



TRANSMITTAL LETTER

March 27, 2020

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

Dear Mayor Lynch:

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, 2019** 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 A.J. Monroe or me.

Very truly yours,

A handwritten signature in black ink that reads 'Karl J. Cender'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Karl J. Cender, President
Cender & Company, LLC – Financial Advisors to the Redevelopment Commission

Enclosure

cc: Members of the Portage Redevelopment Commission
A.J. Monroe, Director of Planning and Community Development
Dan Whitten, Attorney – Whitten & Whitten, Counsel to the Commission

233 East 84th Drive, Suite 103 • Merrillville, IN 46410
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CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2019**

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

Dated:
March 23, 2020

Prepared by:

Cender & Company
L.L.C.

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

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2019**

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

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2019**

PURPOSE OF THE REPORT

Indiana Code (“IC”) 36-7-14-13 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, 2019 (the “**2019 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.

2019 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 2019.

- Mayor James E. Snyder, Mayor of the City of Portage (January Meeting)
- Mayor John Cannon (beginning with the March Meeting, had been a member January - February)
- Greg Lach
- Jim Thompson
- Mark Oprisko (January – June)
- Colling Czilli (July - December)
- Steven Nelson

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. Pursuant to Section 6.1(d), the nonvoting member may also be a member of a school board of a school corporation or appointed by the school board 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

Mary Clancy

2019 COMMISSION OFFICERS

<u>Commissioner</u>	<u>Office</u>
James Snyder	President (January Meeting)
John Cannon	President (March – December Meetings)
Greg Lach	Vice-President
John Cannon	Secretary (January and February Meetings)
Jim Thompson	Secretary (March – December Meetings)

COMMISSION STANDING COMMITTEES AND MEMBERSHIP

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

MEETINGS OF THE COMMISSION

The Commission held regular meetings to conduct official business at 2100 Willowcreek Road, Portage, IN 46368. During calendar year 2019, the Commission met on the following dates:

- January 24, 2019
- February 28, 2019
- March 28, 2019
- April 10, 2019
- April 25, 2019
- May 8, 2019 (at City Hall, 6070 Central Ave.)
- May 23, 2019
- June 27, 2019 (at Portage Police Station, 6260 Central Avenue)
- July 25, 2019 (at Portage Police Station)
- August 22, 2019 (at Portage Police Station)
- September 26, 2019
- October 10, 2019 (at City Hall, 6070 Central Ave)
- October 24, 2019 (at Portage Police Station)
- December 19, 2019 (at Portage Police Station)

The minutes of the regular and special meetings of the Commission during calendar year 2019 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 STAFF

The Commission utilized the following staff members in 2019.

<u>Commission Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
Lynn Reed	Recording Secretary	\$21,012.16
Colin Highlands	Administrator	\$15,650.00
John Harrison		\$1,357.27
Andrew Maletta		\$34,606.00

GENERAL PROFESSIONAL SERVICES PROVIDED TO THE COMMISSION

The Commission utilized the following professional consulting services during calendar year 2019 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2019.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Hodges & Davis, P.C.	Local legal counsel	Gregg Sobkowski
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
Diamond Peak Group	Construction management	Todd Kleven
Short Elliot Hendrickson	Economic Development and planning consulting	Dan Botich
Capital Assets	Government Lobbying	Richard Cockrum

DISTRIBUTIONS OF TAX INCREMENT IN 2019

The Office of the Porter County Auditor distributed tax increment to the Commission in 2019.

<u>Allocation Area</u>	<u>(1st Installment) June 5, 2019</u>	<u>(2nd Installment) December 5, 2019</u>	<u>Total</u>
<u>Southport Economic Development Area</u>	\$3,849,367.65	\$3,175,456.18	\$7,024,823.83
Source: FORM 22-TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 5, 2019 and December 5, 2019 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 2019.

Redevelopment District Tax Increment Revenue Bonds of 2010			
\$1,060,000 for economic development in Southport Allocation Area			
Interest Rate: Varies, 6.25 percent to 7.75 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2019	\$ 145,000.00	\$ 154,950.00	\$ 299,950.00
January 15, 2020	155,000.00	150,418.75	305,418.75
			\$ 605,368.75
<u>As of January 15, 2020</u>			
Outstanding Principal Balance Due:		\$ 345,000.00	
Final Maturity Date:		January 15, 2021	
Remaining Bond Life (Years):		1	
Remaining Semi-Annual Payments:		2	

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, 2019	\$ 90,000.00	\$ 112,625.00	\$ 202,625.00
January 15, 2020	95,000.00	110,375.00	205,375.00
			\$ 408,000.00
<u>As of January 15, 2020</u>			
Outstanding Principal Balance Due:		\$ 4,320,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		14	
Remaining Semi-Annual Payments:		28	

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, 2019	\$ 175,000.00	\$ 78,000.00	\$ 253,000.00
January 15, 2020	175,000.00	74,719.00	249,719.00
			\$ 502,719.00
<u>As of January 15, 2020</u>			
Outstanding Principal Balance Due:		\$ 3,810,000.00	
Final Maturity Date:		January 15, 2029	
Remaining Bond Life (Years):		9	
Remaining Semi-Annual Payments:		18	

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>
August 1, 2019	\$ 125,000.00	\$ 147,128.00	\$ 272,128.00
February 1, 2020	125,000.00	145,253.00	270,253.00
			\$ 542,381.00

As of February 1, 2020

Outstanding Principal Balance Due:	\$ 7,405,000.00
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	20
Remaining Semi-Annual Payments:	40

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, 2019	\$ 365,000.00	\$ 201,254.00	\$ 566,254.00
January 15, 2020	375,000.00	195,778.00	570,778.00
			\$ 1,137,032.00

As of January 15, 2020

Outstanding Principal Balance Due:	\$ 9,680,000.00
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

Redevelopment District Tax Increment Revenue Bonds, Series 2016

\$4,660,000 for economic development in Southport Allocation Area
 Interest Rate: 5.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2019	\$ 95,000.00	\$ 115,250.00	\$ 210,250.00
January 15, 2020	95,000.00	112,875.00	207,875.00
			\$ 418,125.00

Paid \$23,296.10 from Fund 407 Founder's Square

As of January 15, 2020

Outstanding Principal Balance Due:	\$ 4,610,000.00
Final Maturity Date:	January 15, 2032
Remaining Bond Life (Years):	12
Remaining Semi-Annual Payments:	24

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017A

\$3,115,000 for economic development in Southport Allocation Area

Interest Rate: Varies, 3.00 percent to 4.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2019	\$.00	\$ 54,550.00	\$ 54,550.00
January 15, 2020	.00	54,550.00	54,550.00
			\$ 109,100.00

As of January 15, 2020

Outstanding Principal Balance Due:	\$ 3,115,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	8
Remaining Semi-Annual Payments:	16

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017B

\$3,680,000 for economic development in Southport Allocation Area

Interest Rate: Varies, 3.00 percent to 4.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2019	\$ 410,000.00	\$ 42,275.00	\$ 452,275.00
January 15, 2020	420,000.00	34,075.00	454,075.00
			\$ 906,350.00

As of December 31, 2019

Outstanding Principal Balance Due:	\$ 1,590,000.00
Final Maturity Date:	January 15, 2022
Remaining Bond Life (Years):	2
Remaining Semi-Annual Payments:	4

COMMISSION FUND BALANCES FOR 2019

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, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 667.20	\$ 45.25	\$ 662.40	\$ 50.05

Fund 405 – Recovery Bond Debt Reserve

(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Fund 406 – Redevelopment General

(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 129,833.04	\$ 573,671.36	\$ 656,422.29	\$ 47,082.11

Sub-Fund 406 – Redevelopment General – Tax Abatement Fees

(January 1, 2019 through December 31, 2019)

<u>Receipts – Fund 406-314</u>	<u>Disbursements – Fund 406-400-314</u>
\$ 121,833.05	\$ 134,328.18

Fund 407 – Redevelopment Allocation Area			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 3,496,996.10	\$ 7,605,069.27	\$ 7,784,391.66	\$ 3,317,673.71

Fund 408 – 2002 TIF Bond Series A			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 2,092.82	\$ 0.00	\$ 0.00	\$ 2,092.82

Fund 409 – 2002 TIF Bond Series B			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 1,303.79	\$ 0.00	\$ 0.00	\$ 1,303.79

Fund 411 – 2008 TIF Bond			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 256,900.92	\$ 252,848.90	\$ 509,573.00	\$ 176.82

Fund 432 – 2013 TIF Bond			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 292,953.54	\$ 50,000.00	\$ 155,197.97	\$ 187,755.57

Fund 433 – 2013 TIF Bond Debt Reserve			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 505,563.00	\$ 0.00	\$ 0.00	\$ 505,563.00

Fund 435 – 2015 Refund Bond Debt Reserve			
(January 1, 2019)			(December 31, 2019)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 1,382,138.73	\$ 16,827.10	\$ 0.00	\$ 1,398,965.83

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 2019

Resolution No. 19-01: Resolution of the City of Portage Redevelopment Commission Concerning the 2020 Budget Year Determination for Tax Increment for the Portage Redevelopment Commission Allocation Areas

Resolution No. 19-02: Resolution of the City of Portage Redevelopment Commission Authorizing a Contract with Portage Township Schools Pursuant to Indiana Code 36-7-25-7

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.

REDEVELOPMENT COMMISSION CONTACT INFORMATION

Upon approval and submission to the City Council of this 2019 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 2019 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

A.J. Monroe,
Director of Planning and Community Development
Telephone Number: 219-762-4204
Email (Direct): ajmonroe@portage-in.com
Website Address: www.ci.portage.in.us/

CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2019
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-02-25-300-004.000-016	R	Sequa Coatings Llc	\$ 2,343,000	\$ 2,343,000	\$ 1,658,830	\$ 684,170
64	64-02-36-101-004.000-016	R	United States Of America % Ticor Title	-	-	-	-
64	64-02-36-101-885.000-016	R	City Of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-126-881.000-016	R	City Of Portage Dept Of Redevelopment	-	-	-	-
64	64-02-36-184-001.000-016	R	Marquette Boat Club Inc	174,400	174,400	62,107	112,293
64	64-02-36-185-006.000-016	R	First National Bank Tr#13-2641	9,400	9,400	9,400	-
64	64-02-36-186-001.000-016	R	Northern In Pub Serv Co	5,400	5,400	-	5,400
64	64-02-36-186-002.000-016	R	Northern In Pub Serv Co	14,700	14,700	-	14,700
64	64-02-36-186-003.000-016	R	Northern In Pub Serv Co	4,700	4,700	-	4,700
64	64-02-36-186-009.000-016	R	Marquette Boat Club Inc	2,200	2,200	-	2,200
64	64-02-36-186-010.000-016	R	Marquette Boat Club Inc	1,500	1,500	-	1,500
64	64-02-36-186-011.000-016	R	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-186-013.000-016	R	Marquette Boat Club	800	800	-	800
64	64-02-36-186-014.000-016	R	Bowgren Timothy K	564,200	564,200	493,719	70,481
64	64-02-36-200-002.000-016	R	Northern Indiana Public Service Company	55,900	55,900	267	55,633
64	64-02-36-277-001.000-016	R	Rediehs Family 2002 Irrevocable Trust	69,800	69,800	369	69,431
64	64-02-36-277-002.000-016	R	Platoro Holdings Inc	78,800	78,800	115	78,685
64	64-02-36-277-003.000-016	R	Platoro Holdings Inc	21,500	21,500	102	21,398
64	64-02-36-326-043.000-016	R	Port Authority of Portage Indiana	-	-	687	-
64	64-02-36-327-001.000-016	R	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-328-001.000-016	R	Paunicka Grandchildrens Trust	83,500	83,500	397	83,103
64	64-02-36-328-002.000-016	R	Izaak Walton Miller Chapter	-	-	180	-
64	64-02-36-328-004.000-016	R	Izaak Walton Miller Chapter	16,100	16,100	-	16,100
64	64-02-36-329-002.000-016	R	Izaak Walton Miller Chapter	39,800	39,800	224	39,576
64	64-02-36-330-001.000-016	R	Miller Kurt & April	20,000	20,000	95	19,905
64	64-02-36-330-002.000-016	R	Miller Kurt & April	263,000	263,000	68,782	194,218
64	64-02-36-330-003.000-016	R	Miller Kurt & April	7,800	7,800	-	7,800
64	64-02-36-330-004.000-016	R	Miller Kurt & April	6,200	6,200	-	6,200
64	64-02-36-330-009.000-016	R	Marina Property Trust	341,600	341,600	320,588	21,012
64	64-02-36-331-005.000-016	R	Crown Castle Gt Company Llc Pmb 353	26,800	26,800	125	26,675
64	64-02-36-376-802.000-016	R	Catalyst Lifestyles Sport Resort LLC	70,400	70,400	377	70,023
64	64-02-36-376-804.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-401-001.000-016	R	Treasure Chest Marina Inc	328,900	328,900	212,215	116,685
64	64-02-36-401-002.000-016	R	Izaak Walton League Of America Inc Mille	571,200	-	-	-
64	64-02-36-402-001.000-016	R	City of Portage	-	-	-	-
64	64-02-36-402-017.000-016	R	Duvall Robert Scott & Jeanne Tully/H&W	129,400	66,900	66,900	-
64	64-02-36-451-003.000-016	R	Mazolla Raymond, Utterback Edward & Hehl	81,400	81,400	57,421	23,979
64	64-02-36-452-005.000-016	R	Rek Rachel M	110,200	39,555	39,555	-
64	64-02-36-452-006.000-016	R	Northern Indiana Public Service Company	170,400	170,400	1,819	168,581
64	64-02-36-453-001.000-016	R	Family Express Corporation	1,018,300	1,018,300	140,109	878,191
64	64-02-36-453-003.000-016	R	Lake Real Estate Management Company LLC	533,400	533,400	2,931	530,469
64	64-02-36-454-001.000-016	R	Frey24 LLC	680,700	680,700	3,745	676,955
64	64-02-36-454-801.000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-02-36-476-001.000-016	R	Broadstone FC Portage LLC	6,875,500	6,875,500	1,479,269	5,396,231
64	64-02-36-476-002.000-016	R	Sheetmetal Workers Local #20 Appr & Trai	1,444,900	144,490	691	143,799
64	64-02-36-476-003.000-016	R	Ameriplex Northwest Partners Lp	229,600	229,600	1,097	228,503
64	64-02-36-477-001.000-016	R	Belmont Northwest Partners LP	3,867,800	1,851,045	239,471	1,611,574
64	64-02-36-477-002.000-016	R	Ameriplex Northwest Partners Lp	33,100	33,100	158	32,942
64	64-03-19-300-901.000-016	R	Cargill Inc	2,941,400	2,941,400	2,533,150	408,250
64	64-03-19-400-002.000-016	R	Arcelormittal Burns Harbor Llc Tax Depar	2,277,800	2,277,800	363,189	1,914,611
64	64-03-19-400-003.000-016	R	Arcelormittal Burns Harbor Llc Tax Depar	159,900	159,900	63,483	96,417

Prepared by:



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2019
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-03-19-400-004.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	462,400	462,400	240,094	222,306
64	64-03-19-400-901.000-016	R	Jack Gray Transport	-	-	642,322	-
	64-03-19-400-902.000-016		O-N Minerals dba/Carmeuse Lime & Stone				
64		R		1,525,400	1,169,892	259,176	910,716
64	64-03-19-400-903.000-016	R	Metro Ports	653,300	653,300	718	652,582
64	64-03-30-100-901.000-016	R	Federal Marine International	270,200	270,200	1,247	268,953
64	64-03-30-100-902.000-016	R	State of Indiana	-	-	-	-
64	64-03-30-100-903.000-016	R	Metro International Trade Services LLC	3,537,700	3,537,700	1,580,428	1,957,272
64	64-03-30-100-905.000-016	R	State Of Indiana	-	-	-	-
	64-03-30-100-906.000-016		Feralloy Processing Company %Feralloy Co				
64		R		3,339,000	3,339,000	405,831	2,933,169
64	64-03-30-100-907.000-016	R	Indiana Pickling & Processing Co	3,748,500	3,748,500	467,991	3,280,509
64	64-03-30-200-002.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	5,336,900	5,336,900	2,178,816	3,158,084
64	64-03-30-200-902.000-016	R	Central Coil Processing LLC	6,831,200	6,831,200	946,062	5,885,138
64	64-03-30-200-903.000-016	R	Tanco Terminals	1,029,900	1,029,900	429,406	600,494
64	64-03-30-200-904.000-016	R	Frick Farm Supply Inc	2,658,600	2,658,600	1,663,379	995,221
64	64-03-30-200-905.000-016	R	Ads Logistics LLC	5,923,400	5,923,400	738,478	5,184,922
	64-03-30-200-906.000-016		Steel Warehouse Of Burns Hbr Inc P O Box				
64		R		2,530,000	2,530,000	400,234	2,129,766
64	64-03-30-327-901.000-016	R	Levy Co Inc	274,100	274,100	258,635	15,465
64	64-03-30-351-901.000-016	R	NLMK Indiana Corp	15,554,100	15,554,100	3,002,979	12,551,121
64	64-03-30-401-902.000-016	R	Feralloy Midwest	5,224,100	5,224,100	831,250	4,392,850
64	64-03-30-401-903.000-016	R	Leeco Steel LLC	3,313,100	3,313,100	231,317	3,081,783
64	64-03-30-451-901.000-016	R	Midcontinent Coal & Coke	34,700	34,700	155	34,545
64	64-03-30-476-009.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	4,100	4,100	-	4,100
64	64-03-31-126-881.000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-151-003.000-016	R	Arcelormittal Tow Path Valley Business P	38,800	38,800	184	38,616
64	64-03-31-153-001.000-016	R	Platoro Holdings Inc	1,020,600	1,020,600	55,745	964,855
64	64-03-31-154-001.000-016	R	Portside Investment Company	635,700	635,700	236,998	398,702
64	64-03-31-154-002.000-016	R	Barton Malow Company	951,000	951,000	119,433	831,567
64	64-03-31-154-003.000-016	R	T & J Investments LLC	1,077,500	1,077,500	74,592	1,002,908
64	64-03-31-200-003.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	16,700	16,700	-	16,700
64	64-03-31-200-005.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	83,100	83,100	396	82,704
64	64-03-31-200-882.000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-300-001.000-016	R	Shepherd Avenue Venture LLC	723,800	723,800	420,042	303,758
64	64-03-31-300-002.000-016	R	6611 Shepherd Lane LLC	879,100	879,100	212,321	666,779
64	64-03-31-300-003.000-016	R	Rediehs Family 2002 Irrevocable Trust	1,500	1,500	-	1,500
64	64-03-31-300-005.000-016	R	ARCP BP Portage IN LLC	153,300	153,300	52,005	101,295
64	64-03-31-300-009.000-016	R	Superior Construction Inc	2,104,700	2,104,700	11,536	2,093,164
64	64-03-31-300-010.000-016	R	Monosol LLC	11,716,800	3,663,520	64,798	3,598,722
64	64-03-31-300-015.000-016	R	Ironworkers Incorporated	2,012,200	-	-	-
64	64-03-31-300-016.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-017.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-018.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-024.000-016	R	Ameriplex Northwest Partners Lp	-	-	3,097	-
64	64-03-31-300-025.000-016	R	Ameriplex Northwest Partners Lp	76,500	76,500	50	76,450
64	64-03-31-301-001.000-016	R	McDonald's Real Estate Company	698,700	698,700	149,765	548,935
64	64-03-31-400-001.000-016	R	Arcelormittal Tow Part Valley Business P	3,132,300	3,132,300	137,826	2,994,474
64	64-03-31-400-002.000-016	R	United States Of America %Ticor Title	-	-	-	-
64	64-03-31-400-003.000-016	R	United States Of America %Pioneer Title	-	-	-	-
64	64-03-31-400-004.000-016	R	Fronius Real Estate Holding LLC	14,179,100	14,179,100	403,133	13,775,967
64	64-05-01-100-002.000-016	R	Berkheimer Properties Llc	1,002,000	1,002,000	208,690	793,310
64	64-05-01-100-008.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	58,100	58,100	52,029	6,071

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PORTAGE REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-01-201-001.000-016	R	Store Master Funding X LLC	1,668,800	1,668,800	9,192	1,659,608
64	64-05-01-201-002.000-016	R	Ameriplex Northwest Retail L P	649,900	649,900	3,598	646,302
64	64-05-01-202-001.000-016	R	Double Cheese Inc	539,800	539,800	2,903	536,897
64	64-05-01-203-001.000-016	R	HP AS I LLC	2,847,800	898,200	3,249	894,951
64	64-05-01-203-002.000-016	R	Ameriplex Northwest Partners LP	58,400	58,400	279	58,121
	64-05-01-226-001.000-016		BirdDog LLC 28.75% & BirdDog 2 LLC				
64		R	4.98%	2,584,300	2,584,300	357,907	2,226,393
	64-05-01-226-002.000-016		BirdDog LLC 28.75% & BirdDog 2 LLC				
64		R	4.98%	2,540,500	2,540,500	259,063	2,281,437
64	64-05-01-227-001.000-016	R	Space Center Atlanta Inc	3,965,200	3,965,200	235,783	3,729,417
64	64-05-01-228-001.000-016	R	Clybourn Northwest Partners LP	2,410,300	1,974,130	305,264	1,668,866
64	64-05-01-251-001.000-016	R	Cis At The Port LLC	4,524,900	4,524,900	1,016,556	3,508,344
64	64-05-01-251-002.000-016	R	FCPT Hospitality Properties LLC	1,209,200	1,209,200	166,006	1,043,194
64	64-05-01-252-001.000-016	R	DW Restaurant Holder LLC	-	-	613	-
64	64-05-01-252-002.000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-05-01-252-003.000-016	R	DW Restaurant Holder LLC	1,205,500	1,205,500	1,324	1,204,176
64	64-05-01-276-001.000-016	R	ARCP BP Portage IN LLC	7,371,000	7,371,000	477,161	6,893,839
64	64-05-01-301-001.000-016	R	Neo Industries Inc	1,182,200	1,182,200	228,089	954,111
64	64-05-01-301-002.000-016	R	ACP Enterprises Inc	258,900	258,900	87,158	171,742
64	64-05-01-301-003.000-016	R	Fowler Betty R	419,500	419,500	113,373	306,127
64	64-05-01-301-004.000-016	R	Pawlicki Enterprises Inc	176,900	176,900	1,378	175,522
64	64-05-01-301-005.000-016	R	Pawlicki Enterprises Inc	164,800	164,800	1,283	163,517
64	64-05-01-301-006.000-016	R	Pawlicki James D & Jill Bennett/H&W	718,800	718,800	56,613	662,187
64	64-05-01-301-007.000-016	R	Pawlicki James D & Jill Bennett Pawlicki	708,300	708,300	563,215	145,085
64	64-05-01-301-008.000-016	R	Reiner Philip J & Darren P/JT	2,600	2,600	-	2,600
64	64-05-01-301-009.000-016	R	Hothi Llc	1,046,100	1,046,100	1,046,100	-
64	64-05-01-301-010.000-016	R	Reiner Philip J & Darren P/JT	291,900	291,900	194,687	97,213
64	64-05-01-301-011.000-016	R	Pawlicki Enterprises Inc	-	-	-	-
64	64-05-01-326-001.000-016	R	Lakeshore Towers LLC	7,800	7,800	7,800	-
64	64-05-01-326-002.000-016	R	Lakeshore Towers LLC	105,700	105,700	497	105,203
64	64-05-01-326-003.000-016	R	Portage Hospitality Inc	21,600	21,600	103	21,497
64	64-05-01-326-004.000-016	R	Portage Hospitality Inc	139,900	139,900	672	139,228
64	64-05-01-326-005.000-016	R	Rodeway Inn Portage Inc	558,200	558,200	209,255	348,945
64	64-05-01-326-006.000-016	R	Portage Hospitality Inc	28,700	28,700	151	28,549
64	64-05-01-326-008.000-016	R	Michael Hatch Real Estate LLC	155,000	155,000	86,121	68,879
64	64-05-01-328-001.000-016	R	Shree Ganesh LLC	3,080,700	3,080,700	837,433	2,243,267
64	64-05-01-328-002.000-016	R	Shree Ganesh LLC	272,700	272,700	1,316	271,384
64	64-05-01-401-004.000-016	R	ABS Properties LLC-S	400	400	-	400
64	64-05-01-401-005.000-016	R	Mid-West Oil Co Inc	29,300	29,300	171	29,129
64	64-05-01-401-006.000-016	R	Mid-West Oil Co Inc	16,800	16,800	-	16,800
64	64-05-01-401-007.000-016	R	Mid-West Oil Co Inc	185,600	185,600	119,474	66,126
64	64-05-01-401-008.000-016	R	Amoco Oil Co %Prop Tax Department	3,100	3,100	-	3,100
64	64-05-01-402-001.000-016	R	Lake County Trust #6025	54,600	54,600	261	54,339
64	64-05-01-402-002.000-016	R	Kokak Inc	287,800	287,800	221,796	66,004
64	64-05-01-402-006.000-016	R	Refined Marketers Inc	161,100	161,100	763	160,337
64	64-05-01-402-007.000-016	R	City of Portage	-	-	-	-
64	64-05-01-402-009.000-016	R	Kokak Inc	281,700	281,700	202,746	78,954
64	64-05-01-402-013.000-016	R	Bellar Lawrence Lee Revocable Trust	309,400	309,400	216,028	93,372
64	64-05-01-403-004.000-016	R	Carlson John A & Rita F	85,500	85,500	85,500	-
64	64-05-01-403-007.000-016	R	MY LAND INC	362,100	362,100	183,060	179,040
64	64-05-01-426-001.000-016	R	Hawkins Family Limited Partnership	324,200	324,200	269,794	54,406
64	64-05-01-426-002.000-016	R	Minteq Shapes And Services Inc	122,900	122,900	579	122,321
64	64-05-01-426-006.000-016	R	Minteq Shapes And Services Inc	188,000	188,000	188,000	-

Prepared by:



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

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)**

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-01-426-012.000-016	R	Minteq Shapes And Services Inc	629,800	629,800	494,008	135,792
64	64-05-01-426-013.000-016	R	Radiceski Bogoja & Menka/H&W	10,900	10,900	-	10,900
64	64-05-01-426-014.000-016	R	Dukleski Slavco	95,800	95,800	53,092	42,708
64	64-05-01-426-016.000-016	R	Dukleski Slavco	161,400	161,400	161,400	-
64	64-05-01-426-017.000-016	R	Sparks Joan	29,000	29,000	137	28,863
64	64-05-01-426-023.000-016	R	RR Family LLC	820,400	820,400	693,584	126,816
64	64-05-01-426-024.000-016		Truckenbrodt Margaret 2012 GST Exempt				
64		R	Fa	252,100	252,100	80,610	171,490
64	64-05-01-426-025.000-016	R	Northern Plant Servicesllc	418,200	418,200	312,673	105,527
64	64-05-02-200-005.000-016	R	Paunicka Grandchildrenstrust	130,800	130,800	130,800	-
64	64-05-02-200-007.000-016	R	Steel Technologies Lp	4,420,400	4,420,400	1,320,424	3,099,976
64	64-05-02-200-008.000-016	R	Steel Technologies LLC	350,000	350,000	89,406	260,594
64	64-05-02-200-009.000-016	R	Larson Properties LLC	1,672,700	1,672,700	438,368	1,234,332
64	64-05-02-200-010.000-016	R	Jmac Llc	1,104,700	1,104,700	379,914	724,786
64	64-05-02-351-005.000-016	R	Lake Minnehaha Owners Assoc Inc	45,400	45,400	215	45,185
64	64-05-02-351-006.000-016	R	Lake Minnehaha Owners Assoc Inc	145,700	145,700	79,580	66,120
64	64-05-02-351-013.000-016	R	R And R Real Estate Services Llc	325,000	325,000	310,406	14,594
64	64-05-02-376-001.000-016	R	Glenwood Park Mhp Llc	112,600	112,600	617	111,983
64	64-05-02-376-003.000-016	R	Miniuk David A & Patricia J/H&W	167,900	167,900	139,867	28,033
64	64-05-02-376-004.000-016	R	Glenwood Park Mhp Llc	53,600	53,600	294	53,306
64	64-05-02-376-005.000-016	R	Glenwood Park Mhp Llc	237,300	237,300	221,519	15,781
64	64-05-02-376-006.000-016	R	Glenwood Park Mhp Llc	101,900	101,900	92,891	9,009
64	64-05-02-376-007.000-016	R	Glenwood Park Mhp Llc	303,200	303,200	280,307	22,893
64	64-05-02-376-008.000-016	R	Glenwood Park Mhp li Llc	241,400	241,400	227,457	13,943
64	64-05-02-376-009.000-016	R	Miniuk David A & Patricia J/H&W	126,600	126,600	119,617	6,983
64	64-05-02-376-010.000-016	R	Miniuk David A & Patricia J/H&W	34,700	34,700	34,700	-
64	64-05-02-376-012.000-016	R	Miniuk Anthony S & Jean	1,100	1,100	-	1,100
64	64-05-02-376-014.000-016	R	Glenwood Park MHP II LLC	600	600	-	600
64	64-05-02-401-001.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	61,700	61,700	55,909	5,791
64	64-05-02-401-002.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	26,200	26,200	1,452	24,748
64	64-05-02-401-003.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	172,900	172,900	172,900	-
64	64-05-02-426-001.000-016	R	Herb Marvin J % Herbco Llc	401,200	401,200	211,808	189,392
64	64-05-02-426-002.000-016	R	Great Lakes Coca Cola Distribution LLC	1,982,100	1,982,100	467,976	1,514,124
64	64-05-02-426-003.000-016	R	Big Box 5900 Carlson LLC	5,492,400	5,492,400	489,226	5,003,174
64	64-05-02-426-004.000-016	R	6000 Portage LLC	84,400	84,400	418	83,982
64	64-05-02-426-005.000-016	R	6000 Portage LLC	1,030,000	1,030,000	136,463	893,537
64	64-05-02-427-001.000-016		Hinckley & Schmitt Inc %Ds Waters Of Ame				
64		R		973,900	973,900	205,105	768,795
64	64-05-02-427-002.000-016	R	Lake County Trust #5574	579,100	579,100	105,457	473,643
64	64-05-02-451-002.000-016		Reynolds James M & Reynolds Sharryl/TC				
64		R		23,700	23,700	112	23,588
64	64-05-02-451-008.000-016	R	Aprahamian Steve	203,300	203,300	69,136	134,164
64	64-05-02-451-010.000-016	R	Samocki Mark E	216,600	216,600	98,415	118,185
64	64-05-02-451-012.000-016	R	Star Properties of South Carolina LLC	239,200	239,200	131,555	107,645
64	64-05-02-451-013.000-016	R	Star Properties of South Carolina LLC	58,200	58,200	292	57,908
64	64-05-02-451-014.000-016	R	Salamovski Carol	132,300	132,300	77,448	54,852
64	64-05-02-451-015.000-016	R	M & J Development Llc	466,000	466,000	233,485	232,515
64	64-05-02-452-001.000-016	R	Scott Christopher T	157,800	157,800	70,068	87,732
64	64-05-02-452-002.000-016	R	Scott Christopher T	88,500	88,500	424	88,076
64	64-05-02-452-003.000-016	R	Andonovski Living Trust w/Life Estate to	138,800	138,800	87,770	51,030
64	64-05-02-452-004.000-016	R	Marshall John & Marshall Paul	293,800	293,800	165,508	128,292
64	64-05-02-453-001.000-016	R	Envirotest Systems Corp	382,300	382,300	379,091	3,209
64	64-05-02-476-002.000-016	R	PRP Enterprises LLC	747,800	747,800	94,411	653,389

Prepared by:



CITY OF PORTAGE, INDIANA
 PORTAGE REDEVELOPMENT COMMISSION

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-02-478-001.000-016	R	Maverick Real Estate LLC	2,008,000	2,008,000	11,032	1,996,968
64	64-05-03-381-006.000-016	R	Lake Minnehaha Owners Assoc Inc	29,300	29,300	140	29,160
64	64-05-03-452-001.000-016	R	Lake Minnehaha Owners Assoc Inc	26,000	26,000	129	25,871
64	64-05-03-452-016.000-016	R	Lake Minnehaha Owners Assoc Inc	27,700	27,700	130	27,570
64	64-05-03-453-011.000-016	R	Lake Minnehaha Owners Assoc Inc	6,000	6,000	-	6,000
64	64-05-03-453-027.000-016	R	Lake Minnehaha Owners Assoc Inc	340,300	340,300	236,108	104,192
64	64-05-03-478-020.000-016	R	Lake Minnehaha Owners Assoc Inc	41,500	41,500	193	41,307
64	64-05-03-483-011.000-016	R	Lake Minnehaha Owners Assoc Inc	43,400	43,400	215	43,185
64	64-05-03-487-021.000-016	R	Lake Minnehaha Owners Assoc Inc	7,500	7,500	-	7,500
64	64-05-03-487-022.000-016	R	Lake Minnehaha Owners Assoc Inc	330,400	330,400	317,223	13,177
64	64-05-03-489-020.000-016	R	Lake Minnehaha Owners Association	5,200	5,200	-	5,200
64	64-05-03-493-009.000-016	R	Lake Minnehaha Owners Assoc Inc	1,700	1,700	-	1,700
64	64-05-10-128-001.000-016	R	Schoon Charles R & Kilpatrick Mark E	102,500	102,500	59,860	42,640
64	64-05-10-128-002.000-016	R	Schoon Kim C & Frahm Holly A/Jt	210,100	210,100	110,896	99,204
64	64-05-10-201-001.000-016	R	Lake Minnehaha Owners Assoc Inc	900	900	-	900
64	64-05-10-201-002.000-016	R	Lake Minnehaha Owners Assoc Inc	25,200	25,200	120	25,080
64	64-05-10-203-003.000-016	R	Hampton Gary L Sr	71,500	21,550	21,550	-
64	64-05-10-203-004.000-016	R	Hampton Gary L Sr	69,800	69,800	255	69,545
64	64-05-10-229-008.000-016	R	Lake Minnehaha Owners Assoc Inc	49,000	49,000	243	48,757
64	64-05-10-235-006.000-016	R	Lake Minnehaha Owners Assoc Inc	49,700	49,700	237	49,463
64	64-05-10-237-035.000-016	R	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-10-238-001.000-016	R	Markoski Radovan	203,300	203,300	127,658	75,642
64	64-05-10-238-002.000-016	R	City of Portage	-	-	-	-
64	64-05-10-238-003.000-016	R	Gurgon Brian A	232,700	232,700	95,027	137,673
64	64-05-10-238-004.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-10-238-005.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-105-008.000-016	R	Lake Minnehaha Owners Assoc Inc	39,100	39,100	193	38,907
64	64-05-11-108-008.000-016	R	Lake Minnehaha Owners Assoc Inc	35,400	35,400	175	35,225
64	64-05-11-110-013.000-016	R	Smolar John & SherryL L/H&W	774,300	774,300	334,304	439,996
64	64-05-11-110-016.000-016	R	Smolar John & Malarik Mark A & Malarik C	479,500	479,500	343,606	135,894
64	64-05-11-112-001.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-112-002.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-126-002.000-016	R	JPC Real Estate LLC	113,700	113,700	56,791	56,909
64	64-05-11-126-003.000-016	R	Lowther John N Jr & Sarah E/H&W	43,900	43,900	209	43,691
64	64-05-11-126-004.000-016	R	Cunningham Vernon L Trust	121,000	121,000	62,941	58,059
64	64-05-11-126-005.000-016	R	Carda Edward E	124,000	124,000	80,601	43,399
64	64-05-11-126-006.000-016	R	Longmore Norma K 1/2 & Longmore James 1/	164,500	164,500	93,617	70,883
64	64-05-11-126-007.000-016	R	ML Kennedy Properties LLC	121,600	121,600	71,810	49,790
64	64-05-11-126-008.000-016	R	5695 Old Porter Road LLC	266,900	266,900	266,900	-
64	64-05-11-126-009.000-016	R	Maglish Thomas A	156,100	156,100	107,995	48,105
64	64-05-11-126-010.000-016	R	TUT Properties LLC	103,700	103,700	97,803	5,897
64	64-05-11-126-011.000-016	R	Kokoszynski Frank N Revocable Trust 1/2	294,900	294,900	84,141	210,759
64	64-05-11-126-012.000-016	R	West Properties Inc	903,900	903,900	619,418	284,482
64	64-05-11-126-013.000-016	R	West Properties Inc	69,200	69,200	69,200	-
64	64-05-11-127-001.000-016	R	Peoples Bank Sb Trust #10316	254,600	254,600	241,485	13,115
64	64-05-11-202-001.000-016	R	Peoples Bank Sb Trust #10316	1,034,900	1,034,900	633,146	401,754
64	64-05-12-377-001.000-016	R	Kitanovski Robert	8,700	8,700	-	8,700
64	64-05-12-377-002.000-016	R	Gorka Robert	37,000	37,000	177	36,823
64	64-05-13-101-001.000-016	R	Portage 48 LLC	1,510,800	1,510,800	938,854	571,946
64	64-05-13-101-002.000-016	R	City of Portage Department of Redevelopme	-	-	-	-

Prepared by:



CITY OF PORTAGE, INDIANA
 PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2019
 Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
 (Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-102-001.000-016	R	City of Portage Department of Redevelopme	-	-	82,476	-
64	64-05-13-102-002.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	3,700	3,700	-	3,700
64	64-05-13-102-003.000-016	R	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-102-004.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	2,775,900	2,775,900	2,682,838	93,062
64	64-05-13-102-005.000-016	R	Portage Associates Llc	253,700	253,700	67,465	186,235
64	64-05-13-102-007.000-016	R	Portage City Of-Department Redevelopment	-	-	-	-
64	64-05-13-102-008.000-016	R	Daniel Enterprises LP	318,700	318,700	227,542	91,158
64	64-05-13-102-009.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	765,300	765,300	520,630	244,670
64	64-05-13-102-010.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	331,400	331,400	284,836	46,564
64	64-05-13-102-011.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	146,300	146,300	729	145,571
64	64-05-13-102-013.000-016	R	Portage BP Inc	217,900	217,900	85,684	132,216
64	64-05-13-102-014.000-016	R	OReilly Automotive Inc	521,200	521,200	288,474	232,726
64	64-05-13-102-015.000-016	R	Franchise Realty Corp % Rest Mgmt Corp #	282,000	282,000	232,270	49,730
64	64-05-13-126-001.000-016	R	Kitanovski Robert	12,700	12,700	185	12,515
64	64-05-13-126-002.000-016	R	Kitanovski Robert	55,600	55,600	55,600	-
64	64-05-13-126-003.000-016	R	Kitanovski Robert	169,900	169,900	84,036	85,864
64	64-05-13-126-004.000-016	R	Topalovic Zivko & Lijana/H&W	171,400	171,400	118,906	52,494
64	64-05-13-126-005.000-016	R	Elkins Curtis B Jr Revocable Trust	136,600	136,600	94,992	41,608
64	64-05-13-126-006.000-016	R	Smolar John & Sherryl L/H&W & Malarik Ma	100,900	100,900	50,680	50,220
64	64-05-13-126-007.000-016	R	LD Vaughan Family Trust	139,400	139,400	64,134	75,266
64	64-05-13-126-008.000-016	R	Clancy Brendan & Michelle/H&W	233,500	233,500	152,908	80,592
64	64-05-13-126-009.000-016	R	2544 50 Portage Mall LLC	347,900	347,900	223,228	124,672
64	64-05-13-126-010.000-016	R	Jojoma LLC	152,000	152,000	680	151,320
64	64-05-13-126-011.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-012.000-016	R	2013 NWI Tax Sale Partners LP	22,400	22,400	107	22,293
64	64-05-13-126-013.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-015.000-016	R	2013 NWI Tax Sale Partners LP	66,200	66,200	56,104	10,096
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	64-05-13-126-018.000-016	R	Castor Sean A	232,500	232,500	103,472	129,028
64	64-05-13-126-019.000-016	R	Mamounas Kathy & Karakozis Mark	386,300	386,300	330,350	55,950
64	64-05-13-126-020.000-016	R	Hatch Dorothy May Revocable Living Trust	116,800	116,800	59,402	57,398
64	64-05-13-126-021.000-016	R	Pt Real Estate Inc	108,400	108,400	516	107,884
64	64-05-13-126-022.000-016	R	Carlisle Real Estate	131,300	131,300	68,600	62,700
64	64-05-13-126-024.000-016	R	Gorka Robert	180,200	180,200	121,606	58,594
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	-	-	-	-

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 PORTAGE REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area
 (Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
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	64-05-13-126-045.000-016	R	Little League Inc of Portage	-	-	-	-
64	64-05-13-126-048.000-016	R	Gainer Bank	65,800	65,800	317	65,483
64	64-05-13-126-049.000-016	R	Portage City Of Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-051.000-016	R	Gainer Bank	327,700	327,700	327,700	-
64	64-05-13-126-052.000-016	R	A & L Realty Llc	264,500	264,500	205,678	58,822
64	64-05-13-126-053.000-016	R	Hatch Dorothy Mae Revocable Living Trust	-	-	-	-
64	64-05-13-126-054.000-016	R	Hatch Dorothy Mae Revocable Living Trust	306,900	306,900	197,240	109,660
64	64-05-13-126-055.000-016	R	Shay Furniture Company LLC	154,400	154,400	101,310	53,090
64	64-05-13-126-056.000-016	R	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-126-057.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-058.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-059.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-060.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-061.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-062.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-063.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-064.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-065.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-066.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-067.000-016	R	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-068.000-016	R	Little League Inc City of Portage	1,791,500	1,791,500	1,968	1,789,532
64	64-05-13-126-069.000-016	R	Little League Inc City of Portage	2,000	2,000	-	2,000
64	64-05-13-151-004.000-016	R	First Natl Bank Valpo	372,700	372,700	216,121	156,579
64	64-05-13-154-001.000-016	R	City Of Portage % Portage Redevelp Comm	-	-	-	-
64	64-05-13-154-002.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-154-008.000-016	R	Griffith Dr ME DDS PC	268,900	268,900	146,468	122,432
64	64-05-13-154-009.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-155-001.000-016	R	American Trim & Style Barber Inc	146,100	146,100	111,083	35,017
64	64-05-13-155-002.000-016	R	Evans Robert M & Aecha/H&W	37,700	37,700	180	37,520
64	64-05-13-155-003.000-016	R	Library Porter County Public System	-	-	-	-
64	64-05-13-155-012.000-016	R	Evans Robert M & Ae-Cha	152,800	152,800	56,090	96,710
64	64-05-13-155-014.000-016	R	Reed Fayette C	176,300	82,520	82,020	500
64	64-05-13-155-022.000-016	R	Portage Chamber of Commerce Inc	181,700	181,700	894	180,806
64	64-05-13-155-023.000-016	R	Evans Robert M & Ae-Cha Evans H&W	21,400	21,400	101	21,299
64	64-05-13-156-001.000-016	R	Eschen Portage Llc	629,200	629,200	123,641	505,559
64	64-05-13-157-001.000-016	R	Geenen DeKock Group 1 IN LLC	1,596,300	1,596,300	192,118	1,404,182
64	64-05-13-157-002.000-016	R	Fifth Third Bank	816,000	816,000	71,292	744,708
64	64-05-13-177-014.000-016	R	GKGKC LLC	204,900	204,900	62,563	142,337
64	64-05-13-178-001.000-016	R	Whitten Danny L & Stacey E/H&W	188,300	188,300	104,976	83,324
64	64-05-13-178-013.000-016	R	Cunningham William J & Susan J/H&W Etal	-	-	-	-
64	64-05-13-179-001.000-016	R	Johnson John B III & Susan Kelly/H&W	172,400	172,400	95,998	76,402
64	64-05-13-179-010.000-016	R	Daschbach Edward J Jr Living Trust	197,900	194,900	82,895	112,005
64	64-05-13-201-006.000-016	R	Gary Hobart Water Corp	36,900	23,985	23,985	-
64	64-05-13-201-007.000-016	R	City of Portage Department of Redevelopm	112,000	112,000	61,856	50,144
64	64-05-13-201-013.000-016	R	Chiesi Lanier J	-	-	-	-
64	64-05-13-201-019.000-016	R	Autozone #660	145,000	145,000	137,916	7,084
64	64-05-13-201-019.000-016	R	Autozone #660	78,500	78,500	382	78,118

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 (Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-201-020.000-016	R	Autozone #660	432,700	432,700	263,216	169,484
64	64-05-13-201-021.000-016	R	Sheets James E & Beth A/H&W	256,000	256,000	192,325	63,675
	64-05-13-201-022.000-016		Speedway Superamerica Llc Real Est Dept				
64	64-05-13-201-023.000-016	R	Speedway Superamerica Llc Real Est Dept	85,000	85,000	74,143	10,857
64	64-05-13-201-025.000-016	R	Portage City of	560,200	560,200	155,227	404,973
64	64-05-13-201-033.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-034.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-035.000-016	R	Portage Utility Service Board	-	-	-	-
64	64-05-13-201-036.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-037.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-038.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-039.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-818.000-016	R	Portage City of	-	-	-	-
64	64-05-13-202-001.000-016	R	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-202-002.000-016	R	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-202-003.000-016	R	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-202-004.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-202-005.000-016	R	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-202-801.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-203-001.000-016	R	Founders Square LLC	106,300	106,300	117	106,183
64	64-05-13-203-002.000-016	R	Founders Square LLC	139,000	139,000	153	138,847
64	64-05-13-203-003.000-016	R	Founders Square LLC	132,100	132,100	145	131,955
64	64-05-13-203-004.000-016	R	Founders Square LLC	107,100	107,100	118	106,982
64	64-05-13-203-005.000-016	R	Founders Square LLC	97,000	97,000	107	96,893
64	64-05-13-204-001.000-016	R	Founders Square LLC	1,500	1,500	-	1,500
64	64-05-13-204-002.000-016	R	Founders Square LLC	110,600	110,600	122	110,478
64	64-05-13-204-003.000-016	R	Founders Square LLC	1,200	1,200	-	1,200
64	64-05-13-204-004.000-016	R	Founders Square LLC	1,300	1,300	-	1,300
64	64-05-13-204-005.000-016	R	Founders Square LLC	123,100	123,100	135	122,965
64	64-05-13-204-881.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-882.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-205-001.000-016	R	Founders Square LLC	600	600	-	600
64	64-05-13-205-002.000-016	R	Founders Square LLC	2,700	2,700	-	2,700
64	64-05-13-251-001.000-016	R	Gland Properties LLC	123,500	123,500	580	122,920
64	64-05-13-251-002.000-016	R	Esposito Toni R	168,800	168,800	117,888	50,912
64	64-05-13-251-003.000-016	R	Grudovich Miller Family Trust	200,000	200,000	116,114	83,886
64	64-05-13-251-004.000-016	R	Grandfield Ana Maria Revocable Trust	258,100	258,100	182,947	75,153
64	64-05-13-251-005.000-016	R	Life View LLC	231,300	231,300	117,702	113,598
64	64-05-13-251-006.000-016	R	Hatch I LLC	345,500	345,500	345,500	-
64	64-05-13-251-007.000-016	R	Montucci Llc	324,600	324,600	321,336	3,264
	64-05-13-251-008.000-016		Magura Milan D 50% & Jarnecke Dean 50%				
64	64-05-13-251-022.000-016	R	Lonzo Likisha L	200,400	200,400	125,030	75,370
64	64-05-13-251-026.000-016	R	Thompson Larry W & Barbara L/H&W	152,200	71,185	68,036	3,149
64	64-05-13-251-028.000-016	R	Shideler Lisa Llc	137,500	57,335	57,335	-
64	64-05-13-251-029.000-016	R	Falk Scott A & Lillian K H&W	64,000	64,000	64,000	-
64	64-05-13-251-030.000-016	R	Desai Kalyani	149,900	149,900	708	149,192
64	64-05-13-251-030.000-016	R	Desai Kalyani	107,200	107,200	72,885	34,315
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	-	-	-	-

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PORTAGE REDEVELOPMENT COMMISSION

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-22-351-002.000-016	R	Trust No 120359	400	400	-	400
64	64-05-22-351-003.000-016	R	Trust No 120359	46,000	46,000	237	45,763
64	64-05-22-352-002.000-016	R	Nielsen Portage LLC	-	-	241,358	-
64	64-05-22-352-003.000-016	R	Nielsen Portage LLC	1,756,200	1,756,200	1,929	1,754,271
64	64-05-22-352-004.000-016	R	Nielsen Portage LLC	4,300	4,300	-	4,300
64	64-05-22-376-002.000-016	R	Trust No 120359	38,100	38,100	205	37,895
64	64-05-22-377-003.000-016	R	Park & Recreation Department City Of Por	-	-	-	-
64	64-05-22-377-005.000-016	R	State of Indiana	-	-	-	-
64	64-05-23-229-006.000-016	R	Syl Corp	-	-	-	-
64	64-05-24-351-005.000-016	R	Dealership Investment LLC	3,571,100	3,571,100	700,161	2,870,939
64	64-05-24-376-001.000-016	R	Fource LLC	2,800	2,800	-	2,800
64	64-05-24-376-006.000-016	R	Members Advantage Credit Union	913,800	913,800	5,074	908,726
64	64-05-24-377-001.000-016	R	Menard Inc Attn: Corporate Acct	11,024,500	11,024,500	875,842	10,148,658
64	64-05-24-377-002.000-016	R	Fource LLC	1,850,500	1,850,500	87,816	1,762,684
64	64-05-24-377-003.000-016	R	Halle Properties LLC	1,065,900	1,065,900	5,893	1,060,007
64	64-05-24-378-002.000-016	R	CFT Development LLC	697,700	697,700	3,780	693,920
64	64-05-24-379-001.000-016	R	Phoenixville Associates LP	1,708,300	1,708,300	7,046	1,701,254
64	64-05-24-379-002.000-016	R	Fource LLC	4,400	4,400	-	4,400
64	64-05-24-379-003.000-016	R	Fource LLC	2,200	2,200	-	2,200
64	64-05-25-101-001.000-016	R	Mercantile Nat'L Bank Of Indiana	788,200	788,200	166,903	621,297
64	64-05-25-101-002.000-016		Lake Real Estate Mngmt Company %				
64		R	Natvar	527,300	527,300	113,960	413,340
64	64-05-25-101-003.000-016	R	Golden Arch Limited Partnership Attn:R L	719,200	719,200	126,438	592,762
64	64-05-25-101-004.000-016	R	Wal Mart Real Estate Business Trust	700	700	-	700
64	64-05-25-101-005.000-016	R	Wal Mart Real Estate Business Trust Pro	1,300	1,300	-	1,300
64	64-05-25-102-001.000-016	R	P & A	696,700	696,700	126,803	569,897
64	64-05-25-102-002.000-016	R	VCB Portage LLC	769,700	769,700	145,192	624,508
64	64-05-25-102-003.000-016	R	Wal Mart Real Estate Business Trust Prop	500	500	-	500
64	64-05-25-102-004.000-016	R	Wal Mart Real Estate Business Trust	500	500	-	500
64	64-05-25-103-001.000-016	R	Portage Crossings LLC	747,100	747,100	4,153	742,947
64	64-05-25-103-002.000-016	R	Wal Mart Real Estate Business Trust	9,904,800	9,904,800	2,066,078	7,838,722
64	64-05-25-126-001.000-016	R	L & P Ventures	717,300	717,300	139,840	577,460
64	64-05-25-126-002.000-016	R	Bobportage IN LLC	767,100	767,100	58,863	708,237
64	64-05-25-126-003.000-016	R	FCPT Holdings LLC	580,600	580,600	109,581	471,019
64	64-05-25-126-004.000-016	R	Charley & Darlene Properties LLC	683,300	683,300	115,554	567,746
64	64-05-25-127-001.000-016	R	Store Master Funding II LLC	812,000	812,000	145,763	666,237
64	64-05-25-127-002.000-016	R	Steak N Shake Operations Inc	662,000	662,000	121,126	540,874
64	64-05-25-127-003.000-016	R	Randolph Investments LLC	1,397,700	1,397,700	7,636	1,390,064
64	64-05-25-128-001.000-016	R	C S Subdivision Property Owners Associat	-	-	-	-
64	64-05-25-128-002.000-016	R	C S Subdivision Property Owners Associat	3,200	3,200	-	3,200
64	64-05-25-128-003.000-016	R	C S Subdivision Property Owners Associat	200	200	-	200
64	64-05-25-128-004.000-016	R	Wal Mart Real Estate Business Trust	542,800	542,800	92,919	449,881
64	64-05-25-128-005.000-016	R	Mel Indiana Pioneer Plaza Ste 1725	3,118,800	3,118,800	675,147	2,443,653
64	64-05-25-128-006.000-016	R	Wal Mart Real Estate Business Trust	175,200	175,200	65,496	109,704
64	64-05-25-129-001.000-016	R	C S Subdivision Property Owners Associat	71,900	71,900	407	71,493
64	64-05-25-129-003.000-016		Lowes Home Centers Inc #1778 Attn:Tax				
64		R		5,586,300	5,586,300	1,250,210	4,336,090
64	64-05-25-151-001.000-016	R	Peoples Bank SB	1,800	1,800	-	1,800
64	64-05-25-152-004.000-016	R	HCP Properties INC	2,000	2,000	-	2,000
64	64-05-25-152-005.000-016	R	Sarver Jerome	952,800	952,800	4,154	948,646
64	64-05-25-152-006.000-016	R	Standard Bank & Trust Company	2,000	2,000	-	2,000
64	64-05-25-152-007.000-016	R	Willowcreek MOB LLC	3,593,400	3,593,400	109,783	3,483,617
64	64-05-25-152-008.000-016	R	JBL 120 LLC	7,200	7,200	-	7,200

Prepared by:



CITY OF PORTAGE, INDIANA
 PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2019
 Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
 (Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-25-152-883.000-016	R	Portage City of Utility Service Board	-	-	-	-
64	64-05-25-226-001.000-016	R	Fource LLC	1,273,900	1,273,900	6,966	1,266,934
64	64-05-25-226-004.000-016	R	Kohls Indiana	4,535,500	4,535,500	208,661	4,326,839
64	64-05-25-226-005.000-016	R	Fource LLC	3,000	3,000	-	3,000
64	64-05-25-226-006.000-016	R	Aria Partners LLC	432,900	432,900	2,358	430,542
64	64-05-26-226-009.000-016	R	Talbot Sarah Case River Road Trust 6.24	1,796,500	1,796,500	254,059	1,542,441
64	64-05-26-226-886.000-016	R	Indiana State of	-	-	-	-
64	64-05-26-227-001.000-016	R	Trust No 120111	509,100	509,100	3,652	505,448
64	64-05-26-227-002.000-016	R	Canal Property Group LLC	735,900	735,900	3,110	732,790
64	64-05-26-227-003.000-016	R	Trust No 120112	88,600	88,600	421	88,179
64	64-06-06-100-001.000-016	R	G&I VIII Midpoint LLC	-	-	-	-
64	64-06-06-100-002.000-016	R	c/oVenture One Re	18,466,400	17,667,060	529,259	17,137,801
64	64-06-06-100-004.000-016	R	Ameriplex Northwest Partners Lp	278,300	278,300	1,330	276,970
64	64-06-06-100-004.000-016	R	Clark Northwest Partners LP	5,796,600	5,796,600	299,276	5,497,324
64	64-06-06-100-005.000-016	R	Addison 6625 Building LLC	2,976,600	2,976,600	15,913	2,960,687
64	64-06-06-100-006.000-016	R	Clark 6675 Building LLC	4,194,900	4,027,705	21,669	4,006,036
64	64-06-06-100-007.000-016	R	Ameriplex Northwest Partners Lp	503,400	503,400	99,194	404,206
64	64-06-06-100-008.000-016	R	Cwm Portage Llc	1,558,100	1,558,100	8,661	1,549,439
64	64-06-06-101-002.000-016	R	CRV McCormick LLC	3,266,200	3,266,200	683,075	2,583,125
64	64-06-06-200-001.000-016	R	G&I VIII VK II Portage LLC	13,231,500	13,231,500	1,000,996	12,230,504
64	64-06-06-301-002.000-016	R	Lakeshore Business Center LLC	214,600	214,600	434	214,166
64	64-06-06-301-003.000-016	R	Lakeshore Business Center LLC	70,600	70,600	351	70,249
64	64-06-06-302-001.000-016	R	Lakeshore Business Center LLC	-	-	-	-
64	64-06-06-302-002.000-016	R	Lakeshore Business Center LLC	54,500	54,500	272	54,228
64	64-06-06-302-003.000-016	R	Lakeshore Business Center LLC	70,300	70,300	350	69,950
64	64-06-06-302-004.000-016	R	Prp Enterprises Llc	1,179,700	1,179,700	701,671	478,029
64	64-06-06-302-005.000-016	R	Terenco Llc	1,146,700	1,146,700	1,146,700	-
64	64-06-06-302-006.000-016	R	Chrome Deposit Corp	900	900	900	-
64	64-06-06-302-007.000-016	R	Chrome Deposit Corporation	892,400	892,400	883,920	8,480
64	64-06-06-302-008.000-016	R	Bloomfield Joseph III & Lozevski Mike &	220,100	220,100	174,629	45,471
64	64-06-06-304-001.000-016	R	Lakeshore Business Center LLC	2,704,600	2,704,600	371,823	2,332,777
64	64-06-06-326-002.000-016	R	Trust #4	134,700	70,520	70,520	-
64	64-06-06-327-002.000-016	R	Szalmasagi Bobby Ben	187,900	187,900	116,252	71,648
64	64-06-06-327-005.000-016	R	City of Portage	-	-	-	-
64	64-06-06-329-001.000-016	R	PSC Machining & Engineering Inc	1,886,300	1,672,654	76,565	1,596,089
64	64-06-06-329-002.000-016	R	Axion Development Co LLC	315,000	315,000	63,129	251,871
64	64-06-06-401-001.000-016	R	Northern Indiana Public Service Co	7,000	7,000	-	7,000
64	64-06-06-401-004.000-016	R	Ruppert John W 1/3 & Donald A 1/3 & Sand	-	-	-	-
64	64-06-06-401-007.000-016	R	New Durham Associates Llc	18,000	18,000	407	17,593
64	64-06-06-426-001.000-016	R	New Durham Associates Llc	44,300	44,300	44,300	-
64	64-06-06-427-003.000-016	R	Moore Constance R	220,000	220,000	204,921	15,079
64	64-06-06-427-003.000-016	R	Moore Constance R	14,000	14,000	-	14,000
64	64-06-19-352-001.000-016	R	Spirit Master Funding III LLC	6,050,800	6,050,800	1,461,382	4,589,418
64	64-06-19-352-002.000-016	R	Route 6 Development Llc	2,200	2,200	-	2,200
64	64-06-19-352-003.000-016	R	Route 6 Development Llc	2,000	2,000	-	2,000
64	64-06-19-352-004.000-016	R	Route 6 Development Llc	3,700	3,700	-	3,700
64	64-06-19-353-002.000-016	R	Bww Properties Llc	948,200	948,200	79,537	868,663
64	64-06-19-353-004.000-016	R	Trust No 120107	1,778,100	1,778,100	10,162	1,767,938
64	64-06-19-353-005.000-016	R	Route 6 Development Llc	159,200	159,200	777	158,423
64	64-06-19-354-001.000-016	R	Route 6 Development Llc	6,800	6,800	-	6,800
64	64-06-30-100-003.000-016	R	Staack Donald F & Lorim/H&W	158,400	158,400	158,400	-
64	64-06-30-100-007.000-016	R	Hallmen Properties Llc	495,200	495,200	132,107	363,093
64	64-08-800000279-016	P	Fronius Usa Llc	3,025,300	3,025,300	-	3,025,300

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 (Data for January 1, 2018 Pay 2019)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-06-05-151-001.000-022	R	Panagiotopoulos Arthur T Living Trust	74,900	74,900	71,409	3,491
64	64-06-05-152-001.000-022	R	Zehner John F Estate	514,700	514,700	362,226	152,474
Totals:				\$ 368,715,700	\$ 350,322,246	\$ 73,846,438	\$ 277,446,541

Prepared by:

