPMENT COMMISSION
CITY OF WHITING, INDIANA
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MICHAEL B. BROWN
RECORDER

RESOLUTION NO. WRC 2013-20

A RESOLUTION OF THE WHITING REDEVELOPMENT COMMISSION CONFIRMING RESOLUTION NO. WRC 2013-18 (THE "AMENDING DECLARATORY RESOLUTION NO. 12") WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA (THE "2013 AMENDMENT") AS A COMPREHENSIVE REDEVELOPMENT PLANNING UPDATE TO THE REDEVELOPMENT PLAN FOR THE REVITALIZATION AREA

WHEREAS, the Whiting Redevelopment Commission (the "Commission"), governing body of the City of Whiting Department of Redevelopment (the "Department") and the Redevelopment District of the City of Whiting, Indiana (the "Redevelopment District") exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in I.C. 36-7-14 *et seq.*, as amended from time to time (the "Act"); and

WHEREAS, on July 9, 1997, the Commission adopted Resolution No. WRC-97-92 declaring a Revitalization Area to be a blighted area within the meaning of the Act and confirmed said designation on December 16, 1997; and

WHEREAS, on May 10, 2000, the Commission adopted and confirmed Resolution No. WRC-2000-03 declaring certain additional area to be blighted within the meaning of the Act and expanding the Revitalization Area; and

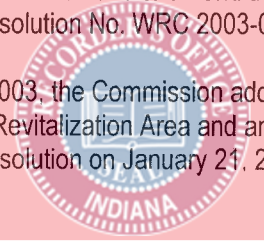
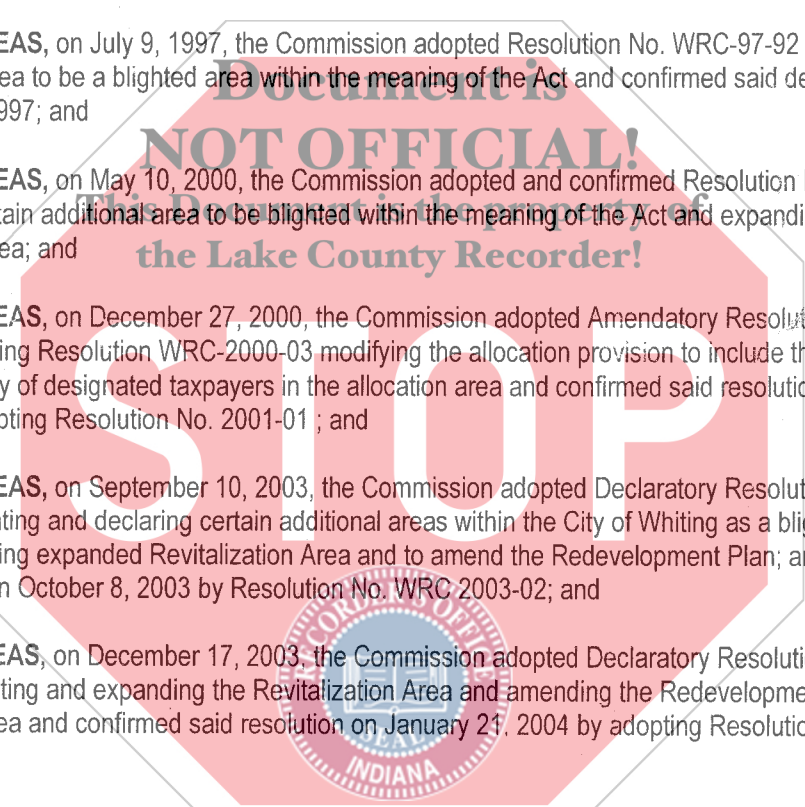
WHEREAS, on December 27, 2000, the Commission adopted Amendatory Resolution No. WRC 2000-05, amending Resolution WRC-2000-03 modifying the allocation provision to include the depreciable personal property of designated taxpayers in the allocation area and confirmed said resolution on February 15, 2001 by adopting Resolution No. 2001-01; and

WHEREAS, on September 10, 2003, the Commission adopted Declaratory Resolution No. WRC 2003-01 designating and declaring certain additional areas within the City of Whiting as a blighted area to expand the existing expanded Revitalization Area and to amend the Redevelopment Plan; and confirmed said resolution on October 8, 2003 by Resolution No. WRC 2003-02; and

WHEREAS, on December 17, 2003, the Commission adopted Declaratory Resolution No. WRC 2003-05 designating and expanding the Revitalization Area and amending the Redevelopment Plan for the Revitalization Area and confirmed said resolution on January 21, 2004 by adopting Resolution No. WRC 2004-01; and

WHEREAS, on May 14, 2008, the Commission adopted Resolution No. WRC-2008-06 which consolidated and merged the existing allocation areas into the Consolidated Whiting Allocation Area; and

WHEREAS, on June 11, 2008 the Commission adopted Resolution No. WRC-2008-09 (the "Amending Declaratory Resolution No. 6") which amended APPENDIX C titled Project Recommendations and Cost Estimates; APPENDIX E titled Redevelopment Plan Budget and amended the text of the Redevelopment Plan for technical corrections associated with the amendments to APPENDICES C and E as the Third Amendment; and



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WHEREAS, on June 24, 2009, the Commission adopted Resolution No. WRC 2009-14 (the "Amending Declaratory Resolution No. 7") which supplemented and amended the Redevelopment Plan for the Revitalization Area of the City of Whiting, Indiana (the "Fourth Amendment"), more specifically: APPENDIX C titled Project Recommendations and Cost Estimates; APPENDIX D titled List of Real Property and Interests in Real Property to be Acquired (the "Acquisition List"); APPENDIX E titled Redevelopment Plan Budget and amended the text of the Redevelopment Plan for technical corrections associated with the amendments to APPENDICES C, D and E; and

WHEREAS, on June 9 2010, the Commission adopted Resolution No. WRC 2010-17 (the "Amending Declaratory Resolution No. 8") which supplemented and amended the Redevelopment Plan for the Revitalization Area of the City of Whiting, Indiana (the "Fifth Amendment"), more specifically: APPENDIX C titled Recommended Projects and Cost Estimates; APPENDIX D titled List of Real Property and Interests in Real Property to be Acquired; APPENDIX E titled Redevelopment Plan Budget and amended the text of the Redevelopment Plan for technical corrections associated with the amendments to APPENDICES C, D and E; and

WHEREAS, the Commission on December 12, 2012 adopted Resolution No. WRC-2012-18 (the "Amending Declaratory Resolution No. 9") that amended the Declaratory Resolution to include an allocation provision in order to designate a new allocation area, the Indianapolis Boulevard Corridor Allocation Area, for the purpose of utilizing tax increment financing to implement the Redevelopment Plan for the Revitalization Area as a redevelopment project area in the Redevelopment District, as confirmed by Resolution No. WRC-2013-04 on February 13, 2013; and

WHEREAS, the Commission also on December 12, 2012 adopted Resolution No. WRC-2012-19 (the "Amending Declaratory Resolution No. 10") that amended the Declaratory Resolution to modify the allocation provision of the Consolidated Whiting Allocation Area (the "Allocation Area") in order to name a second designated taxpayer for the purpose of capturing incremental assessment of the designated taxpayer's depreciable personal property pursuant to Section 39.3 of the Act and to utilize the tax increment generated from said incremental assessment of depreciable personal property to implement the Redevelopment Plan for the Revitalization Area as a redevelopment project area in the Whiting Redevelopment District, as confirmed by Resolution No. WRC-2013-10 on June 12, 2013; and

WHEREAS, on July 10, 2013, the Commission adopted Resolution No. WRC-2013-15 ("Amending Declaratory Resolution No. 11") for the purpose of amending the Declaratory Resolution for the purpose of ratifying and confirming the boundaries of the original Area and original Allocation Area, reconciling its records with that of the Lake County Auditor as to the original Area and the original Allocation Area and adding new land to the original Revitalization Area and the original Allocation Area (as set forth in Exhibit A to the Amending Declaratory Resolution) as confirmed by Resolution No. WRC-2013-17 on September 11, 2013; and

WHEREAS, on September 13, 2013, the Commission adopted Resolution No. WRC-2013-18 ("Amending Declaratory Resolution No. 12") for the purpose of amending further Declaratory Resolution No. WRC-97-02 to adopt and approve the Redevelopment Plan for the Whiting Redevelopment Area as a comprehensive redevelopment planning update to the Redevelopment Plan for the Revitalization Area (through the Fifth Amendment) for the anticipated redevelopment and economic development projects over the next 10-year period (2013-2022) being a Redevelopment Project Area in the Whiting Redevelopment District (the 2013 Amendment to the original Redevelopment Plan); and

WHEREAS, on September 24, 2013, the Whiting Plan Commission adopted an Order of the Plan Commission of the City of Whiting, Indiana regarding Amending Declaratory Resolution No. 12 and determined therein that the 2013 Amendment conforms to the plan of development for the City of Whiting; and

WHEREAS, on October 1, 2013, the Whiting Common Council adopted Resolution No. CC-2013-13, a Resolution of the Common Council of the City of Whiting, Indiana, approving the Written Order of the Whiting Plan Commission, adopted on September 24, 2013, as it relates to the Whiting Redevelopment Commission's Amending Declaratory Resolution No. 12 and the 2013 Amendment; and

WHEREAS, the Commission caused to be published on October 2, 2013 a Notice of Public Hearing in The Times, a newspaper of general circulation, concerning the Amending Declaratory Resolution No. 12 and the 2013 Amendment; and

WHEREAS, the Commission caused to be published on October 27, 2013 an additional Notice of Public Hearing in the Times, a newspaper of general circulation, concerning the Amending Declaratory Resolution No. 12 and the 2013 Amendment; and

WHEREAS, the Commission's Recording Secretary pursuant to Section 17(b) did file on or before October 27, 2013, a copy of said public notice of the hearing on the Amending Resolution No. 12 in the offices of the City of Whiting's Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, and the Building Commissioner, including any other departments, bodies or officers of the City of Whiting having to do with planning, variances for zoning ordinances, land use, or the issuance of building permits; and

WHEREAS, the Commission's Recording Secretary did send on or before October 27, 2013 notice of the hearing by first class mail on October 18, 2013 to the owners of record of property added to the Commission's Acquisition List; and

WHEREAS, the Commission finds that there are no neighborhood associations which have registered with the Commission or which are affected by Amending Declaratory Resolution No. 12; and

WHEREAS, the Commission's Recording Secretary did make available for public review and inspection the Amending Declaratory Resolution No. 12, and all documents related to its adoption and approval process on or before October 4, 2013 in the Office of the Whiting Clerk-Treasurer pursuant to said public notice; and

WHEREAS, at the hearings held by the Commission on October 16, 2013, at 6:30 P.M. in the City of Whiting Mayor's Office Conference Room located at 1443 – 119th Street, Whiting, Indiana, and on November 13, 2013, at 6:30 p.m. in the Common Council Chambers of Whiting City Hall, the Commission heard all the persons interested in the proceedings and received and read written remonstrances and objections that have been filed in a timely manner and considered those remonstrances and objections, if any, and such other evidence presented;

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission of the City of Whiting, Lake County, Indiana as follows:

Section 1. This confirming resolution is pursuant to the statutory procedures and requirements of Sections 15 through 17.5 of the Act and may be referred to as Confirmatory Resolution No. 12 under Section 17(d).

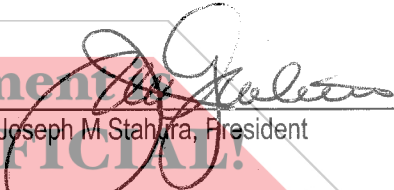
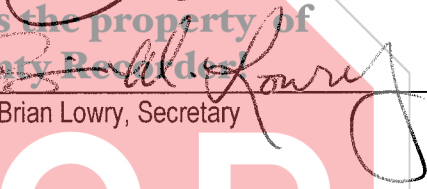
Section 2. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to add the 2013 Amendment to the Redevelopment Plan.

Section 3. The Amending Declaratory Resolution No. 12 and the 2013 Amendment to the Redevelopment Plan approved by the Commission on September 11, 2013 and amended to correct scrivener error in Appendix "D" on October 16, 2013, copies of which are attached hereto and incorporated herein, are hereby confirmed.

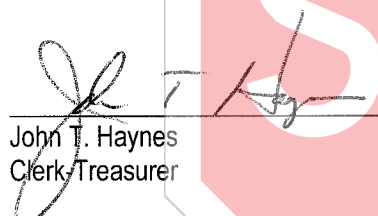
Section 4. The Amending Declaratory Resolution No. 12 and the Redevelopment Plan, as amended by the 2013 Amendment, shall be attached to and incorporated in this resolution

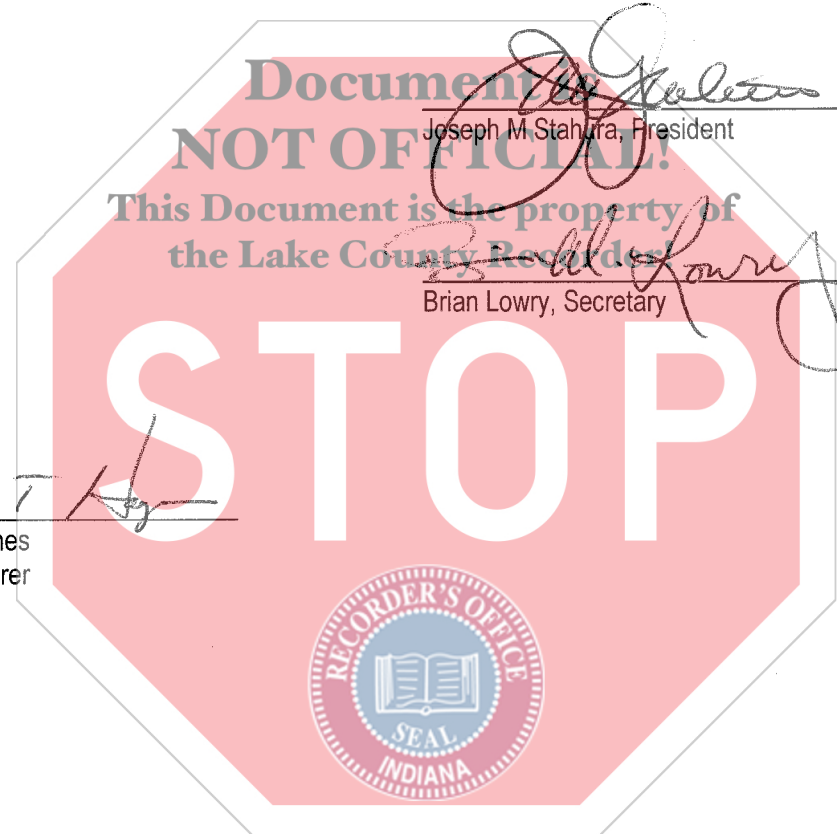
BE IT FURTHER RESOLVED that any resolution in conflict with the terms specified herein is hereby repealed.

ADOPTED AND APPROVED at a meeting of the Whiting Redevelopment Commission held this 13th day of November, 2013.

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Brian Lowry, Secretary 

ATTEST:


John T. Haynes
Clerk/Treasurer



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA



View looking west on 119th and Oliver Streets - Whiting's main business district

2013 AMENDMENT TO THE ORIGINAL PLAN

SEPTEMBER 11, 2013

SUPPLEMENTING AND AMENDING:

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

PREPARED BY:

Cender & Company
LLC.

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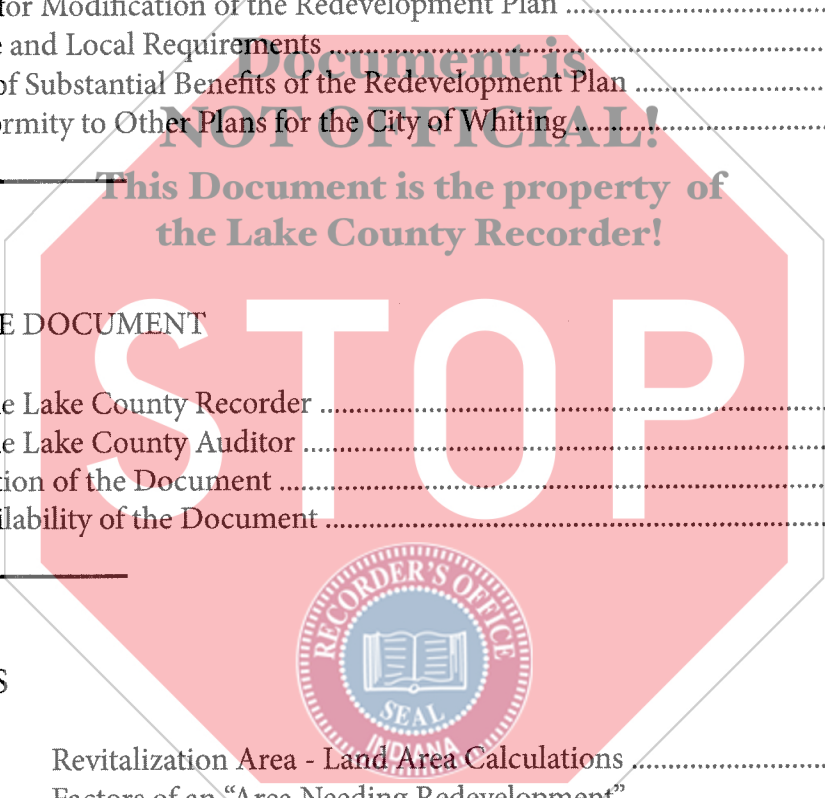


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REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART I: Introduction and Community Overview

A. Introduction

The Whiting Redevelopment Commission recognizes that blight is a threat to the stability and vitality of the City of Whiting and impacts the economic viability of the Whiting downtown business district, 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 causes of blight.

It is the mission of the Whiting Redevelopment Commission to address the conditions associated with and the causes of blight as well as the underutilization 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.

The Redevelopment Plan's "2013 Amendment to the Original Plan" is the Whiting Redevelopment Commission's continued efforts 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 causes to improve the quality of life for the City overall.

B. 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 Whiting Revitalization Area ("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 overcome and combat blight in the Original Revitalization Area.

The Commission then 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 Revitalization Area.

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.

The Commission further amended the Amended Plan in 2003 ("Second Amendment") to expand the 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 and at its Whiting manufacturing facility to stimulate redevelopment in the Expansion Area No. 2 through public actions and commitments.

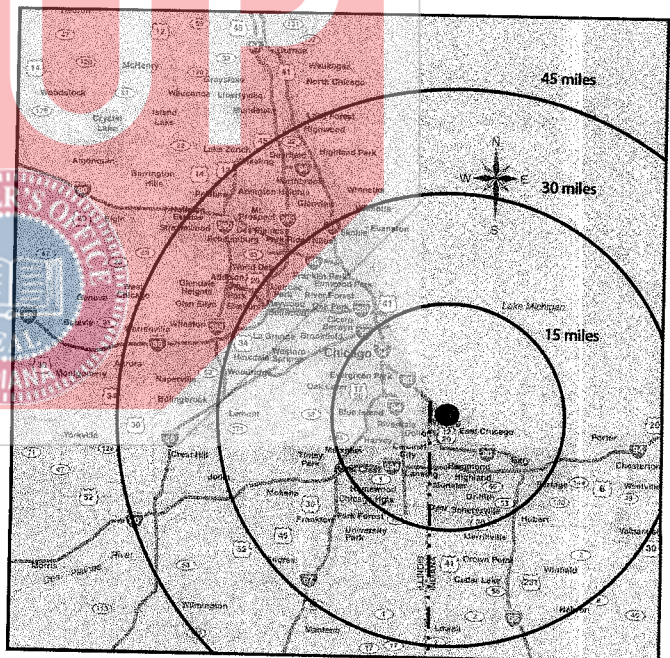
The Commission, working with the City, took on initiatives to consider pragmatic yet practical community and economic development opportunities both within and adjacent to the Expanded Revitalization Area to overcome those factors impacting the future development (and redevelopment) of the City. The 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 of Whiting adjacent to the Revitalization Area ("Expansion Area No. 3").

The Original Revitalization Area, Expansion Area No. 1, Expansion Area No. 2 and Expansion Area No. 3 together are 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.

MAP 1: Vicinity Map



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.

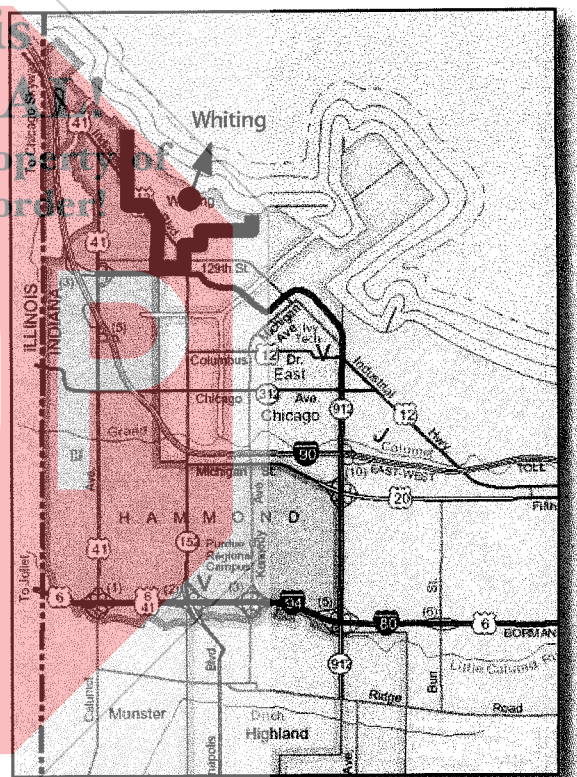
Furthermore, the Commission herein further amends the Redevelopment Plan for the Revitalization Area as the 2013 Amendment to the Original Plan in accordance with Indiana Code 36-7-14 Sections 15, 16, 17 and 17.5 in order to update and revise the Fifth Amendment as a comprehensive update for anticipated redevelopment and economic development projects over the next 3 to 9 year period and to rename the Revitalization Area the Whiting Redevelopment Area consistent with a redevelopment plan.

C. Community Setting

The City of Whiting is a mature, land locked and essentially built out community with a population of approximately 4,997² persons. Situated on the shores of Lake Michigan, Whiting consists of 1,798³ 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 80,830⁴) is located immediately west; the City of East Chicago (population 29,698⁵) is located immediately east and south.

Whiting 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). It is also well served by public transportation systems including Hammond Transit and the Northern Indiana Commuter Transportation District’s South Shore Line running between the Chicago “Loop” and South Bend, Indiana. See **MAP 2: Community Setting**.

MAP 2: Community Setting



² Source: 2010 Census, U.S. Census Bureau.

³ Source: 2010 Census, U.S. Census Bureau. Indiana by Place-GCT-PH1. Population, House Unit, Area, and Density.

⁴ Source: 2010 Census, U.S. Census Bureau.

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

D. Community Development Pattern

A major portion of Whiting 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) increasing 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) increasing 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.⁶ For many people, their image of Whiting is based upon what they see from their cars as they travel along Indianapolis Boulevard.

⁶Source: Summary Traffic Count Report. NIRPC - Terrell Waddell, Data Manager. November 2006.

The major distinguishing natural feature of the Whiting community and its greatest asset is its location on Lake Michigan. Aesthetically and economically, Whiting's lakeshore defines its past, its present and its future. Although Lake County through its Parks and Recreation Department has made substantial improvements to Whihala⁷ Beach, Whiting's Lake Front Park is poorly designed to meet the current demands of the community and of regional residents. Although well maintained as a community park, it has lacked major capital and infrastructure improvements necessary to re-establish it as a regional focal point and destination by taking advantage of its location on Lake Michigan. It is separated from the community by a major railroad corridor (which includes three sets of active tracks used by CSX, Norfolk Southern and the E. J. & E. railroad companies). Yet opportunities exist. As industry reinvents itself and as industrial technology provides for smaller more efficient production facilities, the City should consider its lakeshore as prime real estate for future development of additional open space, residential, commercial and clean environmentally friendly development.

Even though Whiting 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 blighted areas 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 blighted 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.

E. 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.

⁷ Whihala is an acronym for the Whiting-Hammond Lakefront.

This section provides an overview of select categories of census data for the City of Whiting critical to the development of this Redevelopment Plan. 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 of Whiting 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 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 of Whiting is located in the Gary-PMSA (Primary Metropolitan Statistical Area) which includes both Lake and Porter Counties as a metropolitan area. On a local level, the City of Whiting is located in census tracts of 401 and 402 (2010 Census) for Lake County. See **MAP 3: Census Tracts**.

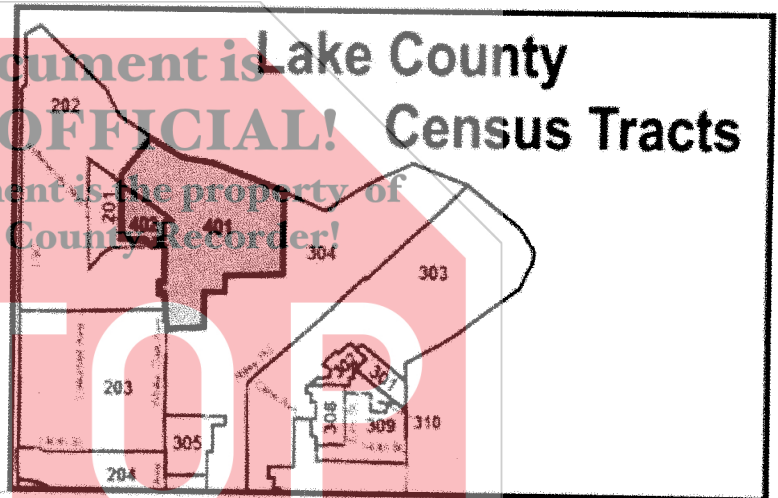
According to the 2010 Census, the City of Whiting had a population of 4,997 persons with a median age of 34.4 years. 68.7% of the population is 21 years of age and older while 11.6% of the population is 65 years of age or older.

There is a total of 2,197 housing units⁹ 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 of Whiting, 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 size of renter-occupied units is 2.43.

Of the 2,357 housing units in the City of Whiting, 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.

MAP 3: Census Tracts



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

Of the total number of households in the City of Whiting, 1,210 (63.7%) are family 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.

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 of Whiting, 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 Revitalization Area boundaries do not follow census block boundaries, the list identifies partial blocks also. See **APPENDIX B** for a list of Census blocks in the Redevelopment Area. The Revitalization 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.

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.

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART II: The History of the Whiting Redevelopment Plan and Revitalization Area

A. 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**.

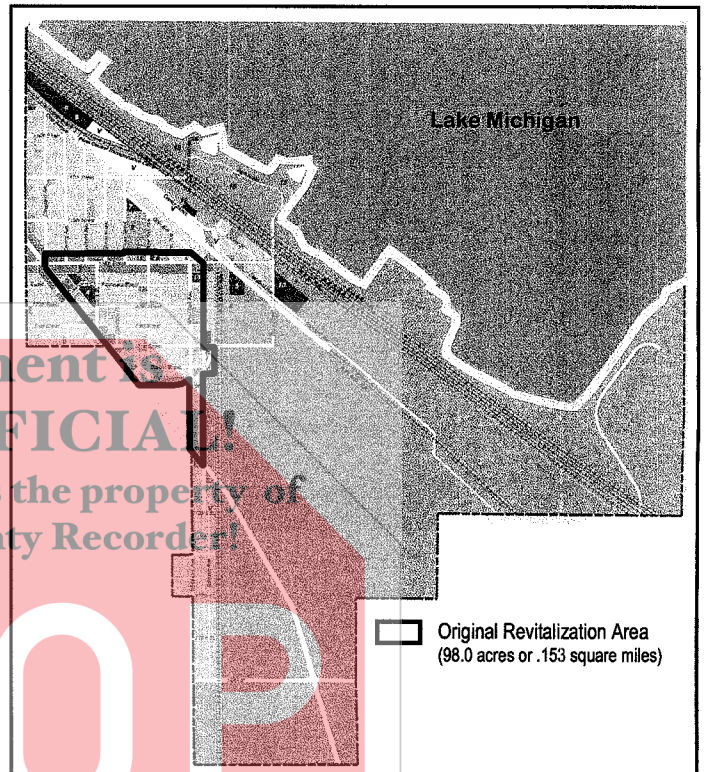
The Original Plan, prepared by Trkla, Pettigrew, Allen & Payne of Chicago, IL, established the baseline information to determine that the Original Revitalization Area qualified as a “blighted Area” in accordance with the then existing provisions of Indiana State Redevelopment Law. Surveys and analysis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

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.

MAP 4: Original Revitalization Area Boundaries



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 Plan for each land-use category. In addition, the Original Plan presents "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.

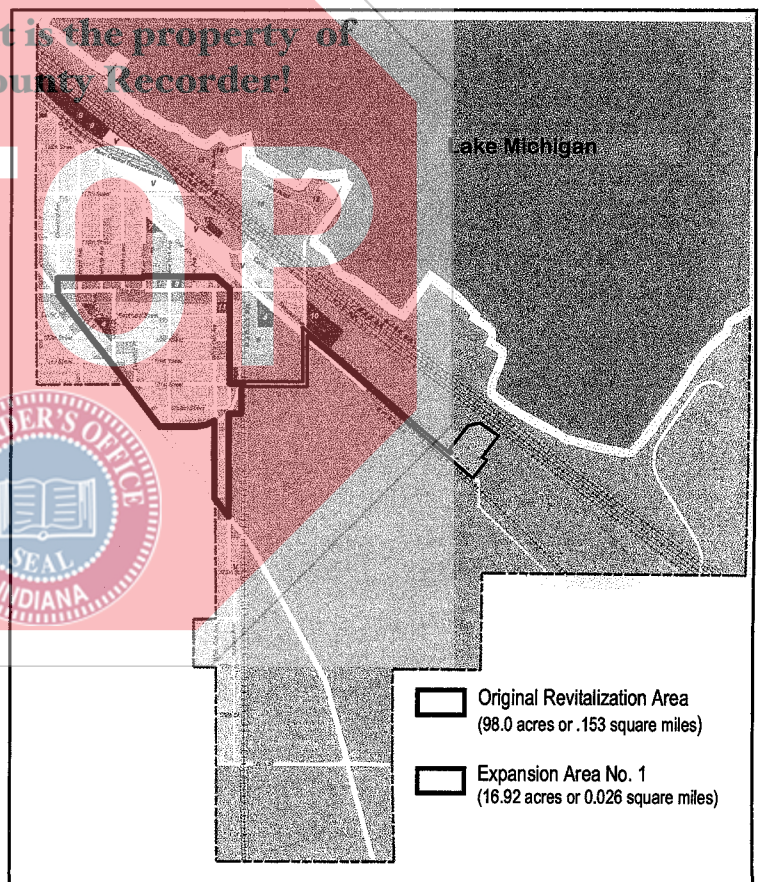
The Original Plan has guided the redevelopment and Revitalization decisions of the Commission since its adoption.

The Redevelopment Plan and Revitalization Area's Declaratory Resolution (Resolution No. WRC-97-01) approved and adopted on July 9, 1997 designated and declared certain areas within the City of Whiting 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.

**B. 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**.

MAP 5: Expanded Revitalization Area Boundaries



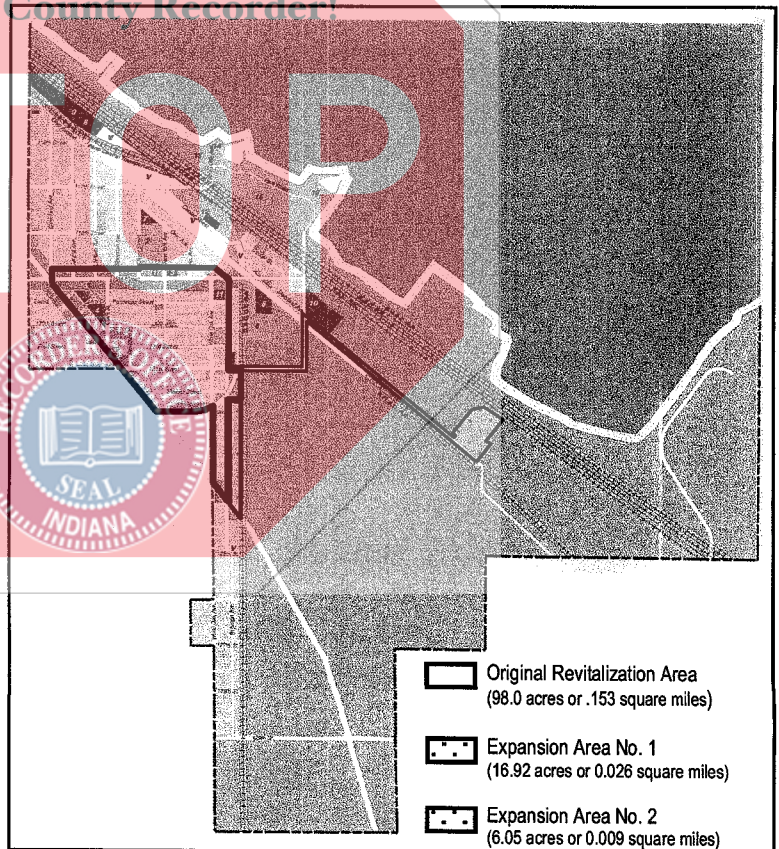
The Amended Plan made an additional finding of blight and was designed to stimulate private investment in redevelopment and Revitalization through public actions and commitments on vacant industrial property located along Standard Avenue. The Amended Plan documented the existing land-uses and conditions 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 of Whiting as a Revitalization area and amending the Original Plan for redevelopment was approved and adopted on May 10, 2000. An Amendatory Resolution (Resolution WRC-2000-05) 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.

C. 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 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)**.

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 of Whiting as a blighted area to expand the existing Expanded Revitalization Area and to amend the Redevelopment Plan.

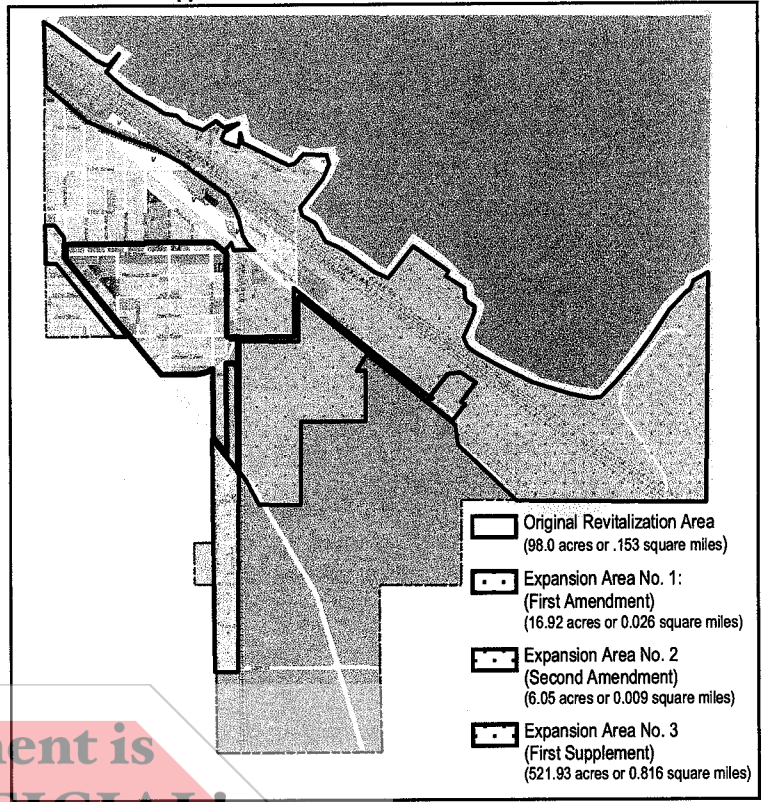
The Commission approved and adopted Confirmatory Resolution (Resolution No. WRC-2003-02) on October 8, 2003 after conducting a public hearing on the Second Amendment and Expanded Area No. 2.

D. Expansion No. 3 (the "First Supplement")

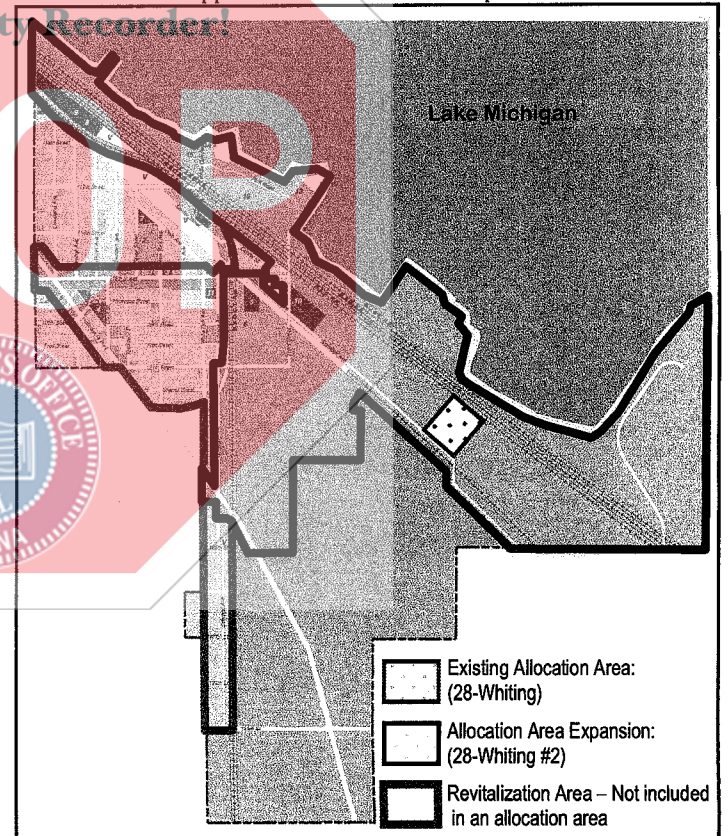
The First Supplement to the Redevelopment Plan for the Revitalization Area was prepared to update and supplement the Original Plan, to expand the Original Revitalization Area ("Expansion Area No. 3") and to designate Expansion Area No. 3 as an allocation area for the purposes of tax increment financing. 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.

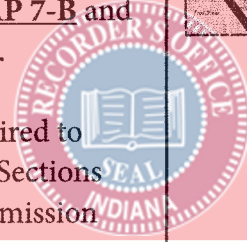
MAP 7-A: First Supplement Revitalization Area Expansion Boundaries



MAP 7-B: First Supplement Allocation Area Expansion Boundaries



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E. 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.

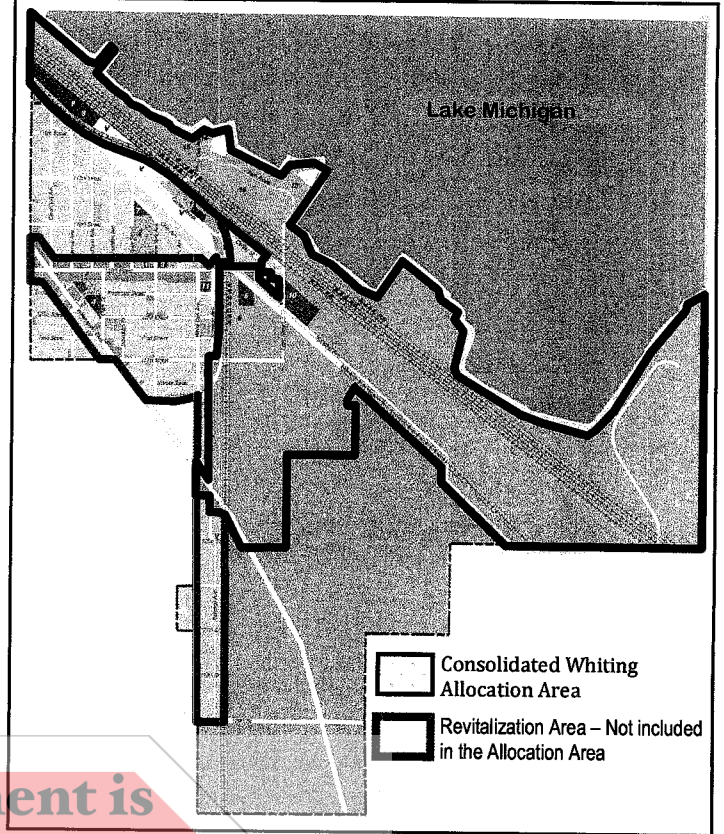
F. The Third Amendment

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.

G. 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.

MAP 8: Consolidated Whiting Allocation Area Boundaries



H. 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.



REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART III: The Redevelopment Plan for the Whiting Redevelopment Area

A. 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 of Whiting adjacent to the Redevelopment 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**.

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
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 (May 10, 2000)	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%

The Commission made a finding and determination that the Revitalization 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 Blighted Areas Generally: Redevelopment Commissions and that the public health and welfare will be benefited by the acquisition and development of the Redevelopment Area.

B. Whiting Redevelopment Area Boundaries (Previously the “Revitalization Area”)

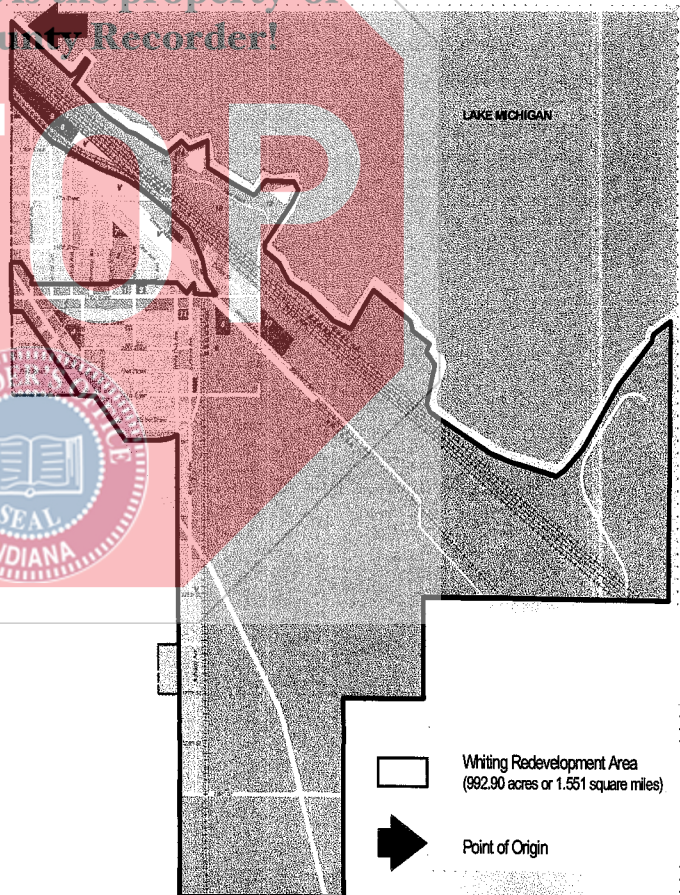
Generally, the boundaries of the Whiting Redevelopment Area (the “Redevelopment Area”) as expanded for the Area Expansion No. 4 dated July 10, 2013 is described as follows:

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 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 approximately 1,100 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 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 west property line of lot 23 in Block 5 of

MAP 9: Whiting Redevelopment Area Boundaries



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 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 of Origin**.

See **MAP 9: Whiting Redevelopment Area Boundaries**.

C. 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

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.

D. 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 menace to the social and economic interests of the City of Whiting and its inhabitants (areas needing redevelopment hinder economic and social growth for the City of Whiting and its inhabitants). It will be of a public utility and benefit to acquire property within the Redevelopment Area, as deemed appropriate by the Commission, and to implement redevelopment activities to overcome the conditions consistent with an area needing redevelopment.

Analyses of the City of Whiting 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 factors in the Redevelopment Area is presented in **TABLE 2: Factors of an "Area Needing Redevelopment"**.

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 the individual 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.

TABLE 2: Factors of an “Area Needing Redevelopment”

	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
Expansion Area No. 4	n/a	n/a	n/a	n/a	1	1	n/a	1	1
Redevelopment Area (Total)	50	47	58	49	54	57	28	60	63

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 underutilized 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. Character of occupancy is prevalent in Expansion Area No. 2. The vacancy of the Globe Building Materials facility and a lack of buffering along the east side of Schrage Avenue negatively impact the adjacent residential uses. 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 prevalent in Expansion Area No. 2, specifically to the Globe Building Materials facility, which will require a high level of maintenance if converted to an alternative use. The Globe Building Materials facility is both functionally and economically obsolete, as it was designed and constructed for a single-purpose manufacturing process. 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. In Expansion Area No. 2, the Globe Building Materials facility is both functionally and economically obsolete, as it was designed and constructed for a single-purpose manufacturing process. In addition, the structure is limited due to size, design and general layout of the facility's logistics. 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. Substandard buildings are prevalent in Expansion Area No. 2. 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 the streets, 121st Street (east of Schrage Avenue), Front Street and Standard Avenue were constructed without curbs, gutters, and a system for storm water drainage. The lack of a system results in large areas of "standing water" which impedes traffic access and circulation, adversely affects potential for development of the area, and is a safety concern with regard to traffic accidents during flooding, ice, etc. 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.

E. Redevelopment Plan Goals and Objectives

It is the mission of the Commission to address the conditions associated with and the causes of blight as well as the underutilization of land and the barriers to its development. 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 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 of Whiting 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 of Whiting 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 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 of Whiting, 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 Boulevard Business District 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 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 of Whiting.
- 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 of Whiting, this Redevelopment Plan for the Whiting Redevelopment Area, and other official plans for the City of Whiting.
- 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 of Whiting.

F. 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:
 - a. Obsolete buildings not suitable for improvement, conversion or retrofitting for alternative compatible land uses; or
 - b. 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.

G. 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 Whiting Redevelopment Area, and/or all local codes and ordinances.
- As required by Indiana Code, specifically Indiana Code 36-7-14 titled *Redevelopment of Blighted Areas 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 of further 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 of Whiting 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 of Whiting. 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 of Whiting.

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, sublessees, 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 in a development.

H. 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 of Whiting 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 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 of Whiting'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 of Whiting 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.

Boulevard Business

The Boulevard Business land use activity type generally consists of those sections of the City of Whiting along the Indianapolis Boulevard business corridor from Schrage Avenue on the southeast to Atchison Avenue on the northwest. The Boulevard Business 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 should reflect the scale and character for a major arterial street such as Indianapolis Boulevard.

Lakefront/Marina Development

The Lakefront/Marina Development land use activity type generally consists of the area southwest of Whiting's lakefront recreational land uses (Whihala Beach County 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/Marina 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/Marina 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 of Whiting sensitive to the existing residential and commercial land uses. In order to provide for the planned development of the Lakefront/Marina 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 Lakefront/Marina 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 County Park areas along the shore of Lake Michigan; (2) the existing Standard Diamonds 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 of Whiting'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 County 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 of Whiting. 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.

MAP 10: Land Use Plan for the Redevelopment Area



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 of Whiting 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 of Whiting 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 of Whiting.

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 potential for future BP development on the south and east ends of the district would solidify 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. This would also include adding additional recreational and entertainment facilities as well as expanding 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 of Whiting.

I. 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 of Whiting. If any portion, section, control or building requirement is in conflict with the Unified Development Code of the City of Whiting, the Unified Development Code shall supercede 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 underutilized 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 of Whiting in general.

- a. 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.
- b. 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.
- c. 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.
- d. 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.

- e. 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.
- f. Decorative wrought-iron or traditional white picket fencing should be encouraged along the front property line of residential lots while chain link fencing shall be strictly avoided.
- g. Compatible new housing development of a similar architecture, scale and size should be promoted on vacant, marginal and underutilized 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
- h. 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.
- i. Incompatible commercial and industrial uses and obsolete buildings within the residential neighborhood redevelopment areas should be acquired and removed whenever possible.
- j. 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 underutilized or have high incidents of vehicle accidents.
- k. The appearance of streets within the residential area should also be improved through the use of street trees, ornamental lighting and proper signage.
- l. 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.
- m. 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 of Whiting, Hammond's Robertsdale neighborhood and to some extent the regional retail market area.

- a. 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.
- b. 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.
- c. Convenience commercial uses which provide day-to-day services for Whiting residents and the adjacent Robertsdale neighborhood of Hammond should be encouraged.
- d. Existing commercial buildings in poor condition should be rehabilitated; vacant and marginally used structures should be retrofitted and reused for new commercial tenants.
- e. 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.
- f. 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.
- g. Severely deteriorated and underutilized properties within the area should be redeveloped for compatible new commercial land use activities.
- h. 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. In general, commercial building height should be limited to three stories.
- i. 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.

- j. 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.
- k. 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.

Boulevard Business

The Boulevard Business 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 of Whiting, Hammond's Robertsdale neighborhood and to some extent the regional retail market area.

- a. 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 the area. Consideration should be given to apartment or townhome development of a scale sensitive to its proximity to a major arterial street.
- b. Specialized retail or professional office uses or services for Whiting residents and the adjacent Robertsdale neighborhood of Hammond should be encouraged.
- c. Existing commercial buildings in poor condition should be rehabilitated; vacant and marginally used structures should be retrofitted and reused for new commercial tenants.
- d. Since this corridor is at times the only image passers-by have of the City of Whiting, redevelopment must be sensitive to the architectural scale, size and history of the Boulevard Business 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.
- e. 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.
- f. Severely deteriorated and underutilized properties within the area should be redeveloped for compatible new commercial land use activities.

- g. 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. In general, commercial building height should be limited to three stories and residential buildings should be limited to two stories.
- h. 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).
- i. 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/Marina Development area generally consists of the area southwest of Whiting's lakefront recreational land uses (Whihala Beach County 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/Marina Development 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, proposed marina development and the opportunities such a location offers for new development.

- a. New residential and commercial development in the Lakefront/Marina 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.
- b. Residential development shall have extensive landscaping which shall include appropriately selected trees to develop additional "green" space along Whiting's Lake Michigan shoreline.
- c. Commercial development must be sensitive to its location and be designed to "blend" into the overall development design characteristics established for the Lakefront/Marina Development area. Appropriate landscaping, lighting, and access to off-street parking shall be reviewed for development approval.
- d. Every effort should be made to maintain site lines along the Lake Michigan shoreline where appropriate.

- e. Vehicular access shall be promoted and developed to provide for anticipated pedestrian, vehicle and bicycle traffic.
- f. 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 fourth largest petroleum refinery in the United States (as of 2007). A change in its overall business strategy coupled with shifts in global and national economy has lead 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. 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.

- a. Safe and convenient access should be provided to industrial properties for trucks, automobiles and public transportation.
- b. Industrial land use activity entrances should be designated by attractive "gateway" features, possibly including special signage, landscaping and accent lighting.
- c. 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.
- d. Screening and buffering of industrial properties should be provided between the Industrial Development area and conflicting land uses adjacent to any industrial development.

- e. 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.
- f. 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

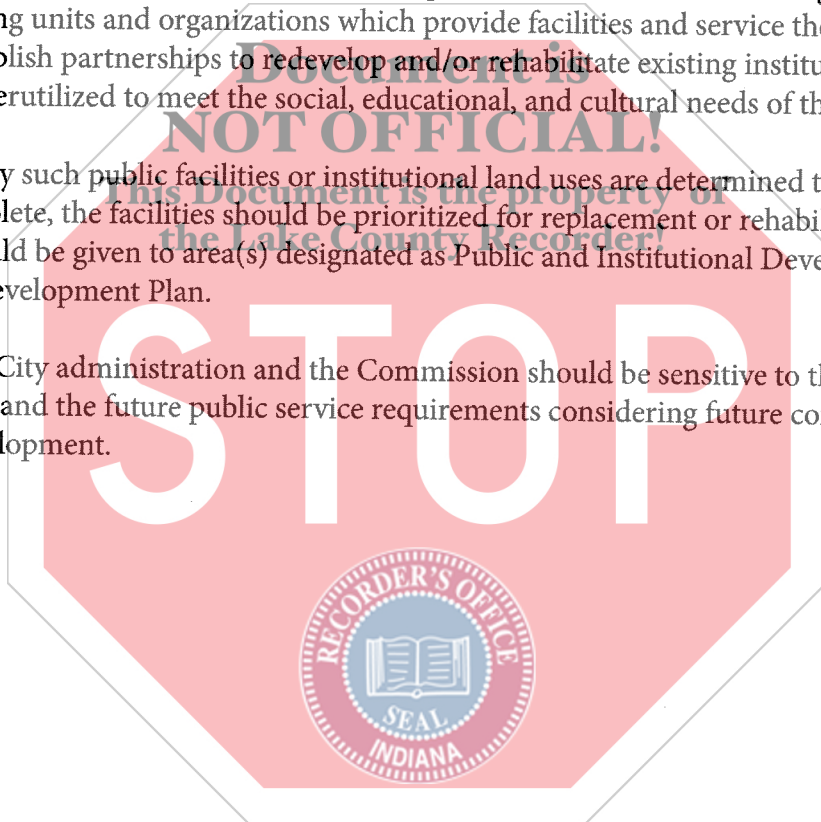
The Recreational and Open Space Development area generally consists of the three specific areas: (1) the existing Whiting Lake Front Park and Whihala Beach County Park areas along the shore of Lake Michigan; (2) the existing Standard Diamonds recreational area extending from 119th Street on the north 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 in Area 3 above.

- a. 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 of Whiting's recreational needs in general that require an area in excess of 2.5 acres of land.
- b. Recreational and open space lands shall be developed or redeveloped to include extensive tree plantings and landscaping to increase the City of Whiting'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.
- c. Whihala Beach County Park (as operated by the Whiting Parks and Recreation Department) 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 of Whiting with local, regional and state importance.
- d. Standard Diamond recreational area should be expanded as a ball park complex for youth and adult ball leagues. Use of lighting for night games should be regulated to minimize conflicts with adjacent land uses. Vehicle parking should be appropriately designed to accommodate easy access to and from 119th and 121st Streets. This complex should be developed in accordance with national organization ball field standards and requirements in order to draw additional usage from local, regional, state and national tournaments.
- e. 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.

- a. 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.
- b. 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 of Whiting.
- c. 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 underutilized to meet the social, educational, and cultural needs of the community.
- d. 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.
- e. 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.



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.

- a. The Stadium District should also act as the eastern gateway for the City of Whiting.
- b. New business in the Stadium District should help strengthen the economic base for the City of Whiting and be key in the development of the district.

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 convenient 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.

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART IV: Proposed Projects in the Redevelopment Area

A. Project Recommendations and Estimated Costs

The Whiting Redevelopment Commission, in working with the administration of the City of Whiting, city department heads and the Whiting Plan Commission, prepared a list of project and program recommendations including cost estimates for implementation in the Redevelopment Area over the next ten-year period (2013 through 2022). The recommended projects and programs developed to address areas needing redevelopment in the Redevelopment Area and to overcome its causes to improve the overall quality of life for the City are included in **APPENDIX C: Project Recommendations and Estimated Costs**. The projects and programs include 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.

APPENDIX C includes the following information related to recommended projects and programs: (i) a title for each project or program recommendation; (ii) an annotated description of the project or program; (iii) a cost estimate to implement the action(s); and (iv) potential funding sources.

In addition, the Commission prioritized the recommended projects and programs specifically for Commission planning, budgeting and implementation purposes as well as for City administration and community planning purposes in general. Projects have been placed into one of three of the following priority categories:

PRIORITY I: Immediate Needs (2013 through 2015):

Priority I projects and programs are urgent, essential or necessary short-run actions of the highest preference implemented in the short-run to stimulate community and economic development to address the conditions creating an area needing redevelopment in the Redevelopment Area.

PRIORITY II: Important Needs (2013 through 2018):

Priority II projects and programs are desirable and acceptable intermediate-run actions implemented as catalysts for ancillary community and economic development to further address the conditions creating an area needing redevelopment in the Redevelopment Area.

PRIORITY III: Appropriate Needs (2013 through 2021):

Priority III projects and programs are appropriate but deferrable long-run actions of the lowest preference (could-do actions) implemented as additional catalysts for ancillary community and economic development to further address the conditions creating an area needing redevelopment in the Redevelopment Area.

B. Property Acquisition Authority, Acquisition List and Estimated Costs

In accordance with IC 36-7-14-12.2, the 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 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 Redevelopment Commission, in working with the administration of the City of Whiting, 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 (2013 through 2022). 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 Expanded Redevelopment Area to overcome the conditions of blight to improve the overall quality of life for the City. 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: Owner and Legal Description Research; 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.

C. Eminent Domain Authority and Proceedings

In accordance with IC 36-7-14-20, if the Commission considers it necessary to acquire real property in the Redevelopment Area, as an area needing redevelopment, by its exercise of the power of eminent domain, the Commission shall adopt a resolution setting out their 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 of redevelopment, in the Circuit or Superior Court of Lake County in which the property is situated.

Eminent domain proceedings under IC 36-7-14-20 are governed by IC 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 IC 36-7-14-20, 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 the Circuit Court to execute a deed conveying the title of real property acquired under IC 36-7-14-20 to the City of Whiting for the use and benefit of the Whiting Redevelopment District.

D. 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.

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART V: Redevelopment Area Allocation Provision

A. 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 of Whiting. TIF permits cities, towns or counties to utilize the tax increment revenues, the increment, stimulated by such redevelopment or economic development 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 (“redevelopment area”) to which an allocation provision of a declaratory resolution adopted under IC 36-7-14-15 refers for purposes of distribution and allocation of property taxes. If an allocation provision is adopted after June 30, 1997, in a declaratory resolution or an amendment to a declaratory resolution establishing a blighted area, the base assessed value equals 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 the declaratory resolution, as adjusted after each reassessment to neutralize any effect of a general reassessment proceeds plus, to the extent that it is not included previously, the net assessed value of property that is assessed as residential property under the rules of the Department of Local Government Finance, as finally determined for any assessment date after the effective date of the allocation provision.

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 establishes an allocation provision after June 30, 1995 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.

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

B. The Whiting Tax Increment Financing District Allocation Area (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. 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 45-03-08-400-002.000-025 was assigned to the real property (land) of 11.14 acres and all real property improvements. In addition, personal property number 45-725-97319-00 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.

TABLE 3: Key Numbers of Property in Allocation Area No. 1

Key Number	Type of Property	Form Filing	Agency
45-03-08-400-002.000-025	Leased Real Property (Land)	Form 11	Lake County Assessor
45-725-97319-00	Utility Distributable Property	Form 45 (Annual Report)	DLGF (1)

(1) Indiana Department of Local Government Finance

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 \$244,876,757¹⁴. 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 of assessed 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.

C. Allocation Area Expansion - Allocation Area No. 2

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 Redevelopment Area to reduce and eliminate those conditions constituting areas needing redevelopment.

The Allocation Area Expansion (the "Allocation Area No. 2") was expanded to include certain¹⁵:

- Vacant and underutilized 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;

¹⁴ Source: Form SB-1 (Statement of Benefits) dated and filed on September 28, 1999 was approved on March 16, 2000 by the Whiting Common Council.

¹⁵ All zoning districts referenced were taken from the Official Zoning Map provided by the Office of the Clerk-Treasurer as prepared by the City of Whiting and as approved and adopted on November 11, 2001 by Ordinance No. CC-2001-1611.

- City of Whiting owned lands that are zoned Planned Development (PD-R) for planned residential developments generally located west of the CSX, B. & O., and E.J. & E. 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 E.J. & E. 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).

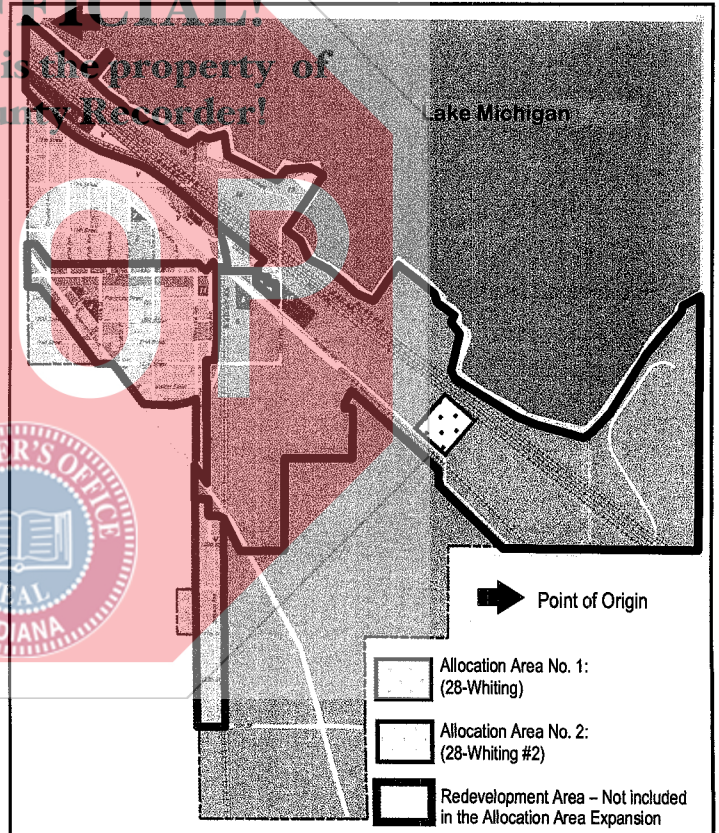
Allocation Area No. 2 Boundaries

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 approximately 1,100 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 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 southwest corner of Lot 13 in Schrage's 4th Addition (Key number 156-037; thence south along said west property line approximately 25 feet to the intersection with the southwest right-of-way line of Standard Avenue; thence southeast 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: 45-03-08-156-027.000-025); 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: 45-03-08-156-033.000-025); 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: 45-03-08-156-033.000-025) 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: 45-03-08-107-021.000-025); thence northeasterly approximately 136 feet to the northeastern right-of-way line of the Center Street alley which is also the southwestern

MAP 11: Allocation Area No. 2 Boundaries



right-of-way line of the CSX railroad line corridor property (key number: 45-03-08-505-001.000-025), 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, 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 Consolidated Whiting Allocation Area** (together Allocation Area No. 1 and Allocation Area No. 2). **APPENDIX F** also includes the following: Owner and Legal Description Research and 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.

D. 2013 Consolidated Whiting Allocation Area Expansion

The 2013 Consolidated Whiting Allocation Area Expansion (the "2013 Allocation Area Expansion") was designated by the Whiting Redevelopment Commission on September 11, 2013 pursuant to WRC 2013-15 as part of this plan.

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 Whiting 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 BEGINNING**:

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; 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 BEGINNING**, consisting of 350 acres, more or less.

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.

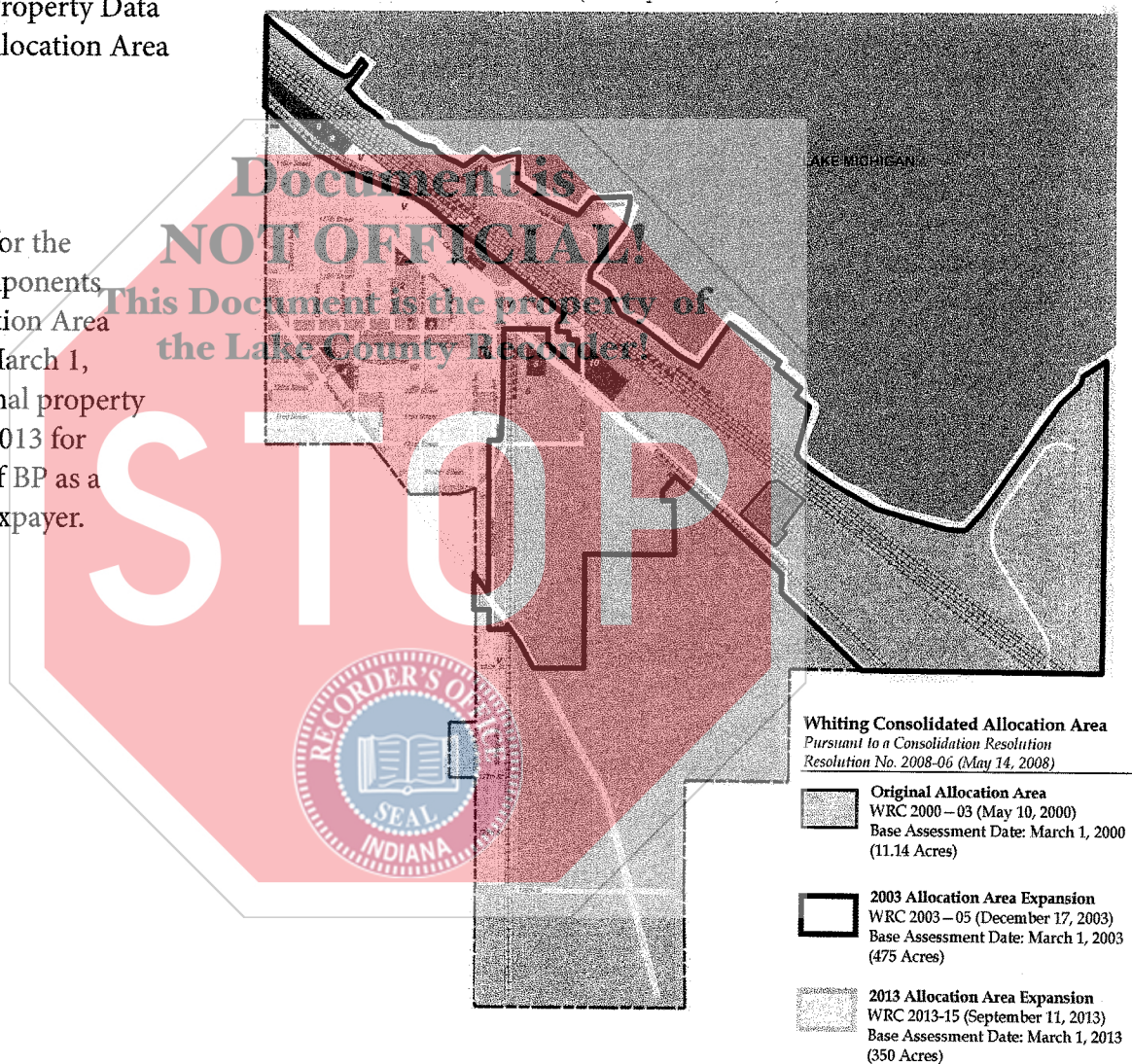
See **APPENDIX H:**

Allocation Area Real Property and Personal Property Data for the 2013 Allocation Area Expansion.

MAP 12: 2013 Consolidated Whiting 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.



E. Indianapolis Boulevard Corridor Allocation Area (the "IBC 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 of Whiting.

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 BEGINNING**:

Thence continuing north from the **POINT OF BEGINNING** 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 BEGINNING**;

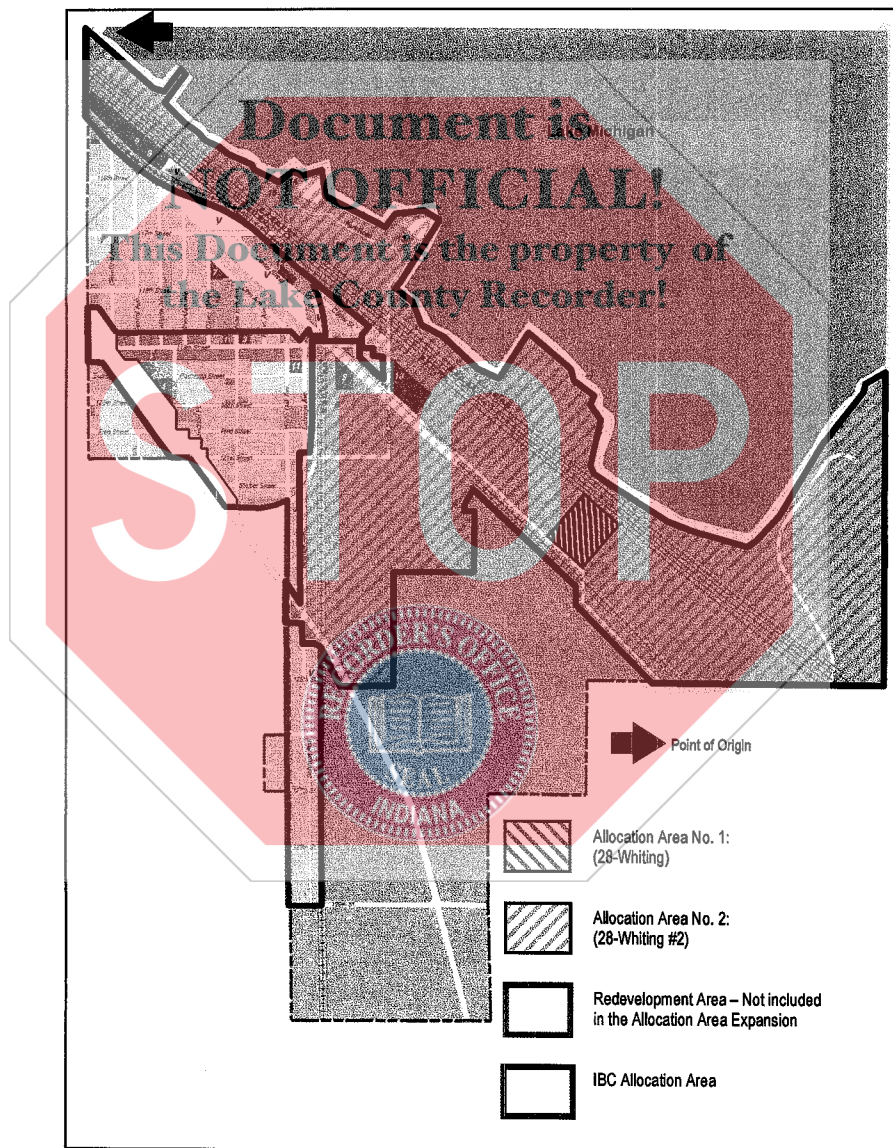
Said area consisting of 19.759 acres, more or less.

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 or public alleys.

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.

MAP 13 shows the boundaries for the IBC Allocation Area.

MAP 13: Indianapolis Boulevard Corridor Allocation Area



F. Termination Date for Tax Increment Financing Allocation Provisions

The Allocation Area No. 1 allocation provision expires 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 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 allocation provisions for the IBC Allocation Area and the 2013 Allocation Area Expansion 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).

G. Tax Impact Statements and Notifications

In accordance with IC 36-7-14-17, if the Commission considers a declaratory resolution designating and declaring certain areas within the City of Whiting as a Redevelopment Area and establishing a plan for its redevelopment which includes a provision establishing 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.

H. Consolidation of the Allocation Areas (2008 & 2013)

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. Upon confirmation of Resolution No. 2013-15 dated July 10, 2013, the Consolidated Whiting Allocation Area together with the 2013 Allocation Area Expansion shall be herein after known as the Consolidated Whiting Allocation Area.

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART VI: Applicability of the Redevelopment Plan

A. 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.

B. 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 (September 10, 2022) of this Redevelopment Plan for the Redevelopment Area.

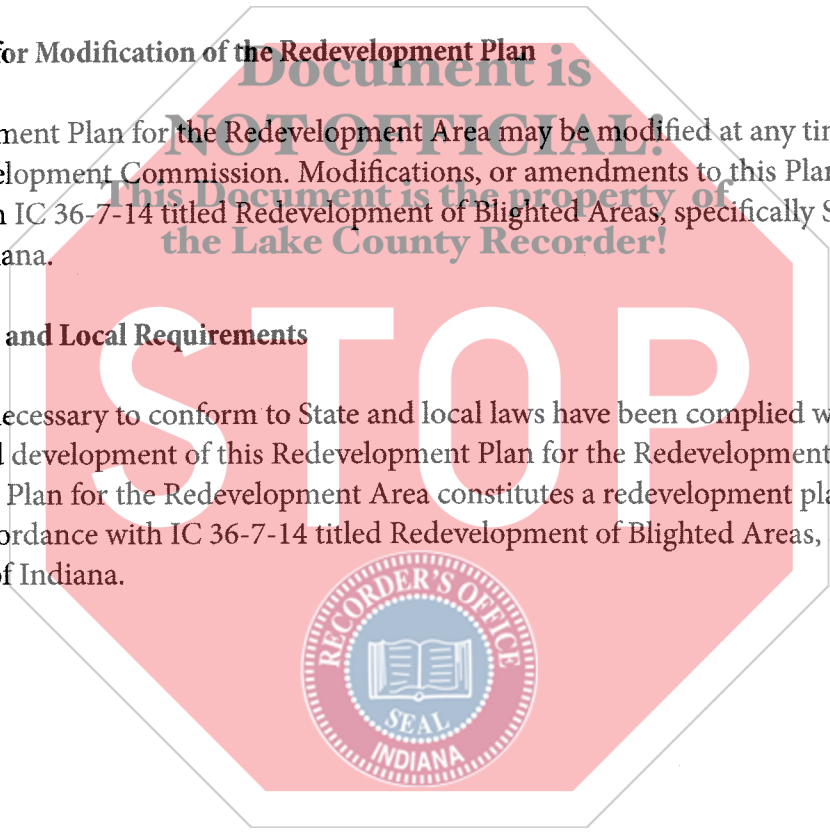
The land-use objectives, provisions and requirements herein may be updated at the discretion and approval of the Commission prior to September 10, 2022 and shall be in effect for a period of no longer than ten years from the date of approval.

C. 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 Blighted Areas, specifically Sections 15 and 17.5 of the State of Indiana.

D. 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 of Whiting, in accordance with IC 36-7-14 titled Redevelopment of Blighted Areas, specifically IC 36-7-14-17 of the State of Indiana.



E. 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 blight and its conditions in the Redevelopment Area will benefit the City of Whiting 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 underutilized 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 of Whiting.

F. Plan Conformity to Other Plans for the City of Whiting

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.

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

PART VII: Recording the Document and Dissemination

A. 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 Redevelopment Plan, 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 2013 Amendment as recorded in accordance with 17.5(g) is final and conclusive.

B. Office of the Lake County Auditor

Since this Redevelopment Plan does not include any modification, expansion or addition to the allocation provisions previously adopted and approved by the Commission, it is not required to be filed with the Office of the Lake County Auditor.

C. 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 of Whiting'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 2013 Amendment to the entities listed below upon adoption and approval of a confirmatory resolution.

Similarly, the Commission will disseminate this 2013 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.

D. Public Availability of the Document

Upon adoption of this 2013 Amendment to the Original Plan by the Commission as an official redevelopment planning policy for the City of Whiting and the Whiting Redevelopment Commission, the City of Whiting 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 2013 Amendment to the Original Plan, 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
Robert Kark,
Redevelopment Director

Telephone Number
219-659-7704, Extension 235



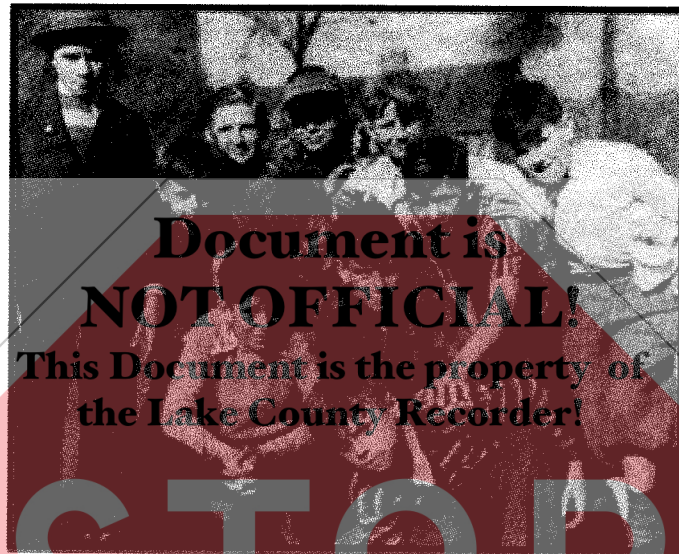
CITY OF WHITING, INDIANA
REDEVELOPMENT PLAN FOR THE WHITING
REDEVELOPMENT AREA



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



STOP

APPENDIX A

HISTORICAL CENSUS DATA FOR THE CITY OF WHITING AND
2010 COMMUNITY COMPARISON



APPENDIX A: HISTORICAL CENSUS DATA 1990-2010

SUBJECT	Decennial Census					
	2010		2000		1990	
	Number	Percent	Number	Percent	Number	Percent
Population	4,997		5,137		5,155	
Persons 21 years and over	3,431	68.7%	3,606	70.2%	3,703	71.8%
Persons 65 years and over	579	11.6%	771	15.0%	883	17.1%
Median age (years)	34.4		34.1		34.1	
Total housing units	2,357		2,313		2,318	
Occupied housing units	1,893	80.3%	2,091	90.4%	2,137	92.2%
Family households (families)	1,210	63.7%	1,282	61.3%	1,335	62.5%
Average family size	3.32		3.18		3.12	
Average household size	2.63		2.46		2.41	
Non-family households	689	36.3%	809	38.7%	802	37.5%
Householder living alone	571	30.1%	706	33.8%	716	33.5%
Household with individuals (>64 years)	451	11.3%	598	28.6%	325	15.2%
Vacant housing units	464	19.7%	222	9.6%	181	7.8%
Owner-occupied	1,055	55.6%	1,132	54.1%	1,191	55.7%
Average household size of owner-occupied	2.79		2.59		2.61	
Median value	\$ 119,000		\$ 91,200		\$ 50,100	
Median mortgage	\$ 1,316		\$ 746		\$ 527	
Renter-occupied	844	44.4%	959	45.9%	946	44.3%
Average household size of renter-occupied	2.43		2.29		2.16	
Median gross rent value	\$ 637		\$ 480		\$ 309	
Single-family unit structures	1,438	61.0%	1,140	49.3%	1,098	47.4%
2-unit structures	441	18.7%	621	26.8%	n/a	
Multi-family structures (2 or more units)	472	20.0%	1,173	50.7%	1,173	50.6%
Constructed prior to 1940	1,720	73.0%	1,679	72.6%	1,603	69.2%
Constructed between 1940 and 1959	405	17.2%	495	21.4%	468	20.2%
Constructed after 1960	232	9.8%	139	6.0%	247	10.7%
School enrollment (3 years and older)	1,295		1,302		1,171	
Nursery through 12th grade	1,057	81.6%	1,111	85.3%	925	79.0%
College	238	18.4%	191	14.7%	246	21.0%
Educational attainment (25 years and older)	3,254		3,382		3,447	
No high school diploma	588	18.1%	704	20.8%	1,159	33.6%
High school diploma	1,223	37.6%	1,312	38.8%	1,334	38.7%
Some college - no degree	740	22.7%	712	21.1%	555	16.1%
Associate's degree	152	4.7%	121	3.6%	47	1.4%
Bachelor's degree	384	11.8%	346	10.2%	236	6.8%
Graduate/professional degree	167	5.1%	187	5.5%	116	3.4%
Percent high school graduate or higher		81.9%		79.2%		66.4%
Percent bachelor's degree or higher		16.9%		15.8%		10.2%

n/a Census data does not cross reference well for analysis.

APPENDIX A: HISTORICAL CENSUS DATA 1990-2010 (CONTINUED)

SUBJECT	Decennial Census					
	2010		2000		1990	
	Number	Percent	Number	Percent	Number	Percent
Persons speaking a language at home (5 years and older)	4,589		4,836		4,810	
English only			3,650	75.5%	3,816	79.3%
Language other than English		27.5%	1,186	24.5%	994	20.7%
Employment Status (16 years and older)	3,859		3,920		4,066	
In the labor force	2,356	61.1%	2,133	54.4%	2,405	59.1%
Employed	2,159	91.6%	1,989	93.2%	2,239	93.1%
Unemployed	197	8.4%	144	6.8%	166	6.9%
Not in the labor force	1,503	38.9%	1,787	45.6%	1,661	40.9%
Occupation of Labor Force	2,159		1,989		2,239	
Management, professional, and related	436	20.2%	478	24.0%	n/a	
Service	498	23.1%	286	14.4%	n/a	
Sales and office occupations	433	20.1%	542	27.2%	n/a	
Farming, fishing, and forestry	-	0.0%	-	0.0%	n/a	
Construction, extraction, and maintenance	170	7.9%	235	11.8%	n/a	
Production, transportation, and material moving	622	28.8%	448	22.5%	n/a	
Class of worker (16 years and older)	2,159		1,989		2,239	
Private wage and salary workers	1,578	73.1%	1,645	82.7%	1,847	82.5%
Government	494	22.9%	241	12.1%	307	13.7%
Self-employed but not incorporated	87	4.0%	103	5.2%	78	3.5%
Unpaid family workers	-	0.0%	-	0.0%	7	0.4%
Commuting to work (16 years and older)	2,119		1,954		2,205	
Drive alone	1,684	79.5%	1,461	74.8%	1,470	66.7%
Carpool	125	5.9%	225	11.5%	206	9.3%
Walk to work	182	8.6%	194	9.9%	n/a	
Public transportation or other means	40	1.9%	41	2.1%	187	8.5%
Walk to work or work at home	40	1.9%	227	11.6%	342	15.5%
Mean travel time to work (minutes)	22.0		22.8			
Income in 1999 and Poverty Status						
Median household income	\$ 47,260		\$ 34,972		\$ 24,734	
Median family income	\$ 75,909		\$ 40,994		\$ 32,936	
Per capita income	\$ 23,163		\$ 17,518		\$ 11,664	
Poverty status - families	-	4.8%	131	10.1%	179	13.6%
Poverty status - individuals	-	10.0%	633	12.3%	686	13.4%

n/a Census data does not cross reference well for analysis.

APPENDIX A: COMMUNITY COMPARISON

SUBJECT	2010 Decennial Census											
	Whiting		Hammond		East Chicago		Lake County		State of Indiana			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population												
Persons 21 years and over	4,997	68.7%	80,830	67.7%	29,698	64.2%	496,005	70.3%	308,745,538	71.6%		
Persons 65 years and over	3,431	11.6%	54,711	10.7%	19,057	11.3%	348,630	13.3%	220,958,853	13.0%		
Median age (years)	34.4		33.3		30.9		37.4		40,267,984		37.2	
Total housing units												
Occupied housing units	2,357		33,712		13,059		208,488		131,034,946			
Family households (families)	1,893	80.3%	29,516	87.0%	9,866	75.5%	183,198	87.9%	114,761,359	87.6%		
Average family size	1,210	63.7%	19,222	64.2%	7,197	67.1%	127,647	67.8%	77,538,296	66.4%		
Average household size	3.32		3.36		3.42		3.19		3.14			
Non-family households	2.63		2.67		2.75		2.60		2.58			
Householder living alone	689	36.3%	10,727	35.8%	3,527	32.9%	60,510	32.2%	39,177,996	33.6%		
Household with individuals (>64 years)	571	30.1%	9,072	30.3%	3,110	29.0%	51,612	27.4%	31,204,909	26.7%		
Vacant housing units	451	11.3%	2,926	9.7%	1,014	9.5%	18,960	10.1%	10,995,689	9.4%		
	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)												
Nursery through 12th grade	1,295	81.6%	21,824	79.4%	9,334	83.9%	133,329	78.0%	81,677,036	72.5%		
College	1,057	18.4%	17,326	20.6%	7,835	16.1%	103,940	22.0%	59,201,443	27.5%		
	238		4,498		1,499		29,389		22,475,593			

APPENDIX A: COMMUNITY COMPARISON (CONTINUED)

2010 Decennial Census

SUBJECT	Whiting		Hammond		East Chicago		Lake County		State of Indiana	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Educational attainment (25 years and older)										
No high school diploma	3,254	18.1%	50,635	18.5%	17,224	27.4%	324,477	13.6%	202,048,123	14.6%
High school diploma	588	37.6%	10,912	39.2%	4,720	36.0%	43,923	36.7%	29,518,935	28.6%
Some college - no degree	1,223	22.7%	19,865	20.7%	6,200	24.5%	118,968	22.9%	57,861,283	21.0%
Associate's degree	740	4.7%	10,473	6.3%	4,225	3.8%	74,293	7.4%	42,350,233	7.6%
Bachelor's degree	152	11.8%	3,186	9.1%	658	5.2%	24,049	13.1%	15,344,048	17.7%
Graduate/professional degree	384	5.1%	4,618	3.1%	894	3.1%	42,485	6.4%	35,852,277	10.5%
Percent high school graduate or higher	167	81.9%	1,581	78.4%	527	72.6%	20,759	86.5%	21,121,347	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)										
English only	4,589	72.5%	74,432	72.6%	27,003	65.8%	461,665	85.8%	286,433,395	79.7%
Language other than English	3,325	27.5%	54,067	27.4%	17,781	34.2%	395,880	14.2%	228,216,716	20.3%
	1,264		20,365		9,222		65,785		58,216,679	
Employment Status (16 years and older)										
In the labor force	3,859	61.1%	61,328	61.5%	20,991	54.0%	382,726	62.9%	241,302,749	64.8%
Employed	2,356	91.6%	37,713	54.1%	11,327	46.6%	240,830	56.4%	156,456,694	58.8%
Unemployed	2,159	8.4%	33,160	7.4%	9,783	7.4%	215,813	6.5%	141,832,499	5.6%
Not in the labor force	197	38.9%	4,553	38.5%	1,544	46.0%	24,779	37.1%	13,488,016	35.2%
	1,503		23,615		9,664		141,896		84,846,055	
Occupation of Labor Force										
Management, professional, and related Service	2,159	20.2%	33,160	19.8%	9,783	17.6%	215,813	29.4%	141,832,499	35.7%
Sales and office occupations	436	23.1%	6,578	22.4%	1,721	24.5%	63,445	18.3%	50,572,279	17.5%
Farming, fishing, and forestry	498	20.1%	7,421	25.8%	2,397	0.0%	39,451	24.5%	24,790,091	25.1%
Construction, extraction, and maintenance	433	0.0%	8,568	9.9%	2,453	9.8%	52,828	10.5%	35,612,518	9.5%
Production, transportation, and material moving	-	7.9%	-	28.8%	-	23.0%	-	17.3%	-	0.0%
	170		3,277		960		22,695		13,536,208	
	622		7,316		2,252		37,394		17,321,403	

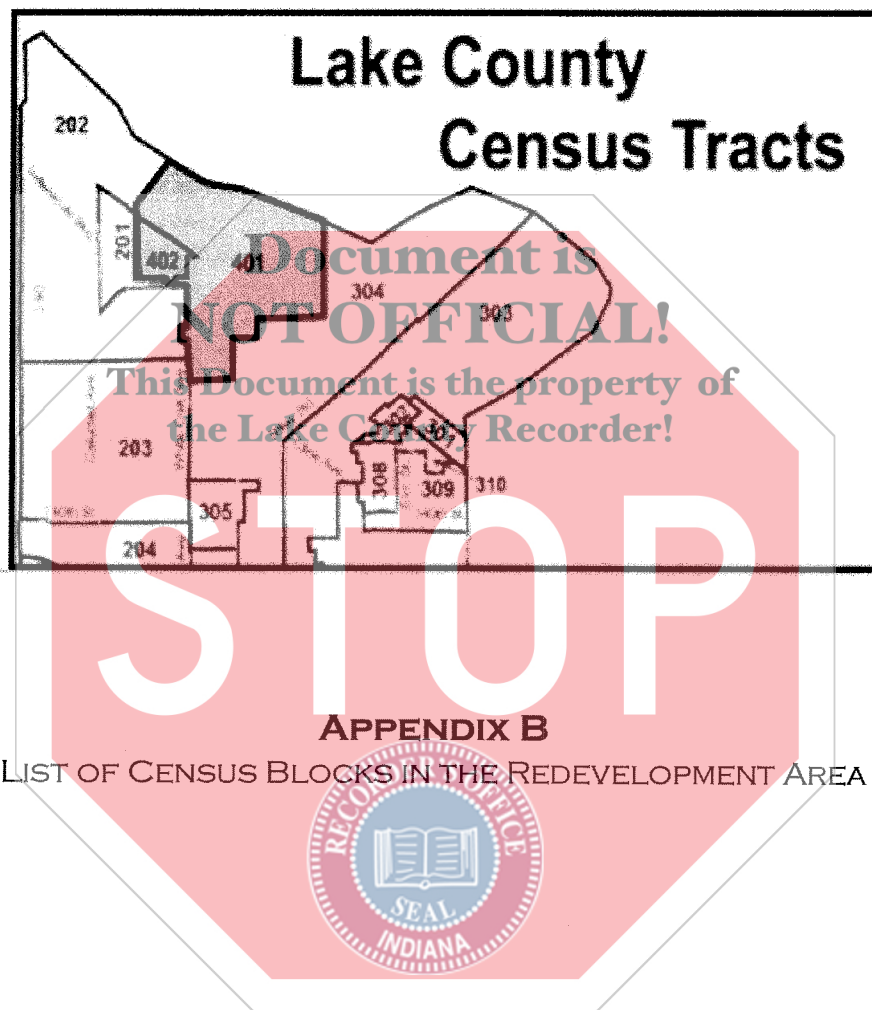
APPENDIX A: COMMUNITY COMPARISON (CONTINUED)

SUBJECT	2010 Decennial Census												
	Whiting		Hammond		East Chicago		Lake County		State of Indiana				
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Class of worker													
Private wage and salary workers	2,159	73.1%	33,160	87.1%	9,783	86.5%	215,813	85.1%	141,832,499	78.5%			
Government	1,578	22.9%	28,880	9.5%	8,460	11.2%	183,567	11.3%	111,359,898	14.9%			
Self-employed but not incorporated	494	4.0%	3,164	3.3%	1,093	2.4%	24,285	3.5%	21,173,686	6.4%			
Unpaid family workers	87	0.0%	1,078	0.1%	230	0.0%	7,659	0.1%	9,070,256	0.2%			
	-		38		-		302		228,659				
Commuting to work (16 years and older)													
Drive alone	2,119	79.5%	32,019	80.3%	9,526	78.2%	210,617	84.1%	139,488,206	76.1%			
Carpool	1,684	5.9%	25,712	10.1%	7,447	10.8%	177,114	8.3%	106,138,652	10.2%			
Walk to work	125	8.6%	3,218	2.4%	1,033	4.5%	17,526	1.6%	14,176,794	2.8%			
Public transportation or other means	182	1.9%	781	5.9%	427	5.6%	3,475	4.0%	3,948,202	6.7%			
Walk to work or work at home	40	1.9%	1,883	1.3%	528	1.0%	8,302	2.0%	9,334,790	4.2%			
Mean travel time to work (minutes)	40		425		91		4,200		5,889,768				
	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%			

CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



APPENDIX B: LIST OF CENSUS BLOCKS IN THE REDEVELOPMENT 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			28		
Blocks					

Notes:

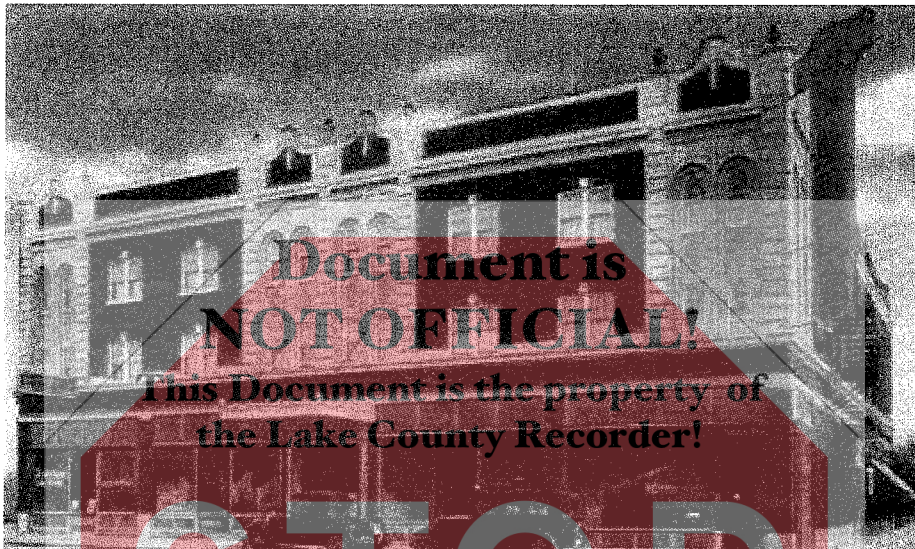
- (1) Partial Block in the Revitalization Area.
- (2) Block with only industrial development.
- (3) Block with public facilities or open-space/recreation.
- (4) Block consists of railroad corridor only.

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

CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



"NEWLY CONSTRUCTED ILLIANA HOTEL CIRCA 1913

APPENDIX C PROJECT RECOMMENDATIONS AND COST ESTIMATES



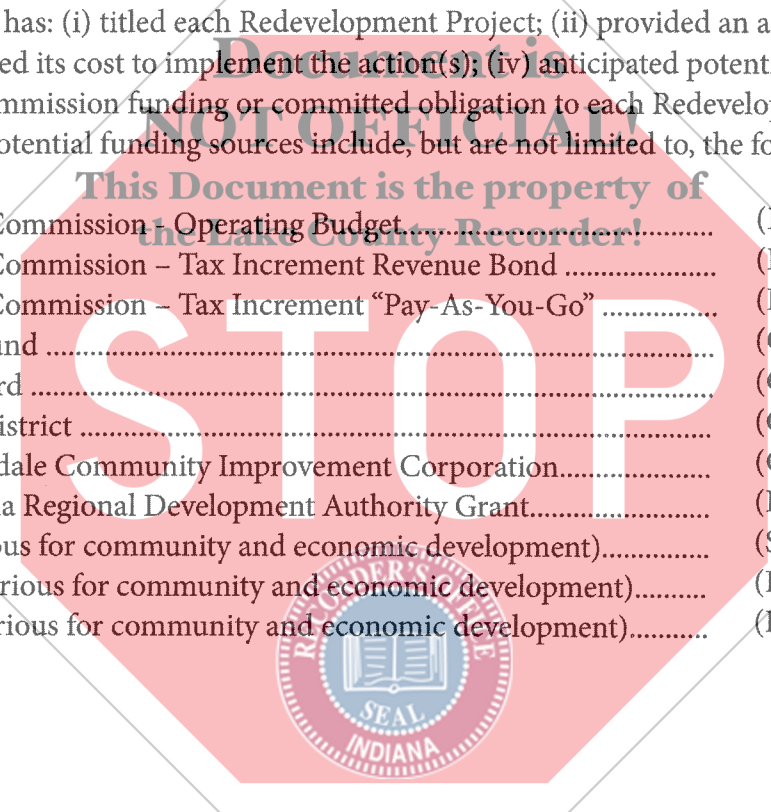
APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES

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 “Redevelopment Projects”) and cost estimates for implementation in the Redevelopment Area. The following 2013 Amendment projects and programs were developed to address the conditions of an area needing redevelopment in the Redevelopment Area and to overcome its causes to improve the overall quality of life for the City. The Original 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 Redevelopment 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 Redevelopment 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 - 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)



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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

- **PRIORITY I: Immediate Needs (2013 through 2015)**
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 areas needing redevelopment and its conditions in the Redevelopment Area.
- **PRIORITY II: IMPORTANT NEEDS (2013 THROUGH 2018)**
Priority II projects and programs are desirable and acceptable medium-range actions implemented as catalysts for ancillary community and economic development to further address areas needing redevelopment in the Redevelopment Plan for the Redevelopment Area.
- **PRIORITY III: APPROPRIATE NEEDS (2013 THROUGH 2022)**
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 areas needing redevelopment in the Redevelopment Plan for the Redevelopment Area.



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

B. Recommended Projects and Programs

Priority I: Immediate Needs

The Commission has identified the following Redevelopment Projects as Priority I: Immediate Needs to be considered for implementation between fiscal years 2013 through 2015. Redevelopment Projects have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

Stadium District Project

This project provides for property acquisition and site preparation for the execution of creating the Stadium District. The proposed components of the district would be the following: residential, mixed use, senior housing, restaurants, museum, visitors center, commercial, kids activity center, a possible hockey arena, and perhaps a hotel. The district is physically bounded by the alley east of Schrage Ave., Old Center Street on the North, Front Street on the East, and 121st Street on the South.

Program Estimate: \$ 6,500,000
Funding Source(s): (RC-TB); (RC-TIF); (City-Gen) and (City-PB)
Estimated Commission Funding: \$ 6,500,000

Business Incentive Grants

This grant program is directed to foster growth of small businesses in the downtown business district. The program is open to those interested in establishing a new business in Whiting or a destination business such as an eatery which 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 organizational needs.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Universal Recycling Center

This project will establish a centralized recycling drop area for items not addressed by the normal tote recycling process. This center will be located on or near the City Garage and will provide for the recycling of items such as paints, oil, batteries, mercury bulbs, and others. This center will be accessible for recycling 24 hours. The creation of the center will further advance the City's focus on being a "green city".

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

Business District Parking Improvements

This project addresses the continued need for parking within the City of Whiting. Acquisition, preparation and final 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); (City-Gen)
Estimated Commission Funding: \$ 2,500,000

CSX ROW Acquisition/ Relocation/Development

This project provides for the purchase of the CSX ROW which runs West of Oil City Stadium from 119th Street to 121st Street. To enable this acquisition, the City would participate in relocating the present BP railroad switch as a prerequisite to the acquisition. Upon purchase, the ROW will be developed as an amenity to Oil City Stadium and provide for the construction of a leg of the Whiting Bike Trail.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Gun Club Restoration

This project provides for the reconstruction of the Gun Club in which only the building façade will be retained from the original structure. The end use of this new building will be a restaurant with an exterior patio and balcony for dining pleasure. The intent would be to lease the facility to a restaurant operator as part of one of the Lakefront attractions.

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

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 the repairs, and replenished by the property sale after renovation less the contractor's commission. This fund will perpetuate a constant rejuvenation of troubled properties within the City resulting in improved AV's 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 Municipal-Owned Properties

Several municipally owned buildings are located 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: \$ 1,500,000
Funding Source(s): (RC-TB); (RC-TIF); (RC-OB)
Estimated Commission Funding: \$ 1,000,000

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Relocation/Construction of Park Administration Center

Following the completion of the Lakefront project, the needs of those utilizing the park would be better served by placement of the park administration in the park itself. To accomplish this a new Administration Center will be constructed which will serve as both the Park Administration building and the new Whiting Robertsdale Boat Club location. The two story configuration will address the needs of the park and the relocated Boat Club.

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

Acquisition/Expansion of Additional Recreation/Green Space

This project includes the development of a community garden, plazas in various locations, development and improvement of pocket parks and possible purchase of Amoco Park.

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

Economic Development Infrastructure Assistance

This project would provide for the construction of infrastructure in support of development of projects such as: BP's vision to expand office, lab, and employee support structures; provide infrastructure to the establishment of hotel or recreational facilities; and provide special utilities such as fire lines to future eateries. These are a few examples of infrastructure needs but not limited to only the above as the needs have yet to be determined on a case basis.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Whiting Redevelopment Area Property Acquisition

The Acquisition List for this Redevelopment Plan for the Redevelopment Area 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. This may also include the purchase of properties outside of the Redevelopment Area, which are voluntarily offered to the Commission for purchase, in order to provide relocation alternatives for families whose properties are purchased as a result of one of the Commission project initiatives.

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

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

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.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Whiting Park Infrastructure and Lakeshore Improvements

The Commission will partner with the City of Whiting and the Northwest Indiana Regional Development Authority (“RDA”) to provide water and sewer infrastructure to the City of Whiting lakefront, to expand electrical service, to remove impediments to lakeshore access and to add amenities to the lakeshore, including but not limited to the following: acquisition of property, boardwalk, bike/ pedestrian trails, etc.

In addition, the City of Whiting is in the process of preparing engineering and construction design drawings to improve its lake shoreline for public access, which may include the construction a public marina on its Lake Michigan shoreline, lighting, and other park improvements to take advantage of the Lake Michigan shoreline and recreational opportunities available for the City, the region and the State of Indiana.

Program Estimate: \$ 50,000,000
Funding Source(s): (RC-TB); (RC-TIF); (City-Gen); (City-WB); (City-San); (RDA); (SG); (FG) and (PG)
Estimated Commission Funding: \$ 25,000,000

Relocation of the Public Works Facility

The City of Whiting Street Department Public Works Facility located at 119th and Front Streets was a donation to the City by BP (previously known as the Amoco, the Amoco Oil Company and Standard Oil). Originally constructed for refinery vehicle repairs and maintenance, the facility is outdated, inefficient, and substandard and is a poor use of lakefront property. The Commission should consider its relocation and the construction of a new facility in the Redevelopment Area as a partnership with the City of Whiting. Site to be determined.

Program Estimate: \$ 13,500,000
Funding Source(s): (RC-TIF); (City-Gen) and (City-San)
Estimated Commission Funding: \$ 1,250,000

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

New York Avenue Housing Development Project

The Commission desires to acquire properties on the 1900 block of New York Avenue 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: \$ 2,000,000
Funding Source(s): (RC-OB); (City-Gen) and (CIC)
Estimated Commission Funding: \$ 1,200,000

Whiting Museum Complex and Other Historic Structures

The Commission desires to construct and operate a 30,000 square foot community historical center and complex on part of the former Michigan Industrial Hardwood facility (119th Street and Front Street) currently owned by the Commission. The center and museum will be a repository for community historical artifacts, documents and significant items related to the rich history and development of the Whiting-Robertsdale community, including items specific to its railroads, industrial and ethnic history. Costs include construction of the facility, the acquisition of center historical exhibits and displays, the relocation and siting of rail cars and initial operating costs. Costs also include the acquisition and renovation of other historic sites and structures in the City of Whiting that have contributed to historical, architectural and cultural development.

Program Estimate: \$ 12,500,000
Funding Source(s): (RC-TB); (RC-TIF); (City-Gen); (CIC); (SG); (FG) and (PG)
Estimated Commission Funding: \$ 12,500,000

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 redeveloped 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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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

This project addresses the acquisition of certain substandard and obsolescent real property located at the west corners of 119th Street and Front Street for the purpose of redevelopment activities (including the demolition of existing structures) 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 of Whiting'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

Recreational opportunities exist throughout the City of Whiting (which may be improved as recreation and/or sports recreational focal points for use by the City of Whiting, the Parks and Recreation Department, the School City of Whiting or other sports organizations. The Commission in partnership with the City, and the Parks and Recreation Department may identify such areas or land in the District for the development and improvement of recreation and sport complexes.

A project may include land preparation and grading at individual sites. Additional complementary projects for the development of such recreation and sports complexes may include but are not limited to: utility improvements, expansion and renovation of existing facilities, bike/pedestrian trail connections and development, BMX facility/area, or other ancillary active recreational opportunities which may be relocated from Whiting's Lakefront Park, including the baseball field, tennis courts, sand volleyball courts, etc. Baseball, softball, t-ball and little league fields as well as tennis and volleyball courts would be designed to accepted league standards to provide for official league tournaments play. Partnerships could be formalized with the School City of Whiting, the Whiting Little League, American Legion Baseball, etc. to provide common recreation and sport utilization at a site in an effort to consolidate facilities at any one identified site. The Commission will also consider the construction of additional sports facilities.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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 of Whiting 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); (SG); (FG) and (PG)
Estimated Commission Funding: \$ 3,000,000

Improvements to Whihala Beach

The City has acquired ownership of the Whihala Beach from the Lake County Parks and Recreation Department. The City is still paying the debt service on the purchase. The Commission wishes to partner with the City to improve Whihala Beach and pay off the remaining purchase price. Said improvements may 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); (RC-OB) and (FG)
Estimated Commission Funding: \$ 6,000,000

Improve Efficiencies of Operations and Facilities at the Whiting Sanitary Basin and Water Infrastructure Improvements

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.

Program Estimate: \$ 5,000,000
Funding Source(s): (RC-TIF); (City-Gen); (City-WB) and (City-San)
Estimated Commission Funding: \$ 3,500,000

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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); (RC-TB); (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 may consider working with INDOT to plan, design and implement an improvement plan. The plan should address new sidewalks, new street lighting, landscaping improvements, etc. 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 get of the community, and it has the potential to become a prime opportunity for business development. Investment in Indianapolis Boulevard Business Corridor Allocation Area to coordinate and improve its appearance is recommended for future development to occur. The plan may also include assistance to developers for the redevelopment of corridor parcels.

Program Estimate: \$ 10,000,000
Funding Source(s): (RC-OB); (RC-TF); (RC-OB); (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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Standard Avenue & 119th Street (1700 Block) Street Reconstruction/Property Acquisition (From 119th Street to Front Street)

The Commission recognizes that upon the implementation of the water treatment solution the existing Water Filtration facility located at approximately 1642-119th Street will be obsolete. The Commission desires to work with the City administration and the Water Board to prepare of portion of this 6.63 acres site (real property number 45-03-08-156-042.000-025) for future redevelopment opportunities. In order to initiate redevelopment of this area, the Commission intends to facilitate the demolition of all building improvements and preparation of site improvements for implementation of a development plan. Additionally, the Commission desires to include a portion of a 6.28 acre parcel of the abandoned railroad-right-of-way that is adjacent to this site on the east (real property number 45-03-08-156-041.000-025) as a part of the overall redevelopment of this area. The project includes the complete reconstruction of the street for primarily two-way local residential and sports facility traffic. The project will further include ornamental lighting, curbs and gutters, drainage, and landscaping to improve the aesthetics of one of the oldest residential developments in the City of Whiting. The construction design should be updated and implemented to stimulate new residential and commercial development to the east and to complement the development of Standard Diamonds as a sports complex. The project includes \$1,000,000 for real property acquisition of homes located adjacent to the project and in the 1700 block of 119th Street.

Program Estimate:	\$ 2,000,000
Funding Source(s):	(RC-TIF); (City-Gen); (City-WB); (City-San) and (PG)
Estimated Commission Funding:	\$ 1,750,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Priority II: Important Needs

The Commission has identified the following Original Projects as Priority II: Important Needs to be considered for implementation between fiscal years 2013 through 2018. Redevelopment Projects have not been further prioritized within this category and are listed in no particular or specific order for consideration or implementation.

Roex Property Redevelopment (Adjacent to Hammond Bike Trail Extension)

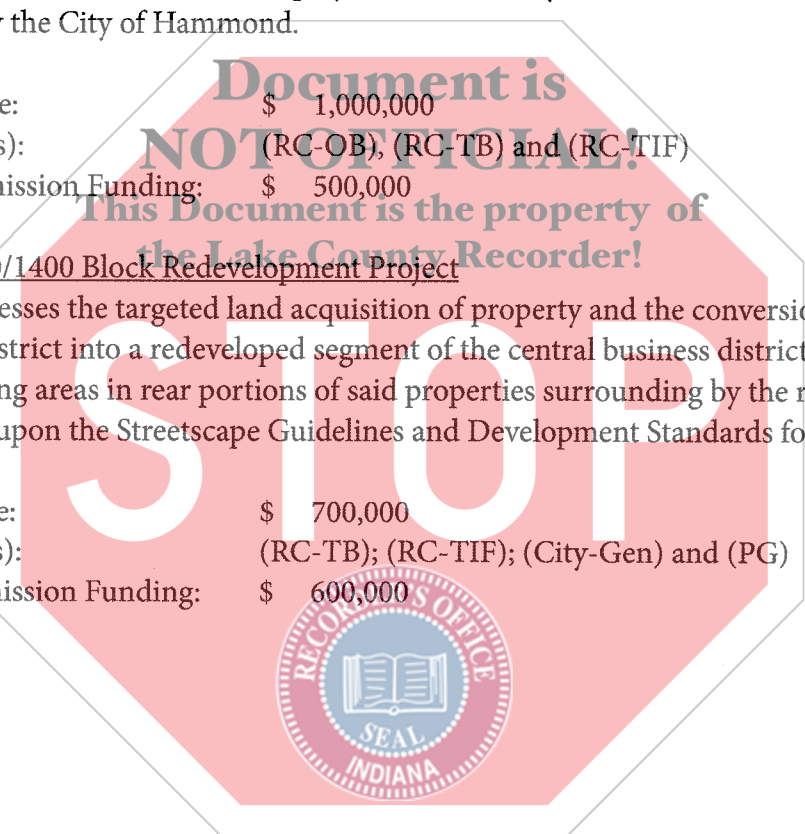
The Commission desires to provide expanded recreational and/or housing opportunities north of the Hammond bike trail extension east of Indianapolis Boulevard from New York Avenue to White Oak Avenue on a 0.94 acre parcel (key number 45-03-07-431-021.000.025) that may include necessary capital improvement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

This project addresses the targeted land acquisition of property and the conversion of this part of the City's business district into a redeveloped 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: \$ 700,000
Funding Source(s): (RC-TB); (RC-TIF); (City-Gen) and (PG)
Estimated Commission Funding: \$ 600,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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 of Whiting 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 roadway construction, infrastructure (including but not limited to water and sewer lines) and capital improvement project construction and site preparation for parking facilities, office complexes or other industrial/manufacturing facilities expanding in the City of Whiting 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

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 Plan. Therefore, the Commission may provide the necessary public infrastructure and capital improvement projects to facilitate activities in the City of Whiting 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



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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: \$ 2,000,000
Funding Source(s): (RC-TB); (RC-TIF); (RC-OB); (City-Gen); (City-WB); (City-San) and (PG)
Estimated Commission Funding: \$ 1,500,000

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 wished to also consider the construction 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 in the section of Center Street (one of the first residentially developed areas in the City of Whiting). Program activities include land acquisition of certain identified properties and the demolition of substandard or obsolescent structures for redevelopment opportunities focused on construction of residential single-family dwelling units or condominium units. The Commission desires to identify a developer to implement project construction and to fund construction through loans.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

Priority III: Appropriate Needs

The Commission has identified the following Redevelopment Projects as Priority III: Appropriate Needs to be considered for implementation between fiscal years 2013 through 2022. Redevelopment 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

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: (1) St. Mary's School and convent; (2) Immaculate Conception School and convent; (3) Sacred Heart School and convent; and (4) 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 rolls and making them useful to the community. Private/public partnerships 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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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); (RC-TIF); (RC-TB) and (PG)
Estimated Commission Funding: \$ 2,000,000

Telecommunications Infrastructure

The Commission should construct a telecommunications tower along the Standard Avenue lakeshore to take advantage of its prime location to Chicago. A telecommunications tower would allow for multiple uses and coordination of cellular and telecommunications antennas to one central location in the City of Whiting.

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

Free-Standing Youth Facility

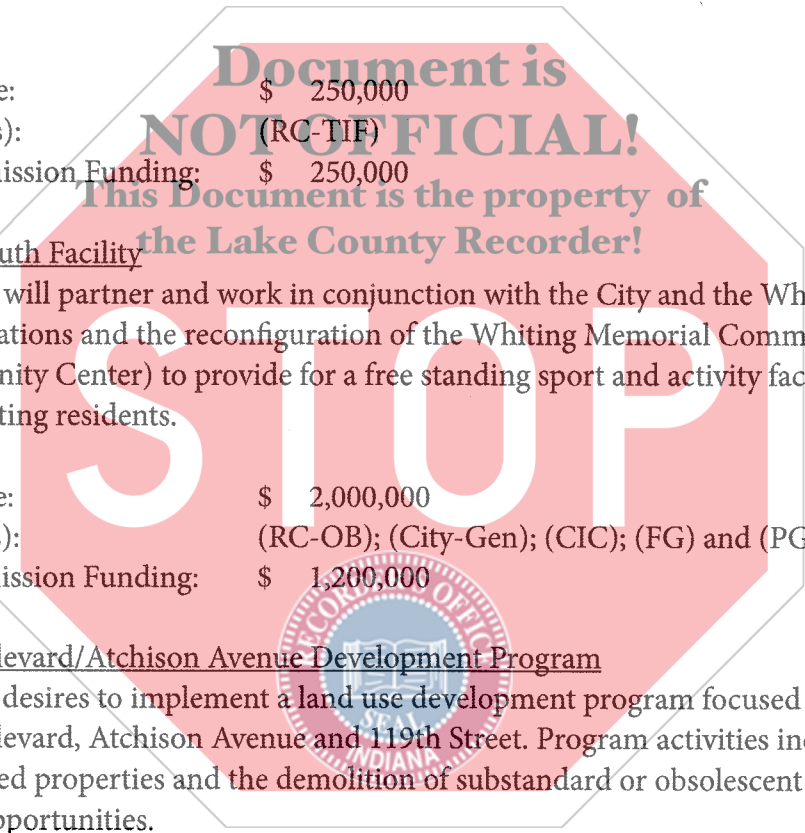
The Commission will partner and work in conjunction with the City and the Whiting Park Board to implement renovations and the reconfiguration of the Whiting Memorial Community House (the Whiting Community Center) to provide for a free standing sport and activity facility to host youth activities for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

Program Estimate: \$ 2,000,000
Funding Source(s): (RC-OB); (City-Gen); (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



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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 to benefit and serve the residents of the Revitalization Area.

Program Estimate: \$ 500,000
Funding Source(s): (RC-TB); (RC-TIF); (RC-OB); (CIC); (SG); (FG) and (PG)
Estimated Commission Funding: \$ 350,000

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 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 of Whiting, 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 as well as energy saving retrofits.

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

APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

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.

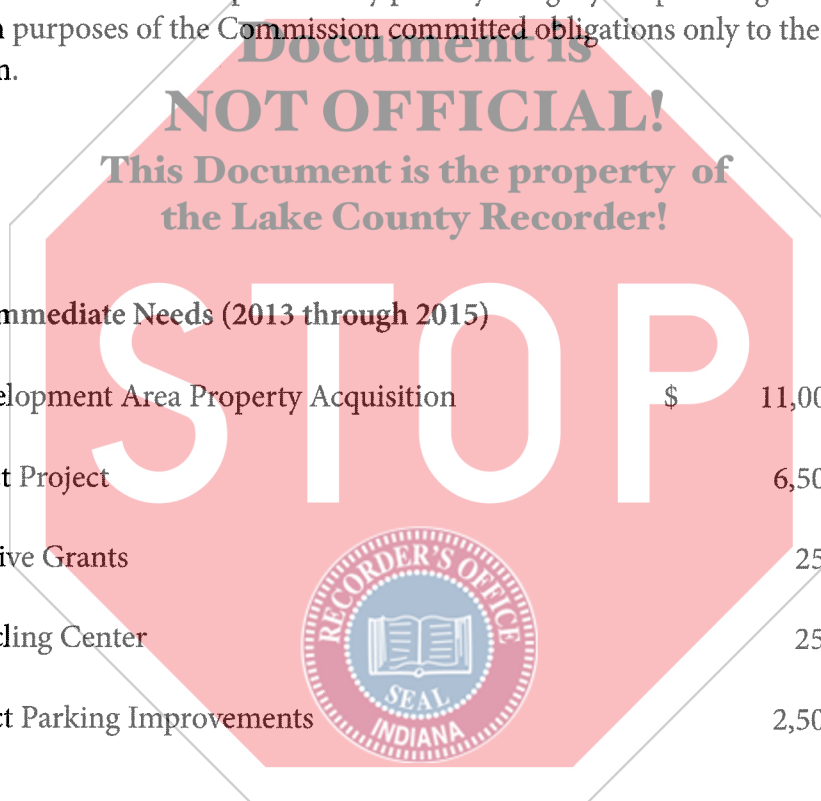
- Trade school development/establishment (retrofit of a church school or a partnership with a local college)
- High-technology activity infrastructure – fiber optics, wireless, etc.

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 Original Projects identified herein.

PRIORITY I: Immediate Needs (2013 through 2015)

Whiting Redevelopment Area Property Acquisition	\$ 11,000,000
Stadium District Project	6,500,000
Business Incentive Grants	250,000
Universal Recycling Center	250,000
Business District Parking Improvements	2,500,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

CSX ROW Acquisition/Relocation/Development	1,500,000
Gun Club Restoration	3,500,000
Housing Improvement Program/Contractor Incentive	1,000,000
Improvements to Municipal-Owned Properties	1,000,000
Relocation/Construction of Park Administration Center	2,500,000
Acquisition/Expansion of Additional Recreation/Green Space	2,000,000
Economic Development Infrastructure Assistance	2,500,000
Implementation of the "Residential and Commercial Matching Assistance/Façade Improvement Program"	1,000,000
Redevelopment Area Street Landscaping Program	100,000
Whiting Park Infrastructure and Lakeshore Improvements	25,000,000
Relocation of the Public Works Facility	1,250,000
New York Avenue Housing Development Project	1,200,000
Whiting Museum Complex and Other Historic Structures	12,500,000
119th Street 1500/1600 Block Revitalization Project	1,800,000
119th and Front Street (West Side) Corners Development Project	1,000,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

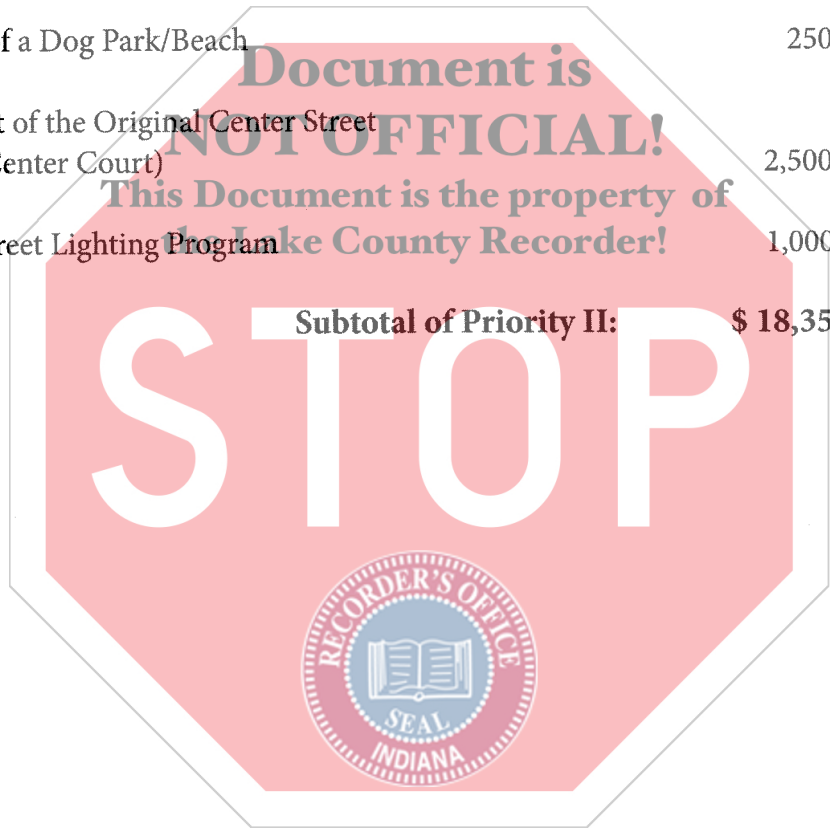
Recreation and Sports Complexes	20,000,000
Whiting Memorial Community House (Community Center) Renovations	3,000,000
Improvements to Whihala Beach	6,000,000
Sound Barriers along the Railroad Corridor and/or Quiet Zone Improvements	2,500,000
Indianapolis Boulevard Business Corridor Improvements	6,500,000
Destination Tourism Development Project	9,200,000
Standard Avenue & 119th Street Reconstruction/Acquisition	1,750,000
Improve Efficiencies of Operations and Facilities at the Whiting Sanitary Basin and Water Infrastructure Improvements	3,500,000
Subtotal of Priority I:	\$130,800,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

PRIORITY II: Important Needs (2013 through 2018)

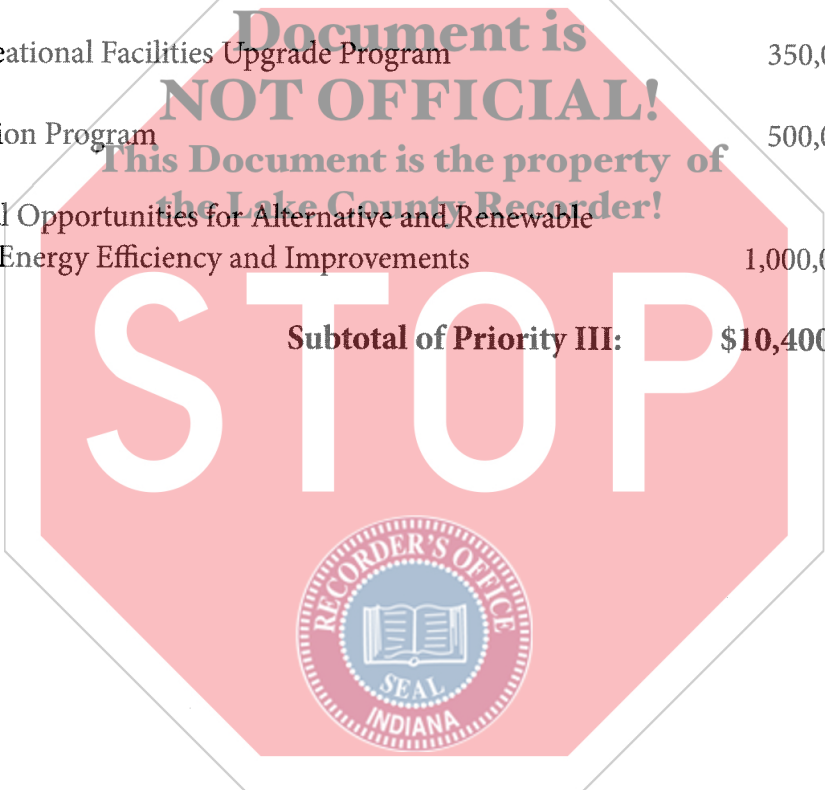
Roex Property Housing Development (Adjacent to Bike Trail)	\$ 500,000
119th Street 1300/1400 Block Redevelopment Project	600,000
Industrial Expansion Infrastructure Assistance Program	7,500,000
General Public Infrastructure and Capital Improvement Program	4,500,000
Schrage Avenue Corridor Redevelopment Program	1,500,000
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
Subtotal of Priority II:	\$ 18,350,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

PRIORITY III: Appropriate Needs (2013 through 2022)

CN Railroad Corridor Acquisition	1,800,000
Institutional Land Uses Retrofit Program	1,500,000
Illiana Hotel Renovations and Façade Improvements	2,000,000
Telecommunications Infrastructure	250,000
Free-Standing Youth Facility	1,200,000
Indianapolis Boulevard/Atchison Avenue Development Program	1,800,000
Parks and Recreational Facilities Upgrade Program	350,000
Land Remediation Program	500,000
Pursue Potential Opportunities for Alternative and Renewable Energy and for Energy Efficiency and Improvements	1,000,000
Subtotal of Priority III:	\$10,400,000



APPENDIX C: PROJECT RECOMMENDATIONS AND COST ESTIMATES (CONTINUED)

TOTAL OF ALL REDEVELOPMENT PROJECTS by priority category

<u>Original Projects</u>		(Obligations) Commission <u>Commitments</u>
Subtotal of Priority I (2013-2015):	\$	130,800,000
Subtotal of Priority II (2013-2018):		18,350,000
Subtotal of Priority III (2013-2022):		10,400,000
TOTAL: Original Projects:		\$ 159,550,000



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED

A. Introduction

The Commission may acquire real property through the powers provided to it in accordance with IC 36-7-14-12.2. Further, IC 36-7-14-19 outlines the procedures for real property acquisition upon the approval and adoption of a list of real property and interests in real property to be acquired. **APPENDIX D** is the documented list of real property and interests in real property to be acquired.

B. Approval and Adoption

Approval and adoption of the **APPENDIX D** shall be concurrent with the approval and adoption of the Redevelopment Plan for the Redevelopment Area to which it is attached, unless otherwise noted in this section of **APPENDIX D**.

C. Purpose for Preparing the List

The Whiting Redevelopment Commission, in working with the administration of the City of Whiting, city department heads and the Whiting Plan Commission, prepared a list of real property to be considered for acquisition over the next 10 year period (2013 through 2022).

The list of real property to be considered for acquisition over the next 10 years will serve as a guide to focus redevelopment and rehabilitation economic and community development initiatives over the next 10 year period and to act as catalyst to support private and public investment in the Redevelopment Area.

The list of real property and interests in real property to be acquired was developed to clear real property and 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.

The Commission has not assigned any priority categories to how and when real properties are to be acquired. In addition, the Commission has determined that real property and real property interests will be considered for acquisition as required to meet economic and community development needs and based upon available land acquisition funds.

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

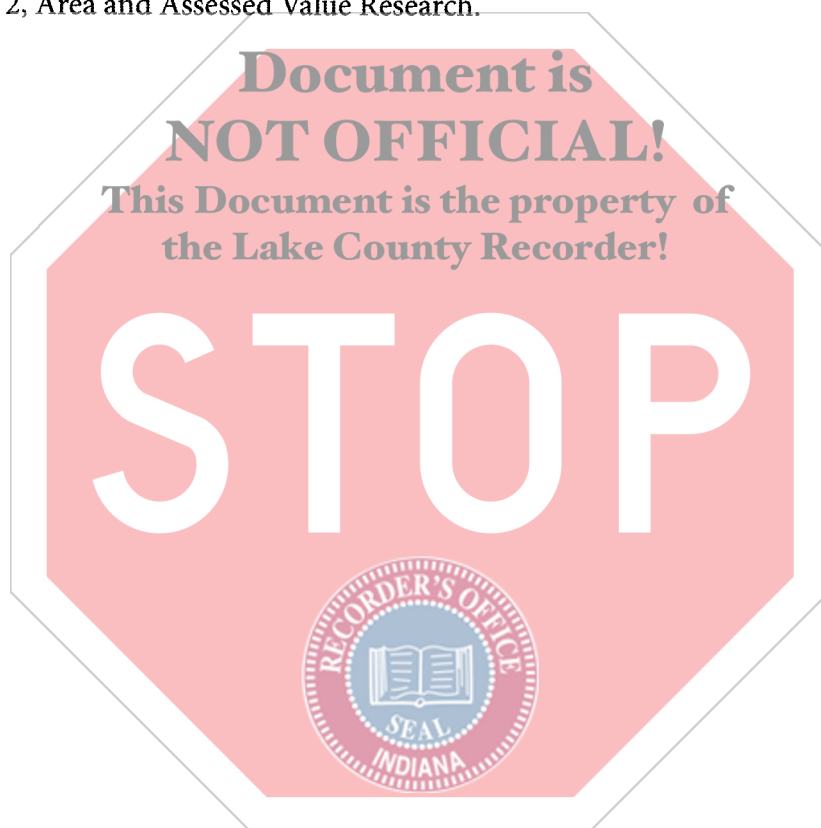
Real properties are listed in ascending order of their real property key number used for tax purposes by the Office of the Lake County Auditor.

It is recommended that the Commission update its List of Real Property and Real Property Interests to be Acquired on an annual basis to confirm current ownership, true tax values (assessed values), and any new resubdivisions that may have occurred during the previous year.

The following attached lists document the detailed data related to each parcel of real property and interests in real property to be acquired.

This **APPENDIX D** includes the following:

- Attachment 1, Owner and Legal Description Research
- Attachment 2, Area and Assessed Value Research.



APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

(18-Digit as of 2007)

New Real Property

Key Number	Location Address Number Street (or General Area)	Owner Party (2)	Legal Description	SDP
45-03-05-503-001.000-025	117th Street and White Oak Avenue	EJ&E West Company	PT. SW S.5 T.37 R.9 .10 AC.	
45-03-06-503-002.000-025	Ohio Avenue & E Atchison Avenue	Joe Jurek	PT. SE. S. 6 T.37 R.9 7.40 A. TRI. PT. SE S.6 T.37 R.9 .03 A.	
45-03-07-205-013.000-025	1849 Indianapolis Boulevard	Whiting Boardwalk LLC	CENTRAL PARK ADD LOTS 7 & 8 BLK 5	
45-03-07-205-014.000-025	1853 Indianapolis Boulevard	Esparza Manuel V Jr	CENTRAL PARK ADD. LOT 9 BL. 5 doc.2003-021841	
45-03-07-205-015.000-025	1855-61 Indianapolis Boulevard		CENTRAL PARK ADD. ALL LOTS 10 & 11 BL.5 ALL LOTS 12 & 13 BL.5	
45-03-07-205-016.000-025	1863 Indianapolis Boulevard	Indiana Bell Telephone Co Inc	CENTRAL PARK ADD. L.14 BL.5	
45-03-07-206-017.000-025	1865-67 Indianapolis Boulevard	George Et Al Corman	CENTRAL PARK ADD. L.15 BL.5 ALL L.16 BL.5	
45-03-07-205-018.000-025	1869-73 Indianapolis Boulevard	George Corman Plumb Heating Inc	CENTRAL PARK ADD. LOTS 17,18 & 19 BL.5	
45-03-07-205-019.000-025	1878 Indianapolis Boulevard	Lake County Trust Co Tr Tr No 1701		
45-03-07-206-002.000-025	1862 Indianapolis Boulevard	Younggren Nord A Tr (1/8)Lee S & Betty M	CENTRAL PARK ADD. EX. S. 14 FT. L.20 BL.5	
45-03-07-206-003.000-025	1864-68 Indianapolis Boulevard	Younggren Trs(1/8)Monte L&Pa	DAVIDSON'S 6TH ADD. LOT 7	
45-03-07-206-004.000-025	1870 Indianapolis Boulevard	Helen L Novosel	DAVIDSON'S 6TH ADD. L.4 AND L.5 AND L.6	
45-03-07-206-005.000-025	1872 Indianapolis Boulevard	Difallah E Hamad	DAVIDSON'S 6TH ADD. L.3	
45-03-07-251-001.000-025	1200-12 119th Street	Mary S Fetsis	DAVIDSON'S 6TH ADD. L.2	
45-03-07-251-011.000-025	1916 Indianapolis Boulevard	Keith, Scott	DAVIDSON'S BLVD ADDITION ALL LOT 1 TO 6 BLOCK 1	
45-03-07-251-012.000-025	1918 Indianapolis Boulevard	T. C. Vanzandth, Inc.	DAVIDSON'S BOULEVARD ADD. ALL L.14 BL.1	
45-03-07-252-025.000-025	1926 Indianapolis Boulevard	Page, Eduardo	DAVIDSON'S BOULEVARD ADD. ALL L.15 BL.1	
45-03-07-252-026.000-025	1928 Indianapolis Boulevard	Page, Eduardo	DAVIDSON'S BOULEVARD ADD. L. 13 BL. 2	
45-03-07-252-027.000-025	1930 Indianapolis Boulevard	Mladen & Sandra M Kostic	DAVIDSON'S BLVD. ADD. L.14 BL.2	
45-03-07-252-028.000-025	1932 Indianapolis Boulevard	Jamie Laguna Et Al Torres	DAVIDSON'S BOULEVARD ADD. ALL L.15 BL.2	
45-03-07-252-029.000-025	1934 Indianapolis Boulevard	Joseph S & Helen Jansak	DAVIDSON'S BOULEVARD ADD. ALL L.16 BL.2	
45-03-07-252-030.000-025	1936 Indianapolis Boulevard	Luis N & Alicia Hernandez	DAVIDSON'S BOULEVARD ADD. LOT 17, BLOCK 2	
45-03-07-252-031.000-025	1938 Indianapolis Boulevard	Josefina Hernandez & Maria A Paniagua	DAVIDSON'S BOULEVARD ADD. ALL L.18 BL.2	
45-03-07-252-032.000-025	1942 Indianapolis Boulevard	Markos Mirelez	DAVIDSON'S BOULEVARD ADD. ALL L.19 BL.2 NW.2 L.20 BL.2	
45-03-07-252-033.000-025	1944 Indianapolis Boulevard	Jose Guadalupe & Carmen Martinez	DAVIDSON'S BOULEVARD ADD. SE2. L.20 BL.2 AND L.21 BL.2	
45-03-07-252-034.000-025	1946 Indianapolis Boulevard	Patricia Rodriguez	DAVIDSON'S BOULEVARD ADD. ALL L.22 BL.2	
45-03-07-252-037.000-025	1952 Indianapolis Boulevard	John D Gigac & Lorraine Schwartz	DAVIDSON'S BOULEVARD ADD. ALL L.23 BL.2	
45-03-07-252-038.000-025	1948 Indianapolis Boulevard	Lake Michigan Trading Company, Inc.	DAVIDSON'S BOULEVARD ADD. ALL L.26 BL.2	
45-03-07-253-041.000-025	2000 Indianapolis Boulevard	Moises Castellanos	DAVIDSONS BOULEVARD ADD. ALL L.24 BL.2 & LOT 25	
45-03-07-253-042.000-025	2006 Indianapolis Boulevard	Brezene, Mary Jane & George S J / T	DAVIDSON'S BOULEVARD ADD. ALL LOT 23 BL.3	
45-03-07-253-043.000-025	2008 Indianapolis Boulevard	Brezene, Mary Jane & George S J / T	DAVIDSON'S BOULEVARD ADD. ALL LOT 24 BL.3	
45-03-07-253-044.000-025	2010 Indianapolis Boulevard	Lakeshore Ventures, Inc.	DAVIDSON'S BOULEVARD ADD. ALL L.25 BL.3	
45-03-07-253-045.000-025	2014 Indianapolis Boulevard	Brezene, Mary Jane & George Brezene	DAVIDSON'S BLVD. ADD LOT 26 BLOCK 3 AND NORTH 22 FT LOT 27 BLOCK3	
45-03-07-253-046.000-025	2018 Indianapolis Boulevard	Ruiz, Omar	DAVIDSON'S BLVD. ADD LOT 28 & S. 3 FT LOT 27 BLOCK 3	
45-03-07-253-047.000-025	2020 Indianapolis Boulevard	Fulmer, Michael & Diane	DAVIDSON'S WESTERN ADD. LOT A AND NORTHWEST 5 FT. OF LOT B	
45-03-07-253-048.000-025	2024 Indianapolis Boulevard	Kevek, Julianne M	DAVIDSON'S WESTERN ADD. SE. 25 FT. LOT B NW. 5 FT. LOT C	
45-03-07-253-049.000-025	2026 Indianapolis Boulevard	Socolover, Maria	DAVIDSON'S WESTERN ADD. S. E. 20 FT. LOT C N. W. 5 FT. LOT D	
45-03-07-253-050.000-025	2028 Indianapolis Boulevard	Bachurek, Philip J Sr. & Renee F Keen	DAVIDSON'S WESTERN ADD. LOT E	
45-03-07-253-051.000-025	2032 Indianapolis Boulevard	Bachurek	DAVIDSON'S WESTERN AVE. ADD. ALL L.F	
45-03-07-253-052.000-025	2034 Indianapolis Boulevard	Morando, Elizabeth	DAVIDSON'S WESTERN ADD. L.G	
45-03-07-253-053.000-025	2036 Indianapolis Boulevard	Depoy, Paul H	DAVIDSON'S FRED ST. ADD. ALL L.28 BL.1	
45-03-07-253-054.000-025	2040 Indianapolis Boulevard	Dybel, Sophie B Tr	DAVIDSON'S FRED ST. ADD. ALL L.29 BL.1	
45-03-07-255-020.000-025	2048 Indianapolis Boulevard	Casanova, Roxana Karina	DAVIDSON'S FRED ST. ADD. ALL L.30 BL.1	
45-03-07-255-021.000-025	2050 Indianapolis Boulevard	Arriaga, Ismael	DAVIDSON'S FRED ST. ADD. ALL L.30 BL.1	
45-03-07-255-022.000-025	2052 Indianapolis Boulevard	Ortiz, Margaret	Davidson's Fred St Addition Block 3 Lot 7 Ex S.26ft	
45-03-07-255-023.000-025	2054 Indianapolis Boulevard	Ortiz, Margaret	Davidson's Fred St Add Block 3 Lot 8 & S.26ft of Lot 7	
45-03-07-255-024.000-025	2058 Indianapolis Boulevard	Pacheco, Margarita	DAVIDSON'S FRED ST. ADD. ALL LOT 9 BL.3 NW. 5 FT. LOT 10 BL.3	
45-03-07-255-025.000-025	2060 Indianapolis Boulevard	Rodriguez, Ramon L	DAVIDSON'S FRED ST. ADD. SE. 20 FT. OF LOT 10 BL.3 ALL LOT 11 BL.3	
45-03-07-255-026.000-025	2062 Indianapolis Boulevard	Salgado, Angelica	DAVIDSON'S FRED ST. ADD. ALL LOT 12 BL. 3	
		Jurek, Joseph	DAVIDSON'S FRED ST. ADD. ALL L.13 BL.3	
		Kienzl, Richard M & Joan M Kienzl	DAVIDSON'S FRED ST. ADD. ALL L.14 BL.3	

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

(18-Digit as of 2007)

New Real Property

Key Number	Location Address		Owner Party (2)	Legal Description	SDP
	Number	Street (or General Area)			
45-03-07-255-027.000-025	2064	Indianapolis Boulevard	Jurek, Joseph	DAVIDSON'S FRED ST. ADD. ALL L.15 BL.3 N'LY 2.6'FT. L.16 BL.3	
45-03-07-255-028.000-025	2066	Indianapolis Boulevard	Rosendo, Jesus & Asuncion	DAVIDSON'S FRED ST. ADD. S'LY 22.4FT L.16 BL.3 & LOT 17 EXCEPT S'LY 19.1FT BL.3	
45-03-07-255-029.000-025	2077	Indianapolis Boulevard	SOUTH LAKE INVESTMENTS	DAVIDSON'S FRED ST. ADD. L.18 & S'LY 19.1FT OF LOT 17 BL.3	
45-03-07-258-002.000-025	2003	Indianapolis Boulevard	Whiting Post No 80 The American	SUB. N. RD. SW. NE. S.7 T.37 R.9 LOTS 34 & 35	
45-03-07-258-003.000-025	2007	Indianapolis Boulevard	Kelm, Barbrie & Stephen J Kelm W&H	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 LOTS 36 & 37	
45-03-07-258-004.000-025	2011-13	Indianapolis Boulevard	Timko, George & Jr Ann Marie	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 38, AND 39	
45-03-07-258-005.000-025	2015	Indianapolis Boulevard	Enriquez, James and Diring, Maria C	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 40 DOC # 2002108486	
45-03-07-258-006.000-025	2017	Indianapolis Boulevard	Abarca, Refugio	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.41 AND ALL L.42	
45-03-07-258-007.000-025	2021	Indianapolis Boulevard	Ruzich, David W & Judith A	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 LOT 43 NW. 1/2 LOT 44	
45-03-07-258-008.000-025	2025	Indianapolis Boulevard	Ruzich, David W & Judith A	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 SE. 1/2 LOT 44 ALL LOT 45	
45-03-07-258-009.000-025	2027	Indianapolis Boulevard	Ruzich, David W & Judith A H&W	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 L.46 AND N2. L.47	
45-03-07-258-010.000-025	2031	Indianapolis Boulevard	Ruzich, David W & Judith A Ruzich J/T	SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 S2. L.47 AND L.48	
45-03-07-258-011.000-025	2033	Indianapolis Boulevard	Ruzich, David W & Judith A h&w	SUBDIV. N. R'D SW. NE. S.7 T.37 R.9 L.49	
45-03-07-258-012.000-025	2010	Clark Street	Hritz, Frances C	SUBDIV. N. R'D. SW. NE. S.7 T.37 R.9 LOTS 50 & 51	
45-03-07-258-013.000-025	2010	Clark Street	Hritz, Frances C (corrected)	RESUBDIV. L.52 & 53 SUBDIV. N. R'D SW. NE. S.7 T.37 R.9 L.B	
45-03-07-258-014.000-025	2041	Indianapolis Boulevard	One Source 4 Homes LLC	RESUB. LOTS 52 & 53 SUBDIV. N. RD. SW. NE. S.7 T.37 R.9 L.A	
45-03-07-261-007.000-025	2075	Indianapolis Boulevard	Patel, Bhavana Chittaranjan (15% inter), Sajani Chittaranjan Patel (20% inter), Shrivam 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	
45-03-07-280-011.000-025	2077	Indianapolis Boulevard	Yale, Austin C Tr R / L	SCHRAGE'S 2ND ADD. ALL LOT 1 & WEST 12.2/10 FT. LOT 2	
45-03-07-280-012.000-025	1401	121st Street	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	
45-03-07-280-013.000-025	1403	121st Street	Minniti, Albert W	SCHRAGE'S 2ND ADD. E.7.9 FT L.3 ALL LOT 4	
45-03-07-280-014.000-025	1405	121st Street	Vargas, Jorge G & M A Concepcion	SCHRAGE'S 2ND ADD. LOT 5	
45-03-07-427-001.000-025	2111	Indianapolis Boulevard	Walczak, Denise M Trs of the Denise M Walczak Revocable Tr dated 8-24-06	DAVIDSON'S N.Y. AVE. ADD. EX. SE. 37FT LOT 19 BL.2	
45-03-07-427-003.000-025	2115	Indianapolis Boulevard	Walczak, Denise M Trs of the Denise M Walczak Revocable Tr dated 8-24-06	DAVIDSON'S N.Y. AVE. ADD. SE.10 FT. L.19 BL.2 NW. 20 FT. L.20 BL.2	
45-03-07-427-004.000-025	2117	Indianapolis Boulevard	Walczak, Denise	DAVIDSON'S N.Y. AVE. ADD. SE. 5 FT. L.20 BL.2 NW. 20 FT. L.21 BL.2	
45-03-07-427-005.000-025	2119	Indianapolis Boulevard	Medina, Hector	DAVIDSON'S N.Y. AVE. ADD. SE. 5 FT. L.21 BL.2 AND L.22 BL.2	
45-03-07-427-006.000-025	2121	Indianapolis Boulevard	Stasik, Velma Lee, James Frank Stasik, Kathleen Sojka & Suann Dusseau (Velma Lee Stasik R/T)	DAVIDSON'S N.Y. AVE. ADD. ALL L.23 BL.2	
45-03-07-427-007.000-025	2123	Indianapolis Boulevard	Duran, Rodolfo	DAVIDSON'S N.Y. AVE. ADD. ALL L.24 BL.2	
45-03-07-427-008.000-025	2125	Indianapolis Boulevard	Castle, Dalton E & Shirley A	DAVIDSON'S N.Y. AVE. ADD. ALL L.25 BL.2	
45-03-07-427-009.000-025	2127	Indianapolis Boulevard	Roe, Philip	DAVIDSON'S N.Y. AVE. ADD. ALL L.26 BL.2	
45-03-07-427-010.000-025	2129	Indianapolis Boulevard	Haviley, Stephen J & Virginia K Haviley	DAVIDSON'S NEW YORK AVE. ADD. BLOCK 2 LOT 27 & 28	
45-03-07-427-012.000-025	2133	Indianapolis Boulevard	Henson, Laura A	DAVIDSON'S N. Y. AVE. ADD. ALL LOT 29 BL.2	
45-03-07-427-013.000-025	2135	Indianapolis Boulevard	Grdina, Steve W & Lisa	DAVIDSON'S N. Y. AVE. ADD. ALL LOT 30 BL.2	
45-03-07-427-014.000-025	2137	Indianapolis Boulevard	Clemens, Becky Anne	DAVIDSON'S N.Y. AVE. ADD. ALL L.31 BL.2 DOC.2001-097167	
45-03-07-427-015.000-025	2139	Indianapolis Boulevard	Clemens, Becky Anne	DAVIDSON'S N.Y. AVE. ADD. ALL L.32 BL.2	
45-03-07-427-016.000-025	2141	Indianapolis Boulevard	Robles, Carlos & Gloria Robles H & W	DAVIDSON'S N. Y. AVE. ADD. ALL LOT 33 BL.2	
45-03-07-428-001.000-025	2203	Indianapolis Boulevard	Zacarias, Pablo & Maria A	STIEBER ST. SUBDIV. L.26	
45-03-07-428-002.000-025	2205	Indianapolis Boulevard	Zacarias, Pablo & Maria A	STIEBER ST. SUBDIV. L.27	
45-03-07-428-003.000-025	2207	Indianapolis Boulevard	Muraiiko, Paul	STIEBER ST. SUBDIV. L.28	
45-03-07-428-004.000-025	2209	Indianapolis Boulevard	Aguinaga, Fernando	STIEBER ST. SUBDIV. L.29	
45-03-07-428-005.000-025	2211	Indianapolis Boulevard	Macak, John A. and Pamela F. Macak, H&W	STIEBER ST. SUBDIV. L.30	

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

(18-Digit as of 2007)

New Real Property

Key Number	Number	Location Address Street (or General Area)	Owner Party (2)	Legal Description	SDP
45-03-07-428-006.000-025	2213	Indianapolis Boulevard	Gomez, Blanca E & David Gomez	STIEBER ST. SUBDIV. L.31	
45-03-07-428-007.000-025	2215	Indianapolis Boulevard	Wenglarz, Rita Trs under Wenglarz Living Trust dtd 05/29/07	STIEBER ST. SUBDIV. L.32	
45-03-07-428-008.000-025	2217	Indianapolis Boulevard	City of Hammond Redevelopment Commission	STIEBER ST. SUBDIV. L.33	
45-03-07-428-012.000-025	1444	Steiber Street	BROWN, MARY ANN	RESUBD. W. 72.84 FT. LOT 25 STEIBER ST. SUBDIV. LOT 25 A	
45-03-07-428-013.000-025	1446	Steiber Street	Ruiz Rolando and Rebecca Ronce Ruiz	STEIBER ST. SUB. E. 27.51 FT. LOT 25	
45-03-07-276-010.000-025	1428	119th Street	Michael D Long & Kathleen M Kelly	ATCHISON'S ADD. E.21FT. L.5 ALL L.6	
45-03-07-276-011.000-025	1432	119th Street	Lidia D Et Al Hartman	ATCHISON ADD. LOT 7	
45-03-07-276-012.000-025	1434	119th Street	Ariel A Diaz & Lidia D Hartman	CLOSE'S SUB. LOT 9	
45-03-07-276-013.000-025	1436	119th Street	Ariel A Diaz & Lidia D Hartman	CLOSE'S SUB. LOT 8	
45-03-07-276-036.000-025	1912	New York Avenue	Richard J Hennessey	CLOSE'S ADD. LOT 14	
45-03-07-276-037.000-025	1914	New York Avenue	Whiting-Robertsdale Memorial Amvets	ROBERT CLOSE'S SUB., LOT 15	
45-03-07-276-038.000-025	1916	New York Avenue	Gloria Diaz	ROBERT CLOSE'S SUBDIV. LOT 16	
45-03-07-277-017.000-025	1534-38	119th Street	Silver Shores of Whiting Land Development LLC	FISCHRUPP'S ADD. LOT 16 BL.1 AND LOT 17 BL.1 AND LOT 18 BL.1	
45-03-07-277-018.000-025	1540	119th Street	David E Donahue	FISCHRUPP'S ADD. L.15 BL.1	
45-03-07-277-023.000-025	1915	New York Avenue	Joseph J & Helen Danko	SCHRAGE'S 3RD ADD. LOT 8	
45-03-07-278-035.000-025	1928	New York Avenue	Dennis R & Nancy A Moore	CLOSE'S SUBDIV. LOT 20	
45-03-07-278-042.000-025	1942	New York Avenue	John Et Al Kopcha	CLOSE'S SUBDIV. LOT 27	
45-03-07-278-045.000-025	1950	New York Avenue	Mousa Al-sheikh	CLOSE'S SUBDIV. L.30 & L.31	
45-03-07-279-007.000-025	1949	New York Avenue	Mousa Al-sheikh	HARVEY'S SUBDIV. LOT 11 ALL LOT 12	
45-03-07-280-001.000-025	2002	Davidson Place	St. Mary's Greek Catholic Church of Whiting	DAVIDSON'S 1ST ADD. L.1 & L.2	
45-03-07-280-002.000-025	2006-20	Davidson Place	Greek Catholic Diocese	DAVIDSON'S 1ST ADD. ALL LOTS 3,4,5,6 & 7	
45-03-07-281-020.000-025	1456	John Street	Amelia H Barajas & Romara Martinez	A. SCHOLZ ADD. W.25 FT. LOT 2 ALL LOT 3	
45-03-07-281-021.000-025	1462	John Street	Silvia Milosevic	A. SCHOLZ ADD. L.1 E. 10 FT. L.2	
45-03-07-282-001.000-025	1500	John Street	Lake County Trust Company Tr #6045	PT. SE. NE. S.7 T.37 R.9 .07A. (28X128.15 FT)	
45-03-07-282-036.000-025	2000	White Oak Avenue	Silvia Milosevic	DAVIDSON'S 2ND ADD. LOT 1	
45-03-07-283-029.000-025	1447	121st Street	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	
45-03-07-284-035.000-025	1525	121st Street	Jordan Pramuk	SMITH & BADERS SUBDIV, LOT 2	
45-03-07-431-001.000-025	2201	New York Avenue	Haro, Victor M & Rosalva Haro H & W	STEIBER ST. SUBDIV. LOT 20 N. 5 FT. OF LOT 21	
45-03-07-431-002.000-025	2205	New York Avenue	Galgan, Virginia A R / L	STEIBER ST. SUBDIV. S.19' L.2J ALL L.22	
45-03-07-431-003.000-025	2207-09	New York Avenue	Atteberry, Gerald M & Lillie M	Steiber St. Sub. lots 23 & 24	
45-03-07-431-020.000-025	2213	New York Avenue	Vargas, Juana (Jose Frausto retains his 1/2 int)	PT. SE. (32 X 125 FT.) S.7 T.37 R.9 .09 A.	
45-03-07-431-021.000-025	2217	New York Avenue	Philip Roe	PT. SE. S.7 T.37 R.9 .94 A.	
45-03-07-431-022.000-025	2212	White Oak Avenue	Aurelio T Megloza	PT. N2. SE. S.7 T.37 R.9 .25 A.	
45-03-08-104-020.000-025	1621	119th Street	Charles E Colgan	STANDARD ADD. SB'LY COR. L.1 BL.4 (DOC 2002-036775)	
45-03-08-105-001.000-025	1551	119th Street	Roberto & Isabel Castillo	STANDARD ADD. L.2 BL.3	
45-03-08-106-003.000-025	1656	Center Street	O'Drobinak, Jerome P & Vanessa D	SUB. LOT 1 WHITING LOT 39 & 40	X
45-03-08-106-005.000-025	1660	Center Street	Young, Judy F	SUBDIV. LOT 1 WHITING LOT 42	X
45-03-08-106-006.000-025	1660	Center Street	Rodriguez, Ricardo A & Maria Gloria	SUBDIV. LOT 1 WHITING L.43	X
45-03-08-106-007.000-025	1664	Center Street	First National Bank of Illinois	SUBDIV. LOT 1 WHITING LOT 44	X
45-03-08-106-008.000-025	1666	Center Street	Torres, Nestor D	SUBDIV. LOT 1 WHITING LOT 45	X
45-03-08-106-009.000-025	1700	Center Street	Sotello, John & Elva J	SUBDIV. LOT 1 WHITING LOT 46	X
45-03-08-106-010.000-025	1702	Center Street	Herrandez, Jose J & Vivian M H&W	SUB. LOT 1 WHITING L.47	X
45-03-08-106-012.000-025	1706	Center Street	Gutierrez, Francisca	SUBDIV. LOT 1 WHITING LOT 49	X
45-03-08-106-013.000-025	1708	Center Street	Winn, Tommy C	SUBDIV. LOT 1 WHITING L.50	X
45-03-08-106-014.000-025	1710	Center Street	Van Duyn, Bruce & Thomas Van Duyn T/C	SUBDIV. LOT 1 WHITING LOT 51	X
45-03-08-106-015.000-025	1712	Center Street	Brizuela, Maximino & Elisa h&w	SUB. LOT 1 WHITING LOT 52	X
45-03-08-106-016.000-025	1714	Center Street	Vasilevick, Eileen M	SUBDIV. LOT 1 WHITING L.53	X
45-03-08-106-017.000-025	1716	Center Street	Vasilevick, Eileen M	SUBDIV. LOT 1 WHITING L.54	X
45-03-08-106-018.000-025	1718	Center Street	Okerstrom, Arthur A	SUBDIV. LOT 1 WHITING L.55	X
45-03-08-106-019.000-025	1720	Center Street	Ruzbasan, Stephen J & Suzanne M Ostrovich	SUBDIV. LOT 1 WHITING L.56	X
45-03-08-106-021.000-025	1705	119th Street	Reynoso, Jesus V & Rosario Reynoso h&w T/E	SUBDIV. PT. LOT 1 WHITING LOTS 67 & 68	X
45-03-08-106-022.000-025	1709	119th Street	Ostrovich, Suzanne M & Stephen J Ruzbasan	SUBDIV. LOT 1 WHITING L.66	X
45-03-08-106-023.000-025	1711-15	119th Street	Haluska, John Et Sr Al	SUBDIV. LOT 1 WHITING LOTS 63,64 & 65	X
45-03-08-106-024.000-025	1719	119th Street	Rezbasan, Amelia	SUBDIV. PT. LOT 1 WHITING LOT 62	X
45-03-08-106-025.000-025	1719	119th Street	Rezbasan, Amelia	SUBDIV. PT. LOT 1 WHITING LOT 61	X
45-03-08-106-026.000-025	1721	119th Street	Skylas, Richard A	SUBDIV. PT. LOT 1 WHITING L.60	X
45-03-08-106-027.000-025	1728	Center Street	Unate, Romualdo & Elva	SUBDIV. LOT 1 WHITING LOT 59	X
45-03-08-106-028.000-025	1725	119th Street	Danielides, Constantine and Nancy, Husband a	SUBDIV. LOT 1 WHITING LOT 58	X

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

(18-Digit as of 2007)

New Real Property

Key Number	Location Address		Owner Party (2)	Legal Description	SDP
	Number	Street (or General Area)			
45-03-08-107-001.000-025	1647	Center Street	Bondie, Richard C	SUBDIV. LOT 1 WHITING LOT 37	X
45-03-08-107-002.000-025	1649	Center Street	Bartzis, Chris J	SUBDIV. LOT 1 WHITING LOT 36	X
45-03-08-107-003.000-025	1651	Center Street	Lawson, George C & Patricia L	SUBDIV. LOT 1 WHITING LOT 35	X
45-03-08-107-004.000-025	1653	Center Street	Gracin, Deborah L	SUBDIV. LOT 1 WHITINGS L.34	X
45-03-08-107-005.000-025	1655	Center Street	Linko, Thomas R	SUBDIV. LOT 1 WHITING L.33	X
45-03-08-107-006.000-025	1657	Center Street	Ayon, Salvador	SUBDIV. LOT 1 WHITING L.32	X
45-03-08-107-007.000-025	1659	Center Street	Noojin, Joshua	SUBDIV. LOT 1 WHITINGS L.31	X
45-03-08-107-009.000-025	1709	Center Street	Kristek, Daniel A and Jeannine L, h&w	Subdiv. of lot 1 Whiting lots 21,22 & SE'ly 19ft of lot 23	X
45-03-08-107-011.000-025	1715	Center Street	Cadle, Katherine A	SUBDIV. LOT 1 WHITING L.19	X
45-03-08-107-012.000-025	1717	Center Street	Larsson, Bryan E & Ligia R h&w	SUBDIV. LOT 1 WHITING L.18	X
45-03-08-107-013.000-025	1719	Center Street	Fentress, Michael & Shelley J	SUBDIV. LOT 1 WHITING LOT 17	X
45-03-08-107-014.000-025	1721	Center Street	Skwarek, Betty A	SUBDIV. LOT 1 WHITING LOT 16	X
45-03-08-107-016.000-025	1725	Center Street	Duray Living Trust	SUBDIV. LOT 1 WHITING LOT 14	X
45-03-08-107-017.000-025	1727	Center Avenue	Haluska, Thomas David & Linda T	SUBDIV. LOT 1 WHITING LOT 13	X
45-03-08-107-018.000-025	1729	Center Street	Benko, Emil P & Florence M	SUBDIV. LOT 1 WHITING LOT 12	X
45-03-08-107-020.000-025	1733	Center Street	Cunningham, David M & Paula R	SUBDIV. LOT 1 WHITING LOT 10	X
45-03-08-107-021.000-025	1735	Center Street	Ubik, Leo S R/E & Michael L Ubik, Sheila J Kob	SUBDIV. LOT 1 WHITING LOT 9	X
45-03-08-107-022.000-025	1737	119th Street	James Estvanik	SUBDIV. LOT 1 WHITING N. 50FT. LOT 6	X
45-03-08-107-023.000-025	1733	119th Street	Richard & Joan Kienzl	SUBDIV. LOT 1 WHITING LOT 8	X
45-03-08-107-024.000-025	1735	119th Street	James Estvanik	SUBDIV. LOT 1 WHITING LOT 7	X
45-03-08-107-025.000-025	1737	119th Street	James Estvanik	SUBDIV. LOT 1 WHITING S. 123.1 FT. LOT 6	X
45-03-08-151-002.000-025	1604	119th Street	Albert W Minniti	PT. SW. NW. S.8 T.37 R.9 .07ACE (25X125FT.) W. PT. 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	X
45-03-08-151-003.000-025	1606	119th Street	Robert A Welch Sr		X
45-03-08-153-001.000-025	2006	Schrage Avenue	Bishop Of Roman Catholic Diocese	SCHRAGE'S CENTRAL ADD. BL.3	
45-03-08-155-001.000-025	1620	119th Street	Roger P Wargo	WHITING LUMBER COMPANY'S 1ST ADD. N. 80FT. LOT 'A'	X
45-03-08-156-003.000-025	1718	119th Street	Lorenzo & Sylvia Ramirez	SCHRAGE'S 4TH ADD. LOT 24 DOC. 2001-039638	
45-03-08-156-004.000-025	1720	119th Street	Ruth W Moore	SCHRAGE'S 4TH ADD. LOT 25	
45-03-08-156-005.000-025	1722	119th Street	Toth, Jonathan L & Jenifer J h&w	Schrage's 4th Add. Jois 26&27	X
45-03-08-156-006.000-025	1726	119th Street	Janeck Stanislas & Mariene Ft	Schrage's 4th Add. Lot 28	X
45-03-08-156-007.000-025	1728	119th Street	Rodriguez, Jorge & Rosa	SCHRAGE'S 4TH ADD. LOT 29	X
45-03-08-156-008.000-025	1730	119th Street	Burosh, David M & Bernadette	SCHRAGE'S 4TH ADD. L.30	X
45-03-08-156-009.000-025	1732	119th Street	Gerds, Joanne	SCHRAGE'S 4TH ADD. LOT 31	X
45-03-08-156-010.000-025	1734	119th Street	Wysocki, Matthew A	SCHRAGE'S 4TH ADD. LOT 32	X
45-03-08-156-011.000-025	1736	119th Street	JONES LOUIE H	SCHRAGE'S 4TH ADD. L.33	X
45-03-08-156-012.000-025	1738	119th Street	Ihnat, Edward J	SCHRAGE'S 4TH ADD. L.34	
45-03-08-156-013.000-025	1740	119th Street	Ihnat, Edward J	SCHRAGE'S 4TH ADD. L.35	X
45-03-08-156-014.000-025	1733	Standard Avenue	Gerard & Arlene Pardinek	SCHRAGE'S 4TH ADD. LOT 20	
45-03-08-156-015.000-025	1735	Standard Avenue	Suzanne M Ostrovovich and Stephen J Ruzbasan	SCHRAGE'S 4TH ADD. N.W. 22 1/2 FT. LOT 19	
45-03-08-156-016.000-025	1737	Standard Avenue	Amelia M Ruzbasan Tr R/L	SCHRAGE'S 4TH ADD. SE. 23 1/2 FT. LOT 19	
45-03-08-156-018.000-025	1741	Standard Avenue	Anthony J & Karen J Kwintera	SCHRAGE'S 4TH ADD. SE. 1/2 LOT 18	X
45-03-08-156-020.000-025	1745	Standard Avenue	William E & Tamara L Adcock	SCHRAGE'S 4TH ADD. SE 2 LOT 17	X
45-03-08-156-021.000-025	1747	Standard Avenue	Carlos Gonzalez	SCHRAGE'S 4TH ADD. NW 2 LOT 16	X
45-03-08-156-023.000-025	1751	Standard Avenue	Juan P Valadez	SCHRAGE'S 4TH ADD. NW 20 FT. LOT 15	X
45-03-08-156-024.000-025	1753	Standard Avenue	Larry E Adams	SCHRAGE'S 4TH ADD. SE 25 FT. LOT 15	
45-03-08-156-025.000-025	1755	Standard Avenue	City of Whiting	SCHRAGE'S 4TH ADD. LOT 14	
45-03-08-156-026.000-025	1904	Front Street	Ronald L Van Vynckt	SCHRAGE'S 4TH ADD. EX. N. E. COR. L.1	X
45-03-08-156-027.000-025	1904	Front Street	Ronald L Van Vynckt	SCHRAGE'S 4TH ADD. L.2	X
45-03-08-156-028.000-025	1908	Front Street			X
45-03-08-156-029.000-025	1912	Front Street	Stiga, Olga E Tr of the Living Trust of Olga E St	SCHRAGE'S 4TH ADD. LOT 3 & 4 & N.5FT OF LOT 5	
45-03-08-156-030.000-025	1914	Front Street	Timko, Milan & Zuzana Timkova	SCHRAGE'S 4TH ADD. L.5 EX.S.10 FT. & EX. N. 5 FT.	X
45-03-08-156-031.000-025	1916	Front Street		SCHRAGE'S 4TH ADD. S.10 FT. L.5 ALL L.6	
45-03-08-156-032.000-025	1918	Front Street	Perry Michelle A Trs of the Ptoplava Land T	SCHRAGE'S 4TH ADD. L.7	
45-03-08-156-033.000-025	1918	Front Street	Claudio, Maria D & Antonio	SCHRAGE'S 4TH ADD. L.8	X
45-03-08-156-034.000-025	1920	Front Street	CLAUDIO, ANTONIO & MARIA H&W	SCHRAGE'S 4TH ADD. L.9	X
45-03-08-156-039.000-025	1922	Front Street	Casanova, Roxana K	SCHRAGE'S 4TH ADD. LOT 10	X
45-03-08-156-044.000-025	1934	Front Street	Roosevelt Club Of Whiting Indiana	PT. SW. NW. S. 8 T.37 R.9 .06 A.	
		121st Street & Front Street	Amoco Oil Company	PT. SW. NW. S.8 T.37 R.9 8.17 AC. & STRIP 963.25X13X971.73X10FT. .22A. ADJ. ON WEST.	
45-03-08-176-002.000-025		SE OF 1851 Front Street	BP Products North America Inc	692.2X134.40FT. S.8 T.37 R.9 2.136A. & SRIP 464.73X20X482.28X24.84FT. 483AC TOTAL AC. 2.619A	X



APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

(18-Digit as of 2007)

New Real Property

Key Number	Location Address		Owner Party (2)	Legal Description	SDP
	Number	Street (or General Area)			
				Vacated Standard Ave Ly'g between Front St & 121st St 1.172 Ac	X
45-03-08-176-006.000-025		121st Street	BP Products North America Inc		
45-03-08-176-007.000-025		Front Street	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	X
45-03-08-301-001.000-025			Robbins, Brian C (ja read legal)	FORSYTH'S TERMINAL SUBDIV. PART LOT 1 W2. VAC. ALLEY ADJ.	
45-03-08-301-003.000-025	2100	Schrage Avenue Adjacent to 2100 Schrage Avenue	2102 Realty, LLC	FORSYTH'S TERMINAL SUBDIV. PT. OF LOT 1 & W2. VAC. ALLEY ADJ.	
45-03-08-301-004.000-025	2102	Schrage Avenue	Bryan David Ciers Living Trust	FORSYTH'S TERMINAL SUBDIV. PT. OF LOT 1 & W2. VAC. ALLEY ADJ.	
45-03-08-301-005.000-025	2119	White Oak Avenue	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. W. 48.9 FT. L.B9B PT. LOT 1 & VAC. ALLEY ADJ.	
45-03-08-301-007.000-025	2102	Schrage Avenue	2102 Realty, LLC	FORSYTH'S TERMINAL SUBDIV. LOT 2 & E2. VAC. ALLEY ADJ.	
45-03-08-301-008.000-025	2104	Schrage Avenue	2102 Realty, LLC	FORSYTH'S TERMINAL SUBDIV. LOT 3 & E2. VAC. ALLEY ADJ.	
45-03-08-301-009.000-025	2106	Schrage Avenue	Bryan David Ciers Living Trust	FORSYTH'S TERMINAL SUBDIV. LOT 4 & E2. VAC. ALLEY ADJ.	
45-03-08-301-010.000-025	2108	Schrage Avenue	Ronald L Van Vynckt	FORSYTH'S TERMINAL SUBDIV. L.5 & PT. L.1 LY'G W. OF L.5 & VAC. ALLEY ADJ.	
45-03-08-301-011.000-025	2110	Schrage Avenue	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. L.6 & PT. L.1 LY'G W. OF L.6 & VAC. ALLEY ADJ.	
45-03-08-301-012.000-025	2112	Schrage Avenue	Ricardo F Dvoran	FORSYTH'S TERMINAL SUBDIV. L.7 ADJG. LOT 7 PT. L.1 & VAC. ALLEY ADJ.	
45-03-08-301-013.000-025	2114	Schrage Avenue	Carlos Elvir	FORSYTH'S TERMINAL SUBDIV. LOT 8 & PT. L.1 LY'G W. OF L.8 25 X 28.7 FT. & VAC. ALLEY ADJ.	
45-03-08-301-014.000-025	2116	Schrage Avenue	Hugo L & Granados Benita C Torres	FORSYTH'S TERMINAL SUBDIV. L.9 & PT. L.1 LY'G W. OF L.9 & VAC. ALLEY ADJ.	
45-03-08-301-016.000-025	2120	Schrage Avenue	Rodney Damer	FORSYTH'S TERMINAL SUBDIV. L.10 PT. W. OF L.10 L.1 & VAC. ALLEY ADJ.	
45-03-08-302-032.000-025	2338	Schrage Avenue	Joyce M Justak	SUBDIV. LOT 43 FORSYTH'S TERM. SUBDIV. S. 10 FT. LOT 12 ALL LOT 13 N.22FT. LOT 14	
45-03-08-302-033.000-025	2340	Schrage Avenue	Victor Herrera & Enrique Santiago	SUBDIV. LOT 43 FORSYTH'S TERM. SUBDIV. S.3FT. L.14	
45-03-08-302-034.000-025	2342	Schrage Avenue	Victor Herrera & Enrique Santiago	SUBDIV. L.43 OF FORSYTH'S TERM. SUB. LOT 15	
45-03-08-303-001.000-025	2101	Schrage Avenue	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.	
45-03-08-303-002.000-025	2103	Schrage Avenue	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)	
45-03-08-303-003.000-025	2107	Schrage Avenue	Guadalupe & Reynaldo Trevino	PT. W2. SW. S.8 T.37 R.9 .04 A. (29.7 FT. FRONT)	
45-03-08-303-004.000-025	2109	Schrage Avenue	Reynaldo & Guadalupe C Trevino	PT. W2 SW. S.8 T.37 R.9 .036 A. (30.9 FT FRONT)	
45-03-08-303-005.000-025	2111	Schrage Avenue	Maria Socolovert	PT. W2. SW. S.8 T.37 R.9 0.067 A.	
45-03-08-303-007.000-025	2201	Schrage Avenue	Northern Ind. Public Service Co.	PT. W2. SW. S.8 T.37 R.9 .40 A.	
45-03-08-303-011.000-025	2435	Schrage Avenue	James Bizik	SUBDIVISION OF LOT 78, FORSYTH TERMINAL SUB. THE 5.43.3FT. OF LOT 11 & ALL LOT 12	
45-03-08-303-012.000-025	2636	Schrage Avenue	James S & Charlotte L Bizik	SUBDIV. LOT 78 FORSYTH'S TERMINAL SUBDIV. NORTH 49.7FT OF LOT 13 (15FT VACATED ALLEY EASEMENT INC.	
45-03-08-303-013.000-025	2435	Indianapolis Boulevard		SUBDIV LOT 78 FORSYTH'S TERMINAL SUBDIV. LOT 13 EX NORTH 49.7FT (15FT VACATED ALLEY EASEMENT INC	
45-03-08-352-001.000-025	2440	Indianapolis Boulevard	PSCAI LLC	FORSYTH'S TERMINAL SUBDIV. EX. SE. 25 FT. L.77	
45-03-08-352-002.000-025	2442	Indianapolis Boulevard	Arturo Esparaza	FORSYTH'S TERMINAL SUBDIV. SE. 25 FT. LOT 77	
45-03-08-352-003.000-025	2444	Indianapolis Boulevard	Terovo, LLC	PT. SW. SW. S.8 T.37 R.9 .05 A. 14.31X109.56X25X107.52X- -FT.	
45-03-08-352-004.000-025	2446	Indianapolis Boulevard	Terovo, LLC	FORSYTH'S TERMINAL SUBDIV. ALL LOT 76	
45-03-08-501-001.000-025		Center Street & Front Street	The Baltimore & Ohio Railroad Co.	PT. NW S.8 T.37 R.9 7.846 AC. 100 X 3145 FT.	
45-03-08-501-004.000-025		Schrage Avenue & Front Street	Baltimore & Ohio Chicago Terminal	PT SW1/4 NW1/4 S.8 T.37 R.9 2.615AC	X
45-03-08-503-001.000-025		Center Street & Front Street	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.	
45-03-09-503-001.000-025		Standard Avenue & N B&O RR	EJ&E West Company	PT. SW S.9 T.37 R.9 6.48 AC. '2820X100 FT.' R.OF W.	

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

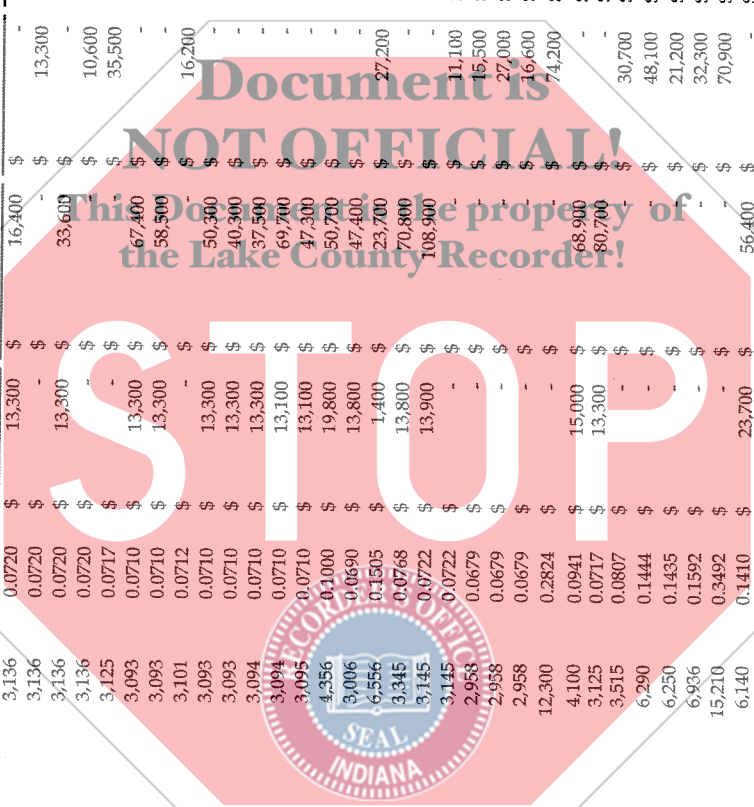
18-Digit Property Key Number	(approximate) Square Feet	Acres	Residential		Non Residential		Improvements	Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements				
45-03-05-503-001.000-025	4,356	0.1000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45-03-06-503-002.000-025	1,307	0.0300	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ 200
45-03-07-205-013.000-025	8,668	0.1990	\$ -	\$ -	\$ 34,600	\$ -	\$ 34,600	\$ -	\$ 34,600	\$ 34,600
45-03-07-205-014.000-025	3,128	0.0718	\$ 2,000	\$ -	\$ 14,300	\$ -	\$ 16,300	\$ 19,502	\$ -	\$ 77,798
45-03-07-205-015.000-025	12,500	0.2870	\$ -	\$ -	\$ 143,800	\$ -	\$ 143,800	\$ -	\$ 143,800	\$ 143,800
45-03-07-205-016.000-025	3,125	0.0717	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
45-03-07-205-017.000-025	6,250	0.1435	\$ -	\$ -	\$ 60,200	\$ -	\$ 60,200	\$ -	\$ 60,200	\$ 60,200
45-03-07-205-018.000-025	7,744	0.1778	\$ -	\$ -	\$ 327,700	\$ -	\$ 327,700	\$ -	\$ 327,700	\$ 327,700
45-03-07-205-019.000-025	3,276	0.0752	\$ -	\$ -	\$ 512,400	\$ -	\$ 512,400	\$ -	\$ 512,400	\$ 512,400
45-03-07-206-002.000-025	4,257	0.0977	\$ -	\$ -	\$ 10,300	\$ -	\$ 10,300	\$ -	\$ 10,300	\$ 10,300
45-03-07-206-003.000-025	8,572	0.1968	\$ -	\$ -	\$ 73,900	\$ -	\$ 73,900	\$ -	\$ 73,900	\$ 73,900
45-03-07-206-004.000-025	3,212	0.0737	\$ 13,300	\$ -	\$ 47,300	\$ -	\$ 60,600	\$ 47,844	\$ -	\$ 166,900
45-03-07-206-005.000-025	2,475	0.0568	\$ 28,700	\$ -	\$ 71,400	\$ -	\$ 100,100	\$ -	\$ 100,100	\$ 100,100
45-03-07-251-011.000-025	18,750	0.4304	\$ -	\$ -	\$ 117,600	\$ -	\$ 117,600	\$ -	\$ 117,600	\$ 117,600
45-03-07-251-012.000-025	3,125	0.0717	\$ -	\$ -	\$ 16,200	\$ -	\$ 16,200	\$ -	\$ 16,200	\$ 16,200
45-03-07-252-025.000-025	3,125	0.0717	\$ 8,000	\$ -	\$ 18,400	\$ -	\$ 26,400	\$ 28,638	\$ -	\$ 49,062
45-03-07-252-026.000-025	3,438	0.0789	\$ -	\$ -	\$ 19,400	\$ -	\$ 19,400	\$ -	\$ 19,400	\$ 19,400
45-03-07-252-027.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 64,000	\$ -	\$ 77,300	\$ 56,305	\$ -	\$ 206,300
45-03-07-252-028.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 75,900	\$ -	\$ 89,200	\$ 60,470	\$ -	\$ 20,995
45-03-07-252-029.000-025	3,125	0.0717	\$ -	\$ -	\$ 81,900	\$ -	\$ 81,900	\$ -	\$ 81,900	\$ 81,900
45-03-07-252-030.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 57,900	\$ -	\$ 71,200	\$ 55,688	\$ -	\$ 15,512
45-03-07-252-031.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 55,700	\$ -	\$ 69,000	\$ 44,850	\$ -	\$ 24,150
45-03-07-252-032.000-025	4,688	0.1076	\$ 18,900	\$ -	\$ 65,000	\$ -	\$ 83,900	\$ 61,615	\$ -	\$ 22,285
45-03-07-252-033.000-025	4,688	0.1076	\$ 18,900	\$ -	\$ 75,500	\$ -	\$ 94,400	\$ 44,622	\$ -	\$ 49,778
45-03-07-252-034.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 68,500	\$ -	\$ 81,800	\$ 60,880	\$ -	\$ 20,920
45-03-07-252-037.000-025	3,125	0.0717	\$ 13,300	\$ -	\$ 76,600	\$ -	\$ 89,900	\$ 63,715	\$ -	\$ 26,985
45-03-07-252-038.000-025	3,125	0.0717	\$ 6,600	\$ -	\$ 9,600	\$ -	\$ 16,200	\$ 11,988	\$ -	\$ 67,100
45-03-07-253-041.000-025	3,136	0.0720	\$ -	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ 35,500
45-03-07-253-042.000-025	3,136	0.0720	\$ -	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ 35,500
45-03-07-253-043.000-025	3,125	0.0717	\$ -	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ -	\$ 35,500	\$ 35,500
45-03-07-253-044.000-025	5,881	0.1350	\$ 22,900	\$ -	\$ 121,700	\$ -	\$ 144,600	\$ 120,300	\$ -	\$ 24,300
45-03-07-253-045.000-025	3,485	0.0800	\$ 14,800	\$ -	\$ 57,800	\$ -	\$ 72,600	\$ 56,724	\$ -	\$ 25,176
45-03-07-253-046.000-025	4,356	0.1000	\$ 18,600	\$ -	\$ 48,900	\$ -	\$ 67,500	\$ 49,950	\$ -	\$ 20,250
45-03-07-253-047.000-025	3,746	0.0860	\$ 15,900	\$ -	\$ 54,700	\$ -	\$ 70,600	\$ 52,244	\$ -	\$ 18,356
45-03-07-253-048.000-025	6,229	0.1430	\$ 23,900	\$ -	\$ 59,800	\$ -	\$ 83,700	\$ -	\$ 83,700	\$ 83,700
45-03-07-253-049.000-025	3,615	0.0830	\$ 13,400	\$ -	\$ 56,800	\$ -	\$ 70,200	\$ 53,428	\$ -	\$ 18,772

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

18-Digit Property Key Number	(approximate) Square Feet	Acres	Residential		Non Residential		Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements			
45-03-07-253-050.000-025	3,746	0.0860	15,900	54,500	-	-	70,400	67,576	2,824
45-03-07-253-051.000-025	3,746	0.0860	15,900	60,400	-	-	76,300	58,955	17,345
45-03-07-253-052.000-025	3,006	0.0690	13,000	54,700	-	-	67,700	62,578	5,122
45-03-07-253-053.000-025	2,439	0.0560	11,700	43,000	-	-	54,700	52,958	1,742
45-03-07-253-054.000-025	5,248	0.1205	-	-	38,100	-	106,000	-	106,000
45-03-07-255-020.000-025	5,725	0.1314	-	-	26,100	-	106,900	-	106,900
45-03-07-255-021.000-025	3,136	0.0720	23,900	74,800	-	-	98,700	46,694	52,006
45-03-07-255-022.000-025	3,746	0.0860	15,900	65,700	-	-	81,600	38,480	43,120
45-03-07-255-023.000-025	5,619	0.1290	22,000	61,500	9,300	-	92,800	52,284	40,516
45-03-07-255-024.000-025	2,125	0.0488	-	-	16,300	-	82,100	-	82,100
45-03-07-255-025.000-025	3,125	0.0717	-	-	35,500	-	35,500	-	35,500
45-03-07-255-026.000-025	3,125	0.0717	-	-	35,500	-	35,500	-	35,500
45-03-07-255-027.000-025	3,450	0.0792	-	-	38,100	-	38,100	-	38,100
45-03-07-255-028.000-025	3,223	0.0740	14,300	61,800	-	-	76,100	-	76,100
45-03-07-255-029.000-025	11,220	0.2576	-	-	99,900	-	210,700	-	210,700
45-03-07-258-002.000-025	9,375	0.2152	-	-	77,900	-	338,100	338,100	-
45-03-07-258-003.000-025	6,250	0.1435	16,300	32,400	-	-	127,000	-	87,962
45-03-07-258-004.000-025	6,229	0.1430	23,900	67,600	43,900	-	91,500	64,275	27,225
45-03-07-258-005.000-025	3,136	0.0720	13,300	58,800	-	-	75,000	56,354	18,646
45-03-07-258-006.000-025	6,229	0.1430	23,900	75,200	-	-	99,100	50,582	48,518
45-03-07-258-007.000-025	4,688	0.1076	-	-	48,800	-	51,200	-	51,200
45-03-07-258-008.000-025	4,748	0.1090	18,900	112,800	-	-	131,700	3,000	128,700
45-03-07-258-009.000-025	4,748	0.1090	18,900	124,600	-	-	146,500	82,475	64,025
45-03-07-258-010.000-025	4,688	0.1076	-	-	49,200	-	251,600	3,000	248,600
45-03-07-258-011.000-025	3,136	0.0720	13,300	48,400	-	-	61,700	-	61,700
45-03-07-258-012.000-025	6,229	0.1430	23,900	59,400	-	-	83,300	70,885	12,415
45-03-07-258-013.000-025	2,570	0.0590	-	-	14,400	-	14,400	-	14,400
45-03-07-258-014.000-025	2,657	0.0610	-	-	14,100	-	109,200	-	109,200
45-03-07-261-007.000-025	19,317	0.4435	-	-	120,400	-	410,700	-	410,700
45-03-07-280-011.000-025	4,225	0.0970	18,600	48,000	-	-	69,400	49,284	20,116
45-03-07-280-012.000-025	4,307	0.0989	-	-	36,800	-	138,900	-	138,900
45-03-07-280-013.000-025	4,958	0.1134	-	-	41,100	-	100,200	-	100,200
45-03-07-280-014.000-025	3,790	0.0870	14,600	116,100	-	-	130,700	58,500	72,200
45-03-07-427-001.000-025	4,131	0.0948	-	-	42,900	-	54,400	-	54,400
45-03-07-427-003.000-025	4,356	0.1000	18,600	40,000	-	-	58,600	-	58,600
45-03-07-427-004.000-025	3,136	0.0720	13,300	56,000	-	-	69,300	-	69,300
45-03-07-427-005.000-025	3,746	0.0860	15,900	36,600	-	-	52,500	38,850	13,650
45-03-07-427-006.000-025	3,136	0.0720	13,300	48,700	-	-	62,000	48,880	13,120
45-03-07-427-007.000-025	3,136	0.0720	13,300	49,800	-	-	73,200	57,168	16,032
45-03-07-427-008.000-025	3,136	0.0720	13,300	49,800	-	-	63,100	46,694	16,406
45-03-07-427-009.000-025	3,136	0.0720	13,300	38,900	-	-	52,200	41,628	10,572
45-03-07-427-010.000-025	3,136	0.0720	23,900	88,500	-	-	112,400	71,590	40,810

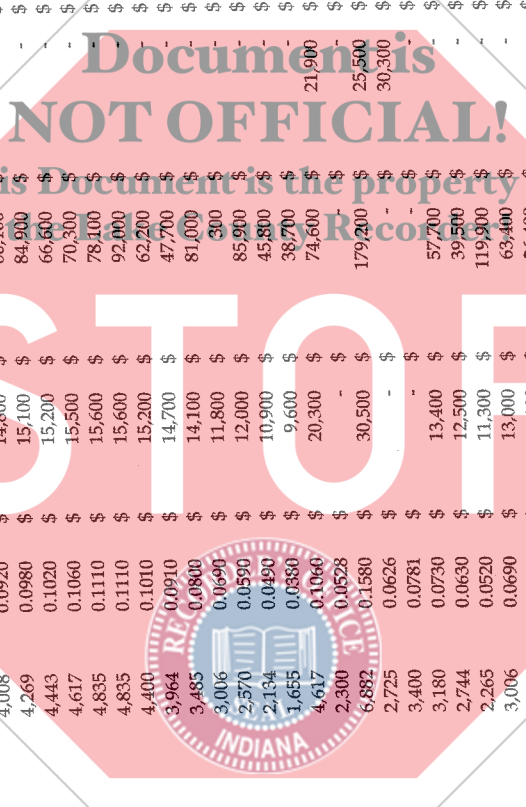
APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

18-Digit Property Key Number	(approximate) Square Feet	Acres	Residential		Non Residential		Improvements	Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements				
45-03-07-427-012.000-025	3,136	0.0720	13,300	16,400	-	-	29,700	-	29,700	
45-03-07-427-013.000-025	3,136	0.0720	-	-	13,300	-	13,300	-	13,300	
45-03-07-427-014.000-025	3,136	0.0720	13,300	33,600	-	-	46,900	-	46,900	
45-03-07-427-015.000-025	3,136	0.0720	-	-	10,600	-	10,600	-	10,600	
45-03-07-427-016.000-025	3,125	0.0717	-	-	35,500	169,600	205,100	-	205,100	
45-03-07-428-001.000-025	3,093	0.0710	13,300	67,400	-	-	80,700	-	80,700	
45-03-07-428-002.000-025	3,093	0.0710	13,300	58,500	-	-	71,800	31,524	40,276	
45-03-07-428-003.000-025	3,101	0.0712	-	-	16,200	-	119,400	-	119,400	
45-03-07-428-004.000-025	3,093	0.0710	13,300	50,300	-	-	63,600	-	63,600	
45-03-07-428-005.000-025	3,093	0.0710	13,300	40,300	-	-	53,600	30,084	23,516	
45-03-07-428-006.000-025	3,094	0.0710	13,300	37,500	-	-	50,800	37,592	13,208	
45-03-07-428-007.000-025	3,094	0.0710	13,100	69,700	-	-	82,800	-	82,800	
45-03-07-428-008.000-025	3,095	0.0710	13,100	47,300	-	-	60,400	-	60,400	
45-03-07-428-012.000-025	4,356	0.1000	19,800	50,700	-	-	70,500	55,170	15,330	
45-03-07-428-013.000-025	3,006	0.0690	13,800	47,400	-	-	61,200	48,288	12,912	
45-03-07-276-010.000-025	6,556	0.1505	1,400	23,700	27,200	163,300	215,600	21,574	194,026	
45-03-07-276-011.000-025	3,345	0.0768	13,800	70,800	-	-	84,600	61,860	22,740	
45-03-07-276-012.000-025	3,145	0.0722	13,900	108,900	-	-	122,800	84,710	38,090	
45-03-07-276-013.000-025	3,145	0.0722	-	-	11,100	-	11,100	-	11,100	
45-03-07-276-036.000-025	2,958	0.0679	-	-	15,500	-	103,200	19,250	83,950	
45-03-07-276-037.000-025	2,958	0.0679	-	-	27,000	-	89,700	89,700	-	
45-03-07-276-038.000-025	2,958	0.0679	-	-	16,600	-	88,800	-	88,800	
45-03-07-277-017.000-025	12,300	0.2824	-	-	74,200	695,400	769,600	515,280	254,320	
45-03-07-277-018.000-025	4,100	0.0941	15,000	68,900	-	-	83,900	39,630	44,270	
45-03-07-277-023.000-025	3,125	0.0717	13,300	80,700	-	-	94,000	63,400	30,600	
45-03-07-278-035.000-025	3,515	0.0807	-	-	30,700	-	201,200	-	201,200	
45-03-07-278-045.000-025	6,290	0.1444	-	-	48,100	-	178,100	-	178,100	
45-03-07-279-007.000-025	6,250	0.1435	-	-	21,200	-	21,200	-	21,200	
45-03-07-280-001.000-025	6,936	0.1592	-	-	32,300	-	220,100	220,100	-	
45-03-07-280-002.000-025	15,210	0.3492	-	-	70,900	-	352,100	352,100	-	
45-03-07-281-020.000-025	6,140	0.1410	23,700	56,400	-	-	80,100	60,285	19,815	
45-03-07-281-021.000-025	6,091	0.1398	23,600	98,100	-	-	121,700	-	121,700	
45-03-07-282-001.000-025	3,050	0.0700	14,700	109,700	-	-	124,400	-	124,400	
45-03-07-282-036.000-025	3,334	0.0765	-	-	17,100	-	104,600	-	104,600	
45-03-07-283-029.000-025	4,140	0.0950	6,500	9,300	29,600	-	156,700	14,692	142,008	
45-03-07-284-035.000-025	3,750	0.0861	13,400	47,800	600	-	61,800	-	61,800	
45-03-07-431-001.000-025	3,615	0.0830	9,300	23,500	10,400	-	118,800	-	118,800	
45-03-07-431-002.000-025	5,358	0.1230	21,000	77,600	-	-	101,100	76,590	24,510	
45-03-07-431-003.000-025	6,011	0.1380	22,900	40,500	-	-	103,100	60,432	42,668	
45-03-07-431-020.000-025	4,008	0.0920	17,000	83,900	-	-	100,900	62,105	38,795	
45-03-07-431-021.000-025	40,946	0.9400	-	-	240,300	-	291,400	-	291,400	
45-03-07-431-022.000-025	10,890	0.2500	31,600	113,400	-	-	145,000	83,000	62,000	



APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

18-Digit Property Key Number	(approximate) Square Feet	Acres	Residential		Non Residential		Improvements	Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements				
45-03-08-104-020.000-025	4,250	0.0976	15,900	59,800	-	-	75,700	58,745	16,955	
45-03-08-105-001.000-025	5,993	0.1376	33,600	127,300	-	-	160,900	79,220	81,680	
45-03-08-106-003.000-025	7,754	0.1780	29,700	84,500	-	22,500	136,700	58,426	78,274	
45-03-08-106-005.000-025	3,485	0.0800	14,100	54,400	-	-	68,500	53,690	14,810	
45-03-08-106-006.000-025	4,008	0.0920	14,800	60,100	-	-	74,900	58,426	16,474	
45-03-08-106-007.000-025	4,269	0.0980	15,100	84,900	-	-	100,000	-	100,000	
45-03-08-106-008.000-025	4,443	0.1020	15,200	66,600	-	-	81,800	60,880	20,920	
45-03-08-106-009.000-025	4,617	0.1060	15,500	70,300	-	-	85,800	-	85,800	
45-03-08-106-010.000-025	4,835	0.1110	15,600	78,100	-	-	93,700	45,698	48,002	
45-03-08-106-012.000-025	4,835	0.1110	15,600	92,000	-	-	107,600	1,500	106,100	
45-03-08-106-013.000-025	4,400	0.1010	15,200	62,200	-	-	77,400	-	77,400	
45-03-08-106-014.000-025	3,964	0.0910	14,700	47,700	-	-	62,400	-	62,400	
45-03-08-106-015.000-025	3,485	0.0800	14,100	81,000	-	-	95,100	-	95,100	
45-03-08-106-016.000-025	3,006	0.0690	11,800	300	-	-	12,100	42,180	(30,080)	
45-03-08-106-017.000-025	2,570	0.0590	12,000	85,900	-	-	97,900	-	97,900	
45-03-08-106-018.000-025	2,134	0.0490	10,900	45,800	-	-	56,700	-	56,700	
45-03-08-106-019.000-025	1,655	0.0380	9,600	38,700	-	-	48,300	65,465	(17,165)	
45-03-08-106-021.000-025	4,617	0.1060	20,300	74,600	21,900	-	185,800	-	185,800	
45-03-08-106-022.000-025	2,300	0.0528	-	179,200	-	600	235,800	-	235,800	
45-03-08-106-023.000-025	6,882	0.1580	30,500	-	25,500	75,000	105,300	-	105,300	
45-03-08-106-024.000-025	2,725	0.0626	-	-	30,300	-	-	31,302	(31,302)	
45-03-08-106-025.000-025	3,400	0.0781	-	-	-	-	-	52,000	19,100	
45-03-08-106-026.000-025	3,180	0.0730	13,400	57,700	-	-	71,100	-	71,100	
45-03-08-106-027.000-025	2,744	0.0630	12,500	39,500	-	-	52,000	-	52,000	
45-03-08-106-028.000-025	2,265	0.0520	11,300	119,900	-	-	131,200	58,990	72,210	
45-03-08-107-001.000-025	3,006	0.0690	13,000	63,400	-	-	76,400	-	76,400	
45-03-08-107-002.000-025	3,006	0.0690	13,000	26,400	-	1,700	41,400	-	41,400	
45-03-08-107-003.000-025	3,006	0.0690	13,000	45,900	-	-	58,900	46,586	12,314	
45-03-08-107-004.000-025	3,006	0.0690	13,000	39,700	-	-	52,700	41,998	10,702	
45-03-08-107-005.000-025	3,006	0.0690	13,000	50,600	-	-	63,600	50,064	13,536	
45-03-08-107-006.000-025	3,006	0.0690	13,000	44,000	-	-	57,000	45,180	11,820	
45-03-08-107-007.000-025	3,006	0.0690	13,000	84,700	-	-	97,700	63,445	34,255	
45-03-08-107-009.000-025	8,276	0.1900	32,300	53,500	-	1,700	87,500	62,280	25,220	
45-03-08-107-011.000-025	3,006	0.0690	13,000	49,500	-	-	62,500	49,250	13,250	
45-03-08-107-012.000-025	3,006	0.0690	13,000	75,700	-	-	88,700	63,295	25,405	
45-03-08-107-013.000-025	3,006	0.0690	13,000	38,800	-	-	51,800	41,332	10,468	
45-03-08-107-014.000-025	3,006	0.0690	13,000	60,800	-	-	73,800	54,612	19,188	
45-03-08-107-016.000-025	3,006	0.0690	13,000	72,800	-	-	85,800	59,280	26,520	
45-03-08-107-017.000-025	3,006	0.0689	-	-	16,300	-	251,600	-	251,600	
45-03-08-107-018.000-025	3,006	0.0690	13,000	51,500	-	-	64,500	64,500	-	
45-03-08-107-020.000-025	3,006	0.0690	13,000	66,900	-	-	79,900	-	79,900	
45-03-08-107-021.000-025	3,006	0.0690	13,000	59,900	-	1,500	74,400	66,426	7,974	

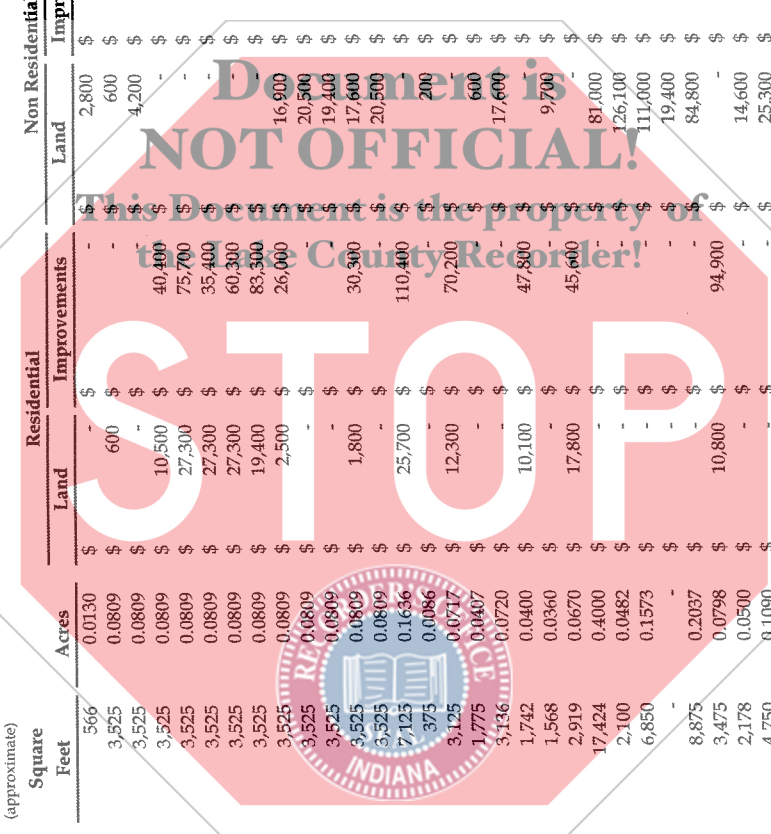


APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

18-Digit Property Key Number	(approximate) Square Feet	Acres	Residential		Non Residential		Improvements	Land	Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements					
45-03-08-107-022.000-025	1,125	0.0258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
45-03-08-107-023.000-025	2,350	0.0539	\$ 14,200	\$ 70,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,340	\$ 84,600
45-03-08-107-024.000-025	3,175	0.0729	\$ 13,400	\$ 27,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,700
45-03-08-107-025.000-025	2,875	0.0660	\$ -	\$ -	\$ 26,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,600
45-03-08-151-002.000-025	3,050	0.0700	\$ -	\$ -	\$ 28,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,900
45-03-08-151-003.000-025	3,136	0.0720	\$ -	\$ -	\$ 27,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,000
45-03-08-153-001.000-025	13,162	0.3022	\$ -	\$ -	\$ 513,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 714,300
45-03-08-155-001.000-025	19,040	0.4371	\$ 26,800	\$ 91,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,200
45-03-08-156-003.000-025	3,142	0.0721	\$ 2,000	\$ 19,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,700
45-03-08-156-004.000-025	3,125	0.0717	\$ 13,300	\$ 66,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,500
45-03-08-156-005.000-025	6,142	0.1410	\$ 23,400	\$ 128,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,700
45-03-08-156-006.000-025	3,354	0.0770	\$ 14,300	\$ 74,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,700
45-03-08-156-007.000-025	3,267	0.0750	\$ 13,800	\$ 49,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,100
45-03-08-156-008.000-025	3,267	0.0750	\$ 13,800	\$ 47,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,500
45-03-08-156-009.000-025	3,441	0.0790	\$ 13,700	\$ 52,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,400
45-03-08-156-010.000-025	4,182	0.0960	\$ 13,600	\$ 86,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,300
45-03-08-156-011.000-025	4,356	0.1000	\$ 15,900	\$ 80,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,600
45-03-08-156-012.000-025	4,182	0.0960	\$ -	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,600
45-03-08-156-013.000-025	2,013	0.0462	\$ 14,600	\$ 36,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,200
45-03-08-156-014.000-025	2,025	0.0465	\$ 15,800	\$ 68,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,100
45-03-08-156-015.000-025	2,150	0.0494	\$ 9,300	\$ 30,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,200
45-03-08-156-016.000-025	2,750	0.0631	\$ -	\$ -	\$ 8,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,600
45-03-08-156-018.000-025	2,960	0.0680	\$ 12,200	\$ 30,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,500
45-03-08-156-020.000-025	2,950	0.0677	\$ 12,400	\$ 27,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,500
45-03-08-156-021.000-025	2,225	0.0511	\$ 9,000	\$ 68,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,800
45-03-08-156-023.000-025	1,625	0.0373	\$ 11,400	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
45-03-08-156-024.000-025	1,300	0.0298	\$ -	\$ 47,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,600
45-03-08-156-025.000-025	2,700	0.0620	\$ 12,400	\$ 39,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,200
45-03-08-156-026.000-025	2,756	0.0633	\$ -	\$ -	\$ 29,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,300
45-03-08-156-027.000-025	6,142	0.1410	\$ 24,400	\$ 76,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600
45-03-08-156-028.000-025	4,356	0.1000	\$ 18,800	\$ 126,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,600
45-03-08-156-029.000-025	4,792	0.1100	\$ 20,200	\$ 59,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,700
45-03-08-156-030.000-025	2,744	0.0630	\$ 12,700	\$ 59,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,200
45-03-08-156-031.000-025	2,744	0.0630	\$ 12,700	\$ 53,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,900
45-03-08-156-032.000-025	2,526	0.0580	\$ -	\$ -	\$ 9,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,400
45-03-08-156-033.000-025	2,962	0.0680	\$ 13,700	\$ 55,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,300
45-03-08-156-034.000-025	4,615	0.1059	\$ -	\$ -	\$ 23,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,300
45-03-08-156-039.000-025	365,470	8.3900	\$ -	\$ -	\$ 112,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,200
45-03-08-176-002.000-025	114,084	2.6190	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,900
45-03-08-176-006.000-025	-	-	\$ -	\$ -	\$ 21,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,100
45-03-08-176-007.000-025	-	-	\$ -	\$ -	\$ 55,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,100

APPENDIX D: LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED (CONTINUED)

18-Digit Property Key Number	Square Feet (approximate)	Acres	Residential		Non Residential		Gross (Total) Assessed Value	Exemptions & Deductions	Net Assessed Value
			Land	Improvements	Land	Improvements			
45-03-08-301-001.000-025	566	0.0130	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ 2,800	
45-03-08-301-003.000-025	3,525	0.0809	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200	
45-03-08-301-004.000-025	3,525	0.0809	\$ -	\$ -	\$ 4,200	\$ -	\$ -	\$ 4,200	
45-03-08-301-005.000-025	3,525	0.0809	\$ 10,500	\$ 40,400	\$ -	\$ -	\$ -	\$ 50,900	
45-03-08-301-007.000-025	3,525	0.0809	\$ 27,300	\$ 75,700	\$ -	\$ -	\$ -	\$ 103,000	
45-03-08-301-008.000-025	3,525	0.0809	\$ 27,300	\$ 35,400	\$ -	\$ -	\$ -	\$ 62,700	
45-03-08-301-009.000-025	3,525	0.0809	\$ 27,300	\$ 60,300	\$ -	\$ -	\$ -	\$ 87,600	
45-03-08-301-010.000-025	3,525	0.0809	\$ 19,400	\$ 83,300	\$ -	\$ -	\$ -	\$ 102,700	
45-03-08-301-011.000-025	3,525	0.0809	\$ 2,500	\$ 26,000	\$ 16,900	\$ 93,200	\$ 24,090	\$ 138,600	
45-03-08-301-012.000-025	3,525	0.0809	\$ -	\$ -	\$ 20,500	\$ -	\$ -	\$ 20,500	
45-03-08-301-013.000-025	3,525	0.0809	\$ -	\$ -	\$ 19,400	\$ 100,300	\$ -	\$ 119,700	
45-03-08-301-014.000-025	3,525	0.0809	\$ 1,800	\$ 30,300	\$ 17,600	\$ 71,400	\$ 26,754	\$ 94,346	
45-03-08-301-016.000-025	3,525	0.0809	\$ -	\$ -	\$ 20,500	\$ 114,400	\$ -	\$ 134,900	
45-03-08-302-032.000-025	7,125	0.1636	\$ 25,700	\$ 110,400	\$ -	\$ -	\$ 66,096	\$ 70,004	
45-03-08-302-033.000-025	3,75	0.0086	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 200	
45-03-08-302-034.000-025	1,775	0.0717	\$ 12,300	\$ 70,200	\$ -	\$ -	\$ -	\$ 82,500	
45-03-08-303-001.000-025	3,136	0.0720	\$ -	\$ -	\$ 17,600	\$ -	\$ -	\$ 600	
45-03-08-303-002.000-025	1,742	0.0400	\$ 10,100	\$ 47,800	\$ -	\$ 121,600	\$ -	\$ 139,200	
45-03-08-303-003.000-025	1,568	0.0360	\$ -	\$ -	\$ -	\$ -	\$ 37,640	\$ 20,260	
45-03-08-303-004.000-025	2,919	0.0670	\$ 17,800	\$ 45,600	\$ 9,700	\$ 19,800	\$ -	\$ 19,800	
45-03-08-303-005.000-025	17,424	0.4000	\$ -	\$ -	\$ 81,000	\$ 4,500	\$ -	\$ 85,500	
45-03-08-303-007.000-025	2,100	0.0482	\$ -	\$ -	\$ 126,100	\$ 267,700	\$ -	\$ 393,800	
45-03-08-303-011.000-025	6,850	0.1573	\$ -	\$ -	\$ 111,000	\$ 187,000	\$ -	\$ 298,000	
45-03-08-303-012.000-025	-	-	\$ -	\$ -	\$ 19,400	\$ 100,300	\$ -	\$ 119,700	
45-03-08-303-013.000-025	-	-	\$ -	\$ -	\$ 84,800	\$ 43,400	\$ -	\$ 128,200	
45-03-08-352-001.000-025	8,875	0.2037	\$ 10,800	\$ 94,900	\$ -	\$ -	\$ 30,930	\$ 74,770	
45-03-08-352-002.000-025	3,475	0.0798	\$ -	\$ -	\$ 14,600	\$ -	\$ -	\$ 14,600	
45-03-08-352-003.000-025	2,178	0.0500	\$ -	\$ -	\$ 25,300	\$ -	\$ -	\$ 25,300	
45-03-08-352-004.000-025	4,750	0.1090	\$ -	\$ -	\$ -	\$ 194,100	\$ -	\$ 194,100	
45-03-08-501-001.000-025	341,772	7.8460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45-03-08-501-004.000-025	113,909	2.6150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45-03-08-503-001.000-025	629,878	14.4600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45-03-09-503-001.000-025	282,269	6.4800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



APPENDIX E: REDEVELOPMENT PLAN BUDGET (CONTINUED)

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-TF	City-Gen	City-WB	City-San	CIC	RDFA	SG	TG							
PRIORITY I: Immediate Needs (2013 - 2015)																						
1.1	Stadium District Project	\$ 6,500,000	\$ 6,500,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.2	Business Incentive Grants	250,000	250,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.3	Universal Recycling Center	250,000	250,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.4	Business District Parking Improvements	3,000,000	2,500,000	500,000	83%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.5	CSX ROW Acquisition/Relocation/Development	2,000,000	1,500,000	500,000	75%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.6	Gun Club Restoration	3,500,000	3,500,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.7	Housing Improvement Program/Contractor's Incentive	2,000,000	1,000,000	1,000,000	50%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.8	Improvements to Municipal-Owned Properties	1,500,000	1,000,000	500,000	67%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.9	Relocation/Construction of Park Administration Center	2,500,000	2,500,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.10	Acquisition /Expansion of Additional Recreation/ Green Space	2,000,000	2,000,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.11	Economic Development Infrastructure Assistance	2,500,000	2,500,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.12	Whiting Redevelopment Area Property Acquisition	13,000,000	11,000,000	2,000,000	85%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.13	Implementation of the Residential and Commercial Matching Assistance/Facade Improvement Program	1,500,000	1,000,000	500,000	67%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.14	Redevelopment Area Street Landscaping Program	125,000	100,000	25,000	80%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.15	Whiting Park Infrastructure and Lakeshore Improvements	50,000,000	25,000,000	25,000,000	50%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.16	Relocation of Public Works Facility	13,500,000	1,250,000	12,250,000	9%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.17	New York Avenue Housing Development Project	2,000,000	1,200,000	800,000	60%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.18	Whiting Museum Complex and Other Historic Structures	12,500,000	12,500,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.19	119th Street 1500/1600 Block Redevelopment Project	2,000,000	1,800,000	200,000	90%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.20	119th and Front Street (West Side) Corners Development Project	1,000,000	1,000,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1.21	Recreation and Sports Complexes	20,000,000	20,000,000	-	100%	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

APPENDIX E: REDEVELOPMENT PLAN BUDGET (CONTINUED)

CITY OF WHITING, INDIANA Whiting Redevelopment Commission Redevelopment Plan of the Redevelopment Area - 2013 Amendment to the Original Plan Redevelopment Plan Budget									
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	POTENTIAL FUNDING SOURCES (1)
1.22	Whiting Memorial Community House (Community Center) Renovations	4,750,000	3,000,000	1,750,000	63%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.23	Improvements to Whithala Beach	6,000,000	6,000,000	-	100%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.24	Sanitary Basin and Water Infrastructure Improvements	5,000,000	3,500,000	1,500,000	70%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.25	Sound Barriers along the Railroad Corridor and/or Quiet Zone Improvements	2,500,000	2,500,000	-	100%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.26	Indianapolis Boulevard Business Corridor Improvements	10,000,000	6,500,000	3,500,000	65%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.27	Destination Tourism Development Project	9,200,000	9,200,000	-	100%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
1.28	Standard Avenue & 119th Street (1700 Block) Street Reconstruction/Property Acquisition	2,000,000	1,750,000	250,000	88%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
		Sub-Total of Priority I:	\$ 181,075,000	\$ 130,800,000	72%				
PRIORITY II: Important Needs (2013 - 2018)									
2.1	Roex Property Redevelopment (Adjacent to Hammond Bike Trail Extension)	1,000,000	500,000	500,000	50%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.2	119th Street 1300/1400 Block Revitalization Project	700,000	600,000	100,000	86%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.3	Industrial Expansion Infrastructure Assistance Program	7,500,000	7,500,000	-	100%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.4	General Public Infrastructure and Capital Improvement Program	6,000,000	4,500,000	1,500,000	75%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.5	Schrage Avenue Corridor Redevelopment Program	2,000,000	1,500,000	500,000	75%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.6	Development of a Dog Park/Beach	250,000	250,000	-	100%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.7	Redevelopment of the Original Center Street (Southeast of Center Court)	3,500,000	2,500,000	1,000,000	71%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
2.8	Ornamental Street Lighting Program	1,500,000	1,000,000	500,000	67%	X	X	X	City-Gen X City-WB X City-San X RDA X SG X TG X PG X
		Sub-Total of Priority II:	\$ 22,450,000	\$ 18,350,000	82%				

APPENDIX E: REDEVELOPMENT PLAN BUDGET (CONTINUED)

CITY OF WHITING, INDIANA
Whiting Redevelopment Commission
Redevelopment Plan of the Redevelopment Area -
2013 Amendment to the Original Plan

Redevelopment Plan Budget

Line Item	Project or Program Title	Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)
PRIORITY III: Significant Needs (2013 - 2022)					
3.2	CN Railroad Corridor Acquisition	2,000,000	1,800,000	200,000	90%
3.3	Institutional Land Uses Retrofit Program	2,000,000	1,500,000	500,000	75%
3.6	Liliana Hotel Renovations and Façade Improvements	3,000,000	2,000,000	1,000,000	67%
3.7	Telecommunications Infrastructure	250,000	250,000	-	100%
3.9	Free-Standing Youth Facility	2,000,000	1,200,000	800,000	60%
3.10	Indianapolis Boulevard/Atchison Avenue Development Program	2,500,000	1,800,000	700,000	72%
3.12	Parks and Recreational Facilities Upgrade Program	500,000	350,000	150,000	70%
3.13	Land Remediation Program	1,000,000	500,000	500,000	50%
3.14	Pursue Potential Opportunities for Alternative and Renewable Energy and for Energy Efficiency Improvements	1,000,000	1,000,000	-	100%
	Sub-Total of Priority III:	\$ 14,250,000	\$ 10,400,000	\$ 3,850,000	73%

Redevelopment Project Estimate	(Obligations) Commission Commitment	Other Funding (1)	Percent of Commission Commitment (Obligation)
\$ 217,775,000	\$ 159,550,000	\$ 58,225,000	73%

TOTAL of Redevelopment Projects: \$ 217,775,000 \$ 159,550,000 \$ 58,225,000 73%

POTENTIAL FUNDING SOURCES (1)										
RC-OB	RC-TB	RC-TIF	City-Gen	City-WB	City-San	CIC	RDA	SG	FG	PG
X	X	X	X		X	X			X	X
X		X			X	X			X	X
X	X	X	X		X	X			X	X
X		X	X		X	X			X	X
X	X	X	X		X	X			X	X
X	X	X	X		X	X			X	X

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)

CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



Indianapolis Boulevard Business District

STOP

APPENDIX F

ALLOCATION AREA REAL PROPERTY DATA FOR CONSOLIDATED WHITING
(ALLOCATION AREA No. 2)



APPENDIX F: ALLOCATION AREA REAL PROPERTY DATA FOR THE CONSOLIDATED WHITING ALLOCATION AREA (ALLOCATION AREA No. 2)

A. Introduction

Information and data was collected for each real property owner in the Consolidated Whiting Allocation Area, specific to the Allocation Area No. 2 expansion 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.

This **APPENDIX F** includes the following:

- Key Numbers for Allocation Area Parcels
- The Owner of the Parcels
- The Gross AV, Net AV, and Incremental AV for each Parcel

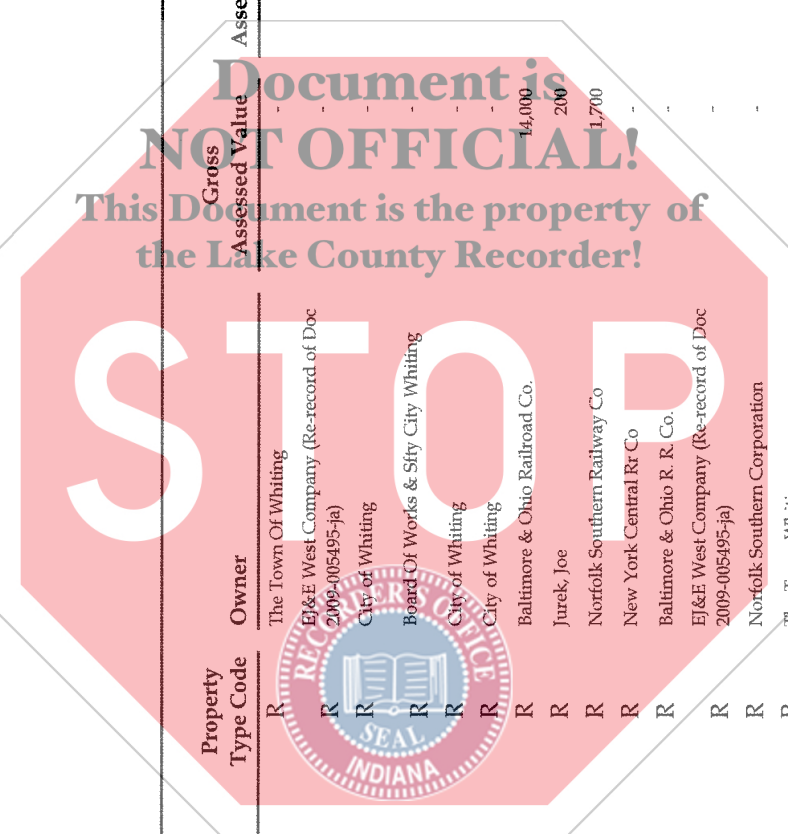
The data and information collected was submitted to the Lake County Auditor – Tax Department to establish the Allocation Area No. 2 meaning to data enter individual parcel key numbers, to determine the base value of the Allocation Area as of the March 1, 2003 assessment date and to prepare a TIF Valuation Work Sheet for Property upon request.

B. Consolidation of 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 (28-Whiting#1) (“Allocation Area No. 1”) and Allocation Area (28-Whiting#2) (“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.

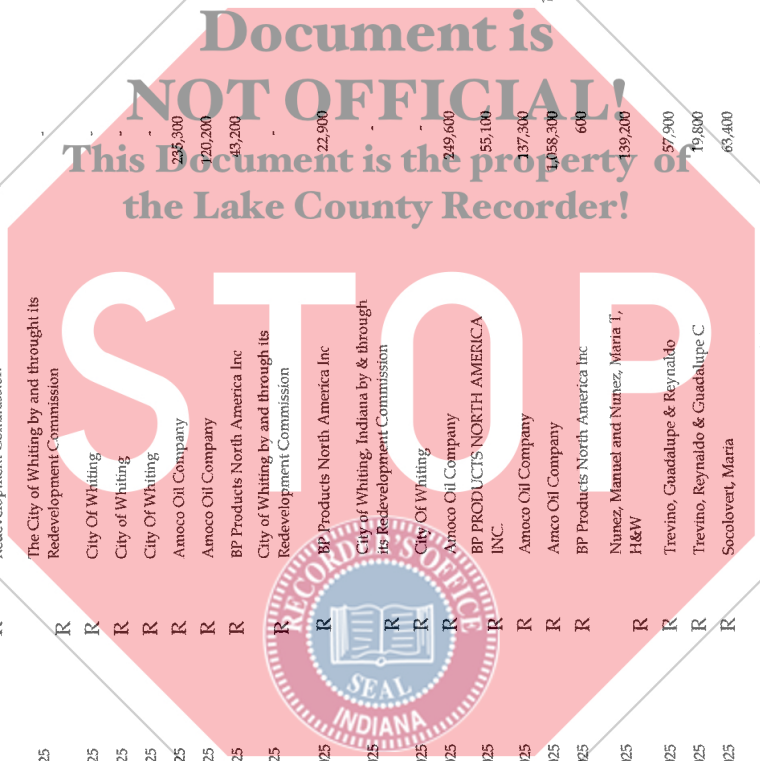
APPENDIX F: ALLOCATION AREA REAL PROPERTY DATA FOR THE CONSOLIDATED WHITING ALLOCATION AREA (ALLOCATION AREA No. 2) (CONTINUED)

025 Whiting		Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
Parcel Number							
45-725-97319-00	P	Whiting Clean Energy Corp.		138,452,620	138,452,620	0	138,452,620
Sub-Totals:				138,452,620	138,452,620	0	138,452,620
025 Whiting 1							
Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value	
45-03-05-351-001.000-025	R	The Town Of Whiting	-	-	-	-	-
45-03-05-503-001.000-025	R	EJ&E West Company (Re-record of Doc 2009-005495-ja)	-	-	-	-	-
45-03-06-401-001.000-025	R	City of Whiting	-	-	-	-	-
45-03-06-453-001.000-025	R	Board Of Works & Sfty City Whiting	-	-	-	-	-
45-03-06-477-001.000-025	R	City of Whiting	-	-	-	-	-
45-03-06-477-002.000-025	R	City of Whiting	-	-	-	-	-
45-03-06-501-003.000-025	R	City of Whiting	-	-	-	-	-
45-03-06-503-002.000-025	R	Baltimore & Ohio Railroad Co.	14,000	14,000	13,620	380	
45-03-06-503-003.000-025	R	Jurek, Joe	200	200	13,705	(13,505)	
45-03-06-505-004.000-025	R	Norfolk Southern Railway Co	1,700	1,700	6,191	(4,491)	
45-03-06-505-004.000-025	R	New York Central Rr Co	-	-	-	-	
45-03-07-501-001.000-025	R	Baltimore & Ohio R. Co.	-	-	-	-	
45-03-07-503-001.000-025	R	EJ&E West Company (Re-record of Doc 2009-005495-ja)	-	-	-	-	
45-03-07-505-001.000-025	R	Norfolk Southern Corporation	-	-	-	-	
45-03-08-101-001.000-025	R	The Town Whiting	-	-	-	-	
45-03-08-107-022.000-025	R	Estvanik, James (corr)	12,000	12,000	170	11,830	
45-03-08-107-025.000-025	R	Estvanik, James (corr)	84,600	10,260	55,289	(45,029)	
45-03-08-107-026.000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	5,849	(5,849)	
45-03-08-107-027.000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	5,849	(5,849)	
45-03-08-107-028.000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	13,277	(13,277)	
45-03-08-107-029.000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	4,953	(4,953)	



APPENDIX F: ALLOCATION AREA REAL PROPERTY DATA FOR THE CONSOLIDATED WHITING ALLOCATION AREA (ALLOCATION AREA No. 2) (CONTINUED)

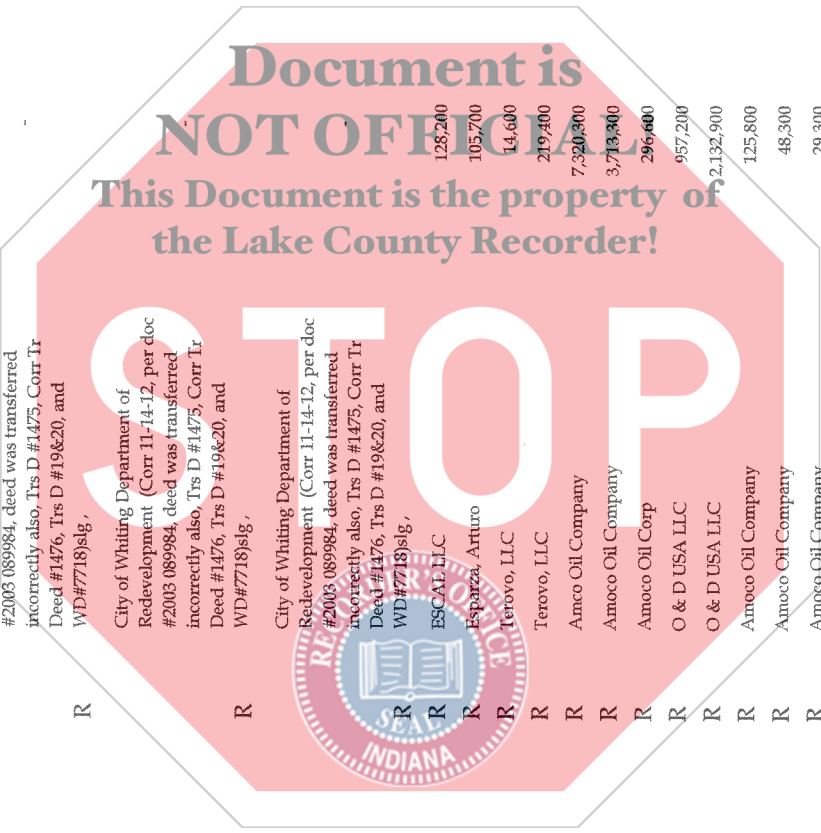
025 Whiting 1		Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45-03-08-107-030-000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	4,953	(4,953)	
45-03-08-107-031-000-025	R	City of Whiting by and through its Redevelopment Commission (The)	-	-	26,726	(26,726)	
45-03-08-156-001-000-025	R	City of Whiting by and through its Redevelopment Commission	-	-	72,623	(72,623)	
45-03-08-156-002-000-025	R	The City of Whiting by and through its Redevelopment Commission	-	-	19,682	(19,682)	
45-03-08-156-040-000-025	R	City Of Whiting	-	-	-	-	
45-03-08-156-041-000-025	R	City of Whiting	-	-	-	-	
45-03-08-156-042-000-025	R	City Of Whiting	-	-	-	-	
45-03-08-156-043-000-025	R	Amoco Oil Company	235,300	235,300	255,909	(20,609)	
45-03-08-156-044-000-025	R	Amoco Oil Company	120,200	120,200	79,326	40,874	
45-03-08-156-045-000-025	R	BP Products North America Inc	43,200	43,200	-	43,200	
45-03-08-176-001-000-025	R	City of Whiting by and through its Redevelopment Commission	-	-	-	-	
45-03-08-176-002-000-025	R	BP Products North America Inc	22,900	22,900	11,912	10,988	
45-03-08-176-003-000-025	R	City of Whiting, Indiana by & through its Redevelopment Commission	-	-	-	-	
45-03-08-176-004-000-025	R	City Of Whiting	-	-	-	-	
45-03-08-176-005-000-025	R	Amoco Oil Company	249,600	249,600	193,447	56,153	
45-03-08-176-007-000-025	R	BP PRODUCTS NORTH AMERICA INC.	55,100	55,100	-	55,100	
45-03-08-206-001-000-025	R	Amoco Oil Company	137,300	137,300	85,516	51,784	
45-03-08-200-002-000-025	R	Amco Oil Company	1,058,300	1,058,300	546,827	511,473	
45-03-08-303-001-000-025	R	BP Products North America Inc	600	600	18,145	(17,545)	
45-03-08-303-002-000-025	R	Nunez, Manuel and Nunez, Maria I, H&W	139,200	139,200	45,427	93,773	
45-03-08-303-003-000-025	R	Trevino, Guadalupe & Reynaldo	20,260	20,260	23,696	(3,436)	
45-03-08-303-004-000-025	R	Trevino, Reynaldo & Guadalupe C	19,800	19,800	10,289	9,511	
45-03-08-303-005-000-025	R	Socolovet, Maria	13,484	13,484	13,321	163	
45-03-08-303-006-000-025	R	City of Whiting, Indiana by and through its Redevelopment Commission (ja)	-	-	-	-	
45-03-08-303-007-000-025	R	Northern Ind. Public Service Co	85,500	85,500	16,437	69,063	
45-03-08-303-008-000-025	R	BP Products North America Inc. (ja)	190,200	190,200	165,568	24,632	
45-03-08-303-009-000-025	R	BP Products North America Inc. (ja)	63,600	63,600	10,460	53,140	
45-03-08-303-010-000-025	R	BP Products North America Inc. (je)	145,600	145,600	-	145,600	
45-03-08-303-011-000-025	R	Bizak, James	393,800	393,800	102,637	291,163	
45-03-08-303-012-000-025	R	Bizak, James S & Charlotte	298,000	298,000	206,128	91,872	
45-03-08-326-001-000-025	R	Amoco Oil Company	-	-	-	-	
45-03-08-326-002-000-025	R	American Oil Co	4,564,900	4,564,900	2,311,548	2,253,352	



**APPENDIX F: ALLOCATION AREA REAL
PROPERTY DATA FOR THE CONSOLIDATED
WHITING ALLOCATION AREA
(ALLOCATION AREA No. 2) (CONTINUED)**

025 Whiting 1

Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45-03-08-351-001.000-025	R	City of Whiting Department of Redevelopment (Corr 11-14-12, per doc #2003 089984, deed was transferred incorrectly also, Trs D #1475, Corr Tr Deed #1476, Trs D #19&20, and WD#7718)slg.			47,775	(47,775)
45-03-08-351-002.000-025	R	City of Whiting Department of Redevelopment (Corr 11-14-12, per doc #2003 089984, deed was transferred incorrectly also, Trs D #1475, Corr Tr Deed #1476, Trs D #19&20, and WD#7718)slg.			22,970	(22,970)
45-03-08-351-003.000-025	R	City of Whiting Department of Redevelopment (Corr 11-14-12, per doc #2003 089984, deed was transferred incorrectly also, Trs D #1475, Corr Tr Deed #1476, Trs D #19&20, and WD#7718)slg.			41,071	(41,071)
45-03-08-352-001.000-025	R	ESCAL LLC	128,200	128,200	101,399	26,801
45-03-08-352-002.000-025	R	Esparza, Arturo	105,700	105,700	24,165	81,535
45-03-08-352-003.000-025	R	Terovo, LLC	14,600	14,600	19,041	(4,441)
45-03-08-352-004.000-025	R	Terovo, LLC	219,400	219,400	74,331	145,069
45-03-08-400-001.000-025	R	Amoco Oil Company	7,320,300	7,320,300	3,476,843	3,843,457
45-03-08-400-002.000-025	R	Amoco Oil Company	3,713,300	3,358,060	-	3,358,060
45-03-08-400-003.000-025	R	Amoco Oil Corp	296,600	296,600	157,372	139,228
45-03-08-400-004.000-025	R	O & D USA LLC	957,200	957,200	21,902	935,298
45-03-08-400-006.000-025	R	O & D USA LLC	2,132,900	2,132,900	1,442,551	690,349
45-03-08-400-007.000-025	R	Amoco Oil Company	125,800	125,800	79,069	46,731
45-03-08-400-008.000-025	R	Amoco Oil Company	48,300	48,300	30,355	17,945
45-03-08-400-009.000-025	R	Amoco Oil Company	29,300	29,300	-	29,300
45-03-08-501-001.000-025	R	Baltimore & Ohio Railroad Co.	-	-	-	-
45-03-08-501-002.000-025	R	Baltimore & Ohio Railroad Co.	-	-	-	-



APPENDIX F: ALLOCATION AREA REAL PROPERTY DATA FOR THE CONSOLIDATED WHITING ALLOCATION AREA (ALLOCATION AREA No. 2) (CONTINUED)

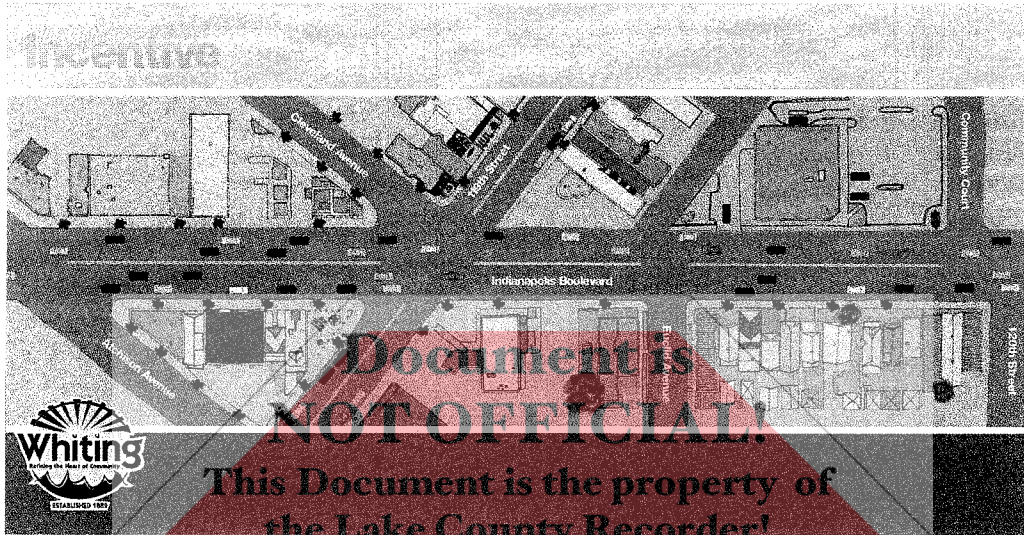
025 Whiting 1		Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45-03-08-501-003.000-025	R	B, & O. R. R.	-	-	4,787,500	1,126,870	3,660,630
45-03-08-501-004.000-025	R	Baltimore & Ohio Chicago Terminal	-	-	242,300	115,744	126,556
45-03-08-501-005.000-025	R	Baltimore & Ohio Chicago Terminal	-	-	260,200	124,326	135,874
45-03-08-503-001.000-025	R	EJ&E West Company (Re-record of Doc 2009-005495-ja)	-	-	146,300	69,890	76,410
45-03-08-505-001.000-025	R	Norfolk Southern Corporation	-	-	4,400	2,819	1,581
45-03-08-505-002.000-025	R	Norfolk Southern Corporation	-	-	12,300	7,770	4,530
45-03-08-505-003.000-025	R	Norfolk Southern Corporation	-	-	17,400	8,326	9,074
45-03-09-300-001.000-025	R	ArceclorMittal Indiana Harbor LLC	-	-	-	-	-
45-03-09-300-002.000-025	R	ArceclorMittal Indiana Harbor LLC	-	-	-	-	-
45-03-09-300-003.000-025	R	ArceclorMittal Indiana Harbor LLC	-	-	-	-	-
45-03-09-300-004.000-025	R	ArceclorMittal Indiana Harbor LLC	-	-	-	-	-
45-03-09-300-006.000-025	R	Amoco Oil Corp	-	-	-	-	-
45-03-09-300-007.000-025	R	Amoco Oil Corp	-	-	-	-	-
45-03-09-300-008.000-025	R	ArceclorMittal Indiana Harbor LLC	-	-	-	-	-
45-03-09-501-001.000-025	R	Baltimore, & Ohio Rr.	-	-	-	-	-
45-03-09-503-001.000-025	R	EJ&E West Company (Re-record of Doc 2009-005495-ja)	-	-	-	-	-
45-03-09-505-001.000-025	R	Norfolk Southern Corporation	-	-	-	-	-
45-03-09-505-002.000-025	R	Norfolk Southern Corporation	-	-	-	-	-
Sub-Totals:				28,618,900	28,101,764	11,334,069	16,767,695
Grand Totals				167,071,520	166,554,384	11,334,069	155,220,315



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



STOP

APPENDIX G

ALLOCATION AREA REAL PROPERTY DATA FOR THE IBC ALLOCATION AREA



APPENDIX G: ALLOCATION AREA REAL PROPERTY DATA FOR THE IBC ALLOCATION AREA

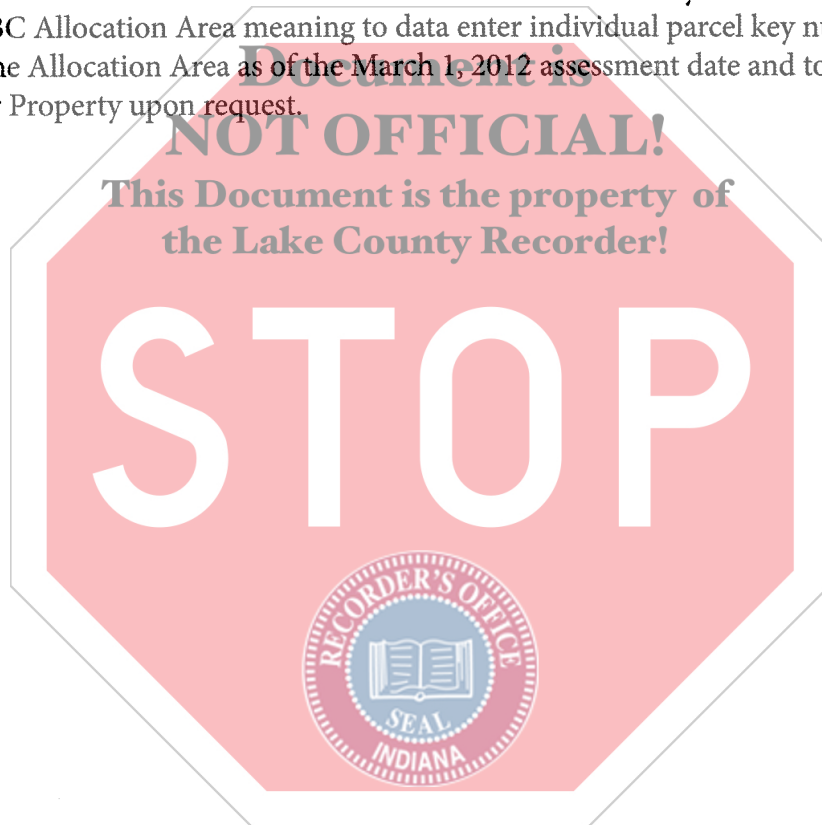
A. Introduction

Information and data was collected for each real property owner in the IBC Allocation Area from the Office of the Lake County Auditor as of the March 1, 2012 assessment date. Property Record Maintenance Cards were printed and were made available to the Commission for its records.

This **APPENDIX G** includes the following:

- Key Numbers for Allocation Area Parcels
- The Owner of the Parcels
- The Gross AV, Net AV, and Incremental AV for each Parcel

The data and information collected was submitted to the Lake County Auditor – Tax Department to establish the IBC Allocation Area meaning to data enter individual parcel key numbers, to determine the base value of the Allocation Area as of the March 1, 2012 assessment date and to prepare a TIF Valuation Work Sheet for Property upon request.



APPENDIX G: ALLOCATION AREA REAL PROPERTY DATA FOR THE IBC ALLOCATION AREA

Indianapolis Boulevard Corridor Allocation Area

County	Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45	45-03-07-205-013.000-025	R	Whiting Boardwalk LLC	139,300	138,500	138,500	0
45	45-03-07-205-014.000-025	R	Esparza, Manuel V Jr	99,700	33,830	33,830	0
45	45-03-07-205-015.000-025	R	Indiana Bell Telephone Co Inc	362,600	339,300	339,300	0
45	45-03-07-205-016.000-025	R	George Corman Plumbing-Heating-Cooling, Inc.	35,700	35,600	35,600	0
45	45-03-07-205-017.000-025	R	George Corman Plumb Heating Inc	164,100	154,900	154,900	0
45	45-03-07-205-018.000-025	R	Lake County Trust Co Tr No 1701	72,200	330,400	330,400	0
45	45-03-07-205-019.000-025	R	Younggren, Nord A Tr (1/8) Lee S & Betty M Younggren Trs (1/8) Monte L & Patricia Ann Marks Trs (1/4) Rose O'Malley (1/12) Amanda O'Mara (1/12) Willard E Soitwedel (1/12) George B Soitwedel Jr (1/12) Arthur W Saltwell (1/12) & Mary Saltwell (1/12)	341,600	512,400	512,400	0
45	45-03-07-205-901.000-025	R	White, Castle Diner	341,600	341,600	341,600	0
45	45-03-07-206-001.000-025	R	Osborne, Donald G. & Margaret h/w Trs R/L	129,100	123,500	123,500	0
45	45-03-07-206-002.000-025	R	Novosel, Helen L	79,400	53,800	53,800	0
45	45-03-07-206-003.000-025	R	Hamad, Difaillah E	180,500	166,900	166,900	0
45	45-03-07-206-004.000-025	R	Fetisic, Mary S	62,000	12,756	12,756	0
45	45-03-07-206-005.000-025	R	Keith, Scott	100,100	265,800	265,800	0
45	45-03-07-206-006.000-025	R	City Of Whiting	0	0	0	0



APPENDIX G: ALLOCATION AREA REAL PROPERTY DATA FOR THE IBC ALLOCATION AREA (CONTINUED)

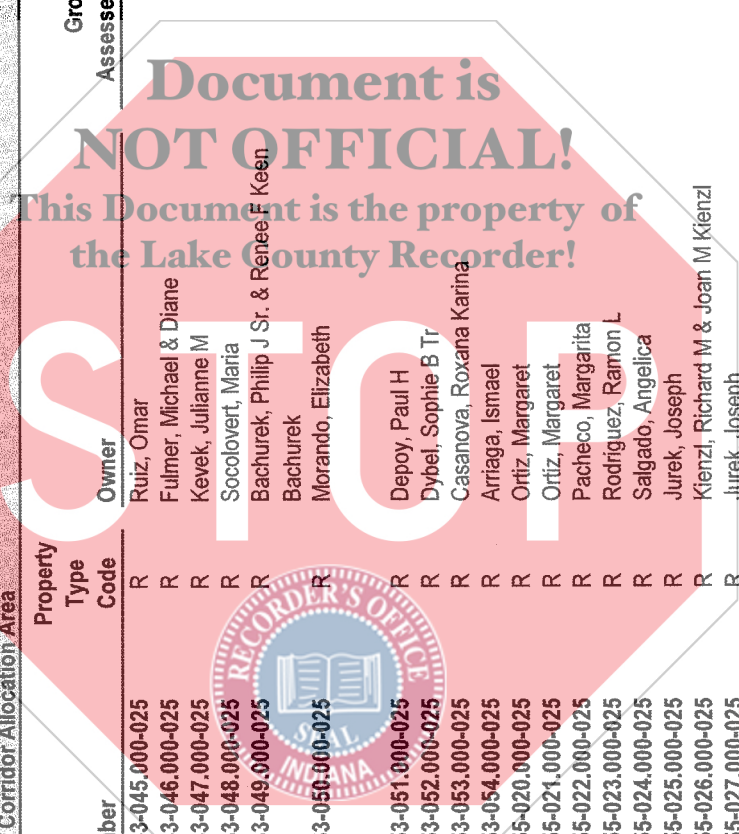
Indianapolis Boulevard Corridor Allocation Area

County	Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45	45-03-07-251-001.000-025	R	T.G. Vanzandth, Inc.	539,000	352,300	352,300	0
45	45-03-07-251-008.000-025	R	Liberty Savings Association	449,300	656,300	656,300	0
45	45-03-07-251-011.000-025	R	Page, Eduardo	91,000	131,300	131,300	0
45	45-03-07-251-012.000-025	R	Page, Eduardo	61,300	49,062	49,062	0
45	45-03-07-252-025.000-025	R	Kostic, Mladen & Sandra M	139,400	206,300	206,300	0
45	45-03-07-252-026.000-025	R	Torres, Jamie Laguna Et Al	90,100	20,995	20,995	0
45	45-03-07-252-027.000-025	R	Jansak, Joseph S & Helen	107,500	28,730	28,730	0
45	45-03-07-252-028.000-025	R	Hernandez, Luis N & Alicia	100,000	117,400	117,400	0
45	45-03-07-252-029.000-025	R	Hernandez, Josefina	69,100	15,512	15,512	0
45	45-03-07-252-030.000-025	R	Hernandez, Josefina & Maria A Paniagua T/C	75,000	69,000	69,000	0
45	45-03-07-252-031.000-025	R	Mirelez, Markos	103,800	22,285	22,285	0
45	45-03-07-252-032.000-025	R	Martinez, Jose Guadalupe & Carmen	109,400	49,778	49,778	0
45	45-03-07-252-033.000-025	R	Rodriguez, Patricia	86,800	20,920	20,920	0
45	45-03-07-252-034.000-025	R	Gigac, John D & Lorraine Schwartz J/T	111,600	26,985	26,985	0
45	45-03-07-252-037.000-025	R	Lake Michigan Trading Company, Inc.	61,200	67,100	67,100	0
45	45-03-07-252-038.000-025	R	Castallanos, Moises	104,500	122,012	122,012	0
45	45-03-07-253-041.000-025	R	Brezene, Mary Jane & George S J / T	35,500	36,000	36,000	0
45	45-03-07-253-042.000-025	R	Brezene, Mary Jane & George S J / T	13,300	13,300	13,300	0
45	45-03-07-253-043.000-025	R	Lakeshore Ventures, Inc.	85,200	92,600	92,600	0
45	45-03-07-253-044.000-025	R	Brezene, Mary Jane & George Brezene	152,900	24,300	24,300	0

**APPENDIX G: ALLOCATION AREA
REAL PROPERTY DATA FOR THE IBC
ALLOCATION AREA (CONTINUED)**

Indianapolis Boulevard Corridor Allocation Area

County	Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45	45-03-07-253-045.000-025	R	Ruiz, Omar	86,100	25,176	25,176	0
45	45-03-07-253-046.000-025	R	Fulmer, Michael & Diane	74,300	20,250	20,250	0
45	45-03-07-253-047.000-025	R	Kevek, Julianne M	69,600	18,356	18,356	0
45	45-03-07-253-048.000-025	R	Socolovet, Maria	74,100	83,700	83,700	0
45	45-03-07-253-049.000-025	R	Bachurek, Phillip J Sr. & Renee F Keen	69,500	18,772	18,772	0
45	45-03-07-253-050.000-025	R	Bachurek Morando, Elizabeth	70,100	3,046	3,046	0
45	45-03-07-253-051.000-025	R	Depoy, Paul H	85,500	17,345	17,345	0
45	45-03-07-253-052.000-025	R	Dybel, Sophie B Tr	60,500	5,122	5,122	0
45	45-03-07-253-053.000-025	R	Casanova, Roxana Karina	54,400	54,700	54,700	0
45	45-03-07-253-054.000-025	R	Arriaga, Ismael	72,400	106,000	106,000	0
45	45-03-07-255-020.000-025	R	Ortiz, Margaret	81,800	106,900	106,900	0
45	45-03-07-255-021.000-025	R	Ortiz, Margaret	137,800	52,006	52,006	0
45	45-03-07-255-022.000-025	R	Pacheco, Margarita	107,400	43,120	43,120	0
45	45-03-07-255-023.000-025	R	Rodriguez, Ramon L	110,500	40,516	40,516	0
45	45-03-07-255-024.000-025	R	Salgado, Angelica	98,800	82,100	82,100	0
45	45-03-07-255-025.000-025	R	Jurek, Joseph	35,500	35,500	35,500	0
45	45-03-07-255-026.000-025	R	Kienzl, Richard M & Joan M Kienzl	113,300	505,000	505,000	0
45	45-03-07-255-027.000-025	R	Jurek, Joseph	38,100	38,100	38,100	0



APPENDIX G: ALLOCATION AREA REAL PROPERTY DATA FOR THE IBC ALLOCATION AREA (CONTINUED)

Indianapolis Boulevard Corridor Allocation Area

County	Parcel Number	Property Type Code	Owner	Gross		Net		Base		Incremental	
				Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
45	45-03-07-255-028.000-025	R	Rosendo, Jesus & Asuncion	91,700	76,100	76,100	76,100	0	0	0	0
45	45-03-07-255-029.000-025	R	SOUTH LAKE INVESTMENTS	116,500	210,700	210,700	210,700	0	0	0	0
45	45-03-07-258-002.000-025	R	Whiting Post No 80 The American	243,600	0	0	0	0	0	0	0
45	45-03-07-258-003.000-025	R	Kelm, Barbrie & Stephen J Kelm W&H	121,000	87,962	87,962	87,962	0	0	0	0
45	45-03-07-258-004.000-025	R	Timko, George & Jr Ann Marie	104,000	27,225	27,225	27,225	0	0	0	0
45	45-03-07-258-005.000-025	R	Enriquez, James and Diringer, Maria C	89,400	18,646	18,646	18,646	0	0	0	0
45	45-03-07-258-006.000-025	R	Abarca, Refugio	97,500	48,518	48,518	48,518	0	0	0	0
45	45-03-07-258-007.000-025	R	Ruzich, David W & Judith A	51,300	51,200	51,200	51,200	0	0	0	0
45	45-03-07-258-008.000-025	R	Ruzich, David W & Judith A	145,700	128,700	128,700	128,700	0	0	0	0
45	45-03-07-258-009.000-025	R	Ruzich, David W & Judith A H&W	154,500	64,025	64,025	64,025	0	0	0	0
45	45-03-07-258-010.000-025	R	Ruzich, David W & Judith A Ruzich, JT	229,400	248,600	248,600	248,600	0	0	0	0
45	45-03-07-258-011.000-025	R	Ruzich, David W & Judith A h&w	64,900	61,700	61,700	61,700	0	0	0	0
45	45-03-07-258-012.000-025	R	Hritz, Frances C	110,600	12,415	12,415	12,415	0	0	0	0
45	45-03-07-258-013.000-025	R	Hritz, Frances C (corrected)	14,400	14,400	14,400	14,400	0	0	0	0
45	45-03-07-258-014.000-025	R	One Source 4 Homes LLC	122,400	109,200	109,200	109,200	0	0	0	0
45	45-03-07-258-015.000-025	R	City Of Whiting	0	0	0	0	0	0	0	0
45	45-03-07-261-007.000-025	R	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	359,800	410,700	410,700	410,700	0	0	0	0
45	45-03-07-280-011.000-025	R	Yale, Austin G T R / L	71,700	20,116	20,116	20,116	0	0	0	0

**APPENDIX G: ALLOCATION AREA
REAL PROPERTY DATA FOR THE IBC
ALLOCATION AREA (CONTINUED)**

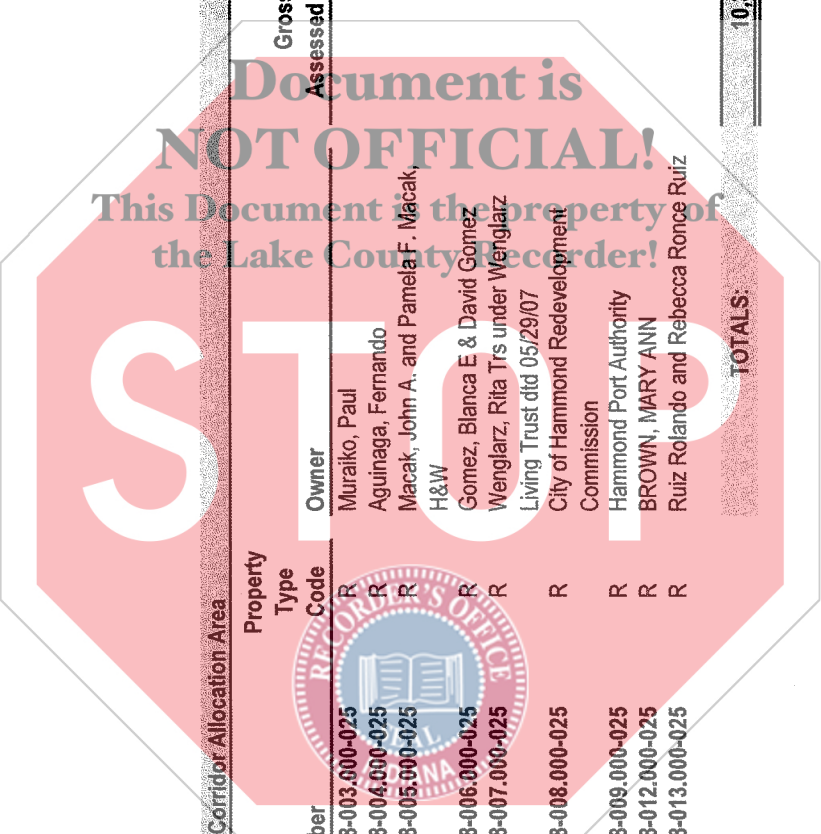
Indianapolis Boulevard Corridor Allocation Area

County	Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45	45-03-07-280-012.000-025	R	Casanova, Alvaro & Rebeca	138,000	138,900	138,900	0
45	45-03-07-280-013.000-025	R	Minniti, Albert W	103,500	100,200	100,200	0
45	45-03-07-280-014.000-025	R	Vargas, Jorge G & M A Concepcion	146,900	72,200	72,200	0
45	45-03-07-427-001.000-025	R	Walczak, Denise M Trs of the Denise M Walczak Revocable Tr dated 8-24-06	49,500	68,300	68,300	0
45	45-03-07-427-003.000-025	R	Walczak, Denise M Trs of the Denise M Walczak Revocable Tr dated 8-24-06	75,400	58,600	58,600	0
45	45-03-07-427-004.000-025	R	Walczak, Denise	66,500	69,300	69,300	0
45	45-03-07-427-005.000-025	R	Medina, Hector	66,400	13,650	13,650	0
45	45-03-07-427-006.000-025	R	Stasik, Velma Lee, James Frank Stasik, Kathleen Sojka & Suann Dusseau (Velma Lee Stasik R/L)	64,100	13,120	13,120	0
45	45-03-07-427-007.000-025	R	Duran, Rodolfo	87,300	73,200	73,200	0
45	45-03-07-427-008.000-025	R	Castle, Dalton E & Shirley A	64,100	16,406	16,406	0
45	45-03-07-427-009.000-025	R	Roe, Philip	66,500	10,572	10,572	0
45	45-03-07-427-010.000-025	R	Haviley, Stephen J & Virginia K Haviley	128,200	40,810	40,810	0
45	45-03-07-427-012.000-025	R	Henson, Laura A	37,200	29,700	29,700	0
45	45-03-07-427-013.000-025	R	Grdina, Steve W & Lisa	13,300	13,300	13,300	0
45	45-03-07-427-014.000-025	R	Clemens, Becky Anne	54,700	46,900	46,900	0
45	45-03-07-427-015.000-025	R	Clemens, Becky Anne	10,600	10,600	10,600	0
45	45-03-07-427-016.000-025	R	Robles, Carlos & Gloria Robles H & W	109,500	205,100	205,100	0
45	45-03-07-428-001.000-025	R	Zacarias, Pablo & Maria A	72200	80,700	80,700	0
45	45-03-07-428-002.000-025	R	Zacarias, Pablo & Maria A	69200	40,276	40,276	0

**APPENDIX G: ALLOCATION AREA
REAL PROPERTY DATA FOR THE IBC
ALLOCATION AREA (CONTINUED)**

Indianapolis Boulevard Corridor Allocation Area

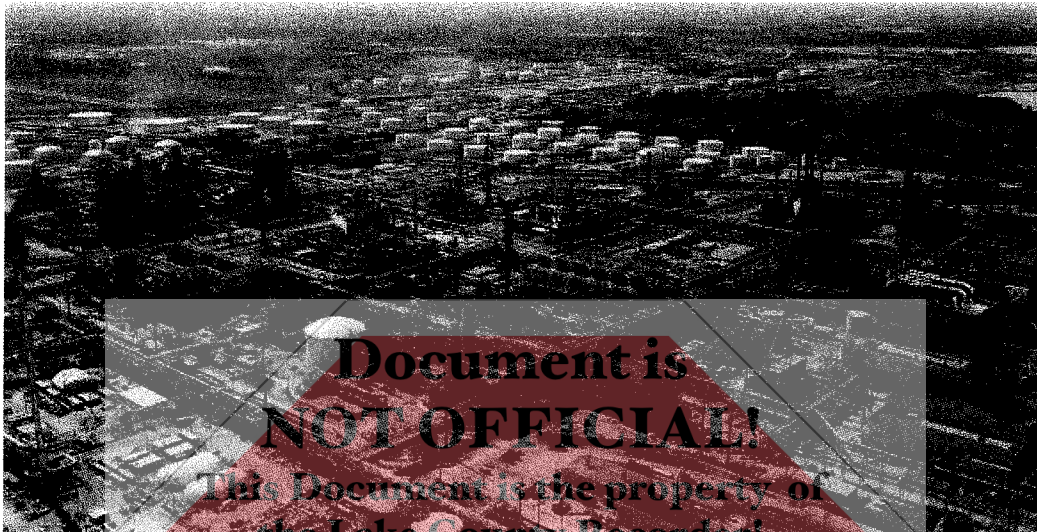
County	Parcel Number	Property Type Code	Owner	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
45	45-03-07-428-003.000-025	R	Muraiko, Paul	83200	119,400	119,400	0
45	45-03-07-428-004.000-025	R	Aguinaga, Fernando	68000	63,600	63,600	0
45	45-03-07-428-005.000-025	R	Macak, John A. and Pamela F. Macak, H&W	77000	23,516	23,516	0
45	45-03-07-428-006.000-025	R	Gomez, Blanca E & David Gomez	72500	13,208	13,208	0
45	45-03-07-428-007.000-025	R	Wenglarz, Rita Trs under Wenglarz Living Trust dtd 05/29/07	91800	82,800	82,800	0
45	45-03-07-428-008.000-025	R	City of Hammond Redevelopment Commission	68900	0	0	0
45	45-03-07-428-009.000-025	R	Hammond Port Authority	0	0	0	0
45	45-03-07-428-012.000-025	R	BROWN, MARY ANN	68800	15,330	15,330	0
45	45-03-07-428-013.000-025	R	Ruiz Rolando and Rebecca Ronce Ruiz	68500	12,912	12,912	0
TOTALS:				10,343,700	8,909,981	8,909,981	0



CITY OF WHITING, INDIANA

REDEVELOPMENT PLAN FOR THE WHITING REDEVELOPMENT AREA

2013 AMENDMENT TO THE ORIGINAL PLAN



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BP Refinery in Whiting, Indiana

STOP

APPENDIX H

ALLOCATION AREA REAL PROPERTY AND PERSONAL PROPERTY DATA
FOR THE 2013 ALLOCATION AREA EXPANSION



APPENDIX H: ALLOCATION AREA REAL PROPERTY AND PERSONAL PROPERTY DATA FOR THE 2013 ALLOCATION AREA EXPANSION

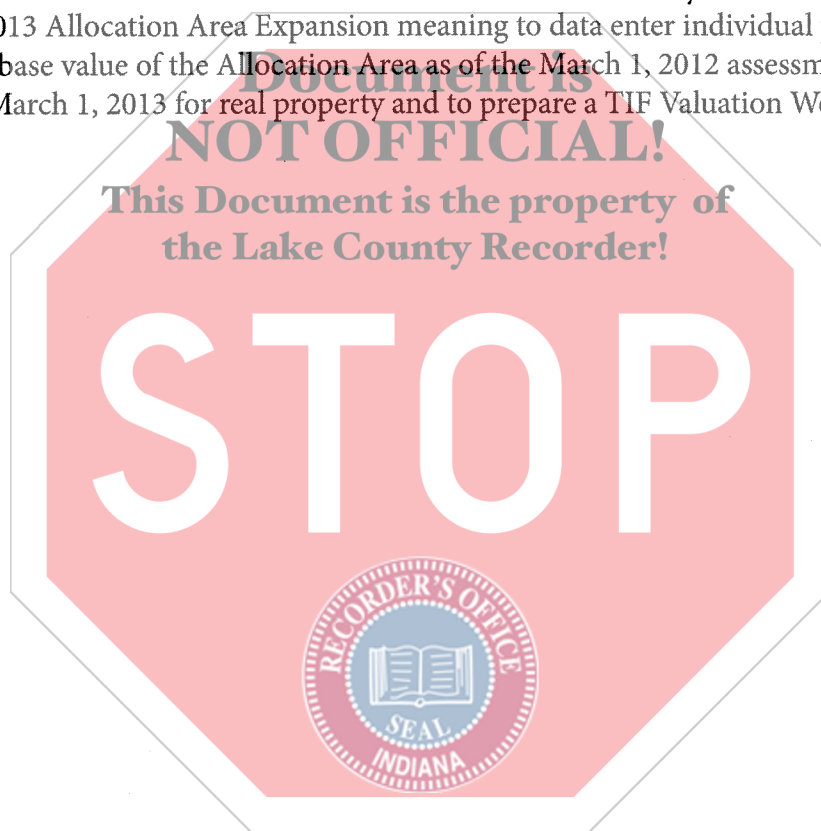
A. Introduction

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 for personal property and March 1, 2013 for real property.

This **APPENDIX H** includes the following:

- Key Numbers for Allocation Area Parcels
- The Owner and Address of the Parcels
- The Gross AV, Net AV, and Incremental AV for each Parcel

The data and information collected was submitted to the Lake County Auditor – Tax Department to establish the 2013 Allocation Area Expansion meaning to data enter individual parcel key numbers, to determine the base value of the Allocation Area as of the March 1, 2012 assessment date for personal property and March 1, 2013 for real property and to prepare a TIF Valuation Work Sheet for Property upon request.



APPENDIX H: ALLOCATION AREA REAL PROPERTY AND PERSONAL PROPERTY DATA FOR THE 2013 ALLOCATION AREA EXPANSION (CONTINUED)

Line Number	Key Number	Owner	Address	Legal	Gross AV	Exemptions	Net AV
1	45-03-17-126-001.000-025	Amoco Oil Company	Indianapolis Blvd & 129th Street	PT. NW NW & PT. E2 NW S.17 T.37 R.9 65.012 AC.	5,747,400	-	5,747,400
2	45-03-17-501-002.000-025	Baltimore & Ohio-chicago Terminal		PT. NW SW. S.17 T.37 R.9 2.85 AC PT. NW. LY'G. BET. E.LINE B&O C.T RR. R-W & W.LINE INDPLS. BLVD. S.17 T.37 R.9 55.465AC. DAVIDSON'S 2ND ADD. E. CHGO. ALL LOTS 1 TO 22 BL5 PT. NW. NE. S.17 T.37 R.9 38.84 A.	-	-	-
3	45-03-17-155-001.000-025	The American Oil Co	Schrage Avenue & Indianapolis Blvd	PT. NW1/4 SW1/4 S.17 T.37 R.9	5,909,800	-	5,909,800
4	45-03-17-176-001.000-025	Amoco Oil Company	2809-53 Indianapolis Blvd	LY'G W. OF RAILROAD 10.80AC. E. RR. NW. SW. S.17 T.37 R.9	28,900	-	28,900
5	45-03-17-200-001.000-025	Amoco Oil Company	East Chicago Corporate Line	24.423 A.	881,600	-	881,600
6	45-03-17-301-001.000-025	Amoco Oil Company	Hammond NE & B&O RR	STIEGLITZ SUBDIV. EX. S. 15 FT. OF L.46 BL5 ALL L.47 BL5	209,200	-	209,200
7	45-03-17-302-001.000-025	Amoco Oil Company	B & O RR & Louisiana Avenue	STIEGLITZ SUBDIV. L.2 BL5 STIEGLITZ SUBDIV. L.3 BL5 STIEGLITZ SUBDIV. ALL LOTS 4 TO 45 BL5 S.15FT. L.46 BL5	2,457,800	-	2,457,800
8	45-03-17-326-002.000-025	Northern Indiana Public Service	1808 129th Street	VAC. LOUISE ST., VAC. BERRY AVE., VAC. 130TH ST. & VAC. ALLEY ADJ. LOTS	-	-	-
9	45-03-17-326-004.000-025	Northern Indiana Public Service	2902 Berry Avenue	STIEGLITZ SUBDIV. ALL LOTS 1 TO 48 BL6 VAC. LOUISE	334,100	-	334,100
10	45-03-17-326-005.000-025	Northern Indiana Public Service	2904 Berry Avenue	ST., VAC. BERRY AVE. VAC. 131ST ST. & VAC. ALLEY ADJ. LOTS	615,900	-	615,900
11	45-03-17-326-006.000-025	Amoco Oil Company	2906-29 Berry Avenue	STIEGLITZ SUBDIV. LOT 22 BL.3 STIEGLITZ SUBDIV. LOT 21 BL.3	100	-	100
12	45-03-17-326-007.000-025	Amoco Oil Company	3000-30 Berry Avenue	STIEGLITZ SUBDIV. ALL LOTS 1 TO 20 BL.3 VAC. BERRY AVE., VAC.	-	-	-
13	45-03-17-326-009.000-025	Northern Indiana Public Service	2903 Berry Avenue	MAY ST. & VAC. ALLEY ADJ. LOTS	40,500	-	40,500
14	45-03-17-326-010.000-025	Northern Indiana Public Service	2905 Berry Avenue	STIEGLITZ SUBDIV. ALL LOTS 1 TO 30 BL.4 VAC. BERRY AVE., VAC. MAY ST., VAC. 130TH ST. & VAC. ALLEY ADJ. LOTS	453,900	-	453,900
15	45-03-17-326-011.000-025	Amoco Oil Company	2900-29 Indianapolis Blvd	STIEGLITZ SUBDIV. ALL LOTS 1 TO 38 BL.7 VAC. BERRY AVE., VAC. ALICE ST., VAC. 130TH ST. & VAC. ALLEY ADJ. LOTS	67,900	-	67,900
16	45-03-17-326-012.000-025	Amoco Oil Company	2926-29 Indianapolis Blvd	STIEGLITZ SUBDIV VAC. BERRY AVE., VAC. ALICE ST., VAC. 131ST ST., ALL LOTS 1 TO 46 BLOCK 8 VAC. 131ST ST.	1,748,500	-	1,748,500
17	45-03-17-326-013.000-025	Amoco Oil Company	3000-30 Indianapolis Blvd	STIEGLITZ SUBDIV. L.32 BL.2	800	-	800
18	45-03-17-326-014.000-025	Amoco Oil Company	1801-19 131st Street				
19	45-03-17-327-001.000-025	Northern Indiana Public Service Co	2903 Indianapolis Blvd				

**APPENDIX H: ALLOCATION AREA REAL PROPERTY AND PERSONAL
PROPERTY DATA FOR THE 2013 ALLOCATION AREA EXPANSION (CONTINUED)**

Line Number	Key Number	Owner	Address	Legal	Gross AV	Exemptions	Net AV
20	45-03-17-327-002.000-025	Northern Indiana Public Service Co	2905 Indianapolis Blvd	STIEGLITZ SUBDIV. L.31 BL.2	200	-	200
21	45-03-17-327-003.000-025	Northern Indiana Public Service	2909 Indianapolis Blvd	STIEGLITZ SUBD. LOT 30 BL.2	200	-	200
22	45-03-17-327-004.000-025	Amoco Oil Company	2900-29 George Avenue	STIEGLITZ SUBDIV. LOTS 1 TO 29 BL.2 & VAC. ALLEY BETW. & VAC. GEORGE ST. ADJ. L.1 TO 10 & L.13 & 14 BL.2	54,700	-	54,700
23	45-03-17-327-005.000-025	Amoco Oil Company	2900-29 Forsythe Avenue	STIEGLITZ SUBDIV. L.1 TO 40 BL.1 & VAC. STS. & ALY ADJ. '3,964A.	487,200	-	487,200
24	45-03-17-327-006.000-025	Amoco Oil Company	3028-30 Indianapolis Blvd	STIEGLITZ SUBDIV. LOTS 1 TO 30 BL.9 & VAC. STS. & ALLEYS ADJ. & LOTS 1 TO 14 & LOTS 26 TO 30	128,300	-	128,300
25	45-03-17-327-007.000-025	The American Oil Company	3026-30 Forsythe Avenue	STIEGLITZ SUB. L.1 THRU 29 BL.10 & VAC. ALLEY & ST. ADJ. 1.678A.	54,900	-	54,900
26	45-03-08-326-002.000-025	American Oil Co	Standard Avenue & NE Indianapolis Blvd	PT. SW. S.8 T.37 R.9 109.323AC. PT. SE 1/4 LY'G SW'LY OF CONRAIL S.8 T.37 R.9 R/W EX. P. FT. W. & C.R.R. N.Y.C. R.R. & STANDARD AVE. & EX PT. TO AMOCO 70.494AC.	4,564,900	-	4,564,900
27	45-03-08-400-001.000-025	Amoco Oil Company	Standard Avenue		7,320,300	-	7,320,300
					\$ 31,107,100	\$	\$ 31,107,100



CITY OF WHITING, INDIANA
REDEVELOPMENT PLAN FOR THE WHITING
REDEVELOPMENT AREA



View looking west on 119th and Oliver Streets - Whiting's main business district
**This Document is the property of
the Lake County Recorder!**

2013 AMENDMENT TO THE ORIGINAL PLAN

SEPTEMBER 11, 2013

SUPPLEMENTING AND AMENDING:

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

PREPARED BY:

Cender & Company
LLC

PREPARER'S AFFIRMATION STATEMENT

This form has been signed by the preparer of a document and recorded with each document in accordance with House Enrollment Act (HEA) 1114 – Redact Legislation.

A Declaration, County Form 170, was designed for the purpose of making the affirmation and was no longer required to be filed as of March 24, 2006. However, HEA 1114 requires an affirmation statement be included on the instrument. Whether or not the affirmation statement is required, it is unlawful for anyone under Indiana Code 36-2-7.5-2 to submit to the county recorder for recording or filing a document that contains the social security number of an individual, unless that social security number is required by law.

The law does not provide where the affirmation statement is to be located, however, the State Board of Accounts recommends¹ that the affirmation statement be located near (either before or after) the Preparer's statement and that maps, plats and surveys typically would be required to contain the affirmation statement.

Now therefore, "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

Document: Resolution No. WRC-2013-20
Entity: City of Whiting, Indiana Redevelopment Commission
Date Approved: November 13, 2013

Document is NOT OFFICIAL!
This document is the property of the Lake County Recorder!

Daniel C. Botich
Signature of the Declarant

Dan Botich, Executive
Printed Name of the Declarant

CENDER & COMPANY, LLC
233 East 84th Drive, Suite 103
Merrillville, IN 46410

November 25, 2013
Dated

¹ State Board of Accounts (State of Indiana) Memorandum dated June 22, 2006 by Bruce A. Hartman, C.P.A. and State Examiner.