



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2020**

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

Dated:
March 25, 2021

Prepared by:

Cender & Company
L.L.C.

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

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TRANSMITTAL LETTER

March 25, 2021

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, 2020** 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
Phone: 219•736•1800 Fax: 219•736•8465

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

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For Fiscal Year Ending December 31, 2020**

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, 2020 (the “**2020 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.

2020 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 2020.

- William Fekete (1/1/20-8/27/20)
- Allen Ekdahl (8/27/20-12/31/20)
- Ralph Mundt

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

Dr. Shaunna Finley

2020 COMMISSION OFFICERS

<u>Commissioner</u>	<u>Office</u>
Sue Lynch	President
Colin Czilli	Vice - President
Greg Lach	Secretary
William Fekete	Commissioner
Allen Ekdahl	Commissioner
Ralph Mundt	Commissioner

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 2020, the Commission met on the following dates:

- January 23, 2020
- February 27, 2020
- March 26, 2020
- April 23, 2020
- May 28, 2020
- June 11, 2020
- June 25, 2020
- July 23, 2020
- August 27, 2020
- September 24, 2020
- October 22, 2020
- November 19, 2020
- December 22, 2020

The minutes of the regular and special meetings of the Commission during calendar year 2020 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 2020.

<u>Commission Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
AJ Monroe	Administrator	\$40,985.78
Lynn Reed	Recording Secretary	\$29,299.41
Colin Highlands ¹	Administrator	\$1,865.98

GENERAL PROFESSIONAL SERVICES PROVIDED TO THE COMMISSION

The Commission utilized the following professional consulting services during calendar year 2020 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2020.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Whitten & Whitten, P.C.	Local legal counsel	Dan Whitten
Hodges & Davis, P.C.	Local legal counsel	Gregg Sobkowski
Cender & Company L.L.C.	Municipal financial advisory and economic development consulting	Karl Cender
Great Lakes Engineering	Engineering consulting	John Hannon
Short Elliot Hendrickson	Economic Development and planning consulting	Dan Botich
Abonmarche	Planning Consulting	

¹ Colin Highlands was replaced by AJ Monroe in January of 2020.

DISTRIBUTIONS OF TAX INCREMENT IN 2020

The Office of the Porter County Auditor distributed tax increment to the Commission in 2020.

Allocation Area	(1st installment)	(2nd installment)	Total
	June 8, 2020	December 17, 2020	
Southport Economic Development Area	3,748,014.90	3,957,108.87	7,705,123.77
Totals:	\$ 3,748,014.90	\$ 3,957,108.87	\$ 7,705,123.77
<i>Source:</i>			
FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 5th, 2020 and December 17th, 2020 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 2020.

Redevelopment District Tax Increment Revenue Bonds of 2010			
\$1,060,000 for economic development in Southport Allocation Area - Interest Rate 6.25% to 7.75 %			
2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 160,000.00	\$ 145,575.00	\$ 305,575.00
January 15, 2021	185,000.00	140,575.00	325,575.00
FY Totals:	\$ 345,000.00	\$ 286,150.00	\$ 631,150.00
As of February 1, 2021			
Outstanding Principal Due:		\$ -	
Final Maturity Date:		January 15, 2021	
Remaining Bond Life (Years):		0	
Remaining Semi-Annual Payments:		0	

Economic Development Revenue Bonds, Series 2013 (Fronius Project)

\$4,915,000 for economic development in Southport Allocation Area - Interest Rate: Fixed, 5%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 100,000.00	\$ 108,000.00	\$ 208,000.00
January 15, 2021	100,000.00	105,500.00	205,500.00
FY Totals:	\$ 200,000.00	\$ 213,500.00	\$ 413,500.00

As of February 1, 2021

Outstanding Principal Due:	\$ 4,120,000.00
Final Maturity Date:	January 15, 2034
Remaining Bond Life (Years):	13
Remaining Semi-Annual Payments:	26

Redevelopment District Bonds, Series 2013

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

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 180,000.00	\$ 71,438	\$ 251,438.00
January 15, 2021	185,000.00	68,063	253,063.00
FY Totals:	\$ 365,000.00	\$ 139,501.00	\$ 504,501.00

As of February 1, 2021

Outstanding Principal Due:	\$ 3,445,000.00
Final Maturity Date:	January 15, 2029
Remaining Bond Life (Years):	8
Remaining Semi-Annual Payments:	16

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% to 4.13%

2020 Payments	Principal Amount	Interest Amount	Total
August 1, 2020	\$ 130,000.00	\$ 143,378.00	\$ 273,378.00
February 1, 2021	130,000.00	141,428.00	271,428.00
FY Totals:	\$ 260,000.00	\$ 284,806.00	\$ 544,806.00

As of February 1, 2021

Outstanding Principal Due:	\$ 7,145,000.00
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	19
Remaining Semi-Annual Payments:	38

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%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 380,000.00	\$ 192,028.00	\$ 572,028.00
January 15, 2021	385,000.00	186,328.00	571,328.00
FY Totals:	\$ 765,000.00	\$ 378,356.00	\$ 1,143,356.00

As of February 1, 2021

Outstanding Principal Due:	\$ 8,915,000.00
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	6
Remaining Semi-Annual Payments:	12

Redevelopment District Tax Increment Revenue Bonds, Series 2016

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

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 135,000.00	\$ 110,500.00	\$ 245,500.00
January 15, 2021	140,000.00	107,125.00	247,125.00
FY Totals:	\$ 275,000.00	\$ 217,625.00	\$ 492,625.00

As of February 1, 2021

Outstanding Principal Due:	\$ 4,145,000.00
Final Maturity Date:	January 15, 2032
Remaining Bond Life (Years):	11
Remaining Semi-Annual Payments:	22

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017A

\$3,115,000 for economic development in Southport Allocation Area - Interest Rate: 3.00% to 4.00%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ -	\$ 54,550.00	\$ 54,550.00
January 15, 2021	-	54,550.00	54,550.00
FY Totals:	\$ -	\$ 109,100.00	\$ 109,100.00

As of February 1, 2021

Outstanding Principal Due:	\$ 3,115,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017B

\$1,590,000 for economic development in Southport Allocation Area - Interest Rate: 3.00% to 4.00%

2020 Payments	Principal Amount	Interest Amount	Total
August 1, 2020	\$ 420,000.00	\$ 27,775.00	\$ 447,775.00
February 1, 2021	430,000.00	19,375.00	449,375.00
FY Totals:	\$ 850,000.00	\$ 47,150.00	\$ 897,150.00

As of February 1, 2021			
Outstanding Principal Due:		\$ 740,000.00	
Final Maturity Date:		January 15, 2022	
Remaining Bond Life (Years):		1	
Remaining Semi-Annual Payments:		2	

COMMISSION FUND BALANCES FOR 2020

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, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 50.05	\$ 8.63	\$ -	\$ 58.68

Fund 406 - Redevelopment General			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 47,082.11	\$ 1,012,676.93	\$ 559,273.05	\$ 500,485.99

Fund 407 - Redevelopment Allocation Area			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 3,317,673.71	\$ 8,075,800.72	\$ 5,899,766.28	\$ 5,493,708.15

Fund 408 - 2002 TIF Bond Series A			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 2,092.82	\$ -	\$ 2,092.82	\$ -

Fund 409 - 2002 TIF Bond Series B			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 1,303.79	\$ -	\$ 1,303.79	\$ -

Fund 411 - 2008 TIF Bond			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 176.82	\$ 260,133.72	\$ 120,124.42	\$ 140,186.12

Fund 432 - 2013 TIF Bond			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 187,755.57	\$ -	\$ 14,440.36	\$ 173,315.21

Fund 433 - 2013 TIF Bond Debt Reserve			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 505,563.00	\$ -	\$ -	\$ 505,563.00

Fund 435 - 2015 Refund Bond Debt Reserve			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 1,398,965.83	\$ 3,824.26	\$ -	\$ 1,402,790.09

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

Portage Township School Corporation - \$100,000

Portage Economic Development Corporation - \$40,000

SUMMARY OF COMMISSION RESOLUTIONS IN 2020

Resolution 2020-01: RESOLUTION OF THE PORTAGE REDEVELOPMENT COMMISSION CONCERNING THE 2021 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE PORTAGE REDEVELOPMENT COMMISSION ALLOCATION AREAS

Resolution 2020-02: RESOLUTION APPROVING AND AUTHORIZING THE SALE OF REAL ESTATE

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 2020 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 2020 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/

PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2020
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-08-80000279-016	Personal	Fronius Usa Llc	2,197,920	2,197,920	-	2,197,920
64	64-05-10-201-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	900	900	-	900
64	64-05-10-237-035.000-016	Real	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-10-238-002.000-016	Real	City of Portage	-	-	-	-
64	64-05-10-238-003.000-016	Real	City of Portage Department of Redevelopm	-	-	-	-
64	64-05-10-238-004.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-10-238-005.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-03-30-100-902.000-016	Real	State of Indiana	-	-	-	-
64	64-03-30-100-905.000-016	Real	State Of Indiana	-	-	-	-
64	64-03-30-327-901.000-016	Real	Levy Co Inc	-	-	-	-
64	64-05-01-301-004.000-016	Real	Pawlicki Enterprises Inc	-	-	-	-
64	64-05-01-301-005.000-016	Real	Pawlicki Enterprises Inc	-	-	-	-
64	64-05-01-301-006.000-016	Real	Pawlicki Enterprises Inc	-	-	-	-
64	64-05-01-301-007.000-016	Real	Pawlicki Enterprises Inc	-	-	-	-
64	64-05-01-301-008.000-016	Real	Reiner Philip J & Darren P/JT	2,600	2,600	-	2,600
64	64-05-01-401-004.000-016	Real	ABS Properties LLC-S	400	400	-	400
64	64-05-01-401-008.000-016	Real	Amoco Oil Co %Prop Tax Department	-	-	-	-
64	64-05-01-402-007.000-016	Real	City of Portage	-	-	-	-
64	64-05-01-403-004.000-016	Real	City of Portage Department of Redevelopm	-	-	-	-
64	64-05-11-112-001.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-112-002.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-03-31-200-882.000-016	Real	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-300-003.000-016	Real	Rediehs Family 2002 Irrevocable Trust	1,500	1,500	-	1,500
64	64-03-31-300-015.000-016	Real	Ironworkers Incorporated	1,941,100	-	-	-
64	64-03-31-300-016.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-017.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-018.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-400-002.000-016	Real	United States Of America %Ticor Title	-	-	-	-
64	64-03-31-400-003.000-016	Real	United States Of America %Pioneer Title	-	-	-	-
64	64-03-31-126-881.000-016	Real	State Of Indiana I S T A Center	-	-	-	-
64	64-05-02-376-012.000-016	Real	Marine Drive Estates LLC	1,100	1,100	-	1,100
64	64-05-02-376-014.000-016	Real	Glenwood Park MHP II LLC	600	600	-	600
64	64-05-12-377-002.000-016	Real	Gorka Robert	-	-	-	-
64	64-05-22-351-002.000-016	Real	Trust No 120359	400	400	-	400
64	64-05-22-377-003.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-05-22-377-005.000-016	Real	State of Indiana	-	-	-	-
64	64-05-03-493-009.000-016	Real	Lake Minnehaha Owners Assoc Inc	1,700	1,700	-	1,700
64	64-05-13-101-002.000-016	Real	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-201-025.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-201-035.000-016	Real	Portage Utility Service Board	-	-	-	-
64	64-05-13-201-007.000-016	Real	City of Portage Department of Redevelopm	-	-	-	-
64	64-05-13-201-818.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-830.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-828.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-829.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-889.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-102-001.000-016	Real	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-102-003.000-016	Real	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-102-004.000-016	Real	Portage Commons LLC	-	-	-	-
64	64-05-13-102-007.000-016	Real	Portage City Of-Department Redevelopment	-	-	-	-
64	64-05-13-102-017.000-016	Real	Daniel Enterprises LP	-	-	-	-
64	64-05-13-202-001.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-202-801.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-202-002.000-016	Real	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-202-003.000-016	Real	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-202-004.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-202-005.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-204-881.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-204-882.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-204-004.000-016	Real	Founders Square LLC	1,300	1,300	-	1,300

Prepared by:



PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2020
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-154-001.000-016	Real	City Of Portage % Portage Redevlp Comm	-	-	-	-
64	64-05-13-154-002.000-016	Real	Library Portage Public	-	-	-	-
64	64-05-13-154-009.000-016	Real	Library Portage Public	-	-	-	-
64	64-05-13-205-002.000-016	Real	Founders Square LLC	2,600	2,600	-	2,600
64	64-05-13-155-003.000-016	Real	Library Porter County Public System	-	-	-	-
64	64-05-13-126-030.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-060.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-011.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-031.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-061.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-032.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-062.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-013.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-033.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-063.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-024.000-016	Real	Gorka Robert	-	-	-	-
64	64-05-13-126-064.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-025.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-065.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-016.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-026.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-056.000-016	Real	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-126-066.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-017.000-016	Real	City of Portage	-	-	-	-
64	64-05-13-126-027.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-057.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-067.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-028.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-058.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-068.000-016	Real	City of Portage Little League Inc	1,408,100	-	-	-
64	64-05-13-126-029.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-049.000-016	Real	Portage City Of Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-059.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-069.000-016	Real	Founders Square LLC	1,900	1,900	-	1,900
64	64-05-23-229-006.000-016	Real	Syl Corp	-	-	-	-
64	64-05-14-151-002.000-016	Real	City of Portage FBO Department of Redeve	-	-	-	-
64	64-05-24-376-001.000-016	Real	Fource LLC	2,700	2,700	-	2,700
64	64-05-24-379-003.000-016	Real	Fource LLC	2,100	2,100	-	2,100
64	64-05-15-280-010.000-016	Real	Cemetery Congregation Beth Israel-Bethel	211,200	-	-	-
64	64-05-15-280-009.000-016	Real	Church Temple Bethel Congregation Bethel	4,000	-	-	-
64	64-05-15-232-001.000-016	Real	Portage City Of Board Of Parks & Recreat	-	-	-	-
64	64-05-15-252-017.000-016	Real	School Portage Township	-	-	-	-
64	64-05-15-277-001.000-016	Real	City of Portage Department of Redevelopm	-	-	-	-
64	64-05-15-279-004.000-016	Real	City of Portage FBO Department of Redeve	-	-	-	-
64	64-05-25-101-004.000-016	Real	Wal Mart Real Estate Business Trust	700	700	-	700
64	64-05-25-101-005.000-016	Real	Wal Mart Real Estate Business Trust Pro	1,200	1,200	-	1,200
64	64-05-25-151-001.000-016	Real	WPH Development LLC	1,800	1,800	-	1,800
64	64-05-25-102-003.000-016	Real	Wal Mart Real Estate Business Trust Prop	500	500	-	500
64	64-05-25-102-004.000-016	Real	Wal Mart Real Estate Business Trust	400	400	-	400
64	64-05-25-152-883.000-016	Real	Portage City of Utility Service Board	-	-	-	-
64	64-05-25-152-004.000-016	Real	HCP Properties INC	1,900	1,900	-	1,900
64	64-05-25-152-006.000-016	Real	I-65 Beacon Hill Partners LLC	2,000	2,000	-	2,000
64	64-05-25-226-005.000-016	Real	Fource LLC	2,900	2,900	-	2,900
64	64-05-25-128-001.000-016	Real	C S Subdivision Property Owners Associat	-	-	-	-
64	64-05-25-128-003.000-016	Real	C S Subdivision Property Owners Associat	200	200	-	200
64	64-06-06-327-005.000-016	Real	City of Portage	-	-	-	-
64	64-05-26-226-886.000-016	Real	Indiana State of	-	-	-	-
64	64-02-36-101-004.000-016	Real	United States Of America %Ticor Title	-	-	-	-
64	64-02-36-101-885.000-016	Real	City Of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-401-002.000-016	Real	Izaak Walton League Of America Inc Mille	570,800	-	-	-

Prepared by:



PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-402-001.000-016	Real	City of Portage	-	-	-	-
64	64-02-36-454-801.000-016	Real	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-02-36-126-881.000-016	Real	City Of Portage Dept Of Redevelopment	-	-	-	-
64	64-02-36-326-043.000-016	Real	Port Authority of Portage Indiana	-	-	-	-
64	64-02-36-376-804.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-186-010.000-016	Real	Marquette Boat Club Inc	1,500	1,500	-	1,500
64	64-02-36-186-011.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-186-013.000-016	Real	Marquette Boat Club	800	800	-	800
64	64-02-36-186-009.000-016	Real	Marquette Boat Club Inc	2,200	2,200	-	2,200
64	64-02-36-327-001.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-328-001.000-016	Real	City of Portage Indiana Department of Re	-	-	-	-
64	64-02-36-328-002.000-016	Real	Izaak Walton Miller Chapter	-	-	-	-
64	64-06-08-100-001.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-100-002.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-100-004.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-200-001.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-200-014.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-200-034.000-016	Real	City of Portage Board of Parks & Recreat	-	-	-	-
64	64-06-08-200-015.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-06-08-200-016.000-016	Real	Enstrom Charles T	-	-	-	-
64	64-06-08-301-001.000-016	Real	Park & Recreation Department City Of Por	-	-	-	-
64	64-03-19-400-901.000-016	Real	Jack Gray Transport	-	-	-	-
64	64-06-19-352-002.000-016	Real	Route 6 Development Llc	2,100	2,100	-	2,100
64	64-06-19-352-003.000-016	Real	Route 6 Development Llc	1,900	1,900	-	1,900
64	64-03-30-476-009.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	4,100	4,100	1	4,099
64	64-05-12-377-001.000-016	Real	Kitanovski Robert	8,700	8,700	1	8,699
64	64-05-22-352-004.000-016	Real	Nielsen Portage LLC	4,100	4,100	1	4,099
64	64-05-03-453-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	6,000	6,000	1	5,999
64	64-05-03-487-021.000-016	Real	Lake Minnehaha Owners Assoc Inc	7,500	7,500	1	7,499
64	64-05-03-489-020.000-016	Real	Lake Minnehaha Owners Association	5,100	5,100	1	5,099
64	64-05-13-102-002.000-016	Real	Portage Commons LLC	3,700	3,700	1	3,699
64	64-05-14-152-003.000-016	Real	Northern Indiana Public Service Company	4,000	4,000	1	3,999
64	64-05-24-379-002.000-016	Real	Fource LLC	4,200	4,200	1	4,199
64	64-05-25-152-008.000-016	Real	JBL 120 LLC	7,000	7,000	1	6,999
64	64-05-25-128-002.000-016	Real	C S Subdivision Property Owners Associat	3,100	3,100	1	3,099
64	64-06-06-401-001.000-016	Real	Northern Indiana Public Service Co	7,000	7,000	1	6,999
64	64-02-36-330-003.000-016	Real	Miller Kurt & April	7,800	7,800	1	7,799
64	64-02-36-330-004.000-016	Real	Miller Kurt & April	6,200	6,200	1	6,199
64	64-02-36-186-001.000-016	Real	Northern In Pub Serv Co	5,400	5,400	1	5,399
64	64-02-36-186-003.000-016	Real	Northern In Pub Serv Co	4,700	4,700	1	4,699
64	64-06-19-352-004.000-016	Real	Route 6 Development Llc	3,600	3,600	1	3,599
64	64-06-19-354-001.000-016	Real	Route 6 Development Llc	6,500	6,500	1	6,499
64	64-05-01-426-013.000-016	Real	Radiceski Bogoja & Menka/H&W	10,900	10,900	2	10,898
64	64-06-06-427-003.000-016	Real	Moore Constance R	14,000	14,000	2	13,998
64	64-02-36-186-002.000-016	Real	Northern In Pub Serv Co	14,700	14,700	2	14,698
64	64-05-01-401-006.000-016	Real	Mid-West Oil Co Inc	16,800	16,800	3	16,797
64	64-03-31-200-003.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	16,700	16,700	3	16,697
64	64-02-36-330-001.000-016	Real	Miller Kurt & April	20,000	20,000	3	19,997
64	64-02-36-328-004.000-016	Real	Izaak Walton Miller Chapter	16,100	16,100	3	16,097
64	64-05-13-155-023.000-016	Real	Evans Robert M & Ae-Cha Evans H&W	21,400	21,400	4	21,396
64	64-02-36-277-003.000-016	Real	Rediehs Thomas W Trust & Rediehs Judith	21,500	21,500	4	21,496
64	64-05-01-326-003.000-016	Real	Portage Hospitality Inc	21,600	21,600	41	21,559
64	64-05-13-126-012.000-016	Real	2013 NWI Tax Sale Partners LP	22,400	22,400	216	22,184
64	64-05-02-451-002.000-016	Real	Trust Number 120569	23,700	23,700	227	23,473
64	64-05-10-201-002.000-016	Real	Lake Minnehaha Owners Assoc Inc	25,200	25,200	242	24,958
64	64-05-13-126-001.000-016	Real	Kitanovski Robert	12,700	12,700	249	12,451
64	64-05-03-452-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	26,000	26,000	255	25,745
64	64-02-36-331-005.000-016	Real	Crown Castle Gt Company Llc Pmb 353	26,800	26,800	255	26,545
64	64-05-03-452-016.000-016	Real	Lake Minnehaha Owners Assoc Inc	27,700	27,700	265	27,435
64	64-05-01-426-017.000-016	Real	Sparks Joan	29,000	29,000	278	28,722

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PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

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Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-03-381-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	29,300	29,300	283	29,017
64	64-05-01-326-006.000-016	Real	Portage Hospitality Inc	28,700	28,700	292	28,408
64	64-05-01-401-005.000-016	Real	Mid-West Oil Co Inc	29,300	29,300	314	28,986
64	64-02-36-477-002.000-016	Real	Ameriplex Northwest Partners Lp	33,100	33,100	320	32,780
64	64-03-30-451-901.000-016	Real	Midcontinent Coal & Coke	34,700	34,700	324	34,376
64	64-05-13-204-005.000-016	Real	Founders Square LLC	55,400	55,400	327	55,073
64	64-05-11-108-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	35,400	35,400	347	35,053
64	64-05-13-155-002.000-016	Real	Evans Robert M & Aecha/H&W	37,700	37,700	363	37,337
64	64-03-31-151-003.000-016	Real	Tecumseh Redevelopment Inc	38,800	38,800	373	38,427
64	64-05-11-105-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	39,100	39,100	383	38,717
64	64-05-22-376-002.000-016	Real	Trust No 120359	37,000	37,000	384	36,616
64	64-05-03-478-020.000-016	Real	Lake Minnehaha Owners Assoc Inc	41,500	41,500	395	41,105
64	64-02-36-329-002.000-016	Real	Izaak Walton Miller Chapter	39,800	39,800	418	39,382
64	64-05-11-126-003.000-016	Real	Lowther John N Jr & Sarah E/H&W	43,900	43,900	423	43,477
64	64-05-03-483-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	43,400	43,400	427	42,973
64	64-05-02-351-005.000-016	Real	Lake Minnehaha Owners Assoc Inc	45,400	45,400	436	44,964
64	64-03-31-300-025.000-016	Real	Ameriplex Northwest Partners Lp	74,100	74,100	437	73,663
64	64-05-22-351-003.000-016	Real	Trust No 120359	44,500	44,500	452	44,048
64	64-05-10-235-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	49,500	49,500	478	49,022
64	64-05-10-229-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	49,000	49,000	481	48,519
64	64-02-36-277-002.000-016	Real	Rediehs Thomas W Trust & Rediehs Judith	78,800	78,800	494	78,306
64	64-06-06-401-004.000-016	Real	Ruppert John W 1/3 & Donald A 1/3 & Sand	18,000	18,000	501	17,499
64	64-05-01-402-001.000-016	Real	Lake County Trust #6025	52,800	52,800	516	52,284
64	64-06-06-302-002.000-016	Real	Lakeshore Business Center LLC	54,500	54,500	537	53,963
64	64-02-36-200-002.000-016	Real	Northern Indiana Public Service Company	55,900	55,900	539	55,361
64	64-05-02-376-004.000-016	Real	Glenwood Park Mhp Llc	53,600	53,600	555	53,045
64	64-05-01-203-002.000-016	Real	Ameriplex Northwest Partners LP	58,400	58,400	563	57,837
64	64-05-02-451-013.000-016	Real	Star Properties of South Carolina LLC	58,200	58,200	575	57,625
64	64-05-10-203-004.000-016	Real	Hampton Gary L Jr	69,800	69,800	594	69,206
64	64-05-13-126-048.000-016	Real	Gainer Bank	65,800	65,800	638	65,162
64	64-06-06-302-003.000-016	Real	Lakeshore Business Center LLC	70,300	70,300	692	69,608
64	64-06-06-301-003.000-016	Real	Lakeshore Business Center LLC	70,600	70,600	695	69,905
64	64-02-36-277-001.000-016	Real	Rediehs Family 2002 Irrevocable Trust	68,100	68,100	700	67,400
64	64-02-36-376-802.000-016	Real	Catalyst Lifestyles Sport Resort LLC	68,300	68,300	708	67,592
64	64-05-13-201-019.000-016	Real	Autozone #660	78,500	78,500	764	77,736
64	64-05-13-205-001.000-016	Real	Founders Square LLC	132,300	132,300	780	131,520
64	64-03-31-200-005.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	83,100	83,100	801	82,299
64	64-05-02-426-004.000-016	Real	6000 Portage LLC	84,400	84,400	830	83,570
64	64-05-26-227-003.000-016	Real	Trust No 120112	88,600	88,600	853	87,747
64	64-05-02-452-002.000-016	Real	Scott Christopher T	88,500	88,500	855	87,645
64	64-05-13-204-001.000-016	Real	Founders Square LLC	146,800	146,800	866	145,934
64	64-05-13-204-002.000-016	Real	Founders Square LLC	152,500	152,500	900	151,600
64	64-06-06-302-006.000-016	Real	Chrome Deposit Corp	900	900	900	-
64	64-05-13-126-021.000-016	Real	Pt Real Estate Inc	101,700	101,700	1,004	100,696
64	64-05-01-326-002.000-016	Real	Lakeshore Towers LLC	105,700	105,700	1,012	104,688
64	64-05-13-126-070.000-016	Real	Gorka Robert	191,600	191,600	1,130	190,470
64	64-05-25-129-001.000-016	Real	C S Subdivision Property Owners Associat	140,200	140,200	1,161	139,039
64	64-05-02-376-001.000-016	Real	Glenwood Park Mhp Llc	112,600	112,600	1,167	111,433
64	64-05-01-426-002.000-016	Real	Minteq Shapes And Services Inc	122,900	122,900	1,177	121,723
64	64-05-13-251-001.000-016	Real	Gland Properties LLC	123,500	123,500	1,181	122,319
64	64-02-36-476-002.000-016	Real	Sheetmetal Workers Local #20 Appr & Trai	1,332,200	133,220	1,328	131,892
64	64-05-01-326-004.000-016	Real	Portage Hospitality Inc	139,900	139,900	1,353	138,547
64	64-05-13-251-029.000-016	Real	Falk Scott A & Lillian K H&W	135,900	135,900	1,356	134,544
64	64-05-13-126-010.000-016	Real	Jojoma LLC	151,800	151,800	1,418	150,382
64	64-05-13-102-011.000-016	Real	Portage Commons LLC	145,300	145,300	1,436	143,864
64	64-06-06-301-002.000-016	Real	Lakeshore Business Center LLC	214,600	214,600	1,468	213,132
64	64-05-01-402-006.000-016	Real	Refined Marketers Inc	151,800	151,800	1,493	150,307
64	64-06-19-353-005.000-016	Real	Route 6 Development Llc	159,200	159,200	1,553	157,647
64	64-05-02-401-002.000-016	Real	Hrycak Theodore Jr Irrevocable Trust 50%	26,100	26,100	1,603	24,497
64	64-05-13-155-022.000-016	Real	Evans Robert M & Ae-Cha/H&W	181,700	181,700	1,778	179,922

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Portage City

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64	64-02-36-476-003.000-016	Real	TruPower Properties LLC	229,600	229,600	2,215	227,385
64	64-03-30-100-901.000-016	Real	Federal Marine International	244,600	244,600	2,410	242,190
64	64-05-01-328-002.000-016	Real	Shree Ganesh LLC	272,700	272,700	2,645	270,055
64	64-02-36-452-006.000-016	Real	Northern Indiana Public Service Company	170,400	170,400	2,667	167,733
64	64-06-06-100-002.000-016	Real	In3redients Inc	278,300	278,300	2,685	275,615
64	64-05-25-226-006.000-016	Real	Aria Partners LLC	185,000	185,000	3,008	181,992
64	64-03-19-400-903.000-016	Real	Metro Ports	613,500	613,500	3,620	609,880
64	64-05-15-276-013.000-016	Real	Schmitt Sandra K	73,100	4,488	4,390	98
64	64-05-01-202-001.000-016	Real	Double Cheese Inc	477,000	477,000	5,168	471,832
64	64-02-36-453-003.000-016	Real	Lake Real Estate Management Company LLC	533,400	533,400	5,535	527,865
64	64-05-13-204-003.000-016	Real	Founders Square LLC	972,500	972,500	5,737	966,763
64	64-05-26-227-001.000-016	Real	Trust No 120111	525,900	525,900	6,252	519,648
64	64-05-26-227-002.000-016	Real	Canal Property Group LLC	735,900	735,900	6,685	729,215
64	64-05-01-201-002.000-016	Real	Ameriplex Northwest Retail L P	649,900	649,900	6,771	643,129
64	64-05-24-378-002.000-016	Real	CFT Development LLC	643,700	643,700	6,867	636,833
64	64-02-36-454-001.000-016	Real	Frey24 LLC	680,700	680,700	7,068	673,632
64	64-05-01-326-001.000-016	Real	Lakeshore Towers LLC	7,600	7,600	7,600	-
64	64-05-25-103-001.000-016	Real	Portage Crossings LLC	747,100	747,100	7,801	739,299
64	64-05-01-252-003.000-016	Real	Portage Development LLC	1,384,900	1,384,900	8,171	1,376,729
64	64-05-25-152-005.000-016	Real	Sarver Jerome	952,800	952,800	8,785	944,015
64	64-02-36-185-006.000-016	Real	First National Bank Tr#13-2641	9,400	9,400	9,400	-
64	64-05-24-376-006.000-016	Real	Members Advantage Credit Union	913,800	913,800	9,536	904,264
64	64-05-01-203-001.000-016	Real	HP AS I LLC	2,847,500	1,263,450	9,759	1,253,691
64	64-05-22-352-003.000-016	Real	US Highway 6 LLC	1,686,200	1,686,200	9,948	1,676,252
64	64-05-01-301-011.000-016	Real	Pawlicki Enterprises Inc	1,718,600	1,718,600	10,140	1,708,460
64	64-05-24-377-003.000-016	Real	Halle Properties LLC	1,065,900	1,065,900	11,097	1,054,803
64	64-05-15-276-007.000-016	Real	Bogash James	54,400	11,144	11,144	-
64	64-05-13-203-001.000-016	Real	Founders Square LLC	2,197,100	2,197,100	12,963	2,184,137
64	64-05-13-203-005.000-016	Real	Founders Square LLC	2,274,000	2,274,000	13,417	2,260,583
64	64-05-13-203-004.000-016	Real	Founders Square LLC	2,300,000	2,300,000	13,570	2,286,430
64	64-05-25-226-001.000-016	Real	Fource LLC	1,362,200	1,362,200	13,706	1,348,494
64	64-05-15-276-002.000-016	Real	Lee Larry R & Howell Michael S/JT	64,200	14,062	14,062	-
64	64-05-25-127-003.000-016	Real	Randolph Investments LLC	1,337,000	1,337,000	14,100	1,322,900
64	64-05-15-276-009.000-016	Real	Foster Paul A & Loycene L	131,900	16,780	14,796	1,984
64	64-05-24-379-001.000-016	Real	Phoenixville Associates LP	1,640,400	1,640,400	14,943	1,625,457
64	64-05-13-102-016.000-016	Real	Portage Commons LLC	2,540,800	2,540,800	14,991	2,525,809
64	64-06-06-100-008.000-016	Real	Cwm Portage Llc	1,558,100	1,558,100	16,268	1,541,832
64	64-05-15-276-005.000-016	Real	Sarver Rita	74,400	16,418	16,342	76
64	64-05-01-201-001.000-016	Real	Store Master Funding X LLC	1,668,800	1,668,800	17,339	1,651,461
64	64-06-19-353-004.000-016	Real	Trust No 120107	1,778,100	1,778,100	18,849	1,759,251
64	64-05-02-478-001.000-016	Real	Maverick Real Estate LLC	2,008,000	2,008,000	20,835	1,987,165
64	64-03-31-300-009.000-016	Real	Dunes Highway LLC	2,168,800	2,168,800	22,189	2,146,611
64	64-05-10-203-003.000-016	Real	Hampton Gary L Jr	73,600	22,910	22,910	-
64	64-05-15-279-024.000-016	Real	Lemmons Keith Thomas	84,900	22,935	22,935	-
64	64-05-13-179-010.000-016	Real	Daschbach Edward J Jr Living Trust	36,900	23,985	23,985	-
64	64-05-13-203-002.000-016	Real	Founders Square LLC	4,477,600	4,477,600	26,418	4,451,182
64	64-05-13-203-003.000-016	Real	Founders Square LLC	4,535,800	4,535,800	26,762	4,509,038
64	64-05-15-279-023.000-016	Real	McWhirter Jack E & Cox Paula M/JT	145,100	26,865	26,865	-
64	64-06-08-200-037.000-016	Real	MIC Industries LLC	33,300	33,300	33,300	-
64	64-05-15-277-005.000-016	Real	Anderson Alyssa & Harr Tanya	102,300	34,245	34,245	-
64	64-06-06-100-005.000-016	Real	Addison 6625 Building LLC	3,864,800	3,864,800	35,676	3,829,124
64	64-05-15-279-021.000-016	Real	Jacobs Larry L & Diana	100,000	35,750	35,750	-
64	64-05-15-252-004.000-016	Real	Lawrence James D & Lucinda J/H&W	104,700	35,945	35,945	-
64	64-05-02-376-010.000-016	Real	Marine Drive Estates LLC	37,400	37,400	36,365	1,035
64	64-06-08-200-040.000-016	Real	Landmark Signs Inc	37,300	37,300	37,300	-
64	64-05-15-276-012.000-016	Real	Sandoval Marlene	110,300	39,550	39,550	-
64	64-05-13-126-015.000-016	Real	2013 NWI Tax Sale Partners LP	39,700	39,700	39,700	-
64	64-06-06-100-006.000-016	Real	Clark 6675 Building LLC	4,194,900	4,194,900	42,308	4,152,592
64	64-02-36-452-005.000-016	Real	Rek Rachel M	114,800	42,510	42,510	-
64	64-06-06-401-007.000-016	Real	New Durham Associates Llc	44,300	44,300	44,300	-

Prepared by:



PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-01-100-008.000-016	Real	Hrycak Theodore Jr Irrevocable Trust 50%	45,100	45,100	45,100	-
64	64-05-15-279-022.000-016	Real	Aimutis Ryan M	118,800	47,910	47,910	-
64	64-05-15-276-001.000-016	Real	Papich Alvin J & LaVerne F/H&W	122,800	50,885	50,145	740
64	64-05-13-126-006.000-016	Real	Portage Custom Wear LLC	100,900	100,900	52,087	48,813
64	64-03-31-300-005.000-016	Real	ARCP BP Portage IN LLC	153,300	153,300	53,688	99,612
64	64-05-01-426-014.000-016	Real	Dukleski Slavco	95,800	95,800	54,520	41,280
64	64-05-13-126-002.000-016	Real	Kitanovski Robert	55,600	55,600	55,600	-
64	64-05-02-401-001.000-016	Real	Hrycak Theodore Jr Irrevocable Trust 50%	61,700	61,700	57,226	4,474
64	64-05-15-276-008.000-016	Real	Debusk Minnie Marie & Gant David A/W&H	138,000	57,450	57,450	-
64	64-05-13-155-012.000-016	Real	Evans Robert M & Ae-Cha	152,800	152,800	57,846	94,954
64	64-05-11-126-002.000-016	Real	JPC Real Estate LLC	113,700	113,700	58,371	55,329
64	64-02-36-451-003.000-016	Real	Mazolla Raymond, Utterback Edward & Hehl	81,400	81,400	58,859	22,541
64	64-05-13-251-026.000-016	Real	Thompson Larry W & Barbara L/H&W	142,200	60,355	60,355	-
64	64-05-13-126-020.000-016	Real	Hatch Dorothy May Revocable Living Trust	116,800	116,800	61,044	55,756
64	64-05-15-277-004.000-016	Real	Aloia Steven	61,300	61,300	61,300	-
64	64-05-10-128-001.000-016	Real	Schoon Charles R & Kilpatrick Mark E	102,500	102,500	61,443	41,057
64	64-03-31-153-001.000-016	Real	Rediehs Thomas W Trust & Rediehs Judith	1,020,600	1,020,600	61,643	958,957
64	64-05-13-201-006.000-016	Real	Gary Hobart Water Corp	112,000	112,000	63,522	48,478
64	64-05-25-126-002.000-016	Real	Bobportage IN LLC	797,500	797,500	63,785	733,715
64	64-05-13-251-028.000-016	Real	Lisa Shideler LLC	64,000	64,000	64,000	-
64	64-02-36-184-001.000-016	Real	Marquette Boat Club Inc	174,600	174,600	64,077	110,523
64	64-05-11-126-004.000-016	Real	Cunningham Vernon L Trust	121,000	121,000	64,669	56,331
64	64-05-13-177-014.000-016	Real	GKGKC LLC	204,900	204,900	64,685	140,215
64	64-05-13-251-022.000-016	Real	Lonzo Likisha L	144,000	64,770	64,770	-
64	64-03-19-400-003.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	159,900	159,900	65,407	94,493
64	64-06-06-329-002.000-016	Real	Greater NW Investments Inc	315,000	315,000	65,788	249,212
64	64-05-13-126-007.000-016	Real	Portage Custom Wear LLC	139,400	139,400	65,971	73,429
64	64-05-15-279-003.000-016	Real	Grynovich Nick J Jr	147,900	67,410	67,410	-
64	64-05-25-128-006.000-016	Real	Wal Mart Real Estate Business Trust	175,200	175,200	67,529	107,671
64	64-02-36-402-017.000-016	Real	Duvall Robert Scott & Jeanne Tully/H&W	131,800	68,425	68,425	-
64	64-05-15-276-003.000-016	Real	Kozlowski Christopher S	116,100	70,328	69,156	1,172
64	64-05-11-126-013.000-016	Real	West Properties Inc	69,200	69,200	69,200	-
64	64-05-13-102-005.000-016	Real	Portage Commons Associates LLC	253,700	253,700	69,910	183,790
64	64-05-13-126-022.000-016	Real	Carlisle Real Estate	131,300	131,300	70,481	60,819
64	64-02-36-330-002.000-016	Real	Miller Kurt & April	255,600	255,600	71,251	184,349
64	64-05-02-451-008.000-016	Real	Kirk Joseph	203,300	203,300	71,370	131,930
64	64-06-06-326-002.000-016	Real	Trust #4	136,700	71,785	71,785	-
64	64-05-02-452-001.000-016	Real	Scott Christopher T	157,800	157,800	72,102	85,698
64	64-05-15-276-011.000-016	Real	Brewer Anthony Jr & Anthony Brewer/Jt	73,100	73,100	72,750	350
64	64-05-11-126-007.000-016	Real	ML Kennedy Properties LLC	118,000	118,000	73,681	44,319
64	64-05-13-251-030.000-016	Real	Desai Kalyani	107,200	107,200	74,728	32,472
64	64-05-15-252-005.000-016	Real	Johnson Family Living Trust	160,200	74,855	74,855	-
64	64-05-13-201-022.000-016	Real	Speedway Superamerica Llc Real Est Dept	85,000	85,000	75,903	9,097
64	64-05-13-157-002.000-016	Real	Fifth Third Bank	816,000	816,000	76,496	739,504
64	64-05-15-276-015.000-016	Real	Snyder William E & Sharon/H&W	76,900	76,900	76,900	-
64	64-06-08-200-042.000-016	Real	Landmark Signs Inc	77,400	77,400	77,400	-
64	64-05-02-451-014.000-016	Real	Salamovski Carol	132,300	132,300	79,495	52,805
64	64-03-31-154-003.000-016	Real	T & J Investments LLC	1,075,500	1,075,500	81,094	994,406
64	64-05-02-351-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	145,500	145,500	81,729	63,771
64	64-05-11-126-005.000-016	Real	Carda Edward E	124,000	124,000	82,665	41,335
64	64-05-01-426-024.000-016	Real	Truckenbrodt Margaret 2012 GST Exempt Fa	252,100	252,100	83,287	168,813
64	64-06-06-329-001.000-016	Real	PSC Machining & Engineering Inc	1,436,900	1,337,052	83,981	1,253,071
64	64-05-13-155-014.000-016	Real	Reed Fayette C	181,200	85,705	85,205	500
64	64-05-13-179-001.000-016	Real	Johnson John B III & Susan Kelly/H&W	188,100	185,100	85,284	99,816
64	64-06-19-353-002.000-016	Real	Bww Properties Llc	934,800	934,800	85,444	849,356
64	64-05-13-126-003.000-016	Real	Kitanovski Robert	169,400	169,400	86,381	83,019
64	64-05-11-126-011.000-016	Real	Lowther John N & Sarah E/H&W	294,900	294,900	87,087	207,813
64	64-05-13-102-013.000-016	Real	Portage BP Inc	217,900	217,900	88,291	129,609
64	64-05-01-326-008.000-016	Real	Zips Liquors Inc	155,000	155,000	88,435	66,565
64	64-05-01-301-002.000-016	Real	ACP Enterprises Inc	218,800	218,800	89,751	129,049

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PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

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Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-02-452-003.000-016	Real	Andonovski Living Trust w/Life Estate to	138,800	138,800	90,036	48,764
64	64-05-15-279-002.000-016	Real	Mamounas Pete Family Testamentary Trust	92,000	92,000	92,000	-
64	64-05-14-103-015.000-016	Real	Kraft Warner William 1/2 & Seaman Bonnie	95,400	95,400	92,106	3,294
64	64-03-31-300-010.000-016	Real	Monosol LLC	11,716,800	5,173,510	92,406	5,081,104
64	64-05-02-200-008.000-016	Real	Steel Technologies LLC	350,000	350,000	92,712	257,288
64	64-05-15-276-006.000-016	Real	Lindquist Ruth E Living Trust	93,700	93,700	93,700	-
64	64-05-02-376-006.000-016	Real	Glenwood Park Mhp Llc	99,900	99,900	95,063	4,837
64	64-05-11-126-006.000-016	Real	Longmore Norma K 1/2 & Longmore James 1/	164,500	164,500	96,113	68,387
64	64-05-25-128-004.000-016	Real	Wal Mart Real Estate Business Trust	542,800	542,800	97,210	445,590
64	64-05-13-126-005.000-016	Real	Elkins Curtis B Jr Revocable Trust	136,600	136,600	97,380	39,220
64	64-05-15-279-001.000-016	Real	Capps Benita	98,000	98,000	98,000	-
64	64-05-24-377-002.000-016	Real	Fource LLC	1,850,500	1,850,500	98,268	1,752,232
64	64-05-13-178-013.000-016	Real	Cunningham William J & Susan J/H&W Etal	167,300	167,300	98,545	68,755
64	64-05-02-476-002.000-016	Real	PRP Enterprises LLC	747,800	747,800	99,710	648,090
64	64-05-11-126-010.000-016	Real	Portage Porter Road LLC	152,400	152,400	100,373	52,027
64	64-05-02-451-010.000-016	Real	KJN Holdings LLC	216,600	216,600	101,247	115,353
64	64-06-06-100-007.000-016	Real	Ameriplex Northwest Partners Lp	503,400	503,400	103,412	399,988
64	64-05-13-126-054.000-016	Real	Hatch Dorothy Mae Revocable Living Trust	147,000	147,000	103,855	43,145
64	64-05-13-126-018.000-016	Real	Castor Sean A	232,500	232,500	106,473	126,027
64	64-06-08-200-038.000-016	Real	MIC Industries LLC	106,500	106,500	106,500	-
64	64-05-13-178-001.000-016	Real	Whitten Danny L & Stacey E/H&W	189,000	189,000	107,797	81,203
64	64-06-08-200-012.000-016	Real	R & B Developers Llc	108,600	108,600	108,600	-
64	64-05-02-427-002.000-016	Real	Lake County Trust #5574	579,100	579,100	110,151	468,949
64	64-05-15-280-001.000-016	Real	Coppinger Kevin & Mary/H&W	110,300	110,300	110,300	-
64	64-05-11-126-009.000-016	Real	Maglish Thomas A	156,100	156,100	110,714	45,386
64	64-06-08-200-009.000-016	Real	NEMSKR Properties LLC	111,200	111,200	111,200	-
64	64-06-08-200-010.000-016	Real	JER LLC	113,000	113,000	113,000	-
64	64-06-08-200-007.000-016	Real	Landmark Real Estate And Holding Co	113,100	113,100	113,100	-
64	64-05-10-128-002.000-016	Real	Schoon Kim C & Frahm Holly A/Jt	174,000	174,000	113,713	60,287
64	64-05-13-155-001.000-016	Real	American Trim & Style Barber Inc	146,100	146,100	113,809	32,291
64	64-05-25-126-003.000-016	Real	FCPT Holdings LLC	579,500	579,500	114,352	465,148
64	64-05-01-301-003.000-016	Real	C&C Portage LLC	419,500	419,500	117,449	302,051
64	64-06-08-200-011.000-016	Real	Ryan Warehousing Inc	117,900	117,900	117,900	-
64	64-05-25-101-002.000-016	Real	Lake Real Estate Mngmt Company % Natvar	527,300	527,300	118,562	408,738
64	64-05-13-251-003.000-016	Real	Grudovich Miller Family Trust	200,000	200,000	119,191	80,809
64	64-06-06-327-002.000-016	Real	Szalmasagi Bobby Ben	187,800	187,800	119,273	68,527
64	64-05-25-126-004.000-016	Real	Inspired By Opportunity LLC	630,900	630,900	120,622	510,278
64	64-05-13-251-002.000-016	Real	Esposito Toni R	168,800	168,800	120,847	47,953
64	64-05-13-251-005.000-016	Real	Life View LLC	231,200	231,200	120,957	110,243
64	64-05-13-126-004.000-016	Real	Topalovic Zivko & Liljana/H&W	171,400	171,400	121,896	49,504
64	64-05-02-200-005.000-016	Real	Paunicka Grandchildrenstrust	122,000	122,000	122,000	-
64	64-05-02-376-009.000-016	Real	Marine Drive Estates LLC	141,900	141,900	122,497	19,403
64	64-05-01-401-007.000-016	Real	Mid-West Oil Co Inc	185,500	185,500	122,543	62,957
64	64-03-31-154-002.000-016	Real	Barton Malow Company	951,000	951,000	126,160	824,840
64	64-05-25-127-002.000-016	Real	Steak N Shake Operations Inc	663,600	663,600	126,513	537,087
64	64-05-25-152-007.000-016	Real	Willowcreek MOB LLC	3,284,900	3,284,900	127,149	3,157,751
64	64-05-13-251-008.000-016	Real	Magura Milan D 50% & Jarnecke Dean 50%	200,400	200,400	128,271	72,129
64	64-05-13-156-001.000-016	Real	Eschen Portage Llc	629,200	629,200	128,908	500,292
64	64-06-08-200-013.000-016	Real	R & B Developers	130,200	130,200	130,200	-
64	64-05-10-238-001.000-016	Real	Markoski Radovan	203,300	203,300	130,961	72,339
64	64-05-25-101-003.000-016	Real	Golden Arch Limited Partnership Attn:RL	662,600	662,600	131,852	530,748
64	64-05-25-102-001.000-016	Real	P & A	696,700	696,700	132,450	564,250
64	64-05-02-451-012.000-016	Real	Star Properties of South Carolina LLC	239,200	239,200	135,102	104,098
64	64-05-15-276-014.000-016	Real	Brignoni Wilfredo	136,000	136,000	136,000	-
64	64-06-30-100-003.000-016	Real	JRG Properties	136,700	136,700	136,700	-
64	64-06-30-100-007.000-016	Real	Hallmen Properties Llc	473,400	473,400	136,759	336,641
64	64-05-13-201-013.000-016	Real	Chiesi Lanier J	148,400	148,400	141,148	7,252
64	64-05-02-376-003.000-016	Real	Marine Drive Estates LLC	224,600	224,600	143,558	81,042
64	64-05-02-426-005.000-016	Real	6487 Properties LLC	1,029,800	1,029,800	143,878	885,922
64	64-05-25-126-001.000-016	Real	L & P Ventures	713,400	713,400	145,801	567,599

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Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-453-001.000-016	Real	Family Express Corporation	1,018,300	1,018,300	147,536	870,764
64	64-06-08-200-041.000-016	Real	Rau Robert	149,400	149,400	149,400	-
64	64-05-13-154-008.000-016	Real	Griffith Dr ME DDS PC	268,900	268,900	150,428	118,472
64	64-05-25-102-002.000-016	Real	GW Portage LLC	769,700	769,700	151,523	618,177
64	64-05-25-127-001.000-016	Real	Store Master Funding II LLC	850,300	850,300	152,533	697,767
64	64-05-13-126-053.000-016	Real	Hatch Dorothy Mae Revocable Living Trust	306,900	153,450	153,450	-
64	64-03-31-400-001.000-016	Real	Tecumseh Redevelopment Inc	3,133,800	3,133,800	155,317	2,978,483
64	64-03-31-301-001.000-016	Real	McDonald's Real Estate Company	626,400	626,400	155,415	470,985
64	64-05-13-126-008.000-016	Real	Clancy Brendan & Michelle/H&W	233,400	230,400	156,797	73,603
64	64-05-15-276-004.000-016	Real	Pennington John D Living Tr1/2 & John D M	159,900	159,900	159,900	-
64	64-05-13-201-023.000-016	Real	Speedway Superamerica Llc Real Est Dept	560,200	560,200	160,740	399,460
64	64-05-15-276-010.000-016	Real	Kaur Varinder Pal	161,200	161,200	161,200	-
64	64-05-01-426-016.000-016	Real	Dukleski Slavco	161,400	161,400	161,400	-
64	64-05-02-452-004.000-016	Real	Marshall John & Marshall Paul	288,000	288,000	169,901	118,099
64	64-05-02-401-003.000-016	Real	Hrycak Theodore Jr Irrevocable Trust 50%	172,900	172,900	172,900	-
64	64-05-25-101-001.000-016	Real	Mercantile Nat'L Bank Of Indiana	788,200	788,200	173,720	614,480
64	64-05-01-251-002.000-016	Real	FCPT Hospitality Properties LLC	1,137,000	1,137,000	174,393	962,607
64	64-06-06-302-008.000-016	Real	Bloomfield Joseph III & Lozevski Mike &	220,100	220,100	178,871	41,229
64	64-05-01-426-006.000-016	Real	Minteq Shapes And Services Inc	182,200	182,200	182,200	-
64	64-05-13-251-004.000-016	Real	Grandfield Ana Maria Revocable Trust	258,100	258,100	187,522	70,578
64	64-05-01-403-007.000-016	Real	MY LAND INC	362,100	362,100	188,134	173,966
64	64-05-15-276-016.000-016	Real	Vietti Michael S	190,600	190,600	190,600	-
64	64-06-08-200-027.000-016	Real	Enstrom And Sons Incorporated	193,500	193,500	193,500	-
64	64-05-13-126-055.000-016	Real	Shay Furniture Company LLC	194,500	194,500	194,500	-
64	64-05-13-201-021.000-016	Real	Sheets James E & Beth A/H&W	256,000	256,000	197,061	58,939
64	64-05-01-301-010.000-016	Real	Strezovski James	286,800	286,800	199,608	87,192
64	64-05-13-157-001.000-016	Real	Keenen DeKock Group 1 IN LLC	1,531,500	1,531,500	202,877	1,328,623
64	64-05-01-402-009.000-016	Real	Kokak Inc	264,300	264,300	207,693	56,607
64	64-06-06-426-001.000-016	Real	New Durham Associates Llc	217,800	217,800	209,702	8,098
64	64-05-13-126-052.000-016	Real	A & L Realty Llc	264,500	264,500	210,698	53,802
64	64-05-02-427-001.000-016	Real	Hinckley & Schmitt Inc %Ds Waters Of Ame	973,900	973,900	213,507	760,393
64	64-05-01-326-005.000-016	Real	Rodeway Inn Portage Inc	558,200	558,200	215,746	342,454
64	64-05-01-100-002.000-016	Real	Berkheimer Properties Llc	1,002,000	1,002,000	217,293	784,707
64	64-05-02-426-001.000-016	Real	Herb Marvin J % Herbco Llc	401,200	401,200	217,595	183,605
64	64-02-36-401-001.000-016	Real	Treasure Chest Marina Inc	319,600	319,600	217,608	101,992
64	64-03-31-300-002.000-016	Real	6611 Shepherd Lane LLC	806,200	806,200	219,972	586,228
64	64-05-01-402-013.000-016	Real	Bellar Lawrence Lee Revocable Trust	279,800	279,800	221,277	58,523
64	64-05-13-151-004.000-016	Real	First Natl Bank Valpo	372,700	372,700	221,850	150,850
64	64-05-02-376-005.000-016	Real	Glenwood Park Mhp Llc	237,200	237,200	226,699	10,501
64	64-06-08-200-022.000-016	Real	Bridges Kevin W & Maryn/H&W	379,300	226,895	226,895	-
64	64-05-01-402-002.000-016	Real	Kokak Inc	287,800	287,800	227,222	60,578
64	64-05-13-126-009.000-016	Real	2544 50 Portage Mall LLC	347,900	347,900	228,968	118,932
64	64-05-02-376-008.000-016	Real	Glenwood Park Mhp li Llc	241,400	241,400	232,765	8,635
64	64-05-13-102-008.000-016	Real	Daniel Enterprises LP	318,700	318,700	233,221	85,479
64	64-05-25-226-004.000-016	Real	Kohls Indiana	4,535,500	4,535,500	234,157	4,301,343
64	64-05-01-301-001.000-016	Real	Neo Industries Inc	1,178,600	1,178,600	237,886	940,714
64	64-05-13-102-015.000-016	Real	Franchise Realty Corp % Rest Mgmt Corp #	428,400	428,400	238,724	189,676
64	64-05-02-451-015.000-016	Real	M & J Development Llc	409,300	409,300	239,642	169,658
64	64-05-03-453-027.000-016	Real	Lake Minnehaha Owners Assoc Inc	333,000	333,000	242,003	90,997
64	64-03-31-154-001.000-016	Real	Portside Investment Company	598,300	598,300	244,145	354,155
64	64-03-19-400-004.000-016	Real	Arcelmittal Burns Harbor Llc Tax Depar	462,400	462,400	246,690	215,710
64	64-05-11-127-001.000-016	Real	Peoples Bank Sb Trust #10316	254,600	254,600	247,112	7,488
64	64-03-30-401-903.000-016	Real	Leeco Steel LLC	3,313,100	3,313,100	251,382	3,061,718
64	64-02-36-477-001.000-016	Real	Belmont Northwest Partners LP	3,593,700	2,165,450	254,550	1,910,900
64	64-05-01-227-001.000-016	Real	BRE Space Atlanta LLC	4,004,500	4,004,500	259,279	3,745,221
64	64-05-11-126-008.000-016	Real	5695 Old Porter Road LLC	266,900	266,900	266,900	-
64	64-05-26-226-009.000-016	Real	Talbot Sarah Case River Road Trust 6.24	1,795,300	1,795,300	267,282	1,528,018
64	64-03-19-400-902.000-016	Real	O-N Minerals dba/Carmeuse Lime & Stone	1,493,400	1,219,932	269,797	950,135
64	64-05-13-201-020.000-016	Real	Autozone #660	432,700	432,700	270,092	162,608
64	64-06-08-200-005.000-016	Real	Ozinga Bros Inc	275,400	275,400	275,400	-

Prepared by:



PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2020
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-01-226-002.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC 4.98%	2,540,500	2,540,500	275,942	2,264,558
64	64-05-01-426-001.000-016	Real	Hawkins Family Limited Partnership	324,200	324,200	276,270	47,930
64	64-05-02-376-007.000-016	Real	Glenwood Park Mhp Llc	303,200	303,200	286,876	16,324
64	64-05-13-102-010.000-016	Real	Portage Commons LLC	407,000	407,000	292,068	114,932
64	64-05-13-102-014.000-016	Real	OReilly Automotive Inc	521,200	521,200	296,234	224,966
64	64-05-03-487-022.000-016	Real	Lake Minnehaha Owners Assoc Inc	313,800	313,800	313,800	-
64	64-05-02-351-013.000-016	Real	R And R Real Estate Services Llc	325,000	325,000	317,629	7,371
64	64-05-01-426-025.000-016	Real	Northern Plant Servicesllc	417,100	417,100	320,376	96,724
64	64-05-01-228-001.000-016	Real	Clybourn Northwest Partners LP	2,410,300	2,119,520	321,136	1,798,384
64	64-05-13-251-007.000-016	Real	Montucci Llc	324,600	324,600	324,600	-
64	64-05-13-126-051.000-016	Real	Gainer Bank	327,600	327,600	327,600	-
64	64-02-36-330-009.000-016	Real	Marina Property Trust	341,600	341,600	328,076	13,524
64	64-06-06-100-004.000-016	Real	Clark Northwest Partners LP	6,116,200	6,116,200	334,343	5,781,857
64	64-05-13-126-019.000-016	Real	Mamounas Kathy & Karakozis Mark	386,300	386,300	338,229	48,071
64	64-05-11-110-013.000-016	Real	Smolar John & Sherry L/H&W	756,600	756,600	344,007	412,593
64	64-05-13-251-006.000-016	Real	Hatch I LLC	345,500	345,500	345,500	-
64	64-06-08-200-008.000-016	Real	TDAJ LLC	346,300	346,300	346,300	-
64	64-05-11-110-016.000-016	Real	Smolar John & Malarik Mark A & Malarik C	427,700	427,700	351,868	75,832
64	64-05-01-226-001.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC 4.98%	2,187,300	2,187,300	374,457	1,812,843
64	64-03-19-400-002.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	2,305,500	2,305,500	380,679	1,924,821
64	64-05-02-453-001.000-016	Real	Envirotest Systems Corp	382,300	382,300	382,300	-
64	64-06-06-304-001.000-016	Real	Lakeshore Business Center LLC	2,200,000	2,200,000	388,567	1,811,433
64	64-05-02-200-010.000-016	Real	Jmac Llc	977,700	977,700	391,385	586,315
64	64-03-30-200-906.000-016	Real	Steel Warehouse Of Burns Hbr Inc P O Box	2,333,100	2,333,100	418,478	1,914,622
64	64-03-30-100-906.000-016	Real	Feralloy Processing Company %Feralloy Co	1,646,000	1,646,000	419,218	1,226,782
64	64-06-08-200-006.000-016	Real	Landmark Real Estate And Holding Co	421,200	421,200	421,200	-
64	64-03-31-300-001.000-016	Real	Shepherd Avenue Venture LLC	723,800	723,800	431,173	292,627
64	64-03-30-200-903.000-016	Real	Tanco Terminals	991,700	991,700	441,947	549,753
64	64-05-02-200-009.000-016	Real	Larson Properties LLC	1,653,400	1,653,400	454,257	1,199,143
64	64-05-02-426-002.000-016	Real	Great Lakes Coca Cola Distribution LLC	1,982,500	1,982,500	486,002	1,496,498
64	64-03-30-100-907.000-016	Real	Indiana Pickling & Processing Co	3,154,000	3,154,000	490,952	2,663,048
64	64-06-08-200-029.000-016	Real	MIC Industries LLC	494,500	494,500	494,500	-
64	64-03-31-400-004.000-016	Real	Fronius Real Estate Holding LLC	14,420,000	14,420,000	499,429	13,920,571
64	64-02-36-186-014.000-016	Real	Bowgren Timothy K	556,800	556,800	505,389	51,411
64	64-05-01-426-012.000-016	Real	Minteq Shapes And Services Inc	629,800	629,800	506,042	123,758
64	64-05-01-276-001.000-016	Real	ARCP BP Portage IN LLC	7,075,100	7,075,100	519,372	6,555,728
64	64-05-02-426-003.000-016	Real	Big Box 5900 Carlson LLC	5,488,600	5,488,600	524,400	4,964,200
64	64-05-13-102-009.000-016	Real	Portage Commons LLC	765,300	765,300	533,797	231,503
64	64-06-06-100-001.000-016	Real	G&I VIII Midpoint LLC	15,081,000	15,081,000	608,138	14,472,862
64	64-05-11-126-012.000-016	Real	West Properties Inc	898,300	898,300	635,018	263,282
64	64-05-11-202-001.000-016	Real	Peoples Bank Sb Trust #10316	1,034,700	1,034,700	649,655	385,045
64	64-05-14-152-002.000-016	Real	StoneMor Indiana LLC	1,129,700	659,144	659,144	-
64	64-05-25-128-005.000-016	Real	Mel Indiana Pioneer Plaza Ste 1725	2,910,900	2,910,900	701,162	2,209,738
64	64-05-01-426-023.000-016	Real	RR Family LLC	763,000	763,000	709,835	53,165
64	64-06-06-101-002.000-016	Real	Taurus Midwest Industrial Portfolio II L	4,306,900	4,306,900	717,306	3,589,594
64	64-06-06-302-004.000-016	Real	Prp Enterprises Llc	1,179,700	1,179,700	720,126	459,574
64	64-05-24-351-005.000-016	Real	6100 US Highway 6 LLC	2,902,200	2,902,200	726,077	2,176,123
64	64-03-30-200-905.000-016	Real	Ads Logistics LLC	4,504,200	4,504,200	771,913	3,732,287
64	64-03-30-401-902.000-016	Real	Feralloy Midwest	3,062,900	3,062,900	858,657	2,204,243
64	64-05-01-328-001.000-016	Real	Shree Ganesh LLC	3,075,300	3,075,300	867,425	2,207,875
64	64-06-06-302-007.000-016	Real	Chrome Deposit Corporation	892,400	892,400	892,400	-
64	64-05-24-377-001.000-016	Real	Menard Inc Attn: Corporate Acct	12,263,100	12,263,100	951,857	11,311,243
64	64-05-13-101-001.000-016	Real	Town and Country Partners LLC	1,510,600	1,510,600	963,221	547,379
64	64-03-30-200-902.000-016	Real	Central Coil Processing LLC	6,830,900	6,830,900	996,001	5,834,899
64	64-05-01-301-009.000-016	Real	Hothi Llc	1,046,100	1,046,100	1,046,100	-
64	64-05-01-251-001.000-016	Real	Duneside Hospitality LLC	5,177,500	5,177,500	1,066,818	4,110,682
64	64-06-06-200-001.000-016	Real	Taurus Midwest Industrial Portfolio II L	18,824,400	18,824,400	1,115,548	17,708,852
64	64-06-06-302-005.000-016	Real	Terrenco Llc	1,140,300	1,140,300	1,140,300	-
64	64-05-25-129-003.000-016	Real	ADK Properties LLC	5,203,700	5,203,700	1,297,494	3,906,206
64	64-05-02-200-007.000-016	Real	Steel Technologies Lp	3,806,800	3,806,800	1,362,053	2,444,747

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PORTER COUNTY, INDIANA
CITY OF PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2020
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-19-352-001.000-016	Real	Spirit Master Funding III LLC	5,711,000	5,711,000	1,514,997	4,196,003
64	64-02-36-476-001.000-016	Real	Broadstone FC Portage LLC	6,576,600	6,576,600	1,537,394	5,039,206
64	64-03-30-100-903.000-016	Real	Metro International Trade Services LLC	3,240,200	3,240,200	1,624,449	1,615,751
64	64-02-25-300-004.000-016	Real	Sequa Coatings Llc	2,343,000	2,343,000	1,700,327	642,673
64	64-03-30-200-904.000-016	Real	Frick Farm Supply Inc	2,565,400	2,565,400	1,705,917	859,483
64	64-05-25-103-002.000-016	Real	Wal Mart Real Estate Business Trust	9,041,300	9,041,300	2,146,073	6,895,227
64	64-06-08-200-003.000-016	Real	Steelworkers Hall Inc #6787	2,226,200	2,226,200	2,226,200	-
64	64-03-30-200-002.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	5,250,100	5,250,100	2,243,295	3,006,805
64	64-03-19-300-901.000-016	Real	Cargill Inc	2,941,400	2,941,400	2,593,474	347,926
64	64-03-30-351-901.000-016	Real	NLMK Indiana Corp	14,150,300	14,150,300	3,123,906	11,026,394
Total Portage City Allocation Area:				\$ 384,241,420	\$ 366,162,308	\$ 79,230,071	\$ 286,932,237

Portage - Westchester

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-05-151-001.000-022	Real	Panagiotopoulos Arthur T Living Trust	75,500	75,500	49,936	25,564
64	64-06-05-152-001.000-022	Real	Zehner John F Estate	336,800	336,800	253,301	83,499
Total Portage - Westchester Allocation Area:				\$ 412,300	\$ 412,300	\$ 303,237	\$ 109,063

Grand Total: \$ 384,653,720 \$ 366,574,608 \$ 79,533,308 \$ 287,041,300

Prepared by:

