

ST. JOHN

STATE OF THE TOWN

2019 | ANNUAL REPORT



SECOND EDITION

WWW.STJOHNIN.COM

Your Town Officials

A professional & business-minded public officials team!



MARK BARENIE
PRESIDENT

President Mark Barenie has 16 years of experience serving on Town Council. He is a member of the Utility Board, president of the Redevelopment Commission, and a member of the Economic Development Committee.



GERRY SWETS
VICE PRESIDENT

Vice President Gerry Swets is a member of the Redevelopment Commission and the Utility Board. He is St. John's representative for the Solid Waste Management District and the Northern Indiana Regional Planning Commission, aka NIRPC.



MICHAEL FORBES
COUNCILMAN

Councilman Michael Forbes has 14 years of experience on Town Council, including nine years serving as president. Currently, Michael serves as president of the Board of Waterworks, president of the Plan Commission and liaison to the Board of Zoning Appeals and Park Board.

AWARD WINNING COMMUNITY

2019 Safewise ranked the **Town of St. John** as the **No. 1 safest place in Indiana** and **No. 19 safest place in the nation!**



ROSE HEJL
COUNCILWOMAN

Councilwoman Rose Hejl has 15 years of experience on the Police Commission and currently serves as liaison to the Commission. She is a member of the Utility Board and the Redevelopment Commission.



LIBBY POPOVIC
COUNCILWOMAN

Councilwoman Libby Popovic serves as president of the Utility Board and is a member of the Redevelopment Commission and the Board of Waterworks, and is liaison to the Fire Department.



BETH HERNANDEZ
CLERK-TREASURER

Clerk-Treasurer Beth Hernandez has three years of experience serving in the position. She is the town representative on the Shared Ethics Advisory Commission and is the Fiscal Officer of St. John.



STEVE KIL
TOWN MANAGER

Town Manager Steve Kil has 27 years of experience as a town manager, 18 of those in St. John. Steve is a licensed parliamentarian, certified as an expert in parliamentary procedure. Steve also serves as president of the Safety Village Board of Directors.

BOARDS & COMMISSIONS



PLAN COMMISSION

- John Kennedy
- Paul Panczuk
- Nick Georgiou
- Steve Flores
- Steven Kozel Sr.
- Michael S. Forbes

POLICE COMMISSION

- Christian Jorgensen
- Charles Sawyer
- Michael Aurelio
- Speros Batistatos
- Paul M. Haluska

PARK BOARD

- John Rainwater
- Melissa Stefanko
- Carl Miklusak
- Frank Bradtke Jr.

ECONOMIC DEVELOPMENT COMMITTEE

- Randolph Palmateer
- Gina Fezler
- John DeYoung
- William Keith
- Kelly Stoming
- Stephen Kil
- Mark Barenie
- Richard Setlak

BOARD OF ZONING APPEALS

- John Kennedy
- Drago Popovic
- Brendan Sheeran
- Mark Lareau
- Paul Panczuk

BOARD OF WATERWORKS

- Michael S. Forbes
- Kenneth Gembala
- Libby Popovic

SANITARY BOARD

- Frank Bradtke Jr.
- Richard Setlak
- Patricia Sims-Smierciak
- Ken Gembala
- Robert Kmetz

THE REAL FACTS

OF YOUR TOWN'S HOUSING STATS

HOUSING STRUCTURES

WOW!

93%

SINGLE-FAMILY

7%

MULTI-FAMILY

**MYTH
BUSTER**



ZONING + LAND USE

R-1 Zoned (Single Family)	2,610 ac.	33%
R-2 Zoned (Single Family)	2,988 ac.	37%
R-3 Zoned (Multi Family)	558 ac.	7%
C-1 Zoned (Neighborhood Commercial)	80 ac.	1%
C-2 Zoned (Highway Commercial)	487 ac.	6%
I Zoned (Industrial)	158 ac.	2%
Os Zoned (Open Space)	744 ac.	9%
P Zoned (Public)	396 ac.	5%
Total Land Area In Town	8,021 Acres	100%

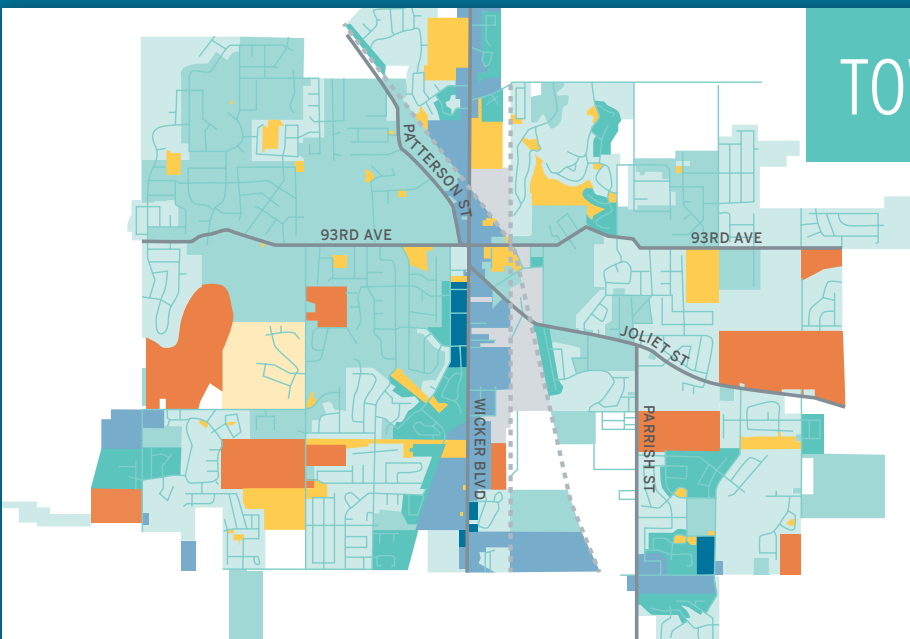
TOWN FACT

The overwhelming number of homes in St. John are Single Family Houses!

TOWN OF ST. JOHN ZONING MAP LEGEND

NEIGHBORHOOD COMMERCIAL	SINGLE-FAMILY
HIGHWAY COMMERCIAL	SF TOWN HOMES
INDUSTRIAL	MULTI-FAMILY
OPEN SPACE	MIXED USE
PUBLIC	RAIL SYSTEM

1 MILE



ST. JOHN'S NEWEST SHOPPING CENTER

SHOPS 96

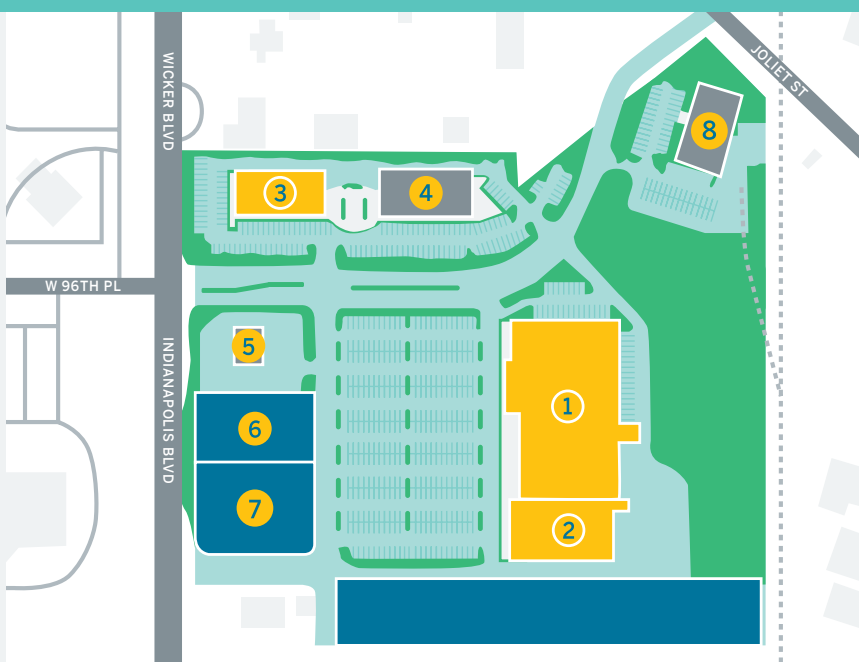


- Shops 96 plans have been reviewed and construction will begin soon
- The first building will be brick and limestone, feature parking, patios, bike racks and drive-thru/carryout window
- “[T]he look of the boulevard on 96th [will] carry over into the lots.” - Bruce Boyer, Boyer Properties
- Home to St. John Malt Brothers Brewing and other commercial tenants
- Discussions in-progress regarding the Kmart building with a tear down or improvements being desirable

SHOPS 96 SITE PLAN

MAP LEGEND

- 1 FUTURE ANCHOR RETAIL - 100,000 SF.
- 2 FUTURE JUNIOR RETAIL - 24,000 SF.
- 3 FUTURE RETAIL - 14,000 SF.
- 4 FUTURE RETAIL - 14,000 SF.
- 5 OUT LOT 1 - 1,000 SF.
- 6 OUT LOT 2 - 6,000 SF.
- 7 OUT LOT 3 - 7,200 SF.
- 8 LIGHT INDUSTRIAL 12,225 SF.

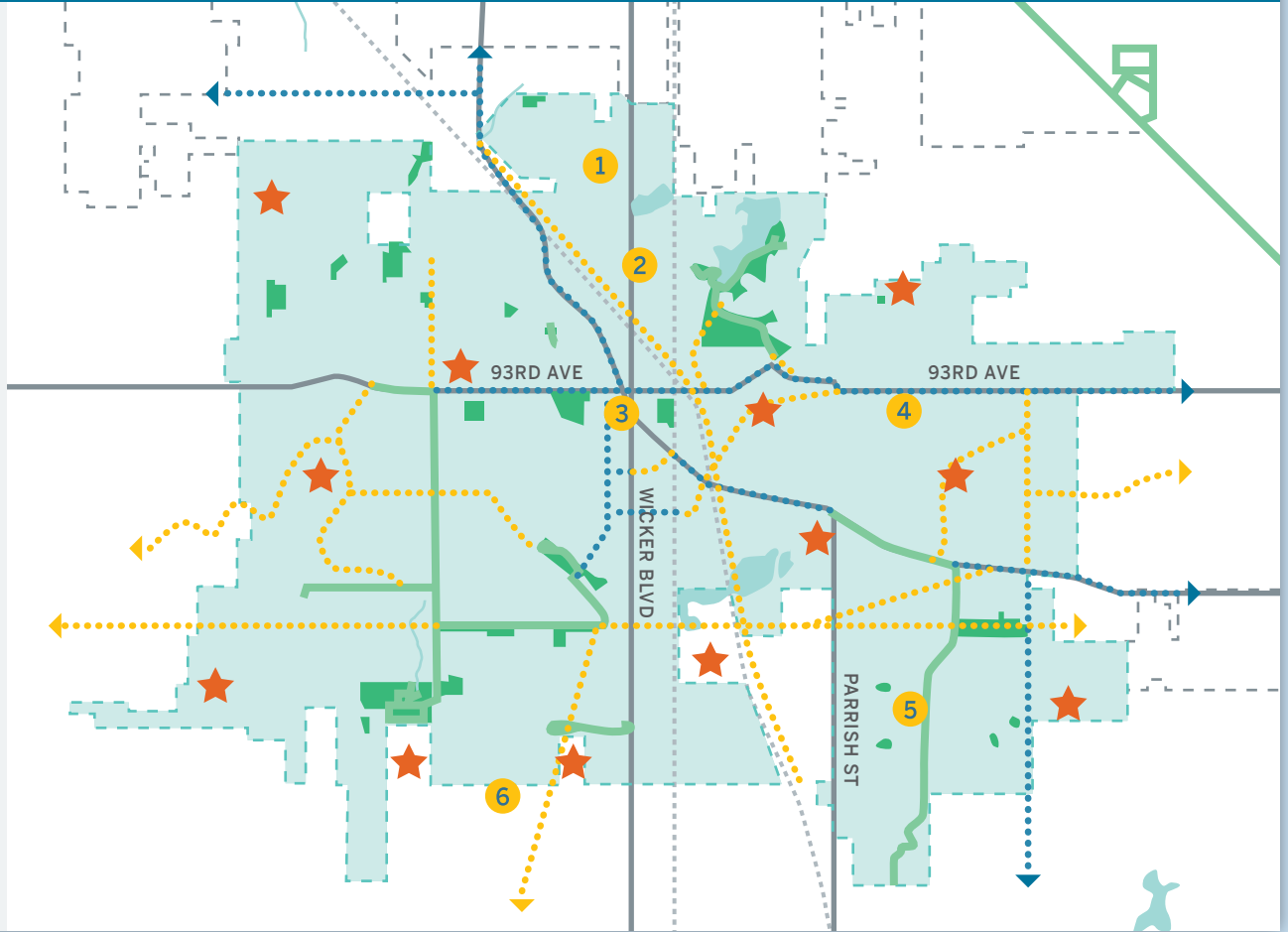


“ An excellent example of how the proper use of TIF funding can transform the landscape of a community! ” — ST. JOHN TOWN COUNCIL

TRAIL & BIKE MASTER PLAN

MAP LEGEND

- ST. JOHN CITY LIMITS
 - BORDERING TOWNS
 - RAILROADS
 - 1 LAKE CENTRAL HIGH SCHOOL
 - 2 KOLLING ELEMENTARY SCHOOL
 - 3 ST. JOHN EVANGELIST SCHOOL
 - 4 CLARK MIDDLE SCHOOL
 - 5 CROWN POINT CHRISTIAN SCHOOL
 - 6 LINCOLN ELEMENTARY SCHOOL
 - EXISTING PARKS
 - FUTURE PARKS
 - EXISTING TRAILS
 - PROPOSED TRAIL CORRIDOR
 - PROPOSED PEDESTRIAN CORRIDOR
- 2,000 FEET



Parks, Recreation, & Bicycle Trails!

TOWN FACTS



- St. John has a master plan for bike trails
- The Plan Commission is focused on a bike trail system in every new subdivision
- We are promoting connections to neighboring communities

St. John's 2019-2024 Parks and Recreation Master Plan includes new bike and trail plans!

ST. JOHN HAS A NEW MASTER PLAN FOR BIKE TRAILS!

The plan recognizes that, despite recent efforts to build and extend our well-used trails and bike paths, there is little connectivity among the different trails, and some neighborhoods totally lack direct access. But available open space provides opportunities to plan for new trails and pedestrian facilities fully integrated with developing subdivisions and neighborhoods.

WE ARE FOCUSED ON A BIKE TRAIL SYSTEM IN EVERY NEW SUBDIVISION!

Our adopted Trail and Bike Plan identifies locations where new trails and pedestrian corridors can be developed and established. When fully developed, the plan will close pedestrian gaps between the various parts of Town, provide additional connectivity to all parts of the Town and beyond, and create new recreation and transportation options.

WE ARE PROMOTING CONNECTIONS TO NEIGHBORING COMMUNITIES!



Investing in Our Children & Families



Financial stability and conservancy are part of St. John's core values and a priority for the Town Council. Here's a look at the numbers:

AA RATING

In February 2014, Standard & Poor's Ratings Services upgraded the Town's credit rating from AA- to AA. The Town remains at AA today, a very good and stable financial position.

STRONG ECONOMY

St. John's economy is very strong, with a projected per capita effective buying income of 112% of the national level and per capita market value of \$124,157. The county unemployment rate was 5.1 percent in 2017 and our local area is expanding with more retail shops and restaurants. Residential permits are up since 2014 and the Town has room to expand.

STRONG BUDGETING

St. John's budgetary performance had operating surpluses of 3.6% across all governmental funds in fiscal 2018. For fiscal 2019, officials anticipate using reserves for roadway infrastructure and expect the results to come in better than projected. We expect the town's budgetary performance to remain strong for fiscal 2019 (Dec. 31) and 2020.

GENERAL FUND

The General Fund operating receipts exceeded projections and were over budget by \$748,136 or 46.98%, and operating disbursements (expenses) were under budget by \$243,205 or 3.61% in 2018.

NEW HOMES

Construction of new homes exceeded expectations and remained strong in 2018 with 323 new residential housing starts that generated fees of \$974,526, 66.02% over the budgeted amount.

PROPERTY TAXES

The property taxes levied were \$6,296,376 and collections were \$6,113,294 for a shortfall of just \$183,082 or 2.91%.

LOW CORPORATE TAX

The second-lowest corporate tax rate in Lake County is in St. John at \$0.4965 per \$100 of Assessed Value for 2019, and St. John's AV has far out-paced that of the County! St. John has a long history of AV increasing and the corporate tax rate decreasing, indicating strong financial management.

HIGHEST MEDIAN INCOME

St. John ranks as the 11th largest populated municipality in Lake County, but holds the highest median income and median home value in 2015, at \$96,631 and \$260,961, respectively. St. John also has the highest percentage of owner-occupied housing units at 98% of all households.

98%
OWNER OCCUPIED
HOUSEHOLDS!

LAKE COUNTY, INDIANA

Tax Rates Per City /Town

City/Town	2019 Tax Rate	2018 Tax Rate
Winfield	\$ 0.3145	\$ 0.2757
St. John	0.4965	0.5300
Schererville	0.5875	0.5759
Cedar Lake	0.6401	0.7024
Merrillville	0.6964	0.6669
Dyer	0.7326	0.6575
Crown Point	0.7401	0.7403
Lowell	0.8252	0.8900
Munster	0.8319	0.8673
Highland	0.9182	0.9376
New Chicago	1.0362	0.9994
Griffith	1.0425	0.9826
Hobart	1.1460	1.1272
Schneider	1.5047	1.5283
Whiting	1.7030	1.6278
Hammond	2.0423	2.1323
East Chicago	2.2333	2.0911
Lake Station	2.3138	2.4728
Gary	4.1009	4.0879



PUBLIC SAFETY



WE TAKE OUR
SAFETY
SERIOUSLY

OUR POLICE DEPARTMENT

St. John is fortunate to have one of the lowest crime rates in Indiana, with several programs to enhance and maintain the safety we enjoy. From school and traffic safety to neighborhood patrols, our commitment is to keep St. John a wonderful and safe place to live, work, shop and raise your family.



POLICE HIGHLIGHTS

- 21-member Department
- High School Resource Officers
- Home Checks
- 3rd-safest City based on FBI Crime Reports
- 2019 Safewise #19 Safest Place in The Nation
- 2019 Safewise #1 Safest Place in Indiana

OUR FIRE DEPARTMENT

The St. John Fire Department is made up of approximately 40 volunteer/paid-on-call, and 12 full-time members. Our full-time staff includes all State Certified firefighters and licensed pre-hospital medics and 20 of our paid-on-call members are also Emergency Medical Technicians. They are the support group that continues to be the foundation of our success, responding to both medical and fire-related emergencies.



FIRE HIGHLIGHTS

- 52-member Department (including volunteers)
- Certified Paramedics
- New Ambulances and Fire Truck
- ALS - Advanced Life Support



WHY WE ARE SO PROUD



2019 Safewise ranked the Town of St. John as the **No. 1 safest place in Indiana.**

2019 Safewise ranked the Town of St. John as the **No. 19 safest place in the nation.**

2019 Home Snacks ranked the Town of St. John as the **3rd best place in the state.**

2019 Safest Cities in Indiana based on FBI Uniform Crime Reports voted St. John the 3rd safest.

2018 Safewise ranked the Town of St. John as the **No. 1 safest place in Indiana.**

2018 National Council for Home Safety names Town of St. John **No. 2 safest cities in Indiana.**

2017 National Council for Home Safety and Security has ranked the Town of St. John as the **safest community in Indiana.**

2017 & 2016 Best of the Reader's Choice Award Voted Town of St. John, Indiana **3rd Best Place to Live in Northwest Indiana.**

2016 Playmember has ranked the Town of St. John as the **8th safest city in Indiana.**

2016 Credit Donkey ranked the Town of St. John as the **4th safest place in the state and first in Lake County.**

2016 HomeSnacks ranked the Town of St. John as the **2nd safest place in the state.**

2016 Backgroundchecks.org ranked the Town of St. John as the **8th safest place in the state.**

2015 Nerdwallet ranked the Town of St. John as the **17th out of 109 best city for young families.**

2014 Motovoto Real Estate rated the Town of St. John as the **4th safest place to live in Indiana AND the 15th safest small town in America.**

2014 Nerdwallet ranked the Town of St. John as the **2nd best city for homeownership in Indiana.**

2013 Business Week ranked the Town of St. John as the **Best Place to Raise Kids in Indiana.**

2013 Bloomberg ranked the Town of St. John as **one of the Best Place to Raise Kids.**

2009 CNN/Money has ranked the Town of St. John as the **48th out of 100 Best Small Towns in America.**