

STATE BOARD OF ACCOUNTS
302 West Washington Street
Room E418
INDIANAPOLIS, INDIANA 46204-2769

AUDIT REPORT
OF
REDEVELOPMENT COMMISSION
LAKE COUNTY, INDIANA
January 1, 2012 to December 31, 2012



FILED
04/08/2014

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COUNTY OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Executive Director	Milan Grozdanich	01-01-12 to 12-31-13
President of the Redevelopment Commission	Joe Krnich John Brezik	01-01-12 to 12-31-12 01-01-13 to 12-31-13
President of the County Council	Jerome Prince Ted F. Bilski	01-01-12 to 12-31-12 01-01-13 to 12-31-13
President of the Board of County Commissioners	Gerry J. Scheub Roosevelt Allen, Jr.	01-01-12 to 12-31-12 01-01-13 to 12-31-13



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF ACCOUNTS
302 WEST WASHINGTON STREET
ROOM E418
INDIANAPOLIS, INDIANA 46204-2769

Telephone: (317) 232-2513
Fax: (317) 232-4711
Web Site: www.in.gov/sboa

TO: THE OFFICIALS OF LAKE COUNTY

We have audited the records of the Redevelopment Commission for the period from January 1, 2012 to December 31, 2012, and certify that the records and accountability for cash and other assets are satisfactory to the best of our knowledge and belief, except as stated in the Audit Result and Comment. The financial transactions of this office are reflected in the Annual Report of Lake County for the year 2012.

STATE BOARD OF ACCOUNTS

August 27, 2013

REDEVELOPMENT COMMISSION
LAKE COUNTY
AUDIT RESULT AND COMMENT

TAX INCREMENT FINANCING (TIF) DISBURSEMENTS

Tax Increment Financing (TIF) funds were used to pay for the Redevelopment Commission's 2012 operating expenses. The 2012 budget for the TIF Dissolution General Fund, in which Redevelopment Commission's operations are accounted for, totaled \$341,831. The budget included payroll, supplies, and travel expenses. The TIF Dissolution General Fund was created by County Council Ordinance No. 1316D on October 13, 2009. On March 28, 2012, a transfer of \$341,831 was made from the 2007 TIF Allocation trust account to the TIF Dissolution General Fund. Disbursements from this operating fund were \$257,321 in 2012.

The 2007 TIF Allocation trust account activity is reported on the County's financial statement as part of the Redevelopment Authority Capital Projects Fund. The Redevelopment Authority Capital Projects Fund includes three trust accounts; Redevelopment Defeasance Escrow, Allocation Fund 1995, and Allocation Fund 2007. The combined cash balance of these three trust accounts at December 31, 2012, was \$4,738,028.

Indiana Code 36-7-14-39(b)(3) states in part:

"Except as otherwise provided in this section, property tax proceeds in excess of those described in subdivisions (1) and (2) shall be allocated to the redevelopment district and, when collected, paid into an allocation fund for that allocation area that may be used by the redevelopment district only to do one (1) or more of the following: . . . The allocation fund may not be used for operating expenses of the commission."

REDEVELOPMENT COMMISSION
LAKE COUNTY
EXIT CONFERENCE

The contents of this report were discussed on August 27, 2013, with Milan Grozdanich, Executive Director, and Anna Nunez, Fiscal Officer.