



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2015**

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

Dated:
March 24, 2016

Prepared by:

***C*ender & *C*ompany
L.L.C.**

**CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION**

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For Fiscal Year Ending December 31, 2015**

T A B L E O F C O N T E N T S

TRANSMITTAL LETTER	i
2015 ANNUAL REPORT	1
Purpose of the Report	1
Introduction	2
2015 Qualified and Acting Commissioners	2
2015 Commission Officers	3
Meetings of the Commission	3
Commission Standing Committees and Membership	4
Commission Staff	4
General Professional Services Provided to the Commission	4
Distributions of Tax Increment in Fiscal Year 2015	4
Commission Outstanding Debt Service	5
Commission Fund Balances for Fiscal Year 2015	6
Accounting of Tax Increment Revenue Granted or Loaned to an Entity	8
Summary of Commission Resolutions in Fiscal Year 2015	8
Schedules of Allocation Areas Individual Components and Assessment Data	9
Redevelopment Commission Contact Information	9
 EXHIBITS	
EXHIBIT A: List of Parcels in the Allocation Area	A-1



TRANSMITTAL LETTER

March 24, 2016

The Honorable James Snyder, Mayor
c/o Portage City Council
City of Portage
Portage City Hall
6070 Central Avenue
Portage, Indiana 46368

Dear Mayor Snyder:

Per Indiana Code ("IC") 36-7-14-13(a), no later than April 15 of each calendar year, the City of Portage, Indiana ("City") Redevelopment Commission (the "Commission") shall file with the unit's executive and fiscal body a report setting out the Commission's activities during the preceding calendar year. In addition, in accordance with IC 36-7-14-13(d), a copy of the report as filed under IC 36-7-14-13(e) must be submitted to the Indiana Department of Local Government Finance ("DLGF") in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly.

Therefore, enclosed is the **Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015** as prepared for the Commission. I have reviewed the enclosed Annual Report and find it to be complete and prepared in compliance with IC 36-7-14-13.

The Commission looks forward to our continued cooperation with the City's elected officials to provide redevelopment and economic development strategies and opportunities in the City so that together we may provide opportunities for new development, redevelopment and rehabilitation in the City's Redevelopment District.

If you should have any questions or need additional information as it relates to Commission activities during the preceding calendar year, do not hesitate to contact John Shepherd as the Economic Development Consultant to the City of Portage or me.

Very truly yours,

Bryan Schuch, Senior Associate
Cender & Company, LLC – Financial Advisors to the Redevelopment Commission

Enclosure

cc: Members of the Portage Redevelopment Commission
Albert "A.J." Monroe, Director of Community Development of the City of Portage
John Shepherd, Oak Hill Partners - Economic Development Consultant Redevelopment Commission
Greg Sobkowski, Attorney – Hodges & Davis, P.C., Counsel to the Commission

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**CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION**

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2015**

PURPOSE OF THE REPORT

Indiana Code ("**IC**") 36-7-14-13 (*version B effective January 1, 2016*) specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to the City of Portage, Indiana (the "City") executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the "**DLGF**") in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), the City of Portage, Indiana Redevelopment Commission (the "**Commission**") not later than April 15 of each year shall file with the City's executive (the Mayor of the City) and the City's fiscal body (the City Council) a report setting out its activities during the preceding calendar year.

The annual report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

The purpose of this Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015 (the "**2015 Annual Report**") is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the Mayor and City Council, all in accordance with IC 36-7-14-13(e).

INTRODUCTION

The Department of Redevelopment of the City of Portage, Indiana (the "**Department**") is administered and managed by the Portage Redevelopment Commission (the "**Commission**"). The Department and the Commission were created by the City Council in 1989 to overcome and alleviate conditions that create areas needing redevelopment in designated areas of the City through new development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the "**Redevelopment District**") – which is coterminous with the corporate boundaries of the City– in accordance with IC 36-7-14, titled "Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions" and IC 36-7-25 titled "Additional Powers of Redevelopment Commissions" (together, the "**Acts**").

It is the duty of the Commission in accordance with IC 36-7-14-11 to:

- Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
- Investigate, study, and determine, to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the Redevelopment District and its inhabitants;
- Cooperate with the City, its departments and other governmental entities and agencies in the manner that best serves the purposes of the Acts;
- Make findings and reports on their activity under the Acts and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under the Acts; and
- Replan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the Redevelopment District and its inhabitants.

The Commission is a separate, legal entity; however, the City's Council serves as the legislative body, approving actions of the Commission pursuant to the Acts.

Commission staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains the professional consulting services to provide Commission reporting and project implementation services to supplement Commission staff, including but not limited to:

- (i) Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- (ii) Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the Redevelopment District, and other redevelopment and economic development planning and strategic matters;
- (iii) Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.

2015 QUALIFIED AND ACTING COMMISSIONERS

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the City.

The Commission is comprised of five members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with IC 36-7-14-7 with each member,

upon appointment as certified by the City's Clerk-Treasurer and upon taking and subscribing to an oath of office as notarized by the recording secretary, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed.

The following individuals were qualified, appointed and took an oath of office as Commission members ("**Commissioners**") during calendar year 2015.

- **The Honorable James Snyder**, Mayor of the City of Portage
- **Steven Nelson**
- **Susanne Lynch**
- **Greg Lach**
- **John Cannon**

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

Representing the Portage Township Schools Corporation Board of School Trustees

Rhonda Nelson

2015 COMMISSION OFFICERS

<u>Commissioner</u>	<u>Office</u>
James Snyder	President
Greg Lach	Vice-President
John Cannon	Secretary

MEETINGS OF THE COMMISSION

The Commission held regular meetings as to conduct official business in the City of Portage Council Chambers – 6070 Central Avenue, Portage, IN 46368

During calendar year 2015, the Commission met on the following dates:

- January 5, 2015 (Special Meeting)
- January 13, 2015 (Special Meeting)
- January 22, 2015 (Regular Meeting)
- March 3, 2015 (Regular Meeting)
- March 26, 2015 (Regular Meeting)
- April 2, 2015 (Special Meeting)
- April 23, 2015 (Regular Meeting)
- May 7, 2015 (Special Meeting)
- May 14, 2015 (Special Meeting)
- May 28, 2015 (Regular Meeting)
- June 23, 2015 (Special Meeting)
- June 25, 2015 (Regular Meeting)
- June 30, 2015 (Special Meeting)
- July 23, 2015 (Regular Meeting)
- August 27, 2015 (Regular Meeting)
- September 24, 2015 (Regular Meeting)
- September 29, 2015 (Special Meeting)
- October 19, 2015 (Special Meeting)
- November 17, 2015 (Regular Meeting)
- December 14, 2015 (Special Meeting)
- December 17, 2015 (Regular Meeting)

The minutes of the regular and special meetings of the Commission during calendar year 2015 as approved by the Commission are on file in the Office of the Portage Clerk-Treasurer in Portage City Hall and are available for review and inspection during regular business hours of the City.

COMMISSION STANDING COMMITTEES AND MEMBERSHIP

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

COMMISSION STAFF

The Commission utilized the following staff members in 2015.

<u>Commission Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
Lynn Reed	Recording Secretary	\$11,652.16
Albert Monroe	Director of Community Development	6,211.14

GENERAL PROFESSIONAL SERVICES PROVIDED TO THE COMMISSION

The Commission utilized the following professional consulting services during calendar year 2015 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2015.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Hodges & Davis, P.C.	Local legal counsel	Gregg Sobkowski
Oak Hill Partners	Development finance consulting	John Shepherd
Cender & Company L.L.C.	Municipal financial advisory and economic development consulting	Karl Cender
Barnes and Thornburg LLP	Legal and redevelopment matters	Thomas Pittman
Great Lakes Engineering	Engineering consulting	John Hannon

DISTRIBUTIONS OF TAX INCREMENT IN 2015

The Office of the Porter County Auditor distributed tax increment to the Commission in 2015.

<u>Allocation Area</u>	<u>(1st Installment) June 16, 2015</u>	<u>(2nd Installment) December 9, 2015</u>	<u>Total</u>
<u>Southport Economic Development Area</u>	\$3,071,387.16	\$3,222,025.03	\$6,293,412.19

Source: FORM 22-TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 16, 2015 and December 9, 2015 tax increment distributions to the Portage Redevelopment Commission.

COMMISSION OUTSTANDING DEBT SERVICE

The Commission had the following outstanding debt service for principal and interest due from distributions of tax increment in 2015.

Redevelopment District Tax Increment Revenue and Refunding Revenue Bonds of 2008			
\$8,875,000 for economic development in Southport Allocation Area			
Interest Rate: Varies, 3.50 percent to 5.00 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 345,000.00	\$ 128,725.00	\$ 473,725.00
January 15, 2016	350,000.00	121,825.00	471,825.00
			\$ 945,550.00
<u>As of December 31, 2015</u>			
Outstanding Principal Balance Due:		\$ 4,755,000.00	
Final Maturity Date:		January 15, 2022	
Remaining Bond Life (Years):		6	
Remaining Semi-Annual Payments:		12	

Redevelopment District Tax Increment Revenue Bonds of 2010			
\$5,705,000 for economic development in Southport Allocation Area			
Interest Rate: Varies, 4.75 percent to 7.75 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 90,000.00	\$ 184,588.00	\$ 275,588.00
January 15, 2016	90,000.00	182,450.00	272,450.00
			\$ 547,038.00
<u>As of December 31, 2015</u>			
Outstanding Principal Balance Due:		\$ 4,990,000.00	
Final Maturity Date:		January 15, 2028	
Remaining Bond Life (Years):		12	
Remaining Semi-Annual Payments:		24	

Economic Development Revenue Bonds, Series 2013 (Fronius Project)			
\$4,915,000 for economic development in Southport Allocation Area			
Interest Rate: Fixed, 5.00 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 20,000.00	\$ 122,875.00	\$ 142,875.00
January 15, 2016	25,000.00	122,375.00	147,375.00
			\$ 290,250.00
<u>As of December 31, 2015</u>			
Outstanding Principal Balance Due:		\$ 4,870,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		18	
Remaining Semi-Annual Payments:		36	

Redevelopment District Bonds, Series 2013

\$5,720,000 for economic development in Southport Allocation Area
 Interest Rate: Fixed, 3.75 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 150,000.00	\$ 101,813.00	\$ 251,813.00
January 15, 2016	150,000.00	99,000.00	249,000.00
			<u>\$ 500,813.00</u>

As of December 31, 2015

Outstanding Principal Balance Due:	\$ 5,130,000.00
Final Maturity Date:	January 15, 2029
Remaining Bond Life (Years):	13
Remaining Semi-Annual Payments:	26

Redevelopment Authority Lease Rental Revenue Bonds, Series 2015

\$8,250,000 to finance a new fire station and renovation and reconstruction of police station
 Interest Rate: 2.00 to 4.13 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 0.00	\$ 0.00	\$ 0.00
January 15, 2016	0.00	0.00	0.00
			<u>\$ 0.00</u>

As of December 31, 2015

Outstanding Principal Balance Due:	\$ 8,250,000.00
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	23.5
Remaining Semi-Annual Payments:	47

Redevelopment District Tax Increment Refunding Revenue Bonds, Series 2015

\$12,880,000 to refund the 2006 Economic Development Revenue Bonds, Fund a debt service reserve account and pay incidental expenses
 Interest Rate: 2.00 to 5.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2015	\$ 0.00	\$ 0.00	\$ 0.00
January 15, 2016	375,000.00	202,353.00	577,353.00
			<u>\$ 577,353.00</u>

As of December 31, 2015

Outstanding Principal Balance Due:	\$12,505,000.00
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	11
Remaining Semi-Annual Payments:	22

COMMISSION FUND BALANCES FOR 2015

The Commission currently utilizes the following funds for its general operating expenditures and for the receipt and disbursement of tax increment for qualified expenses as approved by the Commission, more specifically:

Fund 404 – Recovery Bond 2010			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 871.45	\$ 0.00	\$ 0.00	\$ 871.45

Fund 405 – Recovery Bond Debt Reserve			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 570,500	\$ 0.00	\$ 0.00	\$ 570,500.00

Fund 406 – Redevelopment General			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 468,327.32	\$ 1,269,548.14	\$ 1,090,277.29	\$ 647,598.17

Sub-Fund 406 – Redevelopment General – Tax Abatement Fees	
(January 1, 2015 through December 31, 2015)	
<u>Receipts – Fund 406-314</u>	<u>Disbursements – Fund 406-400-314</u>
\$ 238,901.20	\$ 146,632.67

Fund 407 – Redevelopment Allocation Area			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 3,933,611.67	\$ 6,667,305.39	\$ 7,752,001.69	\$ 2,848,915.37

Fund 408 – 2002 TIF Bond Series A			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 2,092.82	\$ 0.00	\$ 0.00	\$ 2,092.82

Fund 409 – 2002 TIF Bond Series B			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 1,303.79	\$ 0.00	\$ 0.00	\$ 1,303.79

Fund 411 – 2008 TIF Bond			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 297,124.58	\$ 7,497.01	\$ 7,200.00	\$ 297,421.59

Fund 413 – 2006 Ameriplex Debt Service			
(January 1, 2015) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2015) <u>Ending Balance</u>
\$ 1,307,176.89	\$ 0.00	\$ 0.00	\$ 1,307,176.89

Fund 414 – 2005 Ameriplex Bond			
(January 1, 2015) Beginning Balance	Receipts	Disbursements	(December 31, 2015) Ending Balance
\$ 610,262.33	\$ 0.00	\$ 0.00	\$ 610,262.33

Fund 432 – 2013 TIF Bond			
(January 1, 2015) Beginning Balance	Receipts	Disbursements	(December 31, 2015) Ending Balance
\$ 1,296,565.98	\$ 0.00	\$ 829,990.51	\$ 466,575.47

Fund 433 – 2013 TIF Bond Debt Reserve			
(January 1, 2015) Beginning Balance	Receipts	Disbursements	(December 31, 2015) Ending Balance
\$ 505,563.00	\$ 0.00	\$ 0.00	\$ 505,563.00

Fund 435 – 2015 Refund Bond Debt Reserve			
(January 1, 2015) Beginning Balance	Receipts	Disbursements	(December 31, 2015) Ending Balance
\$ 0.00	\$ 1,478,734.59	\$ 110,152.56	\$ 1,368,582.03

SOURCE: Fund and Appropriation Reports made available by Recording Secretary for the City of Portage, Indiana Redevelopment Commission. All reports are on file and available for public inspection at the Office of the City of Portage Clerk-Treasurer.

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

Portage Township School Corporation - \$100,000

SUMMARY OF COMMISSION RESOLUTIONS IN 2015

- Resolution No. 15-01:** Resolution of the City of Portage Redevelopment Commission Approving an Amendment to the Declaratory Resolution and Economic Development Plan for the Existing Southport Economic Development Area.
- Resolution No. 15-02:** Resolution of the City of Portage Redevelopment Commission Authorizing a Contract with Portage Township Schools Pursuant to Indiana Code 36-7-25-7.
- Resolution No. 15-03:** Resolution Approving the Transfer of Real Estate before Receipt of Total Purchase Price.
- Resolution No. 15-04:** A Preliminary Bond Resolution of the City of Portage Redevelopment.
- Resolution No. 15-05:** Resolution of the City of Portage Redevelopment Commission Approving Matters in Connection with the Issuance by the City of Portage Redevelopment Authority of the City of Portage Redevelopment Authority Lease Rental Revenue Bonds, Series 2015.
- Resolution No. 15-06:** Resolution of the City of Portage Redevelopment Commission Authorizing the Issuance of Bonds for the Purpose of Providing Funds to Refund the Outstanding City of Portage, Indiana, Economic Development Revenue Bonds, Series 2006 (Ameriplex Project); and Appropriating the Process Thereof.
- Resolution No. 15-07:** Resolution of the City of Portage Redevelopment Commission Confirming the Amendment to the Declaratory Resolution and Economic Development Plan for the Southport Economic Development Area.
- Resolution No. 15-08:** Resolution of the City of Portage Redevelopment Commission Authorizing a Contract with Portage Township Schools Pursuant to Indiana Code 36-7-25-7.

Resolution No. 15-09: Resolution of the City of Portage Redevelopment Commission Approving an Economic Development Agreement with Holladay Properties

Resolution No. 15-10: Resolution of the City of Portage Redevelopment Commission Pledging Tax Increment from Certain Parcels in the Southport Economic Development Area to the Payment of Certain Economic Development Tax Increment Revenue Bonds (Holladay Properties Project).

SCHEDULES OF ALLOCATION AREAS INDIVIDUAL COMPONENTS AND ASSESSMENT DATA

The Commission has prepared and provided herein **EXHIBIT A** as attached hereto a list of all parcels included in the Allocation Area and the based assessed value and incremental assessed value for each parcel on the list in a form required by the DLGF, pursuant to a July 2, 2014 memorandum from Eric Bussis as the Director of Data Analysis.

REDEVELOPMENT COMMISSION CONTACT INFORMATION

Upon approval and submission to the City Council of this 2015 Annual Report of the Commission pursuant to HEA 1116 effective July 1, 2014 and I.C.36-7-14-13(e), the City will have copies available to the public for review and purchase upon request in the Office of the Clerk-Treasurer in care of the City of Portage, Indiana Redevelopment Commission located at 6070 Central Avenue, Portage, Indiana, 46368.

For further information related to this 2015 Annual Report, 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 for City designated holidays):

Name of Representative

John Shepherd,
Development Finance Advisor

Telephone Number: 219-764-5743

Facsimile Number: 219-762-1484

Email (Direct): jshepherd@portage-in.com

Website Address: www.ci.portage.in.us/

EXHIBIT A

**CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION**

**Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for March 1, 2014 Pay 2015)**

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-03-30-351-901.000-016	R	NLMK Indiana Corp	\$ 14,797,400	\$ 14,797,400	\$ 2,706,113	\$ 12,091,287
64	64-03-31-400-004.000-016	R	Fronius Real Estate Holding LLC	13,622,500	13,622,500	302,716	13,319,784
64	64-06-06-200-001.000-016	R	G&I VIII VK II Portage LLC	11,914,500	11,914,500	853,033	11,061,467
64	64-05-24-377-001.000-016	R	Menard Inc Attn: Corporate Acct	11,080,800	11,080,800	752,533	10,328,267
64	64-05-25-103-002.000-016	R	Wal-Mart Real Estate Business Trust	10,426,600	10,426,600	1,861,719	8,564,881
64	64-06-06-100-001.000-016	R	Midpoint Usa Attn:Kevin Tobin	13,279,300	8,688,780	400,541	8,288,239
64	64-06-19-352-001.000-016	R	Spirit Master Funding III LLC	6,358,300	6,358,300	1,321,979	5,036,321
64	64-03-30-200-902.000-016	R	Central Coil Processing LLC	6,083,500	6,083,500	843,401	5,240,099
64	64-02-36-476-001.000-016	R	DC Portage LLC	6,008,600	6,008,600	1,337,524	4,671,076
64	64-06-06-100-004.000-016	R	Buckhead- Sheffield Industrial Llc	5,995,900	5,995,900	245,874	5,750,026
64	64-03-19-300-901.000-016	R	Cargill Inc Dept 26 Property Tax	5,906,800	5,906,800	2,326,378	3,580,422
64	64-05-01-276-001.000-016	R	ARCP BP Portage IN LLC	6,765,100	5,680,740	404,461	5,276,279
64	64-05-25-129-003.000-016	R	Lowes Home Centers Inc #1778 Attn	5,498,000	5,498,000	1,130,645	4,367,355
64	64-05-02-200-007.000-016	R	Steel Technologies Lp	4,739,300	4,739,300	1,202,162	3,537,138
64	64-03-30-200-002.000-016	R	Arcelormittal Burns Harbor Llc Tax	4,731,900	4,731,900	1,995,578	2,736,322
64	64-03-30-200-905.000-016	R	Ads Logistics LLC	4,392,900	4,392,900	660,401	3,732,499
64	64-05-25-226-004.000-016	R	Kohls Indiana	4,392,200	4,392,200	169,093	4,223,107
64	64-05-01-251-001.000-016	R	Cis At The Port Lp	4,245,200	4,245,200	919,620	3,325,580
64	64-05-01-227-001.000-016	R	Space Center Atlanta Inc	4,109,700	4,109,700	197,280	3,912,420
64	64-05-24-351-005.000-016	R	Store Master Funding III LLC	4,065,800	4,065,800	627,666	3,438,134
64	64-03-30-401-903.000-016	R	Leeco Steel LLC	3,581,100	3,581,100	196,469	3,384,631
64	64-05-25-128-005.000-016	R	Mel Indiana Pioneer Plaza Sle 1725	3,562,300	3,562,300	607,173	2,955,127
64	64-05-02-426-003.000-016	R	5900 Carlson Avenue Acquisition Cor	3,423,000	3,423,000	425,147	2,997,853
64	64-06-06-101-002.000-016	R	US Bank National Association	3,200,000	3,200,000	613,219	2,586,781
64	64-05-01-328-001.000-016	R	Shree Ganesh LLC	3,156,600	3,156,600	759,861	2,396,739
64	64-03-30-100-907.000-016	R	Indiana Pickling & Processing Co	3,154,000	3,154,000	416,052	2,737,948
64	64-03-30-401-902.000-016	R	Feralloy Midwest	3,143,700	3,143,700	753,160	2,390,540
64	64-03-31-400-001.000-016	R	Arcelormittal Tow Part Valley Busin	3,126,600	3,126,600	111,010	3,015,590
64	64-05-25-152-007.000-016	R	Willowcreek MOB LLC	3,115,900	3,115,900	83,824	3,032,076
64	64-05-13-102-004.000-016	R	Portage Kahan LLC 20% & Portage Wol	2,996,400	2,996,400	2,475,077	521,323
64	64-06-06-100-006.000-016	R	Clark Northwest Partners Lp	2,424,700	2,906,348	-	2,906,348
64	64-03-30-100-903.000-016	R	Metro International Trade Services	2,778,200	2,778,200	1,450,852	1,327,348
64	64-05-02-426-002.000-016	R	Hondo Incorporated	2,458,800	2,458,800	422,193	2,036,607
64	64-03-30-200-906.000-016	R	Steel Warehouse Of Burns Hbr Inc P	2,411,700	2,411,700	358,622	2,053,078
64	64-03-30-200-904.000-016	R	Frick Farm Supply Inc	2,357,500	2,357,500	1,531,150	826,350
64	64-06-06-100-005.000-016	R	Addison NW Partners LP	2,709,200	2,279,473	-	2,279,473
64	64-02-25-300-004.000-016	R	Sequa Coalings Llc	2,185,900	2,185,900	1,527,322	658,578
64	64-03-19-400-002.000-016	R	Arcelormittal Burns Harbor Llc Tax	2,118,800	2,118,800	324,618	1,794,182
64	64-05-01-226-001.000-016	R	Dearborn Northwest Partners LP	2,117,400	2,117,400	318,641	1,798,759
64	64-05-01-226-002.000-016	R	Halsted Northwest Partner Lp	2,073,300	2,073,300	226,853	1,846,447
64	64-05-24-377-002.000-016	R	Rb Augusta Llc Suite 200	1,746,000	1,746,000	71,545	1,674,455
64	64-03-30-100-906.000-016	R	Feralloy Processing Company %Ferral	1,674,600	1,674,600	366,834	1,307,766
64	64-06-06-100-008.000-016	R	Cwm Portage Llc	1,605,800	1,605,800	-	1,605,800
64	64-05-22-352-002.000-016	R	Nielsen Portage LLC	1,588,300	1,588,300	216,563	1,371,737
64	64-05-01-201-001.000-016	R	Qsl Portage Llc	1,585,900	1,585,900	-	1,585,900
64	64-05-02-200-009.000-016	R	SRH LLC	1,448,200	1,448,200	397,647	1,050,553
64	64-05-24-378-001.000-016	R	Rb Augusta Llc Suite 200	1,379,000	1,379,000	-	1,379,000
64	64-06-19-353-004.000-016	R	Route 6 Development Llc	1,364,700	1,364,700	-	1,364,700
64	64-05-11-126-012.000-016	R	West Properties Inc	1,320,200	1,320,200	569,237	750,963
64	64-06-06-302-004.000-016	R	Prp Enterprises Llc	1,212,000	1,212,000	644,714	567,286
64	64-05-25-226-001.000-016	R	RB Airport Crossing LLC	1,209,800	1,209,800	-	1,209,800
64	64-06-06-302-005.000-016	R	Terrenco Llc	1,192,600	1,192,600	1,164,722	27,878
64	64-05-13-157-001.000-016	R	Geenen DeKock Group 1 IN LLC	1,189,800	1,189,800	170,294	1,019,506
64	64-05-01-301-001.000-016	R	Neo Industries Inc	1,164,400	1,164,400	205,163	959,237
64	64-06-19-353-002.000-016	R	Bww Properties Llc	1,158,500	1,158,500	68,601	1,089,899
64	64-03-31-300-002.000-016	R	6611 Shepherd Lane LLC	1,157,900	1,157,900	191,101	966,799
64	64-05-01-251-002.000-016	R	Rare Hospitality Internationalinc D	1,156,100	1,156,100	147,608	1,008,492

Prepared by:



EXHIBIT A

CITY OF PORTAGE, INDIANA PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015 Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area (Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-26-226-003.000-016	R	G & G Investments LLC	1,147,200	1,147,200	160,728	986,472
64	64-05-01-301-009.000-016	R	Holthi Llc	1,145,200	1,145,200	1,015,014	130,186
64	64-05-26-226-009.000-016	R	LPG Bessemer AL LLC	1,135,400	1,135,400	226,132	909,268
64	64-05-01-228-001.000-016	R	Clybourn Northwest Partners LP	2,223,400	1,118,205	273,592	844,613
64	64-05-02-200-010.000-016	R	Jmac Llc	1,082,100	1,082,100	346,764	735,336
64	64-05-02-426-005.000-016	R	Porter Properties Llc	1,051,500	1,051,500	120,894	930,606
64	64-05-01-100-002.000-016	R	Berkheimer Properties Llc	1,038,700	1,038,700	187,995	850,705
64	64-05-02-427-001.000-016	R	Hinckley & Schmitt Inc %Ds Waters O	1,031,600	1,031,600	184,872	846,728
64	64-02-36-453-001.000-016	R	Family Express Corporation	1,019,300	1,019,300	124,481	894,819
64	64-05-24-377-003.000-016	R	Halle Properties LLC	1,014,900	1,014,900	-	1,014,900
64	64-06-06-302-007.000-016	R	Chrome Deposit Corporation	1,008,000	1,008,000	943,733	64,267
64	64-05-01-426-023.000-016	R	Roland Properties Llc	1,004,800	1,004,800	639,414	365,386
64	64-05-13-102-009.000-016	R	Portage Kahan LLC 20% & Portage Wol	982,600	982,600	478,926	503,674
64	64-05-11-202-001.000-016	R	Peoples Bank Sb Trust #10316	957,800	957,800	566,045	391,755
64	64-03-31-300-022.000-016	R	Ameriplex Northwest Partners Lp	934,900	934,900	-	934,900
64	64-05-25-128-004.000-016	R	Wal Mart Real Estate Business Trust	910,300	910,300	81,728	828,572
64	64-03-31-300-010.000-016	R	Monosol LLC	909,300	909,300	-	909,300
64	64-06-06-329-001.000-016	R	PSC Machining & Engineering Inc	1,327,000	908,713	64,233	844,480
64	64-05-02-476-002.000-016	R	PRP Enterprises LLC	895,200	895,200	83,033	812,167
64	64-05-13-101-001.000-016	R	Clark/School LLC	862,400	862,400	1,738,100	(875,700)
64	64-05-24-376-006.000-016	R	Members Advantage Credit Union	852,600	852,600	-	852,600
64	64-05-01-301-007.000-016	R	Pawlicki James D & Jill Bennett Paw	846,100	846,100	518,300	327,800
64	64-03-19-400-902.000-016	R	O-N Minerals dba/Carmeuse Lime & St	842,400	842,400	234,526	607,874
64	64-05-25-127-001.000-016	R	Store Master Funding II LLC	841,500	841,500	130,724	710,776
64	64-05-25-102-002.000-016	R	VCB Portage LLC	836,900	836,900	130,092	706,808
64	64-05-11-110-013.000-016	R	Smolar John & Sherryl L/H&W	802,900	802,900	305,906	496,994
64	64-05-01-301-006.000-016	R	Pawlicki James D & Jill Bennett/H&W	773,900	773,900	-	773,900
64	64-05-25-103-001.000-016	R	Portage Crossings LLC	769,800	769,800	-	769,800
64	64-05-25-126-002.000-016	R	Bobportage IN LLC	761,200	761,200	-	761,200
64	64-05-25-101-001.000-016	R	Mercantile Nat'L Bank Of Indiana	760,600	760,600	150,569	610,031
64	64-05-13-157-002.000-016	R	Fifth Third Bank	754,900	754,900	61,777	693,123
64	64-05-25-102-001.000-016	R	P & A	727,300	727,300	113,675	613,625
64	64-03-19-400-901.000-016	R	Jack Gray Transport	725,600	725,600	685,722	39,878
64	64-03-31-300-001.000-016	R	Shepherd Avenue Venture LLC	710,900	710,900	385,900	325,000
64	64-03-30-200-903.000-016	R	Tanco Terminals	709,100	709,100	393,416	315,684
64	64-03-31-301-001.000-016	R	McDonald's Real Estate Company	701,700	701,700	135,278	566,422
64	64-05-25-101-003.000-016	R	Golden Arch Limited Partnership Alt	690,000	690,000	113,533	576,467
64	64-05-24-378-002.000-016	R	CFT Development LLC	687,900	687,900	-	687,900
64	64-05-01-201-002.000-016	R	Ameriplex Northwest Retail L P	674,800	674,800	-	674,800
64	64-05-01-426-012.000-016	R	Minteq Shapes And Services Inc	668,200	668,200	454,811	213,389
64	64-05-25-126-001.000-016	R	L & P Ventures	658,800	658,800	125,951	532,849
64	64-03-31-154-002.000-016	R	Pyro Industrial Services Inc	654,900	654,900	107,199	547,701
64	64-05-25-126-004.000-016	R	Charley & Darlene Properties LLC	639,900	639,900	103,617	536,283
64	64-06-06-100-007.000-016	R	Ameriplex Northwest Partners Lp	634,900	634,900	89,294	545,606
64	64-05-25-127-002.000-016	R	Steak N Shake Operatons Inc	618,600	618,600	108,874	509,726
64	64-05-13-156-001.000-016	R	Eschen Portage Llc	590,800	590,800	111,384	479,416
64	64-05-25-126-003.000-016	R	Pizza Hut Of America, Inc Store #71	590,100	590,100	98,411	491,689
64	64-05-01-326-005.000-016	R	Rodeway Inn Portage Inc	573,500	573,500	191,104	382,396
64	64-05-02-427-002.000-016	R	Lake County Trust #5574	568,800	568,800	94,657	474,143
64	64-06-30-100-007.000-016	R	Hallmen Properties Llc	562,800	562,800	119,820	442,980
64	64-05-13-201-023.000-016	R	Speedway Superamerica Llc Real Est	543,400	543,400	141,037	402,363
64	64-06-06-301-001.000-016	R	Lake County Trust Company Trust #50	533,000	533,000	340,036	192,964
64	64-05-25-101-002.000-016	R	Lake Real Estate Mngmt Company % Na	501,100	501,100	102,933	398,167
64	64-05-13-102-014.000-016	R	O'Reilly Automotive Inc	500,200	500,200	264,934	235,266
64	64-02-36-330-009.000-016	R	Marina Property Trust	499,200	499,200	295,620	203,580
64	64-05-01-301-003.000-016	R	Fowler Belly R	496,400	496,400	102,719	393,681
64	64-05-11-110-016.000-016	R	Smolar John & Malarik Mark A & Mala	496,100	496,100	316,292	179,808

Prepared by:

Cender & Company



EXHIBIT A

CITY OF PORTAGE, INDIANA PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015 Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area (Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-06-05-152-001.000-022	R	Zehner John F Estate	481,200	481,200	329,785	151,415
64	64-05-02-453-001.000-016	R	Envirotest Systems Corp	472,100	472,100	349,662	122,438
64	64-05-01-426-001.000-016	R	Hawkins Family Limited Partnership	470,700	470,700	248,220	222,480
64	64-02-36-186-008.000-016	R	Bowgren Timothy K	463,500	463,500	367,839	95,661
64	64-05-13-201-020.000-016	R	Autozone #660	463,200	463,200	241,833	221,367
64	64-03-19-400-004.000-016	R	Arcelomittal Burns Harbor Llc Tax	462,400	462,400	220,347	242,053
64	64-05-13-126-019.000-016	R	Mamounas Kathy & Karakozis Mark	458,800	458,800	304,298	154,502
64	64-03-31-154-001.000-016	R	Portside Investment Company	442,500	442,500	217,364	225,136
64	64-06-06-329-002.000-016	R	Axion Development Co LLC	433,000	433,000	56,876	376,124
64	64-05-01-426-025.000-016	R	Northern Plant Servicesllc	432,100	432,100	287,822	144,278
64	64-05-02-376-007.000-016	R	Glenwood Park Mhp Llc	423,600	423,600	423,600	-
64	64-05-25-226-006.000-016	R	First State Bank of Porter Inc	419,100	419,100	-	419,100
64	64-05-02-426-001.000-016	R	Herb Marvin J % Herbco Llc	413,600	413,600	194,406	219,194
64	64-05-02-451-015.000-016	R	M & J Development Llc	406,000	406,000	214,488	191,512
64	64-05-02-376-008.000-016	R	Glenwood Park Mhp ll Llc	405,700	405,700	405,700	-
64	64-05-25-127-003.000-016	R	BPD Investment Group LLC	394,400	394,400	-	394,400
64	64-05-13-102-010.000-016	R	Portage Kahan LLC 20% & Portage Wol	389,600	389,600	262,458	127,142
64	64-05-02-200-008.000-016	R	Steel Technologies LLC	384,000	384,000	81,072	302,928
64	64-05-13-126-045.000-016	R	Little League Inc of Portage	488,500	371,600	-	371,600
64	64-05-13-251-006.000-016	R	Halch I LLC	371,400	371,400	352,709	18,691
64	64-05-25-128-006.000-016	R	Wal Mart Real Estate Business Trust	368,300	368,300	58,971	309,329
64	64-05-01-301-004.000-016	R	Willard Jack G & Helen/H&W	364,800	364,800	-	364,800
64	64-02-36-453-002.000-016	R	Family Express Corporation	352,800	352,800	-	352,800
64	64-05-02-376-005.000-016	R	Glenwood Park Mhp Llc	348,700	348,700	348,700	-
64	64-05-13-126-051.000-016	R	Gainer Bank	345,700	345,700	303,157	42,543
64	64-06-06-100-002.000-016	R	Ameriplex Northwest Partners Lp	343,500	343,500	-	343,500
64	64-05-01-301-005.000-016	R	Willard Jack G & Helen/H&W	339,800	339,800	-	339,800
64	64-05-03-487-022.000-016	R	Lake Minnehaha Owners Assoc Inc	339,600	339,600	292,554	47,046
64	64-05-01-403-007.000-016	R	Lake County Trust Company Trust #37	339,300	339,300	167,968	171,332
64	64-05-03-453-027.000-016	R	Lake Minnehaha Owners Assoc Inc	334,900	334,900	217,240	117,660
64	64-03-31-300-009.000-016	R	Ameriplex Northwest Partners Lp	334,100	334,100	-	334,100
64	64-02-36-401-001.000-016	R	Treasure Chest Marina Inc	332,900	332,900	195,150	137,750
64	64-03-31-154-003.000-016	R	T & J Investments LLC	332,000	332,000	63,422	268,578
64	64-05-01-402-013.000-016	R	Bellar Lawrence Lee Revocable Trust	330,500	330,500	198,836	131,664
64	64-05-13-151-004.000-016	R	First Natl Bank Valpo	320,100	320,100	198,653	121,447
64	64-05-11-126-011.000-016	R	Kokoszynski Frank N Revocable Trust	318,800	318,800	76,411	242,389
64	64-05-13-126-055.000-016	R	Blair William G & Colleen S H/W	310,400	310,400	192,355	118,045
64	64-05-13-251-007.000-016	R	Montucci Llc	308,700	308,700	296,518	12,182
64	64-05-02-351-013.000-016	R	R And R Real Estate Services Llc	305,900	305,900	305,900	-
64	64-05-01-402-002.000-016	R	Sarich Franklin D Trust	304,400	304,400	204,262	100,138
64	64-02-36-476-003.000-016	R	Ameriplex Northwest Partners Lp	301,700	301,700	-	301,700
64	64-05-13-126-009.000-016	R	2544 50 Portage Mall LLC	290,500	290,500	205,363	85,117
64	64-05-13-102-008.000-016	R	Daniel Enterprises	290,100	290,100	209,498	80,602
64	64-05-01-328-002.000-016	R	Shree Ganesh LLC	288,400	288,400	-	288,400
64	64-05-13-126-053.000-016	R	Hatch Leo T & El Al	286,900	286,900	181,434	105,466
64	64-05-01-301-010.000-016	R	Reiner Philip J & Darren P/JT	275,900	275,900	179,140	96,760
64	64-05-02-452-004.000-016	R	Lawrence J B & Shirley A/H&W	273,100	273,100	152,045	121,055
64	64-03-30-327-901.000-016	R	Levy Co Inc	269,500	269,500	238,598	30,902
64	64-05-13-201-021.000-016	R	Sheets James E & Beth A/H&W	267,600	267,600	177,095	90,505
64	64-05-01-426-024.000-016	R	Truckenbrodt Margaret 2012 GST Exem	267,500	267,500	73,354	194,146
64	64-03-30-100-901.000-016	R	Federal Marine International	264,300	264,300	-	264,300
64	64-02-36-330-002.000-016	R	Miller Kurt & April	262,200	262,200	62,427	199,773
64	64-05-01-301-002.000-016	R	ACP Enterprises Inc	259,400	259,400	79,540	179,860
64	64-05-11-126-008.000-016	R	Popp Joseph	255,700	255,700	255,700	-
64	64-05-13-102-005.000-016	R	Portage Associates Llc	251,900	251,900	61,254	190,646
64	64-05-13-102-015.000-016	R	Franchise Realty Corp % Resl Mgmt C	250,500	250,500	214,091	36,409
64	64-05-13-251-004.000-016	R	Grandfield Ana Maria Revocable Trus	250,100	250,100	168,401	81,699

Prepared by:

Cender & Company
LLC



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List of All Individual Components In Each Allocation Area (Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-126-052.000-016	R	A & L Realty Llc	247,000	247,000	189,491	57,509
64	64-05-13-154-008.000-016	R	Griffith Dr ME DDS PC	240,000	240,000	134,500	105,500
64	64-05-11-127-001.000-016	R	Peoples Bank Sb Trust #10316	238,300	238,300	219,500	18,800
64	64-05-02-376-001.000-016	R	Glenwood Park Mhp Llc	231,900	231,900	-	231,900
64	64-05-02-451-012.000-016	R	Reynolds James M & Reynolds Sharryl	226,300	226,300	120,824	105,476
64	64-02-36-326-043.000-016	R	Leftys Co-Ho Landing Inc	226,100	226,100	-	226,100
64	64-05-13-126-008.000-016	R	Oasis Of Gary Inc	222,100	219,100	140,682	78,418
64	64-05-10-238-003.000-016	R	Gurgon Brian A	214,500	214,500	86,960	127,540
64	64-05-13-126-018.000-016	R	Caslor Sean A	212,500	212,500	94,798	117,702
64	64-06-06-426-001.000-016	R	New Durham Associates Llc	211,100	211,100	184,041	27,059
64	64-05-13-251-003.000-016	R	Grudovich-Miller Barbara	209,300	209,300	106,628	102,672
64	64-05-13-251-005.000-016	R	Life View LLC	209,300	209,300	108,020	101,280
64	64-05-02-451-010.000-016	R	Samocki Mark E	202,900	202,900	90,180	112,720
64	64-05-01-402-009.000-016	R	Rcs Enterprises Inc	201,600	201,600	201,600	-
64	64-05-10-128-002.000-016	R	Schoon Kim C & Frahm Holly A/Jt	200,800	200,800	101,796	99,004
64	64-05-10-238-001.000-016	R	Purcell Herrold Megan & Markoski Ra	193,300	193,300	117,398	75,902
64	64-05-01-426-006.000-016	R	Minteq Shapes And Services Inc	191,400	191,400	182,618	8,782
64	64-06-06-327-002.000-016	R	Szalmasagi Bobby Ben	191,300	191,300	106,891	84,409
64	64-05-13-177-014.000-016	R	GKGKC LLC	189,700	189,700	56,974	132,726
64	64-05-13-102-011.000-016	R	Portage Kahan LLC 20% & Portage Wol	189,600	189,600	-	189,600
64	64-05-13-251-008.000-016	R	Magura Milan D 50% & Jarnecke Dean	185,200	185,200	114,977	70,223
64	64-05-13-155-022.000-016	R	Greater Portage Chamber of Commerce	184,700	184,700	-	184,700
64	64-05-02-451-008.000-016	R	Aprahamian Steve	180,400	180,400	63,129	117,271
64	64-05-01-401-007.000-016	R	Mid-West Oil Co Inc	177,800	177,800	109,918	67,882
64	64-05-13-179-001.000-016	R	Johnson John B III & Susan Kelly/H&	180,100	177,100	75,902	101,198
64	64-05-02-401-003.000-016	R	Globach Joseph F Trustee Tr #1200	177,000	177,000	165,951	11,049
64	64-05-13-178-001.000-016	R	Whillen Danny L & Stacey E/H&W	176,400	176,400	96,414	79,986
64	64-05-13-126-003.000-016	R	Kitanovski Robert	176,000	176,000	77,060	98,940
64	64-05-01-326-001.000-016	R	Lakeshore Towers LLC	175,400	175,400	68,197	107,203
64	64-05-01-252-001.000-016	R	Portage Landlord Llc	171,500	171,500	-	171,500
64	64-05-13-102-013.000-016	R	Haskell Charles E Revoable Living T	168,000	168,000	78,424	89,576
64	64-05-01-402-006.000-016	R	Refined Marketers Inc	167,800	167,800	-	167,800
64	64-05-25-129-001.000-016	R	C S Subdivision Property Owners Ass	167,800	167,800	-	167,800
64	64-05-13-126-024.000-016	R	Gorka Robert	166,500	166,500	111,908	54,592
64	64-05-13-126-010.000-016	R	Harrung Jerry W	165,300	165,300	-	165,300
64	64-02-36-452-006.000-016	R	Northern Indiana Public Service Com	164,400	164,400	900	163,500
64	64-05-13-126-004.000-016	R	Topalovic Zivko & Lijana/H&W	164,300	164,300	109,437	54,863
64	64-06-06-302-008.000-016	R	Bloomfield Joseph III & Lozevski Mi	163,000	163,000	161,082	1,918
64	64-05-02-376-003.000-016	R	Miniuk Anthony S Rev Trust 1/3 Elal	160,900	160,900	125,100	35,800
64	64-03-19-400-003.000-016	R	Arcelormittal Burns Harbor Lic Tax	159,900	159,900	58,059	101,841
64	64-05-01-426-016.000-016	R	Dukleski Slavco	159,300	159,300	156,508	2,792
64	64-05-13-126-054.000-016	R	Hatch Leo T & El Al	157,400	157,400	93,193	64,207
64	64-05-13-178-013.000-016	R	Cunningham William J & Susan J/H&W	157,400	157,400	88,177	69,223
64	64-06-06-302-006.000-016	R	Chrome Deposit Corp	156,200	156,200	-	156,200
64	64-02-36-186-006.000-016	R	Bowgren Timothy K	155,000	155,000	87,275	67,725
64	64-05-01-326-008.000-016	R	Michael Hatch Real Estate LLC	154,500	154,500	79,089	75,411
64	64-05-13-155-012.000-016	R	Evans Robert M & Ae-Cha	153,200	153,200	-	153,200
64	64-05-13-251-002.000-016	R	Esposito Toni R	152,400	152,400	108,522	43,878
64	64-05-02-452-001.000-016	R	Scott Christopher T	151,400	151,400	64,170	87,230
64	64-05-13-201-014.000-016	R	Skomac Trust 311-32-1444	150,800	150,800	67,138	83,662
64	64-05-11-126-006.000-016	R	Longmore Norma K 1/2 & Longmore Jam	150,600	150,600	86,010	64,590
64	64-05-13-251-029.000-016	R	Falk Scott A & Lillian K H&W	149,100	149,100	-	149,100
64	64-03-31-300-005.000-016	R	ARCP BP Portage IN LLC	148,500	148,500	-	148,500
64	64-06-30-100-003.000-016	R	Staack Donald F & Lorim/H&W	145,600	145,600	145,600	-
64	64-05-01-326-004.000-016	R	Ritchie Carl W	141,500	141,500	-	141,500
64	64-05-02-200-005.000-016	R	Paunicka Grandchildrenstrust	140,600	140,600	134,017	6,583
64	64-05-11-126-009.000-016	R	Maglish Thomas A	143,600	140,600	99,405	41,195

Prepared by:

Cender & Company
L.L.C.



EXHIBIT A

CITY OF PORTAGE, INDIANA PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015 Pursuant to Indiana Code 36-7-14-13

List of All Individual Components In Each Allocation Area (Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-02-452-003.000-016	R	Andonovski Svetislav & Anica/H&W	140,500	140,500	80,681	59,819
64	64-05-02-351-006.000-016	R	Lake Minnehaha Owners Assoc Inc	138,900	138,900	73,061	65,839
64	64-05-13-155-001.000-016	R	American Trim & Style Barber Inc	134,300	134,300	102,323	31,977
64	64-05-13-102-003.000-016	R	2011 NWI Tax Sale Partners LP	133,900	133,900	-	133,900
64	64-05-02-376-006.000-016	R	Glenwood Park Mhp Llc	133,400	133,400	111,800	21,600
64	64-05-13-201-013.000-016	R	Chiesi Lanier J	131,400	131,400	127,248	4,152
64	64-05-13-126-007.000-016	R	Vaughan Lawrence O & Donna L/H&W	128,900	128,900	58,782	70,118
64	64-02-36-184-001.000-016	R	Marquette Boal Club Inc	127,900	127,900	56,840	71,060
64	64-05-13-126-005.000-016	R	Elkins Curtis B Jr Revocable Trust	124,800	124,800	87,439	37,362
64	64-05-01-426-002.000-016	R	Minteq Shapes And Services Inc	123,600	123,600	-	123,600
64	64-05-01-202-001.000-016	R	Double Cheese Inc	123,200	123,200	-	123,200
64	64-05-13-102-001.000-016	R	2011 NWI Tax Sale Partners LP	122,600	122,600	75,903	46,697
64	64-05-02-451-014.000-016	R	Salamovski Carol	120,800	120,800	71,197	49,603
64	64-05-11-126-007.000-016	R	E & L Lynn Properties LLC	120,200	120,200	65,997	54,203
64	64-05-02-376-009.000-016	R	Miniuk Anthony S Rev Trust 1/3& Eta	116,500	116,500	118,500	-
64	64-05-11-126-005.000-016	R	Carda Edward E & Carol J	117,000	117,000	74,144	42,856
64	64-05-13-126-022.000-016	R	Carlisle Real Estate	116,700	116,700	62,977	53,723
64	64-05-11-126-004.000-016	R	Cunningham Vernon L Trust	111,700	111,700	57,772	53,928
64	64-05-13-251-001.000-016	R	Gland Properties LLC	111,300	111,300	-	111,300
64	64-05-02-376-004.000-016	R	Glenwood Park Mhp Llc	110,400	110,400	-	110,400
64	64-05-02-426-004.000-016	R	Porter Properties LLC	108,800	108,800	-	108,800
64	64-05-13-126-020.000-016	R	Hatch Dorothy May Revocable Living	107,800	107,800	8,098	99,702
64	64-05-13-126-021.000-016	R	Pl Real Estate Inc	107,200	107,200	-	107,200
64	64-05-11-126-002.000-016	R	JPC Real Estate LLC	106,000	106,000	-	106,000
64	64-05-13-201-006.000-016	R	Gary Hobart Water Corp	106,000	106,000	56,812	49,188
64	64-05-13-251-030.000-016	R	Desai Kalyani	105,300	105,300	67,066	38,234
64	64-06-06-302-001.000-016	R	Konrady Susanne S Revocable Trust	102,700	102,700	-	102,700
64	64-06-06-326-002.000-016	R	Trust #4	161,500	98,930	98,930	-
64	64-05-01-426-014.000-016	R	Dukleski Slavco	98,000	98,000	-	98,000
64	64-05-11-126-010.000-016	R	TUT Properties LLC	94,300	94,300	90,230	4,070
64	64-05-10-128-001.000-016	R	Schoon Charles R & Kilpatrick Mark	94,000	94,000	55,011	38,989
64	64-06-06-301-003.000-016	R	Olson Larry A & Mary E/H&W	93,500	93,500	-	93,500
64	64-06-06-302-003.000-016	R	Konrady Susanne S Revocable Living	93,200	93,200	-	93,200
64	64-05-13-126-006.000-016	R	Crandall Dale	92,100	92,100	-	92,100
64	64-05-01-326-002.000-016	R	Lakeshore Towers LLC	91,600	91,600	-	91,600
64	64-06-05-151-001.000-022	R	Panagioloopoulos Arthur T Living	91,200	91,200	91,200	-
64	64-05-02-452-002.000-016	R	Scott Christopher T	90,300	90,300	-	90,300
64	64-05-13-201-019.000-016	R	Autozone #660	89,800	89,800	-	89,800
64	64-05-13-201-022.000-016	R	Speedway Superamerica Llc Real Est	89,600	89,600	68,344	21,256
64	64-03-31-153-001.000-016	R	Portside Investment Company	89,300	89,300	-	89,300
64	64-03-31-300-015.000-016	R	Ironworkers Incorporated	2,155,100	84,100	-	84,100
64	64-03-31-200-005.000-016	R	Arcelormittal Burns Harbor Lic Tax	83,100	83,100	-	83,100
64	64-05-11-126-013.000-016	R	West Properties Inc	82,100	82,100	82,100	-
64	64-02-36-451-003.000-016	R	Miller Phillip M & Carol Marie	79,500	79,500	-	79,500
64	64-05-02-451-013.000-016	R	Reynolds James M & Reynolds Sharryl	77,800	77,800	-	77,800
64	64-02-36-328-001.000-016	R	Paunicka Grandchildrens Trust	76,300	76,300	-	76,300
64	64-02-36-277-001.000-016	R	Rediehs Family 2002 Irrevocable Tru	74,300	74,300	-	74,300
64	64-05-01-401-005.000-016	R	Mid-West Oil Co Inc	74,000	74,000	-	74,000
64	64-05-10-203-003.000-016	R	Hampton Gary L Sr	73,500	73,500	55,281	18,219
64	64-06-06-302-002.000-016	R	Konrady Susanne S Revocable Trust	72,200	72,200	-	72,200
64	64-05-02-451-002.000-016	R	Reynolds James M & Reynolds Sharryl	70,200	70,200	-	70,200
64	64-05-13-126-015.000-016	R	Cochran Donald E & Stein Nancy H/H&	68,200	68,200	-	68,200
64	64-05-13-126-048.000-016	R	Gainer Bank	68,200	68,200	-	68,200
64	64-05-13-155-014.000-016	R	Reed Fayette C	152,000	66,725	66,225	500
64	64-05-13-251-028.000-016	R	Shideler Lisa Llc	65,900	65,900	65,105	795
64	64-06-06-301-002.000-016	R	Lake County Trust Company Trust #50	65,600	65,600	-	65,600
64	64-05-13-126-002.000-016	R	Kilanovski Robert	63,300	63,300	59,483	3,817

Prepared by:

Cender & Company



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-03-478-020.000-016	R	Lake Minnehaha Owners Assoc Inc	63,206	63,206	-	63,206
64	64-02-36-402-017.000-016	R	Duvall Robert Scott & Jeanne Tully/	121,000	62,945	63,009	(64)
64	64-02-36-200-002.000-016	R	Northern Indiana Public Service Com	57,600	57,600	-	57,600
64	64-05-02-401-001.000-016	R	Glotbach Joseph F Trustee Tr#1200	57,300	57,300	-	57,300
64	64-02-36-185-006.000-016	R	First National Bank Tr#13-2641	56,000	56,000	-	56,000
64	64-05-01-402-001.000-016	R	Lake County Trust #6025	53,000	53,000	-	53,000
64	64-05-01-100-008.000-016	R	Tabor Glenn J Trustee Tr #1200	52,300	52,300	-	52,300
64	64-05-10-229-008.000-016	R	Lake Minnehaha Owners Assoc Inc	50,734	50,734	-	50,734
64	64-05-10-203-004.000-016	R	Hampton Gary L Sr	50,000	50,000	-	50,000
64	64-05-22-376-002.000-016	R	Parke Place Plaza Llc	48,600	48,600	-	48,600
64	64-05-03-483-011.000-016	R	Lake Minnehaha Owners Assoc Inc	48,319	48,319	-	48,319
64	64-06-06-401-007.000-016	R	New Durham Associales Llc	48,200	48,200	48,200	-
64	64-05-11-105-008.000-016	R	Lake Minnehaha Owners Assoc Inc	47,653	47,653	-	47,653
64	64-05-02-351-005.000-016	R	Lake Minnehaha Owners Assoc Inc	46,400	46,400	-	46,400
64	64-05-22-351-003.000-016	R	Parke Place Plaza Llc	45,200	45,200	-	45,200
64	64-05-10-235-006.000-016	R	Lake Minnehaha Owners Assoc Inc	45,021	45,021	-	45,021
64	64-05-03-452-016.000-016	R	Lake Minnehaha Owners Assoc Inc	43,407	43,407	-	43,407
64	64-02-36-477-002.000-016	R	Ameriplex Northwest Partners Lp	42,600	42,600	-	42,600
64	64-05-11-126-003.000-016	R	Lowther John N Jr & Sarah E/H&W	41,500	41,500	-	41,500
64	64-05-13-179-010.000-016	R	Daschbach Edward J Jr Living Trust	41,500	41,500	41,500	-
64	64-05-11-108-008.000-016	R	Lake Minnehaha Owners Assoc Inc	40,691	40,691	-	40,691
64	64-05-13-155-002.000-016	R	Evans Robert M & Aecha/H&W	38,700	38,700	-	38,700
64	64-02-36-476-002.000-016	R	Sheelmetal Workers Local #20 Appr	1,605,600	38,200	-	38,200
64	64-05-03-452-001.000-016	R	Lake Minnehaha Owners Assoc Inc	36,875	36,875	-	36,875
64	64-05-02-376-010.000-016	R	Miniuk Anthony S Rev Trust 1/3 Elal	35,800	35,800	35,800	-
64	64-05-01-326-006.000-016	R	Select Inns Inc % Carl W Ritchie	33,800	33,800	-	33,800
64	64-05-03-381-006.000-016	R	Lake Minnehaha Owners Assoc Inc	32,003	32,003	-	32,003
64	64-03-30-451-901.000-016	R	Midcontinent Coal & Coke	28,800	28,800	-	28,800
64	64-05-01-426-017.000-016	R	Sparks Joan	27,200	27,200	-	27,200
64	64-02-36-330-001.000-016	R	Miller Kurt & April	25,800	25,800	-	25,800
64	64-05-10-201-002.000-016	R	Lake Minnehaha Owners Assoc Inc	25,800	25,800	-	25,800
64	64-02-36-331-005.000-016	R	Crown Castle Gt Company Llc Pmb 353	25,300	25,300	-	25,300
64	64-05-13-201-024.000-016	R	Herren Gary D & Sharon A H&W	23,800	23,800	-	23,800
64	64-05-13-126-012.000-016	R	Cochran Donald E & Stein Nancy H/H&	23,100	23,100	-	23,100
64	64-05-02-401-002.000-016	R	Zacek Ralph H 2/3 & Zacek Anne & Za	22,300	22,300	1,300	21,000
64	64-05-01-326-003.000-016	R	Ritchie Carl W	21,600	21,600	-	21,600
64	64-06-06-427-003.000-016	R	Moore Constance R	21,000	21,000	-	21,000
64	64-05-13-155-023.000-016	R	Evans Robert M & Ae-Cha Evans H&W	20,100	20,100	-	20,100
64	64-02-36-277-003.000-016	R	Rediehs Family 2002 Irrevocable Trust	19,400	19,400	-	19,400
64	64-05-01-401-006.000-016	R	Mid-West Oil Co Inc	19,200	19,200	-	19,200
64	64-03-31-200-003.000-016	R	Arcelormittal Burns Harbor Lic Tax	16,700	16,700	-	16,700
64	64-06-06-401-004.000-016	R	Ruppert John W 1/3 & Donald A 1/3 &	16,200	16,200	-	16,200
64	64-02-36-328-002.000-016	R	Izaak Wallon Miller Chapter	16,100	16,100	100	16,000
64	64-02-36-329-002.000-016	R	Izaak Wallon Miller Chapter	16,100	16,100	100	16,000
64	64-02-36-186-002.000-016	R	Northern In Pub Serv Co	15,200	15,200	-	15,200
64	64-05-02-476-003.000-016	R	Porter County Development	12,800	12,800	-	12,800
64	64-05-23-229-006.000-016	R	Syl Corp	12,700	12,700	-	12,700
64	64-05-03-453-011.000-016	R	Lake Minnehaha Owners Assoc Inc	11,300	11,300	-	11,300
64	64-05-01-426-013.000-016	R	Radiceski Bogoja & Menka/H&W	10,200	10,200	-	10,200
64	64-02-36-330-003.000-016	R	Miller Kurt & April	10,000	10,000	-	10,000
64	64-05-12-377-001.000-016	R	Kitanovski Robert	9,900	9,900	-	9,900
64	64-05-25-152-008.000-016	R	JBL 120 LLC	9,100	9,100	-	9,100
64	64-02-36-477-001.000-016	R	Belmont Northwest Partners LP	8,900	8,900	-	8,900
64	64-06-19-354-001.000-016	R	Roule 6 Development Llc	8,600	8,600	-	8,600
64	64-05-13-102-002.000-016	R	Portage Kahan LLC 20% & Portage Wol	8,500	8,500	-	8,500
64	64-05-24-376-002.000-016	R	Rb Augusta Lic Sulte 200	8,400	8,400	-	8,400
64	64-05-03-487-021.000-016	R	Lake Minnehaha Owners Assoc Inc	8,200	8,200	-	8,200

Prepared by:

Cender & Company



EXHIBIT A

**CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION**

**Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for March 1, 2014 Pay 2015)**

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-02-36-330-004.000-016	R	Miller Kurt & April	8,000	8,000	-	8,000
64	64-02-36-277-002.000-016	R	Portside Investments Inc	7,400	7,400	-	7,400
64	64-05-02-476-001.000-016	R	Porter County Development Corp	7,400	7,400	-	7,400
64	64-06-06-401-001.000-016	R	Northern Indiana Public Service Co	7,200	7,200	-	7,200
64	64-05-03-489-020.000-016	R	Lake Minnehaha Owners Association	5,800	5,800	-	5,800
64	64-05-13-126-001.000-016	R	Kilanovski Robert	5,800	5,800	-	5,800
64	64-02-36-186-001.000-016	R	Northern In Pub Serv Co	5,600	5,600	-	5,600
64	64-02-36-186-003.000-016	R	Northern In Pub Serv Co	4,800	4,800	-	4,800
64	64-06-19-352-004.000-016	R	Roule 6 Development Llc	4,700	4,700	-	4,700
64	64-03-30-476-009.000-016	R	Arcelormittal Burns Harbor Lic Tax	4,100	4,100	-	4,100
64	64-05-25-128-002.000-016	R	C S Subdivision Property Owners Ass	4,100	4,100	4,100	-
64	64-05-25-226-005.000-016	R	Rb Airport Crossing Llc	3,800	3,800	-	3,800
64	64-05-13-101-002.000-016	R	2011 NWI Tax Sale Partners LP	3,700	3,700	-	3,700
64	64-05-24-376-001.000-016	R	Rb Augusta Llc Suite 200	3,600	3,600	-	3,600
64	64-06-19-353-005.000-016	R	Route 6 Development Llc	3,300	3,300	-	3,300
64	64-05-01-401-008.000-016	R	Amoco Oil Co %Prop Tax Department	3,200	3,200	-	3,200
64	64-06-19-352-002.000-016	R	Route 6 Development Llc	2,800	2,800	-	2,800
64	64-05-24-376-003.000-016	R	Rb Augusta Llc Suite 200	2,700	2,700	-	2,700
64	64-05-12-377-002.000-016	R	Gorka Robert	2,600	2,600	-	2,600
64	64-05-25-152-006.000-016	R	Standard Redevelopment Inc	2,600	2,600	-	2,600
64	64-05-01-301-008.000-016	R	Reiner Philip J & Darren P/JT	2,500	2,500	-	2,500
64	64-05-25-152-004.000-016	R	HCP Properties INC	2,500	2,500	-	2,500
64	64-06-19-352-003.000-016	R	Route 6 Development Llc	2,500	2,500	-	2,500
64	64-05-02-376-014.000-016	R	Glenwood Park MHP II LLC	2,400	2,400	-	2,400
64	64-02-36-186-011.000-016	R	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-327-001.000-016	R	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-05-25-151-001.000-016	R	Peoples Bank SB	2,300	2,300	-	2,300
64	64-02-36-186-009.000-016	R	Marquette Boat Club Inc	2,200	2,200	-	2,200
64	64-03-31-300-003.000-016	R	Rediehs Family 2002 irrevocable Tru	1,900	1,900	-	1,900
64	64-05-25-152-005.000-016	R	HCP Properties Inc	1,900	1,900	-	1,900
64	64-05-03-493-009.000-016	R	Lake Minnehaha Owners Assoc Inc	1,600	1,600	-	1,600
64	64-05-25-101-005.000-016	R	Wal-Mart Real Estate Business Trust	1,600	1,600	-	1,600
64	64-02-36-186-010.000-016	R	Marquette Boat Club Inc	1,500	1,500	-	1,500
64	64-05-25-152-883.000-016	R	Portage City of Utility Service Boa	1,500	1,500	-	1,500
64	64-05-02-376-012.000-016	R	Miniuk Anthony S & Jean	1,200	1,200	-	1,200
64	64-05-25-101-004.000-016	R	Wal-Mart Real Estate Business Trust	900	900	-	900
64	64-02-36-186-013.000-016	R	Marquette Boat Club	800	800	-	800
64	64-05-10-201-001.000-016	R	Lake Minnehaha Owners Assoc Inc	800	800	-	800
64	64-05-25-102-003.000-016	R	Wal-Mart Real Estate Business Trust	700	700	-	700
64	64-05-22-351-002.000-016	R	Parke Place Plaza Llc	600	600	-	600
64	64-05-25-102-004.000-016	R	Wal-Mart Real Estate Business Trust	600	600	-	600
64	64-05-01-401-004.000-016	R	Sarich Franklin D Trust	400	400	400	-
64	64-05-10-237-035.000-016	R	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-25-128-003.000-016	R	C S Subdivision Property Owners Ass	200	200	200	-
64	64-02-36-101-004.000-016	R	United States Of America %Ticor Til	-	-	-	-
64	64-02-36-101-885.000-016	R	City Of Portage Dept of Redevelopme	-	-	-	-
64	64-02-36-126-881.000-016	R	City Of Portage Dept Of Redevelopme	-	-	-	-
64	64-02-36-326-011.000-016	R	Leftys Co-Ho Landing Inc	-	-	-	-
64	64-02-36-401-002.000-016	R	Izaak Walton League Of America Inc	561,500	-	-	-
64	64-02-36-402-001.000-016	R	City of Portage	-	-	-	-
64	64-03-30-100-902.000-016	R	State of Indiana	-	-	-	-
64	64-03-30-100-905.000-016	R	State Of Indiana	-	-	-	-
64	64-03-31-126-881.000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-200-882.000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-300-016.000-016	R	Board of Parks & Recreation of City	-	-	-	-
64	64-03-31-300-017.000-016	R	Board of Parks & Recreation of City	-	-	-	-
64	64-03-31-300-018.000-016	R	Board of Parks & Recreation of City	-	-	-	-

Prepared by:



EXHIBIT A

CITY OF PORTAGE, INDIANA PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for March 1, 2014 Pay 2015)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-03-31-300-020.000-016	R	AmeriPLEX Northwest Partners Lp	-	-	-	-
64	64-03-31-300-021.000-016	R	AmeriPLEX Northwest Partners Lp	-	-	-	-
64	64-05-01-402-007.000-016	R	City of Portage	-	-	-	-
64	64-05-10-238-002.000-016	R	City of Portage	-	-	-	-
64	64-05-10-238-004.000-016	R	City of Portage Dept of Redevelopme	-	-	-	-
64	64-05-10-238-005.000-016	R	City of Portage Dept of Redevelopme	-	-	-	-
64	64-05-11-112-001.000-016	R	City of Portage Dept of Redevelopme	-	-	-	-
64	64-05-11-112-002.000-016	R	City of Portage Dept of Redevelopme	-	-	-	-
64	64-05-13-102-007.000-016	R	Portage City Of-Department Redevelo	-	-	-	-
64	64-05-13-126-011.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-013.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-016.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-017.000-016	R	City of Portage	-	-	-	-
64	64-05-13-126-025.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-026.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-027.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-028.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-029.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-030.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-031.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-032.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-033.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-034.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-037.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-038.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-039.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-040.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-041.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-042.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-043.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-049.000-016	R	Portage City Of Dept Of Redevelopme	-	-	-	-
64	64-05-13-126-050.000-016	R	Portage City Of Dept Of Redevelopme	-	-	-	-
64	64-05-13-126-056.000-016	R	City of Portage Department of Redev	-	-	-	-
64	64-05-13-126-835.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-836.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-154-001.000-016	R	City Of Portage % Portage Redevlp	-	-	-	-
64	64-05-13-154-002.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-154-009.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-155-003.000-016	R	Library Porter County Public System	-	-	-	-
64	64-05-13-155-013.000-016	R	Evans Robert M & Ae-Cha/H&W	-	-	-	-
64	64-05-13-201-001.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-201-002.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-201-004.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-201-005.000-016	R	Portage City Of Department Of Redev	-	-	-	-
64	64-05-13-201-007.000-016	R	City of Portage Department of Redev	-	-	-	-
64	64-05-13-201-008.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-201-009.000-016	R	City of Portage Department of Redev	-	-	-	-
64	64-05-13-201-010.000-016	R	City of Portage	-	-	-	-
64	64-05-13-201-011.000-016	R	City of Portage	-	-	-	-
64	64-05-13-201-016.000-016	R	Herren Gary D & Sharon/H&W	-	-	-	-
64	64-05-13-201-018.000-016	R	Portage City Of Department Of Redev	-	-	-	-
64	64-05-13-201-025.000-016	R	Portage City of	-	-	-	-
64	64-05-13-201-027.000-016	R	Portage City Of Department Of Redev	-	-	-	-
64	64-05-13-201-818.000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-009.000-016	R	Shideler Lisa Llc	-	-	-	-
64	64-05-13-251-010.000-016	R	Desai Kalyani	-	-	-	-
64	64-05-13-251-011.000-016	R	Falk Scott A & Lillian K/H&W	-	-	-	-

Prepared by:

Cender & Company
L.L.C.



EXHIBIT A

**CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION**

**Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2015
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for March 1, 2014 Pay 2015)**

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-251-828,000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-829,000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-830,000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-889,000-016	R	Portage City of	-	-	-	-
64	64-05-22-377-003,000-016	R	Park & Recreation Department City O	-	-	-	-
64	64-05-22-377-005,000-016	R	State of Indiana	-	-	-	-
64	64-05-25-128-001,000-016	R	C S Subdivision Property Owners Ass	-	-	-	-
64	64-05-26-226-006,000-016	R	Heritage Portage Llc Attn: Tax Dept	-	-	-	-
64	64-05-26-226-886,000-016	R	Indiana State of	-	-	-	-
64	64-06-06-327-005,000-016	R	City of Portage	-	-	-	-
Allocation Area Totals:				\$ 318,146,909	\$ 304,650,768	\$ 67,926,040	\$ 236,724,728

Prepared by:

Cender & Company

