

CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION

# ECONOMIC DEVELOPMENT PLAN FOR THE SOUTHPORT ECONOMIC DEVELOPMENT AREA

2018 Amendment

AUGUST 23, 2018

PREPARED FOR THE:

Portage Redevelopment Commission  
6070 Central Avenue  
Portage, Indiana 46368

PREPARED BY:



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Submitted for:

Portage Redevelopment Commission for an Amending Declaratory Resolution (\_\_\_\_\_, 2018)  
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Adopted and Confirmed By

City of Portage Redevelopment Commission  
Declaratory Resolution No. XXXXXX, Dated \_\_\_\_\_, 2018  
Confirmatory Resolution No. XXXXXX, Dated \_\_\_\_\_, 2018

PREPARED BY:



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

**Economic Development Plan for the Southport Economic Development Area:  
2018 Amendment**

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## INTRODUCTION

The Portage Redevelopment Commission ("**Commission**") has prepared this amendment to the Southport Economic Development Plan ("**Original Plan**") as originally adopted and approved on June 27, 1990 (Resolution No. 90-01) and as amended on March 24, 1993 (Resolution No.93-02); on November 27, 1996 (Resolution No. 96-1), on July 23, 1997 (Resolution No. 97-02), on January 23, 2002 (Resolution No. 02-01), on February 22, 2006 (Resolution No. 06-03), on July 28, 2010 (Resolution No. 10-03), on July 27, 2011 (Resolution No. 11-01) and on June 27, 2012 (Resolution No. 12-02) (all together known as the "**Plan**"), respectively.

This 2018 Amendment ("**2018 Amendment**") amends the Plan to: (i) expand the Southport Economic Development Area ("**Area**") for certain identified expansion areas ("**Expansion Areas**"); (ii) include in the 2018 Amendment identified economic development projects ("**Projects**") and project costs anticipated; and (iii) expand the Southport Allocation Area ("**Southport Allocation Area**") for the Expansion Areas (together known as the "**Expansion Areas Allocation Areas**").

The 2018 Amendment was prepared in response to economic development and land redevelopment opportunities made available to or considered by the City and the Commission to implement its mission for the Redevelopment District to benefit the public health and welfare.

The 2018 Amendment furthermore has been prepared in accordance with and in compliance with Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions (the "**Act**") but more specifically Sections 17.5(f), 41 and 43 for the purpose of designating and establishing an economic development area and Section 39 (also including compliance with the Indiana Administrative Code 50 IAC 8-2-2) for the purpose of amending the Southport Allocation Area in order to utilize tax increment financing and tax increment from an allocation fund for qualified expenditures<sup>1</sup>.

The 2018 Amendment has been prepared as a result of the Commission's continued efforts to:

- Promote significant opportunities for gainful employment of its citizens;
- Attract new major business to and retain or facilitate expansion of significant business enterprise existing in the City;
- Provide for community and economic development initiatives and programs for economic development and redevelopment; and
- Improve the public utility and benefit of the Redevelopment District and the quality of life for residents of the City through the implementation of this 2018 Amendment for the Area and Expansion Areas.

The process to approve this 2018 Amendment will be conducted in compliance with the approval procedures set forth in the Act, more specifically Sections 15, 16 and 17 as indicated in Section 41(a).

## COMMISSION AUTHORITY

The City Council established the Commission as the governing body of the Department of Redevelopment of the City ("**Department**") and the Redevelopment District of Portage ("**District**") to exist and operate under the provisions of the Act *et seq.*, as amended from time to time.

The Commission, with the assistance of Department staff, works closely with elected officials of the City and with land-use planning and capital improvement project staff. This voluntary collaboration is designed to determine planning, replanning, redevelopment and economic development strategies for those areas identified as redevelopment project areas (more specifically: (i) redevelopment areas, (ii) economic development areas, or (iii)

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<sup>1</sup> Reference Indiana Code 36-7-14-39(b)(3) effective July 1, 2018 and Indiana Administrative Code 50 IAC 8-2-13 titled Tax Increment; Use.



urban renewal areas) for the purposes of either (a) eliminating those conditions and factors which prevent normal use or development and occupancy or (b) achieving the Plan by resorting to the powers allowed under Section 41, Sections 2.5 and 43 of the Act due to the lack of local improvements, the existence of improvements or conditions that lower the value of land below that of nearby land, multiple ownership or other similar conditions<sup>2</sup>.

The Commission was established for the purposes of and the mission to:

- Redevelop areas needing redevelopment<sup>3</sup>;
- Develop economic areas for the benefit of public health, safety, morals and welfare;
- Increase the economic well-being of the Portage community; and
- Protect and increase property values.

This purpose empowers the Commission to: (i) identify “areas needing redevelopment” or economic development opportunity; (ii) prepare redevelopment and economic development plans, which shall be formulated through study of the District or a geographical area; (iii) prepare for the implementation of a plan; and (iv) interact with City administration, community development and planning personnel and economic development officials.

## STATEMENT OF PURPOSE

The Commission recognizes that there are certain areas in the City for which economic development opportunities presented to the City and the Commission will stimulate economic development and leverage public capital investment with private investment benefitting the public health and welfare for an economic development area as measured by: (i) the attraction or retention of permanent jobs; (ii) an increase in the property tax base; (iii) the diversification of the City’s economic base; or (iv) other similar public benefits<sup>4</sup>.

As a result, it is the responsibility of the Commission to first protect the social and public welfare of the District and the City followed by Porter County (“**County**”) and the state of Indiana (“**State**”) and its residents whose lives are enhanced by Commission redevelopment and economic development projects and programs through its efforts related to job creation and business attraction and retention.

The Commission, therefore, finds that the planning, replanning, development and redevelopment through the implementation of the 2018 Amendment for economic development purposes related to general business enterprise development will promote significant employment opportunities and attract major new business(es) to the District. In addition, implementation of the 2018 Amendment is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise because of: (i) the necessity for requiring the proper use of the land so as to best serve the interests of the City and its citizens and (ii) the costs of the project<sup>5</sup>.

The Commission further finds that the planning, replanning, development and redevelopment of said certain Expansion Areas identified herein is in compliance with the Act and is a public use and public purpose<sup>6</sup> for which public money may be spent on qualified projects and programs for which appreciable benefits will be provided to the District, City, County and State, but not limited to, job creation and retention and increased municipal and state tax revenues.

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<sup>2</sup> Reference IC 36-7-14-41(b)(2).

<sup>3</sup> Previously referenced as “blighted areas” in the Act and as amended to mean “areas needing redevelopment.”

<sup>4</sup> Reference IC 36-7-14-41(b)(4).

<sup>5</sup> Reference IC 36-7-14, more specifically Section 2.5(a).

<sup>6</sup> Promoting economic development is a traditional and long accepted governmental function, and there is no principled way of distinguishing it from the other public purposes, as recognized by the Supreme Court of the United States. See, e.g., *Berman*, [348 U. S., at 24](#).



As with other exercises in redevelopment and economic development planning, it is the purpose of the Commission to coordinate the 2018 Amendment with the intention to form a whole greater than the sum of its parts. To effectuate this 2018 Amendment, the City invokes its rights, powers, privileges and immunities exercisable to the Area to promote economic development in accordance with Section 43 of the Act. Consistent with Section 41 of the Act titled Economic Development Area; Determination, the Commission determines that the geographic area in the District is an economic development area if it finds that:

- The 2018 Amendment as the plan to the Area as an economic development area:
  - Promotes significant opportunities for the gainful employment of its citizens;
  - Attracts a major new business enterprise to the District;
  - Retains or expands a significant business enterprise in the boundaries of the District; and
  - Meets the other purposes of Section 2.5, 41 and 43 of the Act.
- The 2018 Amendment cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act, more specifically Sections 2.5, 41 and 43 because of:
  - The lack of local public improvements;
  - Existence of improvements or conditions that lower the value of the land below that of nearby land;
  - Multiple ownership of land; and
  - Other similar conditions.
- The public health and welfare will be benefited by accomplishment of this 2018 Amendment as the plan to the Area as an economic development area.
- The accomplishment of this 2018 Amendment will be a public utility and benefit as measured by:
  - The attraction or retention of permanent jobs;
  - An increase in the property tax base;
  - Improved diversity of the economic base; and
  - Other similar public benefits.

The 2018 Amendment conforms to the other development and redevelopment plans for the District and official planning documents of the City.

The 2018 Amendment has been prepared in compliance with the Act, Commission authority and its purposes.

## **GOALS AND OBJECTIVES**

It is the goal of the 2018 Amendment to address the underutilization of land and the barriers to its economic development and redevelopment through public investment in the Area. Planning requires a set of goals and objectives, identification of economic development opportunities, strategic land-use planning, and interaction between the Commission, the City's Plan Commission, City administrators and key policy makers.

Goals are long-term accomplishments the Commission desires to attain. Foremost, it is the goal of the Plan and the 2018 Amendment to facilitate and encourage economic development and new private investment in developing local business to leverage public capital investment by the Commission or the City in the Area as expanded under the 2018 Amendment.



Additional goals include:

- Creation of an environment within the Area as expanded under the 2018 Amendment which will contribute to the health, safety and general welfare of the City and enhance the value of properties in and adjacent to the Area as expanded under the 2018 Amendment.
- Provision for community and economic development initiatives to stimulate not only economic development but redevelopment and private investment.
- Implementation of projects and/or programs developed to stimulate not only economic development but redevelopment and private investment.
- Improvement of the quality of life through the implementation of economic development and redevelopment opportunities presented to the City.
- Encouragement and facilitation of reinvestment in the Area as expanded under the 2018 Amendment conducive to attracting quality private investment that sets the standard and the trend for healthy economic growth serving local, regional and transient consumers, all to leverage future development and private investment in the District.
- Strengthen and enhance the economic base and diversity of the District and the City.

Objectives are specific statements detailing how to achieve the Commission's goals for the Area as expanded under the 2018 Amendment. The following objectives have been established to guide the economic development, redevelopment and replanning of the Area as expanded under the 2018 Amendment:

- Attract major new business, office, technology and related enterprise(s) to the Area and Expansion Areas, more specifically the District and City.
- Attract and promote permanent jobs and employment opportunities that are a public utility and benefit to the District, City, County and State.
- Stimulate increases in assessed valuation (property tax base) in the Area as a public utility and benefit to the City.
- Diversify the City's economic base as a public utility and benefit to the District, City, County and State.
- Encourage private investment in the Area and Expansion Areas to the extent feasible under the Act and when within the goals and objectives of the Commission and the City for the District.
- Eliminate any non-conforming land-uses; substandard, dilapidated, deleterious and obsolete buildings and structures, including its causes and conditions or its influences.
- Establish a general pattern of land-use within the Area and Expansion Areas that is an arrangement of complementary uses to increase efficiency or operation and economic relationships based upon form, land-use density and zoning implementation.
- Facilitate the assembly of land into developable parcels which are functionally adaptable with respect to shape and size for disposition, economic development and redevelopment in accordance with contemporary development needs and standards.
- Achieve economic development and redevelopment which is integrated both functionally and aesthetically with adjacent land-uses and developments that currently exist and that are intended to continue to exist in the Area and Expansion Areas in order to benefit the City and District.
- Encourage high standards of development architectural design, improving the aesthetic appearance and economic welfare of the Area and Expansion Areas which may include the establishment of special design and development standards to ensure that new or expanded development complements the architecture, adjacent land-uses, building scale and size, and overall character of the area and the City including buffers for any existing adjacent residential development.
- Provide for the orderly physical and economic growth of the Area and Expansion Areas through closely-monitored economic development and redevelopment projects and programs.



- Provide a safe, efficient and attractive traffic circulation system to the Area and Expansion Areas which: (i) if sensitive to adjacent land-use developments; (ii) minimizes conflicts between different forms of traffic such as, but not limited to, pedestrians, bike paths, automobiles, transit, and service vehicles within the Area and Expansion Areas; and (iii) coordinates efficient ingress and egress.
- Implementation of the Plan and the 2018 Amendment as a catalyst for future private investment and economic development not only in the Area and Expansion Areas resulting in increased private investment in the District and City from economic development and the creation of new employment opportunities for City, County and State residents.

These goals and objectives have been developed to guide the Commission, the City's Plan Commission, City administrators and key policymakers and developers in the economic development and redevelopment initiatives for the Area and Expansion Areas.

## **ECONOMIC DEVELOPMENT DEFINED**

Economic development refers to a sustainable increase in living standards and implies increased per capita income, better education and health as well as environmental protection. In addition, economic development is the process of improving the quality of human life through increasing per capita income, reducing poverty, and enhancing individual economic opportunities. It is at times broadly defined to include better education, improved health and nutrition, conservation of natural resources, a cleaner environment, and a richer cultural life that may include public capital investment to stimulate private investment.

Through its stated goals and objectives for the Plan and the 2018 Amendment, the Commission is committed to the economic development of the Area and Expansion Areas.

## **GENERAL DESCRIPTION OF THE EXPANSION AREAS**

The Commission has identified an area for expansion of the Area for which economic development activities are anticipated, economic development projects and programs are planned, or prospective economic development prospects and opportunities that have been identified. The inclusion of the Expansion Areas within the Area will continue the Commission commitment to implement its mission for the District.

The 2018 Amendment has been prepared to expand the Area for the following area, the certain Expansion Areas within the District, which are tangential to and physically connected to the Area.

### ***General Boundary Description of the Expansion Areas***

#### Expansion Area 1

Part of the Expansion Areas is located in Portage Township and is generally bounded by the City of Portage city limits on the east, and all parcels on the north, south and west fronting Industrial Avenue, consisting of 81.29 acres, more or less.

#### Expansion Area 2

Also part of the Expansion Areas is located in Portage Township and is generally bounded by the Willow Creek on the north, the western right-of-way of Garyton School on the west, the Calvary Cemetery on the east and Mulberry Avenue on the south, consisting of 216.81 acres, more or less.

Detailed boundary descriptions and maps for the Expansion Areas are provided in **APPENDIX A: Boundary Description and Map**.



## EXISTING ZONING OF THE EXPANSION AREAS

The Commission has identified the zoning district classifications for the Expansion Areas to the Area for which economic development activities are anticipated, economic development projects and programs planned, or prospective economic development prospects and opportunities that have been identified. The zoning district classifications provided herein have been identified to show compliance with existing official plans of the City.

The Expansion Areas are zoned as Parks and Recreation (PR), City Core Residential (R4), Light Industrial (LI), Neighborhood Commercial (NH) and Institutional Uses (IS) per the City of Portage Unified Development Ordinance. Purposes of the district specific to each zoning classification are as follows:

### Parks and Recreation (PR)

The PR district (parks and recreation) is intended to provide a land use category for government-owned parks, open space, playgrounds and recreational areas.

#### Permitted Uses

- Boat dock (primary use)
- Nature center
- Nature preserve
- Park
- Child care center
- Community center
- Government facility (non-office)
- Government office
- Museum/gallery

#### Special Exception Uses

- Above ground utility facility
- Wireless telecommunication facility

### City Core Residential (R4)

The R4 district (city core residential) is intended to provide a land use category for single-family detached homes. The provisions that regulate this land use district protect, maintain and promote areas in Portage for existing and future housing growth.

#### Permitted Uses

- Park
- Dwelling, single-family (detached)
- Fair housing facility (Type 1)
- Home occupation (Type 1)
- Child care home

#### Special Exception Uses

- Above ground utility facility
- Fair housing facility (Type 2)
- Home occupation (Type 2)



### Light Industrial (LI)

The LI district (light industrial) is intended to provide a land use category for most low to moderate impact manufacturing facilities, distribution facilities, industrial parks, and utility usage.

#### Permitted Uses

- Government facility (non-office)
- Office/showroom, contractor
- Office/warehouse, contractor
- Office, design/planning
- Recreational vehicle sales facility
- Truck sales and service
- Dry Cleaning service, commercial
- Food and beverage production
- General industrial production
- Light industrial assembly and distribution
- Light industrial processing and distribution
- Truck freight terminal
- Truck sales and service center
- Warehouse and distribution facility
- Wholesale facility

#### Special Exception Uses

- Above ground utility facility
- Wireless telecommunication facility
- Trade or business school
- Animal boarding
- Outdoor uses of animal boarding
- Concrete/asphalt production facility
- Marine vehicle storage facility
- Mini warehouse/self-storage facility
- Outdoor storage (accessory use)
- Recreational vehicle sales facility

### Neighborhood Commercial (NH)

The NC district (neighborhood commercial) is intended to provide a land use category for small scale commercial uses that provide products and services to their adjacent neighborhoods.

#### Permitted Uses

- Dwelling, single family (upper stories)
- Home occupation (Type 1)
- Government office
- Office/showroom, contractor
- Office, design/planning
- Office, financial
- Office, general
- Studio, art
- Personal service uses
- Retail sales, low intensity



Special Exception Uses

- Above ground utility facility
- Home occupation (Type 2)
- Child care center
- Office/warehouse, contractor
- Auto service center
- Car wash
- Gas station
- Restaurant
- Retail sales, medium intensity
- Outdoor storage (accessory use)

Institutional Uses (IS)

The IS district (institutional uses) is intended to provide a land use category for institutionally-owned lands, including state, county, and city facilities. The IS district is also intended for social service-oriented uses and similar nonprofit quasi-public institutions where the use is for public purpose and is anticipated to remain so permanently.

Permitted Uses

- Golf course/country club
- Park
- Church/place of worship
- Community center
- Funeral home/mortuary
- Government facility (non-office)
- Government office
- Heliport
- Hospital/medical center
- Library
- Lodge/club
- Museum/gallery
- Police, fire, or rescue station
- Post office
- Retreat center
- School (K—12)
- Trade or business school
- University or college

Special Exception Uses

- Above ground utility facility
- Wireless telecommunication facility
- Assisted living facility
- Child caring institution
- Institution for the developmentally disabled
- Institution for the mentally ill
- Residential treatment center
- Residential facility for the developmentally disabled
- Residential facility for the mentally ill
- Airport
- Cemetery/crematorium



## LAND-USE PLAN FOR THE EXPANSION AREAS

The Expansion Areas consist of land that is currently located in Portage Township within City limits. Real property within the Expansion Areas should be improved with viable and desirable land-use activities permitted under the current Zoning Ordinance of the City based upon economic and market conditions. Land-use activity types shall be located in appropriate and complementary areas of the Expansion Areas to provide for an efficient, attractive, convenient, and safe physical environment.

From the City's 2009 Comprehensive Plan, the Expansion Areas include future land uses consisting of low density residential, institutional and light industrial. Each land use is detailed below.

### Low Density Residential

This classification provides for development of one to six dwelling units per acre. Such areas are largely comprised primarily of single-family dwellings.

### Institutional

Institutional areas within Portage include City Hall, police, fire, Public Works, most educational facilities, public library, churches or places of worship, cemeteries and city-owned property. Institutional uses generally serve the community as a whole.

### Light Industrial

This land category emphasizes light manufacturing, processing and assembly typical to most existing industries within the City. Light industrial land uses may also include distribution and warehouse facilities.

Although the 2018 Amendment does not present a specific land-use plan for real property within and/or adjacent to the Expansion Areas, there may be instances whereby development proposals to the Commission may not be in compliance with official plans for the City nor complement adjacent land-use activities. In such instances, proposals to the Commission and City shall be considered on a case-by-case basis to insure procedural compliance and conformance with other official plans for the City.

## PLANNED ACTIONS FOR THE EXPANSION AREAS

The Commission intends to initiate, apply, or utilize - individually or in combination - the following economic development and redevelopment actions in order to clear, redevelop, replan, rehabilitate and/or revitalize real property public right-of-way, its improvements, and structures in the Expansion Areas.

Economic development activities and investment proposed and planned for the Expansion Areas (including but not limited to site and infrastructure improvements, demolition, etc. as discussed later) are designed to meet the goals and objective of the 2018 Amendment as stated herein (reference "Goals and Objectives").

The 2018 Amendment is the City's opportunity through the Commission to improve certain high traffic and high average daily traffic volume corridors in order to: (i) act as a catalyst for economic development of real property within and/or adjacent to the Expansion Areas; (ii) meet the anticipated market demands of land development and redevelopment; (iii) take advantage of other economic development opportunities presented to the City; and (iv) improve general appearance and the quality of life for residents of and travelers through northwest Indiana.

The following is a description of the economic development opportunities and parameters proposed for the Expansion Areas.



### **Economic Development and Redevelopment Activities for the Expansion Areas**

The Commission intends to implement the following economic development projects and programs within the Expansion Areas.

- Infrastructure and Site Improvements

The Commission and City may assist and facilitate with the following infrastructure improvements, as necessary but not limited to, in the Expansion Areas in order to enhance its potential for attracting new significant private investment business development opportunities and to retain existing business enterprise.

- Stormwater detention and conveyance systems
- Sanitary sewer extensions, lift stations and connections
- Water main extensions and fire loop to insure redundancy
- Improvements along street corridors
- Gateway and traffic signal improvements
- Planning, engineering and construction of street and roadways
- Street lighting, including landscaping features in public areas
- Monument, street and way finding signage
- Utility improvements (including telephone, cable, satellite and telecommunications, etc.)
- Demolition and land clearance
- Surveying and recording
- Environmental testing and environmental and wetland remediation
- Additional site preparation work, as may be deemed necessary to the development of the Area and Expansion Areas
- Public parking facilities and structures that address parking needs of economic development in the Area and Expansion Areas

- Public/Private Partnerships

The Commission may utilize its limited Commission funds in a manner that will leverage significant new private investment in the Area and Expansion Areas. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in the 2018 Amendment.

Funds the Commission utilizes for site improvements must lead to development activities financed by the private sector. Outside funding may include conventional equity investment, long-term debt financing, or other “soft money” sources such as private foundations, state grants, or national programs designed to stimulate economic development or redevelopment activities in the Expansion Areas.

The Commission reserves the right to consider and implement the use of tax increment financing (“TIF”) as an option for funding redevelopment activities in the Area as a whole, which includes the Expansion Areas, assuming the Southport Allocation Area is expanded and is designated as an allocation area in accordance with the Act.



**STATEMENT ON STATUTORY FINDINGS – ECONOMIC DEVELOPMENT AREA**

In accordance with IC 36-7-14-2.5(a), the planning, replanning, development, and redevelopment of the Area as expanded under the 2018 Amendment as economic development area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise due to:

- The necessity for requiring the proper use of the land to best serve the interests of the Area and the District including its citizens; and
- The costs of these projects.

In accordance with IC 36-7-14-2.5(b), the planning, replanning, development, and redevelopment of the Area and Expansion Areas as an economic development area will:

- Benefit the public health, safety, morals, and welfare;
- Increase the economic well-being of the City, the District, the County and State; and
- Serve to protect and increase property values in the City, the District, the County and State.

In accordance with Section 2.5(c) of the Act, the planning, replanning, development, and redevelopment of the Area and Expansion Areas and as economic development areas are public uses and purposes for which public money may be spent and private property may be acquired through an “arm’s length” transaction by a willing seller to the Commission.

In accordance with Section 2.5(c) of the Act the Commission determines that the Plan and the 2018 Amendment is an economic development area based upon the following statutory findings that:

- Under Section 41(b)(1) of the Act, the Plan and the 2018 Amendment:
  - Promotes significant opportunities for the gainful employment of its citizens;
  - Attracts a major new business enterprise to the unit;
  - Retains or expands a significant business enterprise existing in the boundaries of the unit; or
  - Meets other purposes of Section 2.5 (as previously discussed) and 43 of the Act
- Under Section 41(b)(2) of the Act, the Plan and the 2018 Amendment cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Section 2.5 (as previously discussed) and Section 43 due to:
  - Lack of local public improvements;
  - Existence of improvements or conditions that lower the value of the land below that of nearby land;
  - Multiple ownership of land; or
  - Other similar conditions.
- Under Section 41(b)(3) of the Act, the public health and welfare will be benefited by accomplishment of the Plan and the 2018 Amendment as an economic development plan.
- Under Section 41(b)(4) of the Act, the accomplishment of the Plan and the 2018 Amendment will be a public utility and benefit as measured by:
  - The attraction or retention of permanent jobs;
  - An increase in the property tax base;
  - Improved diversity of the economic base; or
  - Other similar public benefits.



- Under Section 41(b)(5) of the Act, the Plan and the 2018 Amendment conforms to other development and official plans of the City and Commission.

A description of the economic development opportunities and projects for the Expansion Areas included in this 2018 Amendment have been discussed and outlined in the section titled 'Planned Actions for the Expansion Areas', the counterpart to this section which quantifies the specifics of the economic development activities as proposed in order to meet statutory findings to designate the Expansion Areas as economic development areas.

## **BUDGET FOR THE 2018 AMENDMENT**

The Commission prepared a budget as its fiscal policy and plan to implement the Plan and this 2018 Amendment, specifically for projects and programs discussed in the previous section. This budget presents the anticipated costs (in 2018) to construct or implement those projects and programs listed.

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 Plan and this 2018 Amendment. 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 B: Budget for the 2018 Amendment** details the Commission's fiscal plan to implement the Plan and this 2018 Amendment.

## **FUNDING AND FINANCING**

This section describes several financing mechanisms for consideration by the City and Commission to implement the Plan and the 2018 Amendment. They are presented only as potential options and do not necessarily represent all options or a commitment to such financing.

- General Obligation Bonds  
General Obligation bond financing of the District may be used for funding public redevelopment and economic development projects undertaken for a valid public purpose. These bonds are obligations payable out of taxes levied and collected on all taxable property. However, the total debt carried may not exceed two percent (2%) of one-third of the net assessed valuation of the City and may be subject to the referendum requirements and controlled project provisions of HEA 1001 (2008), effective July 1, 2008.
- Tax Increment Financing Revenue Bonds/Economic Development Revenue Bonds  
The establishment of an allocation area or separate unique allocation areas within the Area as expanded under the 2018 Amendment provides for the temporary allocation of tax increment or increases in real property tax proceeds for redevelopment or economic development within the Allocation Area and is a key element of the 2018 Amendment.

Tax increment financing ("TIF") permits communities to use increased property tax revenue stimulated by redevelopment and economic development activities to pay for the costs incurred to initiate said activities. When an allocation area is established, real property assessments are "frozen" within the allocation area as the "base assessment" for the previous assessment date preceding the approval and adoption of a declaratory resolution or an amending declaratory resolution by the Commission.

Counties, cities and towns redevelopment commissions may issue TIF Revenue Bonds to finance all or a portion of public improvement constructed for the purposes to stimulate redevelopment or economic



development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

Counties, cities and towns may issue Economic Development Revenue Bonds through Economic Development Commissions with a pledge of tax increment to debt service (principal and interest) on the bond from a redevelopment commission bonds to financially incentivize all or a portion of a private improvement constructed for the purposes to stimulate redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

As private investment increases in an allocation area, the tax increment will be set aside to retire the debt service on the TIF Revenue Bonds or the Economic Development Revenue Bonds issued to implement an economic development or redevelopment plan. Once the full debt is retired, the allocation area may be dissolved and all taxing units enjoy the full benefits of increases in assessed valuation and lower property taxes.

The City and Commission, through the adoption of the 2018 Amendment, may consider the designation of an allocation area or an expansion of the currently designated Southport Allocation Area, which may be coterminous with the boundaries of the Expansion Areas or only may be a part of the Expansion Areas as described herein.

#### **PROPERTY ACQUISITION AUTHORITY AND ACQUISITION LIST**

In accordance with Section 12.2 of the Act, the Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of "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 "areas needing redevelopment" 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.
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 Section 19 of the Act and upon the approval and adoption of a list of real property and interests in real property to be acquired<sup>7</sup>.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed for purposes including: right-of-way improvements, clearing real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Area for economic development and public purpose to improve the overall quality of life for the City. The acquisition list which documents detailed data related to each parcel of real property is included in **APPENDIX C: Property Acquisition List**, which may be amended in accordance with the Act.

The Property Acquisition List, which may be amended from time to time, shall serve as a guide to focus economic development and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the Area as expanded under the 2018 Amendment.

### **PROCEDURE FOR MODIFICATION**

The Plan and this 2018 Amendment may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Plan and the 2018 Amendment must be in conformity with the Act.

### **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 the 2018 Amendment. Upon a confirmatory resolution and recording of the 2018 Amendment in accordance with the Act, the 2018 Amendment constitutes an official land-use plan of the City as a supplement to and part of the Plan.

### **APPLICABILITY OF LAND-USE OBJECTIVES, PROVISIONS AND REQUIREMENTS**

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 Area as expanded under this 2018 Amendment.

### **STATEMENT OF SUBSTANTIAL BENEFITS OF THE 2018 AMENDMENT**

The Commission, by virtue of developing and preparing this 2018 Amendment, substantiates that the elimination of those conditions and factors that prevent normal use and development in the Area and Expansion Areas will benefit the District and City in the following ways:

1. Stimulating local public improvement as a catalyst to private investment in the Area as expanded under this 2018 Amendment.
2. Increase the value of land and improvements in the Area and land adjacent to the Area as expanded under this 2018 Amendment.
3. Diversify the economic base of the District and City.
4. Increase economic development and private investment opportunities in the Area and land adjacent to the Area as expanded under this 2018 Amendment.
5. The improvement in the overall quality of life for residents of the District and City.

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<sup>7</sup> Reference: IC 36-7-14-19(b).



## 2018 AMENDMENT CONFORMITY TO OTHER PLANS OF THE CITY

As part of the development and preparation of this 2018 Amendment, the Consultant has reviewed the Comprehensive Plan for the City and the Zoning Ordinance to apply accepted land-use development policies and recommendations and land-use regulations and standards whenever necessary to insure its conformity and compliance.

The Comprehensive Plan includes extensive data, information and future land-use planning related to this 2018 Amendment. Overall, the Comprehensive Plan makes several land-use development and growth management recommendations for the Expansion Areas identified in this 2018 Amendment, which are addressed to meet this compliance.

## RECORDING THE DOCUMENT

### Office of the Porter County Recorder

In accordance with Section 17(d) of the Act, after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of this 2018 Amendment, confirming, modifying and confirming, or rescinding the Amending Declaratory Resolution.

The final action taken by the Commission shall be recorded with the Office of the Porter County, Indiana Recorder (the "**Recorder**") and is final and conclusive.

The original date and record number stamped "Document on File" with the Recorder shall be filed with the Secretary of the Commission.

### Office of the Porter County Auditor

If the Amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall file a copy of this 2018 Amendment, the Confirming Resolution and a list of real property key numbers within the Expansion Areas' Allocation Area as established with the Porter County, Indiana Auditor (the "**Auditor**").

### Department of Local Government Finance

If the Amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall notify the Indiana Department of Local Government Finance (the "**DLGF**") as to the establishment of allocation areas within the Area and Expansion Areas.

### Dissemination of the Document

The Commission, by adopting an Amending Declaratory Resolution:

1. Declares that certain areas within the City and the District designated as the Area as expanded under this 2018 Amendment are economic development areas within the meaning of Section 14 of the Act.
2. Approves this 2018 Amendment to the Plan.

Therefore, in accordance with Section 17(b) of the Act, a copy of the notice of the hearing with respect to a confirmatory resolution will be filed in the offices of the City of Portage's Redevelopment Commission, Plan Commission, Economic Development Commission, Board of Zoning Appeals, City Administration, Department of Public Works and Safety, 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. These entities and its officers shall take notice of the pendency of the hearing and, until the Commission



confirms, modifies and confirms, or rescinds the resolution, or the confirmation of the resolution is set aside on appeal, may not:

1. Authorize any construction on property or sewers in the Area as expanded under the 2018 Amendment described in the Amending Declaratory Resolution, including substantial modifications, rebuilding, conversion, enlargement, additions, and major structural improvements; or
2. Take any action regarding the zoning or rezoning of property, or the opening, closing, or improvement of streets, alleys, or boulevards in the Area and Expansion Areas described in the Amending Declaratory Resolution.

Section 17(b) of the Act does not prohibit the granting of improvement (building) permits for ordinary maintenance or minor remodeling, or for changes necessary for the continued occupancy of buildings in the Area and Expansion Areas.

#### **PUBLIC AVAILABILITY OF THE DOCUMENT**

Upon adoption by the Commission of this 2018 Amendment to the Plan as an official economic development and redevelopment planning policy for the City and the Commission, the City will have copies of this 2018 Amendment available to the public for review and purchase upon request in the Office of the Redevelopment Commission located at 6070 Central Avenue, Portage, IN 46368.

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

**Economic Development Plan for the Southport Economic Development Area:  
2018 Amendment**

**APPENDIX A:  
Boundary Description and Map**

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The following is a general description and parcel list of the 2018 Amendment Expansion Areas. A map showing the Expansion Areas is shown below.

### **BOUNDARY DESCRIPTION**

Part of the 2018 Amendment Expansion Areas includes only the apparent right-of-way of the following roadways identified herein.

#### **Expansion Area 1**

Beginning at the northern apparent right-of-way ("ROW") of U.S. Route 20 (Melton Road) at the intersection of Samuelson Road as the **Point of Origin**. Thence south along the western ROW of Samuelson Road for approximately 4,450.51 feet to the southern ROW of Portage Avenue; thence east along the southern ROW of Portage Avenue for approximately 2,614.15 feet to the western ROW of McCool Road; thence south along the western ROW of McCool Road for approximately 290.96 feet to the southwest corner, as extended, of a parcel identified as parcel number 64-06-08-301-001.000-016; thence east along the southern boundary line of said parcel approximately 4,122.91 feet to the northwest corner of a parcel identified as parcel number 64-06-08-200-027.000-016; thence south along the western boundary of line of said parcel to the southwest corner of said parcel; thence east along the southern boundary of said parcel approximately 1,518.15 feet to a point on the eastern corporate limits of the City of Portage; thence north approximately 1,795.35 feet to a point on the corporate limits of the City of Portage; thence west along said corporate limits approximately 5,300.73 feet to the northwest corner of a parcel identified as parcel number 64-06-08-100-001.000-016; thence south along the western boundary line of said parcel approximately 2,614.41 feet to the northern ROW of Portage Avenue; thence west along the northern ROW of Portage Avenue approximately 2,599.97 feet to the eastern ROW of Samuelson Road; thence north along the eastern ROW of Samuelson Road approximately 4,445.12 feet to the northern ROW of U.S. Route 20 (Melton Road) being the **Point of Origin**, consisting of **81.29** acres more or less.

#### **Expansion Area 2**

Beginning at the northwest corner of a parcel identified as parcel number 64-05-14-151-002.000-016 as the **Point of Origin**. Thence west approximately 645.89 feet to the southeast corner of a parcel identified as parcel number 64-05-15-232-001.000-016; thence north along the eastern and northern boundary line of said parcel to the northwest corner of said parcel; thence south approximately 535.27 feet to the northern right-of-way ("ROW") of Central Avenue; thence west along said ROW approximately 193.77 feet to the northwest corner of a parcel, as extended, identified as parcel number 64-05-15-252-004.000-016; thence south approximately 594.49 feet to the southern ROW of Concord Avenue; thence east approximately 380.20 feet to the southeast corner of a parcel identified as parcel number 64-05-14-277-001.000-016; thence north along the eastern boundary line of said parcel to the southwest corner of a parcel identified as parcel number 64-05-15-277-004.000-016; thence east along the southern and eastern boundary line of said parcel to the southwest corner of a parcel identified as parcel number 64-05-15-277-005.000-016; thence east along the southern boundary line to the southeast corner of said parcel; thence north approximately 37.66 feet to a point on the eastern boundary line of said parcel; thence east approximately 90.87 feet to the southeast corner of a parcel identified as parcel number 64-05-15-279-001.000-016; thence south to the southwest corner of a parcel identified as parcel number 64-05-15-279-002.000-016; thence east to the southeast corner of said parcel; thence south approximately 69.88 feet to the southwest corner of a parcel identified as parcel number 64-05-15-279-003.000-016; thence east to the southeast corner of said parcel; thence north approximately 160.86 feet to the southwest corner of a parcel identified as parcel number 64-05-15-279-004.000-016; thence east along the southern boundary approximately 99.85 feet to a point on the western boundary line of a parcel identified as parcel number 64-05-15-279-021.000-016; thence south approximately 840.89 feet to the southwest corner of said parcel; thence east

approximately 111.56 feet to the southeast corner of a parcel identified as parcel number 64-05-15-279-022.000-016; thence north approximately 801.40 feet to the southwest corner of a parcel identified as parcel number 64-05-15-279-023.000-016; thence east along the southern boundary line of said parcel approximately 278.90 feet to a point on the western boundary line of a parcel identified as parcel number 64-05-15-280-009.000-016; thence south to the southwest corner of said parcel; thence east along the southern boundary line of said parcel approximately 292.05 feet to the western boundary line of a parcel identified as parcel number 64-05-14-152-001.000-016; thence south along the western boundary line of said parcel approximately 661.02 feet to the southwest corner of said parcel; thence east along the southern boundary line of said parcel approximately 3,121.20 feet to the southeast corner of said parcel; thence north along the eastern boundary line of said parcel approximately 1,368.79 feet to the northeast corner of said parcel; thence west along the northern boundary line of said parcel approximately 2,407.44 feet to the southern ROW of Central Avenue; thence east along the southern ROW of Central Avenue to the southeast corner, as extended, of a parcel identified as parcel number 64-05-14-133-001.000-016; thence north approximately 56.30 feet to the northern ROW of Central Avenue; thence west along said ROW to a point on the eastern boundary line of a parcel identified as parcel number 64-05-14-103-015.000-016; thence north approximately 364.13 feet to the northeast corner of said parcel; thence west approximately 1,008.47 feet to the northwest corner of said parcel; thence south approximately 575.42 feet to the northwest corner of a parcel identified as parcel number 64-05-14-151-002.000-016 being the **Point of Origin**, consisting of **216.81** acres more or less.

**PARCEL LIST**

Expansion Area 1

- 64-06-08-200-014.000-016
- 64-06-08-200-042.000-016
- 64-06-08-200-029.000-016
- 64-06-08-200-038.000-016
- 64-06-08-200-041.000-016
- 64-06-08-200-012.000-016
- 64-06-08-200-009.000-016
- 64-06-08-100-004.000-016
- 64-06-08-200-011.000-016
- 64-06-08-200-022.000-016
- 64-06-08-100-002.000-016
- 64-06-08-200-034.000-016
- 64-06-08-200-007.000-016
- 64-06-08-200-005.000-016
- 64-06-08-200-006.000-016
- 64-06-08-301-001.000-016
- 64-06-08-200-027.000-016
- 64-06-08-200-037.000-016
- 64-06-08-200-008.000-016
- 64-06-08-200-013.000-016
- 64-06-08-200-003.000-016
- 64-06-08-100-001.000-016
- 64-06-08-200-010.000-016
- 64-06-08-200-016.000-016
- 64-06-08-200-001.000-016
- 64-06-08-200-015.000-016
- 64-06-08-200-040.000-016

Expansion Area 2

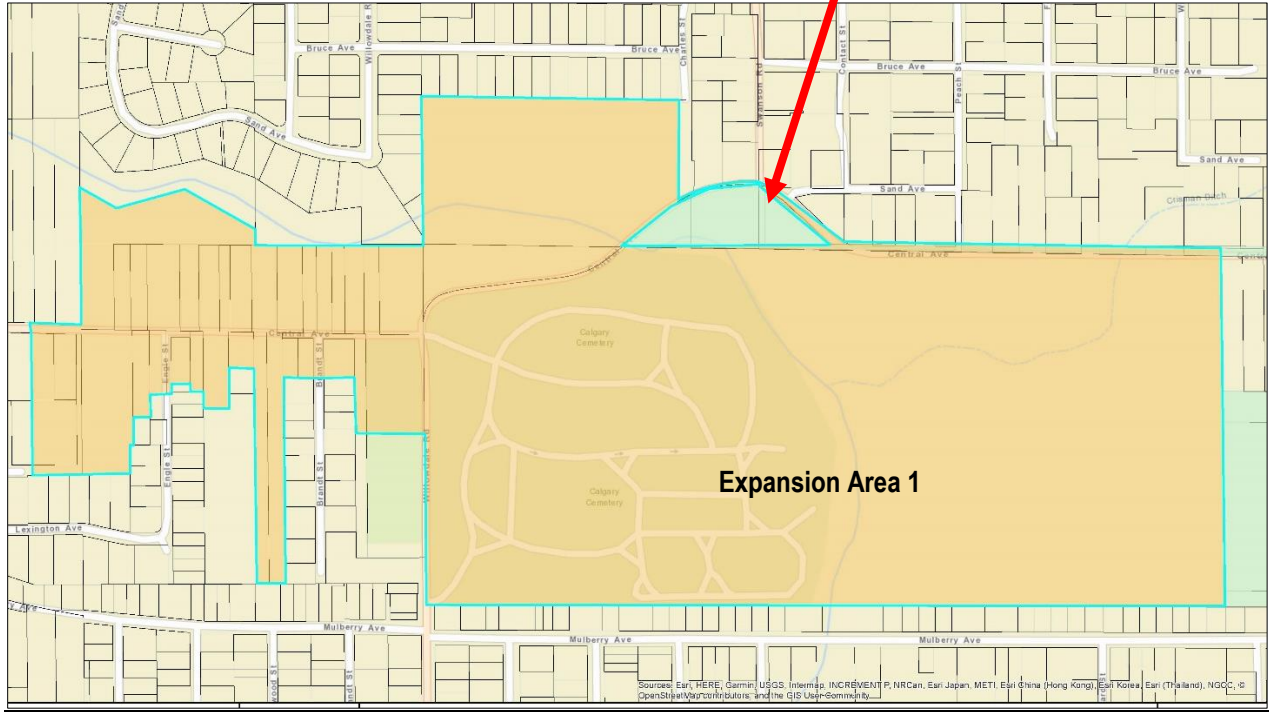
- 64-05-15-276-011.000-016
- 64-05-15-277-005.000-016
- 64-05-15-280-001.000-016
- 64-05-15-276-015.000-016
- 64-05-15-279-022.000-016
- 64-05-15-277-004.000-016
- 64-05-15-279-024.000-016
- 64-05-15-276-012.000-016
- 64-05-15-276-007.000-016
- 64-05-15-279-002.000-016
- 64-05-15-276-016.000-016
- 64-05-15-276-001.000-016
- 64-05-15-276-009.000-016
- 64-05-15-276-002.000-016
- 64-05-15-280-010.000-016
- 64-05-15-279-021.000-016
- 64-05-15-279-001.000-016
- 64-05-15-276-004.000-016
- 64-05-14-152-001.000-016
- 64-05-15-279-004.000-016
- 64-05-15-279-023.000-016
- 64-05-15-276-013.000-016
- 64-05-14-151-002.000-016
- 64-05-15-276-010.000-016
- 64-05-15-277-001.000-016
- 64-05-15-276-014.000-016
- 64-05-15-280-009.000-016
- 64-05-15-276-008.000-016
- 64-05-15-276-003.000-016
- 64-05-15-276-005.000-016
- 64-05-15-276-006.000-016
- 64-05-15-279-003.000-016
- 64-05-15-252-017.000-016
- 64-05-14-103-015.000-016
- 64-05-15-232-001.000-016
- 64-05-15-252-005.000-016
- 64-05-15-252-004.000-016

See **MAP 1: 2018 Amendment Expansion Areas**

**Map 1: 2018 Amendment Expansion Areas**

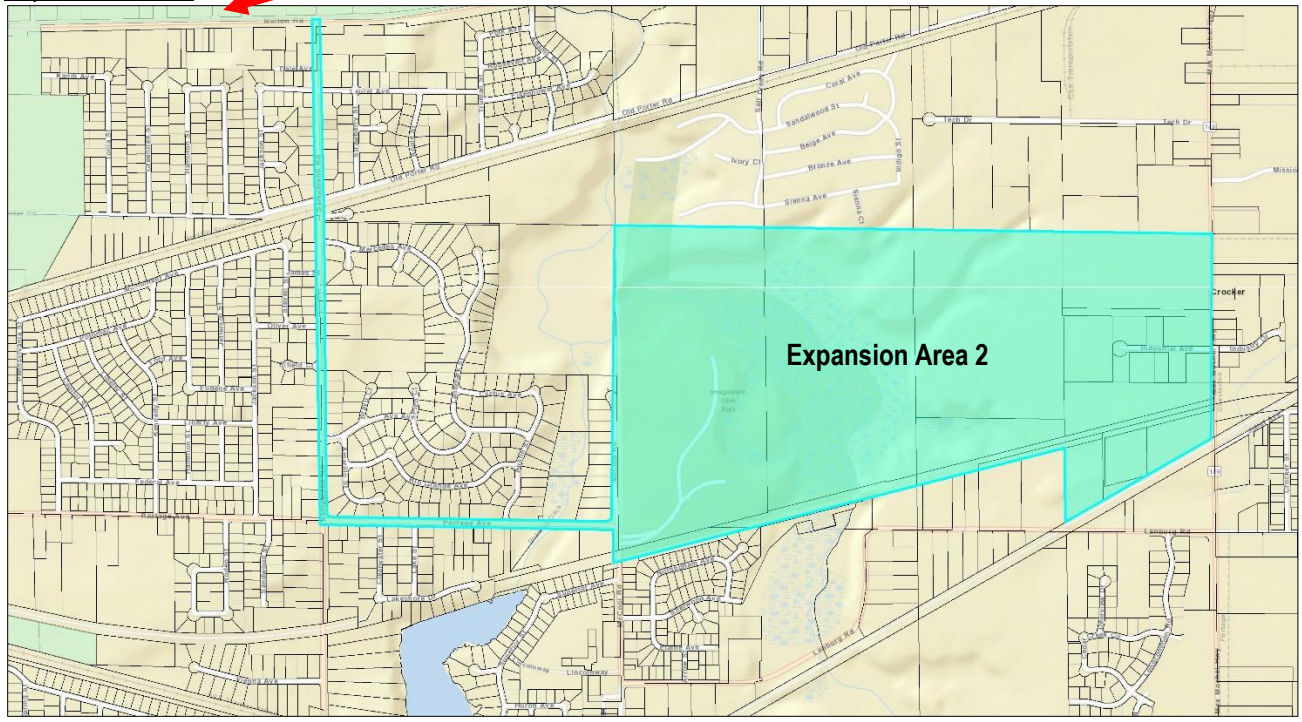
**Existing Area**

**Expansion Area 1**



**Expansion Area 2**

**Existing Area**



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

**Economic Development Plan for the Southport Economic Development Area:  
2018 Amendment**

**APPENDIX B:  
Budget for the Plan**



The Commission prepared a list of project and program recommendations including cost estimates for implementation in the Area and Expansion Areas over the next ten-year period (2018 through 2028). The recommended projects and programs are developed to address those conditions and factors that prevent normal use and development of the Area and Expansion Areas and to overcome its causes to improve the overall quality of life for the City. The projects and programs include private and public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment adjacent to the Area.

Commission use of redevelopment funds resulting from annual tax increment distributions during the life of the allocation provision may include reimbursement for non-recurring (one-time) public capital expenditures made by the City for the purchase of, for example but not limited to:

- Public safety facilities, including equipment, such as police cars and fire trucks, or
- Public works, public recreational, public health or economic development projects, or
- Other non-recurring (one-time) public capital expenditures, such as:
  - Pathways,
  - Bike paths,
  - Sidewalks,
  - Municipal publically available parking lot improvements,
  - Way finding and public signage and public art; or

that the Commission determines are either in, serve or are physically connected to the Southport Allocation Area and are in furtherance of its economic development purposes of the 2018 Amendment.

**POTENTIAL PUBLIC INVESTMENT**

○ Roadway Related Infrastructure and Utilities	
○ Central Avenue between Poplar Street and Willowcreek Road	\$ 1,100,000
○ Poplar Street Extension	750,000
○ Central Avenue between Poplar Street and Willowdale Road	
▪ Includes a potential new bridge over Willow Creek Ditch	5,800,000
○ Central Avenue between Willowdale Road and Garyton School	963,200
○ Industrial Avenue	1,000,000
○ Public Utility Modernization as Necessary	
○ Including telephone, cable, satellite, telecommunications, fiber optics, etc.	100,000
○ Right-of-Way Property Acquisition for Public Improvements and Utilities	500,000
○ Demolition and Land Clearance	600,000
○ Surveying and Recording	50,000
○ Environmental Testing	50,000
○ Environmental and Wetland Remediation/Mitigation	50,000
○ Additional/Miscellaneous Site Preparation Work	50,000

**TOTAL ESIMTED PUBLIC INVESTMENT: \$ 11,013,200**

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

**Economic Development Plan for the Southport Economic Development Area:  
2018 Amendment**

**APPENDIX C:  
Property Acquisition List**



The Commission, in accordance with Section 12.2 of the Act, 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 the redevelopment of “areas needing redevelopment” that are 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 “areas needing redevelopment” 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 Section 19 of the Act and upon the approval and adoption of a list of real property and interests to be acquired<sup>8</sup>. In accordance with Section 20 of the Act effective July 1, 2014, if the legislative body of the unit that established the Department (the City Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the City’s Common Council shall pass a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the Department, in the Circuit Court of the Porter County, Indiana in which the property is situated.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed for purposes including: right-of-way improvements, clearing real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within or in service of the Area and Expansion Areas for economic development and public purpose to improve the overall quality of life for the City.

However, should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of the 2018 Amendment or its implementation; the Commission may amend this Acquisition List in accordance with the Act to include property acquisition to this Property Acquisition List as provided below.

**NOTE:** Properties listed herein does not mean that the Commission intends to acquire all real property listed in whole. In some instances, the property is listed for the acquisition of right-of-way for public improvement projects, if necessary. For example, right-of-way may need to be acquired to update an old roadway to modern standards and requirements.

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<sup>8</sup> Reference: IC 36-7-14-19(b).



**Economic Development Plan for the Southport Economic Development Area: 2018 Amendment**  
*Appendix C: Property Acquisition List*

Parcel Number	Owner Name	Property Address	Gross Assessed Value of Property
64-05-15-279-022.000-016	Aimutis Ryan M	5449 CENTRAL	117,200
64-05-15-277-004.000-016	Aloia Steven	5397 CENTRAL AVE	60,900
64-05-15-277-005.000-016	BELLAR ANTHONY P	5405 CENTRAL	100,300
64-05-15-276-007.000-016	BOGASH JAMES	5430 CENTRAL AVE	54,400
64-05-14-226-001.000-016	Boys & Girls Clubs Of Porter County	5895 Evergreen Portage IN 46368	2,485,100
64-05-14-133-005.000-016	BRANDT ELIZABETH M	CENTRAL	55,100
64-05-15-276-011.000-016	BREWER ANTHONY JR & ANTHONY BREWER/JT	5462 CENTRAL	71,100
64-05-15-276-014.000-016	Brignoni Wilfredo	5478 CENTRAL	141,400
64-05-14-279-015.000-016	Bumbales Albert F & Julia A/H&W	5971 CENTRAL AVE	230,400
64-05-15-279-001.000-016	CAPPS, BENITA	5415 CENTRAL	103,500
64-05-15-201-047.000-016	City Of Portage Boardof Parks & Rec	Vacant Portage IN 46368	-
64-05-15-201-046.000-016	Cuadra Benjamin M & Leon Jessica/JT	5364 Central Portage IN 46368	123,900
64-05-14-133-004.000-016	CUNNINGHAM VERNON L TRUST	5700 CENTRAL	127,600
64-05-14-133-003.000-016	Cunningham Vernon L Trust	Vacant Portage IN 46368	28,600
64-05-15-276-008.000-016	DEBUSK MINNIE MARIE &	5436 CENTRAL AVE	140,900
64-05-14-104-014.000-016	Delmage Lee E & Rita N	5620 Central Portage IN 46368	158,900
64-05-14-105-001.000-016	DILLINGHAM, MICHAEL L	CENTRAL	7,900
64-05-15-276-009.000-016	FOSTER, PAUL A & LOYCENE L	5446 CENTRAL	128,100
64-05-14-277-014.000-016	Gonzalez Cira & Gaffney Laura	5907 CENTRAL AVE	216,900
64-05-15-279-003.000-016	GRYNOVICH, NICK J JR	5425 CENTRAL AVE	148,200
64-05-15-279-021.000-016	JACOBS, LARRY L & DIANA	5443 CENTRAL	99,300
64-05-15-252-005.000-016	Johnson Family Living Trust	5373 Central Ave	164,700
64-05-15-276-003.000-016	Kozlowski Christopher S	5400 CENTRAL AVE	111,800
64-05-14-103-015.000-016	Kraft Warner William1/2 & Seaman Bo	5588 Central Ave	90,000
64-05-15-252-004.000-016	Lawrence James D & Lucinda J/H&W	5365 Central Ave	106,800
64-05-15-276-002.000-016	Lee Larry R & Howell Michael S/JT	5396 CENTRAL AVE	64,000
64-05-15-279-024.000-016	Lemmons Keith Thomas	5457 CENTRAL	84,300



**Economic Development Plan for the Southport Economic Development Area: 2018 Amendment**  
*Appendix C: Property Acquisition List*

64-05-15-276-006.000-016	LINDQUIST RUTH E LIVING TRUST	5426 CENTRAL	92,800
64-05-15-279-002.000-016	MAMOUNAS, PETE FAMILY TESTMENTARY	5421 CENTRAL	93,200
64-05-15-279-023.000-016	MCWHIRTER, JACK E & CAROLYN	5453 CENTRAL	145,200
64-05-14-104-010.000-016	Messer Raymond & Maryi	5612 Central Portage IN 46368	-
64-05-14-278-001.000-016	MILLER, WAYNE G & BONNIE L	5923 CENTRAL	153,700
64-05-14-130-003.000-016	Mlechick James P & Mlechick John P	5630 Central Portage IN 46368	112,100
64-05-15-276-001.000-016	Papich Alvin J & LaVerne F/H&W	5384 CENTRAL AVE	119,800
64-05-15-276-004.000-016	Pennington John D Living Tr1/2 & John	5408 CENTRAL AVE	158,300
64-05-14-276-001.000-016	R & J Investments	5877 CENTRAL	169,800
64-05-14-279-001.000-016	Sandcastle Properties LLC	5955 CENTRAL	211,100
64-05-15-276-012.000-016	SANDOVAL MARLENE	5468 CENTRAL AVE	111,100
64-05-15-276-005.000-016	Sarver Rita	5418 CENTRAL AVE	72,400
64-05-15-276-013.000-016	SCHMITT, SANDRA K	5472 CENTRAL AVE	71,200
64-05-14-226-005.000-016	School Portage Township	(To Be Assigned) Portage IN 46368	-
64-05-15-252-017.000-016	School Portage Township	5894 Central Portage IN 46368	-
64-05-14-226-003.000-016	School Portage Township	5894 Central Portage IN 46368	-
64-05-14-226-002.000-016	SCHOOL PORTAGE TOWNSHIP MULTI- SCHOOL BUILD	5894 CENTRAL	-
64-05-14-226-006.000-016	SCHOOL PORTAGE TOWNSHIP MULTI- SCHOOL BUILD	5894 CENTRAL	-
64-05-14-226-009.000-016	SCHOOL PORTAGE TOWNSHIP MULTI- SCHOOL BUILD	5894 CENTRAL	-
64-05-15-277-001.000-016	SCHOOL, PORTAGE TOWNSHIP	5894 CENTRAL	-
64-05-15-276-010.000-016	Singh Jaspal	5452-5454 CENTRAL	168,200
64-05-15-276-015.000-016	SNYDER, WILLIAM E & SHARON	5484 CENTRAL	76,100
64-05-14-152-001.000-016	StoneMor Indiana LLC	2701 CENTRAL	1,138,400
64-05-14-277-001.000-016	Stovall Jody G & Angela K/H&W	5893 CENTRAL AVE	179,900
64-05-14-280-001.000-016	Swc Central And Willowcreek Llc	5979 Central Portage IN 46368	334,700
64-05-14-133-001.000-016	Thorn Enterprises LLC	CENTRAL	14,300
64-05-14-133-002.000-016	Thorn Enterprises LLC	5680 CENTRAL	146,400
64-05-15-276-016.000-016	Vietti Michael S	5500 CENTRAL	206,700
64-05-14-104-009.000-016	Vuko Anthony J & Karen A/H&W	5594 Central Portage IN 46368	160,700



**Economic Development Plan for the Southport Economic Development Area: 2018 Amendment**  
*Appendix C: Property Acquisition List*

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64-05-14-278-015.000-016	Yiannias Nicas G	5943 CENTRAL	261,700
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