

Portage
Redevelopment
Commission

Annual Report
2021

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



Purpose Of The Annual Report

- Per Indiana Code 36-7-14-13, the Portage Redevelopment Commission is required to annually report on the fiscal activities during the previous year.
- Specifically:
 - The Commission's members and employees during 2021.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2021.
 - List of all the parcels in the districts including base and captured assessed values.

Redevelopment Commission Board Members

The following individuals were qualified, appointed, and took an oath of office as Commission members (“**Commissioners**”) for calendar year 2021.

The members of the Commission:

- **Sue Lynch - President**
- **Collin Czilli – Vice-President**
- **Greg Lach – Secretary**
- **Ralph Mundt**
- **Allen Ekdahl**

Non-Voting School Board Representative:

- **Shaunna Finley**

Redevelopment Commission Employees

Employee	Position	Compensation
AJ Monroe	Director of Planning & Community Development	\$17,850.00
Lynn Reed	Chief Deputy Clerk-Treasurer	\$30,223.30
Sandra Kolb	Community Project Manager	\$27,997.16
Joe Eberts	GIS Coordinator	\$25,000.00

Distribution of Tax Increment in 2021

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2021:

Allocation Area	(1st installment) June 10, 2021	(2nd installment) December 17, 2021	Total
Southport Economic Development Area	4,637,894.75	3,312,346.16	7,950,240.91
Totals:	<u>\$ 4,637,894.75</u>	<u>\$ 3,312,346.16</u>	<u>\$ 7,950,240.91</u>
<i>Source:</i>			
FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender Dalton Municipal Advisors for June 10th, 2021 and December 17th, 2021 tax increment distributions to the Portage Redevelopment Commission.			

Outstanding Debt Service in 2021

- The Commission has pledged distributions to the following outstanding debt service for principal and interest on bonds:

Economic Development Revenue Bonds, Series 2013 (Fronius Project)			
\$4,915,000 for economic development in Southport Allocation Area - Interest Rate: Fixed, 5%			
<u>2021 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
July 15, 2021	\$ 105,000.00	\$ 103,000.00	\$ 208,000.00
January 15, 2022	110,000.00	100,375.00	210,375.00
FY Totals:	\$ 215,000.00	\$ 203,375.00	\$ 418,375.00
As of April 1, 2022			
Outstanding Principal Due:		\$ 3,905,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		12	
Remaining Semi-Annual Payments:		24	

(continued on next page)

Redevelopment District Bonds, Series 2013

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

<u>2021 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
July 15, 2021	\$ 185,000.00	\$ 64,594	\$ 249,594.00
January 15, 2022	190,000.00	61,125	251,125.00
FY Totals:	\$ 375,000.00	\$ 125,719.00	\$ 500,719.00

As of April 1, 2022

Outstanding Principal Due:	\$ 3,070,000.00
Final Maturity Date:	January 15, 2029
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

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%

<u>2021 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
August 1, 2021	\$ 130,000.00	\$ 139,478.00	\$ 269,478.00
February 1, 2022	135,000.00	137,528.00	272,528.00
FY Totals:	\$ 265,000.00	\$ 277,006.00	\$ 542,006.00

As of April 1, 2022

Outstanding Principal Due:	\$ 6,880,000.00
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	18
Remaining Semi-Annual Payments:	36

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%

2021 Payments	Principal Amount	Interest Amount	Total
July 15, 2021	\$ 465,000.00	\$ 176,703.00	\$ 641,703.00
January 15, 2022	480,000.00	165,078.00	645,078.00
FY Totals:	\$ 945,000.00	\$ 341,781.00	\$ 1,286,781.00

As of April 1, 2022

Outstanding Principal Due:	\$ 7,970,000.00
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	5
Remaining Semi-Annual Payments:	10

Taxable Economic Development Tax Increment Revenue Bonds, Series 2016

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

2021 Payments	Principal Amount	Interest Amount	Total
July 15, 2021	\$ 145,000.00	\$ 103,625.00	\$ 248,625.00
January 15, 2022	145,000.00	100,000.00	245,000.00
FY Totals:	\$ 290,000.00	\$ 203,625.00	\$ 493,625.00

As of April 1, 2022

Outstanding Principal Due:	\$ 3,855,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	10
Remaining Semi-Annual Payments:	20

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%

2021 Payments	Principal Amount	Interest Amount	Total
July 15, 2021	\$ 180,000.00	\$ 54,550.00	\$ 234,550.00
January 15, 2022	175,000.00	50,950.00	225,950.00
FY Totals:	\$ 355,000.00	\$ 105,500.00	\$ 460,500.00

As of April 1, 2022

Outstanding Principal Due:	\$ 2,760,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	6
Remaining Semi-Annual Payments:	12

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%

2021 Payments	Principal Amount	Interest Amount	Total
August 1, 2021	\$ 365,000.00	\$ 12,925.00	\$ 377,925.00
February 1, 2022	375,000.00	5,625.00	380,625.00
FY Totals:	\$ 740,000.00	\$ 18,550.00	\$ 758,550.00

As of April 1, 2022

Outstanding Principal Due:	\$ -
Final Maturity Date:	January 15, 2022

Proposed Debt Service

Redevelopment District \$4,205,000 Tax Increment Refunding Revenue Bonds, Series 2022
Refunding the outstanding Series 2013 (fronius) Bonds

Proposed Principal ⁽¹⁾	\$	4,205,000.00
Final Maturity Date		January 15, 2034

(1) The Commission is expected to complete this bond in late spring of 2022.

Commission Fund Balances for 2021

- The Commission currently utilizes the following funds for the receipt and disbursement of Commission revenues, including tax increment for qualified expenses as approved by the Commission, more specifically:

Fund	(January 1, 2021)				(December 31, 2021)
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:	
Fund 273 - Redevelopment General	506,485.99	1,484,760.50	1,420,848.95	570,397.54	
Fund 321 - 2008 TIF Bond	140,186.12	155.16	-	140,341.28	
Fund 334 - 2013 TIF Bond Debt Reserve	505,563.00	-	-	505,563.00	
Fund 335 - 2015 TIF Bond	1,402,790.09	5,870.62	-	1,408,660.71	
Fund 341 - 2017A TIF Bond	3,576,834.70	-	-	3,576,834.70	
Fund 343 - 2016 Bond (Founders Square)	-	414,341.90	414,331.82	10.08	
Fund 334 - 2013 TIF Bond Debt Reserve	505,563.00	-	-	505,563.00	
Totals:	\$ 6,637,422.90	\$ 1,905,128.18	\$ 1,835,180.77	\$ 6,707,370.31	

Accounting of Tax Increment Revenue Granted

- The commission did not grant or loan tax increment revenue to any entity during fiscal year 2021.

Commission Resolutions Approved in 2021

Resolution #	Description
Resolution 2021-01	Resolution Concerning the 2022 Budget Year Determination for Tax Increment for the Portage Redevelopment Commission Allocation Areas

Commission Budget for 2022

- See [Exhibit A](#) for the Commission's 2022 budget.

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

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2021
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-08-800000279-016	Personal	Fronius Usa Llc	2,757,550	2,757,550	-	2,757,550
64	64-06-06-100-001.000-016	Real	Stag Industrial Holdings LLC	22,264,700	22,264,700	749,756	21,514,944
64	64-03-31-400-004.000-016	Real	Fronius Real Estate Holding LLC	13,390,100	13,390,100	535,178	12,854,922
64	64-06-06-200-001.000-016	Real	Chicago Industrial LL LLC	18,971,200	13,398,736	1,158,869	12,239,867
64	64-03-30-351-901.000-016	Real	NLMK Indiana Corp	14,144,600	14,144,600	3,248,098	10,896,502
64	64-05-24-377-001.000-016	Real	Menard Inc Attn: Corporate Acct	11,402,600	11,402,600	1,011,454	10,391,146
64	64-05-25-103-002.000-016	Real	Wal Mart Real Estate Business Trust	9,041,300	9,041,300	2,228,847	6,812,453
64	64-05-01-276-001.000-016	Real	ARCP BP Portage IN LLC	7,075,100	7,075,100	557,965	6,517,135
64	64-06-19-352-001.000-016	Real	Spirit Master Funding X LLC	7,972,900	7,972,900	1,593,117	6,379,783
64	64-03-31-300-010.000-016	Real	Monosol LLC	11,218,100	6,434,150	126,534	6,307,616
64	64-03-30-200-902.000-016	Real	Central Coil Processing LLC	6,830,900	6,830,900	1,044,423	5,786,477
64	64-06-06-100-004.000-016	Real	Clark Northwest Partners LP	6,116,200	6,116,200	365,117	5,751,083
64	64-02-36-476-001.000-016	Real	Broadstone FC Portage LLC	6,576,600	6,576,600	1,597,070	4,979,530
64	64-05-13-203-003.000-016	Real	Founders Square LLC	4,646,200	4,646,200	45,677	4,600,523
64	64-05-13-203-002.000-016	Real	Founders Square LLC	4,477,800	4,477,800	44,021	4,433,779
64	64-05-02-426-003.000-016	Real	Big Box 5900 Carlson LLC	4,938,200	4,938,200	551,669	4,386,531
64	64-06-06-100-006.000-016	Real	Clark 6675 Building LLC	4,194,900	4,194,900	59,195	4,135,705
64	64-05-01-251-001.000-016	Real	Duneside Hospitality LLC	5,177,500	5,177,500	1,104,207	4,073,293
64	64-05-25-226-004.000-016	Real	Kohls Indiana	4,272,600	4,272,600	254,082	4,018,518
64	64-06-06-100-005.000-016	Real	Addison 6625 Building LLC	3,864,800	3,864,800	51,159	3,813,641
64	64-05-01-227-001.000-016	Real	BRE Space Atlanta LLC	4,062,100	4,062,100	280,906	3,781,194
64	64-03-30-200-905.000-016	Real	Ads Logistics LLC	4,539,000	4,539,000	806,784	3,732,216
64	64-05-25-152-007.000-016	Real	Willowcreek MOB LLC	3,805,300	3,805,300	147,611	3,657,689
64	64-06-06-101-002.000-016	Real	Chicago Industrial LL LLC	4,306,900	4,306,900	749,854	3,557,046
64	64-03-30-401-903.000-016	Real	Leeco Steel LLC	3,313,100	3,313,100	269,638	3,043,462
64	64-03-31-400-001.000-016	Real	Tecumseh Redevelopment Inc	3,135,200	3,135,200	170,738	2,964,462
64	64-03-30-200-002.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	5,218,800	5,218,800	2,313,558	2,905,242
64	64-05-24-351-005.000-016	Real	6100 US Highway 6 LLC	3,478,700	3,478,700	759,153	2,719,547
64	64-05-25-129-003.000-016	Real	ADK Properties LLC	3,823,000	3,823,000	1,346,541	2,476,459
64	64-03-30-100-907.000-016	Real	Indiana Pickling & Processing Co	3,154,000	2,945,967	511,966	2,434,001
64	64-05-02-200-007.000-016	Real	Steel Technologies Lp	3,806,800	3,806,800	1,407,252	2,399,548
64	64-05-13-204-004.000-016	Real	Founders Square LLC	2,303,000	2,303,000	22,641	2,280,359
64	64-05-13-203-004.000-016	Real	Founders Square LLC	2,300,000	2,300,000	22,611	2,277,389
64	64-02-36-477-001.000-016	Real	Belmont Northwest Partners LP	3,734,000	2,535,280	272,156	2,263,124
64	64-05-13-203-001.000-016	Real	Founders Square LLC	2,281,700	2,281,700	22,431	2,259,269
64	64-05-13-203-005.000-016	Real	Founders Square LLC	2,274,000	2,274,000	22,356	2,251,644
64	64-05-25-128-005.000-016	Real	Mel Indiana Pioneer Plaza Ste 1725	2,910,900	2,910,900	728,043	2,182,857
64	64-03-30-401-902.000-016	Real	Feralloy Midwest	3,053,300	3,053,300	889,576	2,163,724
64	64-05-01-226-002.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC	2,442,700	2,442,700	290,856	2,151,844
64	64-05-01-328-001.000-016	Real	Shree Ganesh LLC	3,039,900	3,039,900	898,335	2,141,565
64	64-03-31-300-009.000-016	Real	Dunes Highway LLC	2,086,600	2,086,600	30,118	2,056,482
64	64-03-19-400-002.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	2,333,200	2,333,200	398,299	1,934,901
64	64-05-01-228-001.000-016	Real	Clybourn Northwest Partners LP	2,410,300	2,264,910	337,863	1,927,047
64	64-05-13-204-002.000-016	Real	Founders Square LLC	1,935,000	1,935,000	19,023	1,915,977
64	64-05-13-204-001.000-016	Real	Founders Square LLC	1,926,200	1,926,200	18,937	1,907,263
64	64-03-30-200-906.000-016	Real	Steel Warehouse Of Burns Hbr Inc P O	2,333,100	2,333,100	436,784	1,896,316
64	64-05-02-478-001.000-016	Real	Maverick Real Estate LLC	1,912,500	1,912,500	27,993	1,884,507
64	64-05-13-204-003.000-016	Real	Founders Square LLC	1,798,100	1,798,100	17,677	1,780,423
64	64-06-19-353-004.000-016	Real	Trust No 120107	1,778,100	1,778,100	26,028	1,752,072

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, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-01-226-001.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC	2,081,500	2,081,500	390,176	1,691,324
64	64-05-22-352-003.000-016	Real	US Highway 6 LLC	1,686,200	1,686,200	16,577	1,669,623
64	64-05-24-377-002.000-016	Real	Fource LLC	1,764,800	1,764,800	106,671	1,658,129
64	64-05-01-301-011.000-016	Real	Pawlicki Enterprises Inc	1,658,400	1,658,400	16,304	1,642,096
64	64-05-24-379-001.000-016	Real	Phoenixville Associates LP	1,640,400	1,640,400	21,509	1,618,891
64	64-05-01-201-001.000-016	Real	Store Master Funding X LLC	1,592,800	1,592,800	23,322	1,569,478
64	64-06-06-100-008.000-016	Real	Cwm Portage Llc	1,558,100	1,558,100	22,554	1,535,546
64	64-05-01-203-001.000-016	Real	HP AS I LLC	2,707,800	1,552,800	17,622	1,535,178
64	64-05-26-226-009.000-016	Real	Talbott Sarah Case River Road Trust	1,795,300	1,795,300	280,133	1,515,167
64	64-05-02-426-002.000-016	Real	Great Lakes Coca Cola Distribution LLC	1,982,500	1,982,500	504,501	1,477,999
64	64-05-01-252-003.000-016	Real	Portage Development LLC	1,331,500	1,331,500	13,090	1,318,410
64	64-05-25-127-003.000-016	Real	Randolph Investments LLC	1,337,000	1,337,000	19,496	1,317,504
64	64-06-06-329-001.000-016	Real	Dunes Prairie Properties LLC	1,436,900	1,386,976	91,445	1,295,531
64	64-05-25-226-001.000-016	Real	Fource LLC	1,295,000	1,295,000	18,528	1,276,472
64	64-05-13-157-001.000-016	Real	Geenen DeKock Group 1 IN LLC	1,472,000	1,472,000	212,688	1,259,312
64	64-03-30-100-906.000-016	Real	Feralloy Processing Company	1,680,800	1,680,800	435,273	1,245,527
64	64-03-30-100-903.000-016	Real	Metro International Trade Services LLC	2,879,400	2,879,400	1,669,872	1,209,528
64	64-05-02-200-009.000-016	Real	Larson Properties LLC	1,589,900	1,589,900	470,164	1,119,736
64	64-03-31-154-003.000-016	Real	T & J Investments LLC	1,149,900	1,149,900	87,740	1,062,160
64	64-05-24-377-003.000-016	Real	Halle Properties LLC	1,016,100	1,016,100	14,906	1,001,194
64	64-05-01-251-002.000-016	Real	FCPT Hospitality Properties LLC	1,137,000	1,137,000	182,647	954,353
64	64-03-31-153-001.000-016	Real	Rediehs Thomas W Trust & Rediehs	1,020,600	1,020,600	66,911	953,689
64	64-05-25-152-005.000-016	Real	Sarver Jerome	948,700	948,700	12,563	936,137
64	64-05-01-301-001.000-016	Real	Neo Industries Inc	1,178,600	1,178,600	247,731	930,869
64	64-03-19-400-902.000-016	Real	O-N Minerals dba/Carmeuse Lime &	1,357,600	1,163,134	279,962	883,172
64	64-05-24-376-006.000-016	Real	Members Advantage Credit Union	881,900	881,900	12,908	868,992
64	64-02-36-453-001.000-016	Real	Family Express Corporation	1,018,800	1,018,800	154,738	864,062
64	64-06-19-353-002.000-016	Real	Bww Properties Llc	887,400	887,400	90,458	796,942
64	64-05-02-426-005.000-016	Real	6487 Properties LLC	938,600	938,600	150,139	788,461
64	64-03-31-154-002.000-016	Real	Barton Malow Company	892,400	892,400	132,043	760,357
64	64-05-02-427-001.000-016	Real	Hinckley & Schmitt Inc %Ds Waters Of	973,900	973,900	222,025	751,875
64	64-05-01-100-002.000-016	Real	Berkheimer Properties Llc	967,200	967,200	225,659	741,541
64	64-05-13-157-002.000-016	Real	Fifth Third Bank	818,100	818,100	81,342	736,758
64	64-05-25-103-001.000-016	Real	Portage Crossings LLC	747,100	747,100	10,814	736,286
64	64-05-25-126-002.000-016	Real	Bobportage IN LLC	797,500	797,500	68,253	729,247
64	64-05-26-227-002.000-016	Real	Canal Property Group LLC	725,100	725,100	9,525	715,575
64	64-05-25-127-001.000-016	Real	Store Master Funding II LLC	850,200	850,200	159,205	690,995
64	64-06-06-100-002.000-016	Real	In3gredients Inc	1,764,500	683,100	7,782	675,318
64	64-02-36-476-003.000-016	Real	TruPower Properties LLC	1,423,000	657,600	7,345	650,255
64	64-05-02-476-002.000-016	Real	PRP Real Estate LLC	747,800	747,800	104,801	642,999
64	64-03-30-200-904.000-016	Real	Frick Farm Supply Inc	2,381,100	2,381,100	1,752,352	628,748
64	64-05-24-378-002.000-016	Real	CFT Development LLC	635,100	635,100	9,382	625,718
64	64-05-01-201-002.000-016	Real	Ameriplex Northwest Retail L P	620,000	620,000	9,098	610,902
64	64-03-19-400-903.000-016	Real	Metro Ports	613,500	613,500	6,031	607,469
64	64-02-25-300-004.000-016	Real	Sequa Coatings Llc	2,343,000	2,343,000	1,747,601	595,399
64	64-05-25-101-001.000-016	Real	Mercantile Nat'L Bank Of Indiana	758,800	758,800	180,345	578,455
64	64-05-25-102-002.000-016	Real	Portage Plaza LLC	734,500	734,500	157,521	576,979
64	64-05-02-200-010.000-016	Real	Jmac Llc	977,700	977,700	403,932	573,768
64	64-02-36-454-001.000-016	Real	Frey24 LLC	580,800	580,800	8,831	571,969

Prepared by:



**CITY OF PORTAGE, INDIANA
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, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-25-102-001.000-016	Real	P & A	696,700	696,700	138,085	558,615
64	64-05-13-101-001.000-016	Real	Town and Country Partners LLC	1,510,600	1,510,600	990,699	519,901
64	64-05-25-101-003.000-016	Real	Golden Arch Limited Partnership Attn:R L	653,000	653,000	137,250	515,750
64	64-03-30-200-903.000-016	Real	Tanco Terminals	965,500	965,500	455,430	510,070
64	64-05-25-126-004.000-016	Real	Portage IND LLC	625,600	625,600	125,689	499,911
64	64-05-26-227-001.000-016	Real	Trust No 120111	502,200	502,200	8,157	494,043
64	64-05-25-126-001.000-016	Real	L & P Ventures	629,300	629,300	150,974	478,326
64	64-05-01-202-001.000-016	Real	Double Cheese Inc	477,000	477,000	7,096	469,904
64	64-05-25-127-002.000-016	Real	Steak N Shake Operations Inc	596,000	596,000	131,224	464,776
64	64-05-02-427-002.000-016	Real	Lake County Trust #5574	579,100	579,100	114,837	464,263
64	64-03-31-300-002.000-016	Real	6611 Shepherd Lane LLC	684,500	684,500	226,802	457,698
64	64-05-13-156-001.000-016	Real	Eschen Portage Llc	590,000	590,000	133,821	456,179
64	64-05-25-126-003.000-016	Real	FCPT Holdings LLC	575,100	575,100	119,091	456,009
64	64-02-36-453-003.000-016	Real	Lake Real Estate Management	462,500	462,500	6,989	455,511
64	64-03-31-301-001.000-016	Real	McDonald's Real Estate Company	613,500	613,500	161,174	452,326
64	64-05-25-128-004.000-016	Real	Wal Mart Real Estate Business Trust	542,800	542,800	101,466	441,334
64	64-05-11-110-013.000-016	Real	Smolar John & Sheryl L/H&W	761,800	761,800	354,696	407,104
64	64-06-06-100-007.000-016	Real	Ameriplex Northwest Partners Lp	503,400	503,400	107,658	395,742
64	64-05-25-101-002.000-016	Real	Lake Real Estate Mngmt Company %	502,900	502,900	123,001	379,899
64	64-06-06-302-004.000-016	Real	PRP Real Estate LLC	1,119,100	1,119,100	740,263	378,837
64	64-05-13-205-001.000-016	Real	Founders Square LLC	373,000	373,000	3,667	369,333
64	64-06-30-100-007.000-016	Real	Hallmen Properties Llc	494,900	494,900	141,855	353,045
64	64-03-31-154-001.000-016	Real	Portside Investment Company	597,500	597,500	251,920	345,580
64	64-05-13-201-023.000-016	Real	Speedway Superamerica Llc Real Est	478,200	478,200	165,690	312,510
64	64-06-06-304-001.000-016	Real	Lakeshore Business Center LLC	2,294,600	690,282	390,850	299,432
64	64-05-01-301-003.000-016	Real	C&C Portage LLC	419,500	419,500	121,693	297,807
64	64-03-19-300-901.000-016	Real	Cargill Inc	2,941,400	2,941,400	2,663,180	278,220
64	64-05-01-328-002.000-016	Real	Shree Ganesh LLC	272,700	272,700	3,740	268,960
64	64-05-15-277-001.000-016	Real	City of Portage Department of	269,400	269,400	2,648	266,752
64	64-05-13-102-017.000-016	Real	Daniel Enterprises LP	258,100	258,100	2,537	255,563
64	64-05-02-200-008.000-016	Real	Steel Technologies LLC	350,000	350,000	96,134	253,866
64	64-05-01-326-005.000-016	Real	Rodeway Inn Portage Inc	473,700	473,700	221,904	251,796
64	64-03-31-300-001.000-016	Real	Shepherd Avenue Venture LLC	691,600	691,600	443,338	248,262
64	64-06-06-329-002.000-016	Real	Greater NW Investments Inc	315,000	315,000	68,470	246,530
64	64-03-30-100-901.000-016	Real	Federal Marine International	244,600	244,600	3,394	241,206
64	64-05-11-126-012.000-016	Real	West Properties Inc	871,400	871,400	652,498	218,902
64	64-06-06-301-002.000-016	Real	Lakeshore Business Center LLC	214,600	214,600	2,316	212,284
64	64-03-19-400-004.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	462,400	462,400	254,014	208,386
64	64-05-11-126-011.000-016	Real	Protective Property Holdings LLC	294,900	294,900	90,173	204,727
64	64-05-25-226-006.000-016	Real	Aria Partners LLC	206,700	206,700	3,992	202,708
64	64-05-13-126-070.000-016	Real	Gorka Robert	191,600	191,600	1,884	189,716
64	64-05-13-102-014.000-016	Real	OReilly Automotive Inc	490,600	490,600	304,599	186,001
64	64-02-36-330-002.000-016	Real	Miller Kurt & April	255,600	255,600	73,830	181,770
64	64-05-13-102-005.000-016	Real	Portage Commons Associates LLC	253,700	253,700	72,452	181,248
64	64-05-01-426-024.000-016	Real	Truckenbrodt Margaret 2012 GST	265,700	265,700	86,258	179,442
64	64-05-13-155-022.000-016	Real	Evans Robert M & Ae-Cha/H&W	181,700	181,700	2,509	179,191
64	64-05-02-426-001.000-016	Real	Herb Marvin J % Herbco Llc	401,200	401,200	224,030	177,170
64	64-05-11-202-001.000-016	Real	Peoples Bank Sb Trust #10316	844,000	844,000	668,383	175,617
64	64-05-13-102-015.000-016	Real	Franchise Realty Corp % Rest Mgmt	420,200	420,200	245,658	174,542

Prepared by:

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

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2021
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-126-010.000-016	Real	Jojoma LLC	171,800	171,800	2,224	169,576
64	64-05-01-403-007.000-016	Real	MY LAND INC	362,100	362,100	193,756	168,344
64	64-02-36-452-006.000-016	Real	Northern Indiana Public Service	170,400	170,400	3,375	167,025
64	64-05-02-451-015.000-016	Real	M & J Development Llc	406,300	406,300	246,576	159,724
64	64-06-19-353-005.000-016	Real	Route 6 Development Llc	159,200	159,200	2,192	157,008
64	64-05-13-201-020.000-016	Real	Autozone #660	432,700	432,700	277,832	154,868
64	64-05-13-102-009.000-016	Real	Portage Commons LLC	698,500	698,500	548,094	150,406
64	64-05-01-402-006.000-016	Real	Refined Marketers Inc	151,800	151,800	2,103	149,697
64	64-06-06-426-001.000-016	Real	New Durham Associates Llc	357,600	357,600	216,637	140,963
64	64-05-13-102-011.000-016	Real	Portage Commons LLC	142,600	142,600	1,993	140,607
64	64-05-25-129-001.000-016	Real	C S Subdivision Property Owners	140,200	140,200	1,720	138,480
64	64-05-01-326-004.000-016	Real	Portage Hospitality Inc	139,900	139,900	1,915	137,985
64	64-05-13-177-014.000-016	Real	GKGKC LLC	204,900	204,900	66,923	137,977
64	64-05-13-251-029.000-016	Real	Falk Scott A & Lillian K H&W	135,400	135,400	1,897	133,503
64	64-05-13-126-052.000-016	Real	A & L Realty Llc	349,800	349,800	217,297	132,503
64	64-05-10-238-003.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	232,700	232,700	100,968	131,732
64	64-02-36-476-002.000-016	Real	Sheetmetal Workers Local #20 Appr &	1,332,200	133,220	1,864	131,356
64	64-05-02-451-008.000-016	Real	Kirk Joseph	203,300	203,300	73,753	129,547
64	64-05-13-102-013.000-016	Real	Portage BP Inc	219,000	219,000	91,123	127,877
64	64-05-13-151-004.000-016	Real	First Natl Bank Valpo	355,800	355,800	228,107	127,693
64	64-05-01-301-002.000-016	Real	ACP Enterprises Inc	218,800	218,800	92,608	126,192
64	64-05-13-126-018.000-016	Real	Castor Sean A	235,500	235,500	109,788	125,712
64	64-05-13-251-001.000-016	Real	Gland Properties LLC	123,500	123,500	1,677	121,823
64	64-05-01-426-002.000-016	Real	Minteq Shapes And Services Inc	122,900	122,900	1,670	121,230
64	64-05-13-126-009.000-016	Real	2544 50 Portage Mall LLC	348,600	348,600	235,464	113,136
64	64-05-02-451-010.000-016	Real	KJN Holdings LLC	216,600	216,600	104,355	112,245
64	64-05-02-376-001.000-016	Real	JSF LLC-S Glenwood Series	112,600	112,600	1,620	110,980
64	64-05-13-251-005.000-016	Real	Life View LLC	235,100	235,100	124,603	110,497
64	64-05-01-426-012.000-016	Real	Minteq Shapes And Services Inc	629,800	629,800	519,855	109,945
64	64-05-25-128-006.000-016	Real	Wal Mart Real Estate Business Trust	178,700	178,700	69,753	108,947
64	64-02-36-184-001.000-016	Real	Marquette Boat Club Inc	174,700	174,700	66,187	108,513
64	64-05-02-452-004.000-016	Real	Marshall John & Marshall Paul	282,900	282,900	174,779	108,121
64	64-05-01-326-002.000-016	Real	Lakeshore Towers LLC	105,700	105,700	1,435	104,265
64	64-05-13-154-008.000-016	Real	Griffth Dr ME DDS PC	256,400	256,400	154,722	101,678
64	64-05-02-451-012.000-016	Real	Star Properties of South Carolina LLC	239,200	239,200	139,059	100,141
64	64-03-31-300-005.000-016	Real	ARCP BP Portage IN LLC	153,300	153,300	55,482	97,818
64	64-05-13-126-021.000-016	Real	Pt Real Estate Inc	99,000	99,000	1,386	97,614
64	64-05-13-179-001.000-016	Real	Johnson John B III & Susan Kelly/H&W	187,500	184,500	87,905	96,595
64	64-02-36-401-001.000-016	Real	Treasure Chest Marina Inc	319,600	319,600	223,734	95,866
64	64-03-19-400-003.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	159,900	159,900	67,490	92,410
64	64-05-03-453-027.000-016	Real	Lake Minnehaha Owners Assoc Inc	340,900	340,900	248,807	92,093
64	64-05-01-426-025.000-016	Real	Northern Plant Servicesllc	417,100	417,100	329,191	87,909
64	64-05-26-227-003.000-016	Real	Trust No 120112	88,600	88,600	1,209	87,391
64	64-05-02-452-002.000-016	Real	Scott Christopher T	88,500	88,500	1,211	87,289
64	64-05-13-155-012.000-016	Real	Evans Robert M & Ae-Cha	144,800	144,800	59,652	85,148
64	64-05-11-110-016.000-016	Real	Smolar John & Malarik Mark A & Malarik	446,200	446,200	361,616	84,584
64	64-05-02-452-001.000-016	Real	Scott Christopher T	157,800	157,800	74,330	83,470
64	64-05-02-426-004.000-016	Real	6000 Portage LLC	84,400	84,400	1,169	83,231
64	64-03-31-200-005.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	83,100	83,100	1,134	81,966

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**CITY OF PORTAGE, INDIANA
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, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-01-301-010.000-016	Real	Strezovski James	286,800	286,800	205,202	81,598
64	64-05-13-178-001.000-016	Real	Whitten Danny L & Stacey E/H&W	189,100	189,100	110,949	78,151
64	64-02-36-277-002.000-016	Real	Rediehs Thomas W Trust & Rediehs	78,800	78,800	804	77,996
64	64-05-13-201-019.000-016	Real	Autozone #660	78,500	78,500	1,080	77,420
64	64-05-13-251-003.000-016	Real	Grudovich Miller Family Trust	200,000	200,000	122,640	77,360
64	64-05-02-376-003.000-016	Real	Marine Drive Estates LLC	222,100	222,100	147,626	74,474
64	64-05-13-126-003.000-016	Real	Kitanovski Robert	162,900	162,900	88,910	73,990
64	64-05-13-102-010.000-016	Real	Portage Commons LLC	373,500	373,500	299,877	73,623
64	64-05-13-126-007.000-016	Real	Eenigenburg Joel & Kooy Vincent/JT	139,700	139,700	67,993	71,707
64	64-06-06-301-003.000-016	Real	Lakeshore Business Center LLC	70,600	70,600	978	69,622
64	64-06-06-302-003.000-016	Real	Lakeshore Business Center LLC	70,300	70,300	974	69,326
64	64-05-13-126-008.000-016	Real	Clancy Brendan & Michelle/H&W	233,300	230,300	161,211	69,089
64	64-05-10-203-004.000-016	Real	Hampton Gary L Jr	69,800	69,800	872	68,928
64	64-05-10-238-001.000-016	Real	Markoski Radovan	203,300	203,300	134,689	68,611
64	64-05-13-251-008.000-016	Real	Magura Milan D 50% & Jarnecke Dean	200,400	200,400	131,927	68,473
64	64-05-13-201-006.000-016	Real	Gary Hobart Water Corp	132,000	132,000	65,577	66,423
64	64-05-13-178-013.000-016	Real	Cunningham William J & Susan J/H&W	167,300	167,300	101,404	65,896
64	64-05-11-126-006.000-016	Real	Longmore Norma K 1/2 & Longmore	164,500	164,500	98,907	65,593
64	64-06-06-327-002.000-016	Real	Szalmasagi Janet A & Szalmasagi	187,700	187,700	122,677	65,023
64	64-02-36-402-017.000-016	Real	Duvall Robert Scott & Jeanne Tully/H&W	139,700	139,700	75,116	64,584
64	64-05-01-326-008.000-016	Real	Zips Liquors Inc	155,000	155,000	91,020	63,980
64	64-05-13-201-021.000-016	Real	Hill Crest Management LLC	265,200	265,200	202,571	62,629
64	64-05-02-351-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	145,500	145,500	84,125	61,375
64	64-03-31-300-025.000-016	Real	Ameriplex Northwest Partners LLC	60,800	60,800	-	60,800
64	64-05-01-401-007.000-016	Real	Mid-West Oil Co Inc	185,500	185,500	126,013	59,487
64	64-05-13-126-048.000-016	Real	Portage MOB LLC	58,700	58,700	833	57,867
64	64-02-36-277-001.000-016	Real	Rediehs Family 2002 Irrevocable Trust	58,500	58,500	880	57,620
64	64-05-01-203-002.000-016	Real	Ameriplex Northwest Partners LP	58,400	58,400	798	57,602
64	64-05-02-451-013.000-016	Real	Star Properties of South Carolina LLC	58,200	58,200	809	57,391
64	64-05-13-126-022.000-016	Real	Carlisle Real Estate	129,500	129,500	72,552	56,948
64	64-05-13-204-005.000-016	Real	Founders Square LLC	55,400	55,400	-	55,400
64	64-02-36-376-802.000-016	Real	Catalyst Lifestyles Sport Resort LLC	56,000	56,000	862	55,138
64	64-02-36-200-002.000-016	Real	Northern Indiana Public Service	55,900	55,900	764	55,136
64	64-05-11-126-004.000-016	Real	Cunningham Vernon L Trust	121,000	121,000	66,587	54,413
64	64-05-13-126-020.000-016	Real	Hatch Leo T Jr	116,700	116,700	62,866	53,834
64	64-06-06-302-002.000-016	Real	Lakeshore Business Center LLC	54,500	54,500	757	53,743
64	64-05-11-126-002.000-016	Real	JPC Real Estate LLC	113,700	113,700	60,121	53,579
64	64-05-10-128-002.000-016	Real	Schoon Kim C & Frahm Holly A/Jt	170,400	170,400	116,905	53,495
64	64-05-02-376-004.000-016	Real	JSF LLC-S Glenwood Series	53,600	53,600	771	52,829
64	64-05-01-402-013.000-016	Real	Bellar Lawrence Lee Revocable Trust	279,800	279,800	227,334	52,466
64	64-05-01-402-001.000-016	Real	Lake County Trust #6025	52,800	52,800	728	52,072
64	64-05-01-402-009.000-016	Real	Kokak Inc	264,300	264,300	213,385	50,915
64	64-05-02-451-014.000-016	Real	Salamovski Carol	132,300	132,300	81,792	50,508
64	64-05-13-126-055.000-016	Real	Shay Furniture Company LLC	259,200	259,200	209,499	49,701
64	64-05-10-235-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	49,300	49,300	-	49,300
64	64-05-11-126-010.000-016	Real	Portage Porter Road LLC	152,400	152,400	103,217	49,183
64	64-05-10-229-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	49,000	49,000	-	49,000
64	64-05-13-126-054.000-016	Real	Hatch Dorothy Mae Revocable Living	154,400	154,400	106,830	47,570
64	64-05-13-126-006.000-016	Real	Portage Custom Wear LLC	100,900	100,900	53,646	47,254

Prepared by:



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**List of All Individual Components in Each Allocation Area
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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	64-05-13-251-004.000-016	Real	Grandfield Ana Maria Revocable Trust	239,600	239,600	192,553	47,047
64	64-05-02-351-005.000-016	Real	Lake Minnehaha Owners Assoc Inc	45,400	45,400	-	45,400
64	64-05-11-126-003.000-016	Real	Protective Property Holdings LLC	43,900	43,900	-	43,900
64	64-05-13-251-002.000-016	Real	Esposito Toni R	168,100	168,100	124,210	43,890
64	64-05-03-483-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	43,400	43,400	-	43,400
64	64-05-11-126-009.000-016	Real	Maglish Thomas A	156,100	156,100	113,805	42,295
64	64-05-11-126-007.000-016	Real	ML Kennedy Properties LLC	118,000	118,000	75,792	42,208
64	64-05-13-126-004.000-016	Real	Topalovic Zivko & Liljana/H&W	167,200	167,200	125,257	41,943
64	64-05-03-478-020.000-016	Real	Lake Minnehaha Owners Assoc Inc	41,500	41,500	-	41,500
64	64-05-01-426-001.000-016	Real	Hawkins Family Limited Partnership	324,200	324,200	283,738	40,462
64	64-05-22-351-003.000-016	Real	Trust No 120359	39,800	39,800	-	39,800
64	64-05-01-426-014.000-016	Real	Olson Construction Incorporated	95,800	95,800	56,114	39,686
64	64-05-10-128-001.000-016	Real	Schoon Charles R & Kilpatrick Mark E	102,400	102,400	63,218	39,182
64	64-05-11-105-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	39,100	39,100	-	39,100
64	64-05-02-452-003.000-016	Real	Andonovski Living Trust w/Life Estate to	131,600	131,600	92,525	39,075
64	64-05-11-126-005.000-016	Real	Carda Edward E	124,000	124,000	85,002	38,998
64	64-03-31-151-003.000-016	Real	Tecumseh Redevelopment Inc	38,800	38,800	-	38,800
64	64-05-13-126-019.000-016	Real	Mamounas Kathy & Karakozis Mark	386,100	386,100	347,328	38,772
64	64-05-01-402-002.000-016	Real	Kokak Inc	271,200	271,200	233,280	37,920
64	64-02-36-186-014.000-016	Real	Bowgren Timothy K & Thomas-Bowgren	556,800	556,800	518,910	37,890
64	64-05-13-155-002.000-016	Real	Evans Robert M & Aecha/H&W	37,700	37,700	-	37,700
64	64-05-13-126-005.000-016	Real	Elkins Curtis B Jr Revocable Trust	136,600	136,600	100,096	36,504
64	64-06-06-302-008.000-016	Real	Bloomfield Joseph III & Lozevski Mike &	220,100	220,100	183,744	36,356
64	64-05-11-108-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	35,400	35,400	-	35,400
64	64-03-30-451-901.000-016	Real	Midcontinent Coal & Coke	34,700	34,700	-	34,700
64	64-05-01-426-023.000-016	Real	RR Family LLC	763,000	763,000	728,753	34,247
64	64-02-36-477-002.000-016	Real	Ameriplex Northwest Partners Lp	33,100	33,100	-	33,100
64	64-05-13-155-001.000-016	Real	American Trim & Style Barber Inc	147,700	147,700	116,949	30,751
64	64-05-13-251-030.000-016	Real	Desai Kalyani	107,200	107,200	76,823	30,377
64	64-05-22-376-002.000-016	Real	Trust No 120359	30,300	30,300	-	30,300
64	64-05-01-401-005.000-016	Real	Mid-West Oil Co Inc	29,300	29,300	-	29,300
64	64-05-03-381-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	29,300	29,300	-	29,300
64	64-05-01-426-017.000-016	Real	Sparks Joan	29,000	29,000	-	29,000
64	64-05-01-326-006.000-016	Real	Portage Hospitality Inc	28,700	28,700	-	28,700
64	64-05-03-452-016.000-016	Real	Lake Minnehaha Owners Assoc Inc	27,700	27,700	-	27,700
64	64-02-36-331-005.000-016	Real	Crown Castle Gt Company Llc Pmb 353	26,100	26,100	-	26,100
64	64-05-03-452-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	26,000	26,000	-	26,000
64	64-05-10-201-002.000-016	Real	Lake Minnehaha Owners Assoc Inc	25,200	25,200	-	25,200
64	64-05-02-401-002.000-016	Real	Hrycak Theodore Jr Irrevocable Trust	26,000	26,000	1,738	24,262
64	64-05-02-451-002.000-016	Real	Trust Number 120569	23,700	23,700	-	23,700
64	64-05-13-126-012.000-016	Real	2013 NWI Tax Sale Partners LP	22,400	22,400	-	22,400
64	64-05-01-326-003.000-016	Real	Portage Hospitality Inc	21,600	21,600	-	21,600
64	64-02-36-277-003.000-016	Real	Rediehs Thomas W Trust & Rediehs	21,500	21,500	-	21,500
64	64-05-13-155-023.000-016	Real	Evans Robert M & Ae-Cha Evans H&W	21,400	21,400	-	21,400
64	64-02-36-451-003.000-016	Real	Mazolla Raymond, Utterback Edward &	81,400	81,400	60,497	20,903
64	64-02-36-330-001.000-016	Real	Miller Kurt & April	20,000	20,000	-	20,000
64	64-06-06-401-004.000-016	Real	Ruppert John W 1/3 & Donald A 1/3 &	18,000	18,000	-	18,000
64	64-05-01-401-006.000-016	Real	Mid-West Oil Co Inc	16,800	16,800	-	16,800
64	64-03-31-200-003.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	16,700	16,700	-	16,700

Prepared by:

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

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2021
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-186-002.000-016	Real	Northern In Pub Serv Co	14,700	14,700	-	14,700
64	64-06-06-427-003.000-016	Real	Moore Constance R	14,000	14,000	-	14,000
64	64-05-13-126-001.000-016	Real	Kitanovski Robert	12,700	12,700	-	12,700
64	64-05-10-203-003.000-016	Real	Hampton Gary L Jr	74,700	74,700	63,142	11,558
64	64-05-01-426-013.000-016	Real	Radiceski Bogoja & Menka/H&W	10,900	10,900	-	10,900
64	64-05-14-152-003.000-016	Real	Northern Indiana Public Service	10,100	10,100	-	10,100
64	64-05-12-377-001.000-016	Real	Kitanovski Robert	8,700	8,700	-	8,700
64	64-05-02-376-007.000-016	Real	JSF LLC-S Glenwood Series	303,200	303,200	294,502	8,698
64	64-02-36-330-003.000-016	Real	Miller Kurt & April	7,800	7,800	-	7,800
64	64-05-02-376-010.000-016	Real	Marine Drive Estates LLC	45,000	45,000	37,402	7,598
64	64-05-03-487-021.000-016	Real	Lake Minnehaha Owners Assoc Inc	7,500	7,500	-	7,500
64	64-05-13-201-022.000-016	Real	Speedway Superamerica Llc Real Est	85,000	85,000	77,939	7,061
64	64-06-06-401-001.000-016	Real	Northern Indiana Public Service Co	7,000	7,000	-	7,000
64	64-05-13-201-013.000-016	Real	Chiesi Lanier J	151,400	151,400	144,927	6,473
64	64-02-36-330-004.000-016	Real	Miller Kurt & April	6,200	6,200	-	6,200
64	64-05-03-453-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	6,000	6,000	-	6,000
64	64-05-25-152-008.000-016	Real	JBL 120 LLC	5,700	5,700	-	5,700
64	64-02-36-186-001.000-016	Real	Northern In Pub Serv Co	5,400	5,400	-	5,400
64	64-06-19-354-001.000-016	Real	Route 6 Development Llc	5,400	5,400	-	5,400
64	64-05-03-489-020.000-016	Real	Lake Minnehaha Owners Association	5,100	5,100	-	5,100
64	64-02-36-186-003.000-016	Real	Northern In Pub Serv Co	4,700	4,700	-	4,700
64	64-03-30-476-009.000-016	Real	Arcelormittal Burns Harbor Llc Tax Depar	4,100	4,100	-	4,100
64	64-05-13-102-002.000-016	Real	Portage Commons LLC	3,700	3,700	-	3,700
64	64-05-24-379-002.000-016	Real	Fource LLC	3,500	3,500	-	3,500
64	64-05-22-352-004.000-016	Real	Nielsen Portage LLC	3,400	3,400	-	3,400
64	64-05-02-401-001.000-016	Real	Hrycak Theodore Jr Irrevocable Trust	61,700	61,700	58,751	2,949
64	64-06-19-352-004.000-016	Real	Route 6 Development Llc	2,900	2,900	-	2,900
64	64-05-01-301-008.000-016	Real	Reiner Philip J & Darren P/JT	2,600	2,600	-	2,600
64	64-05-15-276-011.000-016	Real	Brewer Anthony Jr & Anthony Brewer/Jt	77,300	77,300	74,711	2,589
64	64-05-25-128-002.000-016	Real	C S Subdivision Property Owners	2,500	2,500	-	2,500
64	64-05-25-226-005.000-016	Real	Fource LLC	2,300	2,300	-	2,300
64	64-02-36-186-011.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-327-001.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-05-24-376-001.000-016	Real	Fource LLC	2,200	2,200	-	2,200
64	64-02-36-186-009.000-016	Real	Marquette Boat Club Inc	2,200	2,200	-	2,200
64	64-05-13-205-002.000-016	Real	Founders Square LLC	2,100	2,100	-	2,100
64	64-05-03-493-009.000-016	Real	Lake Minnehaha Owners Assoc Inc	1,700	1,700	-	1,700
64	64-05-24-379-003.000-016	Real	Fource LLC	1,700	1,700	-	1,700
64	64-06-19-352-002.000-016	Real	Route 6 Development Llc	1,700	1,700	-	1,700
64	64-05-13-126-069.000-016	Real	Founders Square LLC	1,600	1,600	-	1,600
64	64-05-25-152-004.000-016	Real	HCP Properties INC	1,600	1,600	-	1,600
64	64-05-25-152-006.000-016	Real	I-65 Beacon Hill Partners LLC	1,600	1,600	-	1,600
64	64-06-19-352-003.000-016	Real	Route 6 Development Llc	1,600	1,600	-	1,600
64	64-05-01-403-004.000-016	Real	City of Portage Department of	93,700	93,700	92,133	1,567
64	64-05-25-151-001.000-016	Real	GKGKC LLC	1,500	1,500	-	1,500
64	64-02-36-186-010.000-016	Real	Marquette Boat Club Inc	1,500	1,500	-	1,500
64	64-05-02-376-012.000-016	Real	Marine Drive Estates LLC	1,400	1,400	-	1,400
64	64-05-14-103-015.000-016	Real	Kraft Warner William 1/2 & Seaman	95,900	95,900	94,551	1,349
64	64-03-31-300-003.000-016	Real	Rediehs Family 2002 Irrevocable Trust	1,200	1,200	-	1,200

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-15-276-006.000-016	Real	Lindquist Ruth E Living Trust	98,600	98,600	97,491	1,109
64	64-05-25-101-005.000-016	Real	Wal Mart Real Estate Business Trust	1,000	1,000	-	1,000
64	64-05-02-376-006.000-016	Real	JSF LLC-S Glenwood Series	98,500	98,500	97,574	926
64	64-05-10-201-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	900	900	-	900
64	64-02-36-186-013.000-016	Real	Marquette Boat Club	800	800	-	800
64	64-05-15-276-001.000-016	Real	Papich Alvin J & LaVerne F/H&W	128,900	54,815	54,015	800
64	64-05-02-376-014.000-016	Real	JSF LLC-S Glenwood Series	600	600	-	600
64	64-06-06-302-006.000-016	Real	Chrome Deposit Corp	700	700	195	505
64	64-05-25-101-004.000-016	Real	Wal Mart Real Estate Business Trust	500	500	-	500
64	64-05-01-401-004.000-016	Real	ABS Properties LLC-S	400	400	-	400
64	64-05-22-351-002.000-016	Real	Trust No 120359	400	400	-	400
64	64-05-25-102-003.000-016	Real	Wal Mart Real Estate Business Trust	400	400	-	400
64	64-05-25-102-004.000-016	Real	Wal Mart Real Estate Business Trust	400	400	-	400
64	64-05-10-237-035.000-016	Real	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-25-128-003.000-016	Real	C S Subdivision Property Owners	200	200	-	200
64	64-05-10-238-002.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	-	-	-	-
64	64-05-10-238-004.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	-	-	-	-
64	64-05-10-238-005.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	-	-	-	-
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	64-06-30-100-003.000-016	Real	JRG Properties	136,700	136,700	136,700	-
64	64-05-01-100-008.000-016	Real	Hrycak Theodore Jr Irrevocable Trust	45,100	45,100	45,100	-
64	64-05-01-301-009.000-016	Real	Hothi Llc	852,300	852,300	852,300	-
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	64-05-01-326-001.000-016	Real	Lakeshore Towers LLC	6,200	6,200	6,200	-
64	64-05-01-426-006.000-016	Real	Minteq Shapes And Services Inc	182,200	182,200	182,200	-
64	64-05-01-426-016.000-016	Real	Olson Construction Incorporated	161,400	161,400	161,400	-
64	64-05-11-112-001.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	-	-	-	-
64	64-05-11-112-002.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	-	-	-	-
64	64-05-11-126-013.000-016	Real	West Properties Inc	69,200	69,200	69,200	-
64	64-05-11-126-008.000-016	Real	5695 Old Porter Road LLC	266,900	266,900	266,900	-
64	64-05-11-127-001.000-016	Real	Peoples Bank Sb Trust #10316	198,200	198,200	198,200	-
64	64-03-31-200-882.000-016	Real	State Of Indiana I S T A Center	-	-	-	-
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	64-03-31-300-026.000-016	Real	Ameriplex Northwest Partners LLC	-	-	-	-
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	64-05-02-200-005.000-016	Real	Paunicka Grandchildrenstrust	117,900	117,900	117,900	-
64	64-05-02-401-003.000-016	Real	Hrycak Theodore Jr Irrevocable Trust	172,900	172,900	172,900	-
64	64-05-02-351-013.000-016	Real	R And R Real Estate Services Llc	315,800	315,800	315,800	-
64	64-05-02-453-001.000-016	Real	Envirotest Systems Corp	382,300	382,300	382,300	-
64	64-05-02-376-005.000-016	Real	JSF LLC-S Glenwood Series	207,100	207,100	207,100	-
64	64-05-02-376-008.000-016	Real	JSF LLC-S Glenwood Series	228,800	228,800	228,800	-

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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	64-05-02-376-009.000-016	Real	Marine Drive Estates LLC	125,100	125,100	125,100	-
64	64-05-22-377-003.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-05-22-377-005.000-016	Real	State of Indiana	-	-	-	-
64	64-05-03-487-022.000-016	Real	Lake Minnehaha Owners Assoc Inc	313,800	313,800	313,800	-
64	64-05-13-101-002.000-016	Real	City of Portage Department of	-	-	-	-
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	-	-	-	-
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	64-05-13-251-006.000-016	Real	Hatch Five Willowcreek LLC	345,200	345,200	345,200	-
64	64-05-13-251-007.000-016	Real	Montucci Llc	319,600	319,600	319,600	-
64	64-05-13-251-028.000-016	Real	Lisa Shideler LLC	64,000	64,000	64,000	-
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	-	-	-	-
64	64-05-13-102-003.000-016	Real	City of Portage Department of	-	-	-	-
64	64-05-13-102-016.000-016	Real	Portage Commons LLC	2,529,300	2,529,300	2,529,300	-
64	64-05-13-102-007.000-016	Real	Portage City Of-Department	-	-	-	-
64	64-05-13-102-008.000-016	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	64-05-13-154-001.000-016	Real	City Of Portage % Portage Redevlp	-	-	-	-
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	64-05-13-155-003.000-016	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	64-05-13-126-051.000-016	Real	Portage MOB LLC	335,400	335,400	335,400	-
64	64-05-13-126-061.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-002.000-016	Real	Kitanovski Robert	55,600	55,600	55,600	-
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	64-05-13-126-053.000-016	Real	Hatch Dorothy Mae Revocable Living	306,900	153,450	153,450	-
64	64-05-13-126-063.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-064.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-015.000-016	Real	2013 NWI Tax Sale Partners LP	39,700	39,700	39,700	-
64	64-05-13-126-025.000-016	Real	City Of Portage	-	-	-	-

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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	64-05-13-126-065.000-016	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	64-05-23-229-006.000-016	Real	Syl Corp	-	-	-	-
64	64-05-14-151-002.000-016	Real	City of Portage FBO Department of	-	-	-	-
64	64-05-14-152-002.000-016	Real	StoneMor Indiana LLC	1,128,900	660,981	660,981	-
64	64-05-15-280-010.000-016	Real	Cemetery Congregation Beth Israel-	211,200	-	-	-
64	64-05-15-280-001.000-016	Real	Coppinger Kevin & Mary/H&W	117,500	117,500	117,500	-
64	64-05-15-280-009.000-016	Real	Church Temple Bethel Congregation	4,000	-	-	-
64	64-05-15-232-001.000-016	Real	Portage City Of Board Of Parks &	-	-	-	-
64	64-05-15-252-017.000-016	Real	School Portage Township	-	-	-	-
64	64-05-15-276-010.000-016	Real	Kaur Varinder Pal	168,200	168,200	168,200	-
64	64-05-15-276-004.000-016	Real	Pennington John D Living Tr1/2 & John D	162,700	162,700	162,700	-
64	64-05-15-276-014.000-016	Real	Brignoni Wilfredo	141,400	141,400	141,400	-
64	64-05-15-276-015.000-016	Real	Snyder William E & Sharon/H&W	78,300	78,300	78,300	-
64	64-05-15-276-016.000-016	Real	Vietti Michael S	196,600	196,600	196,600	-
64	64-05-15-277-004.000-016	Real	Aloia Steven	62,400	62,400	62,400	-
64	64-05-15-279-001.000-016	Real	Capps Benita	98,000	98,000	98,000	-
64	64-05-15-279-002.000-016	Real	Mamounas Pete Family Testamentary	94,100	94,100	94,100	-
64	64-05-15-279-004.000-016	Real	City of Portage FBO Department of	-	-	-	-
64	64-05-25-152-883.000-016	Real	Portage City of Utility Service Board	-	-	-	-
64	64-05-25-128-001.000-016	Real	C S Subdivision Property Owners	-	-	-	-
64	64-06-06-401-007.000-016	Real	New Durham Associates Llc	32,200	32,200	32,200	-
64	64-06-06-302-005.000-016	Real	Terrenco Llc	1,014,400	1,014,400	1,014,400	-
64	64-06-06-302-007.000-016	Real	Chrome Deposit Corporation	822,200	822,200	822,200	-
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	64-05-26-227-005.000-016	Real	Trust No 120111	-	-	-	-
64	64-05-26-228-001.000-016	Real	Trust No 120112	-	-	-	-
64	64-02-36-330-009.000-016	Real	Marina Property Trust	334,600	334,600	334,600	-
64	64-02-36-101-004.000-016	Real	United States Of America % Tigor 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	570,000	-	-	-
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	64-02-36-455-001.000-016	Real	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-02-36-185-006.000-016	Real	First National Bank Tr#13-2641	9,400	9,400	9,400	-

Prepared by:



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

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2021
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-126-881.000-016	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	64-02-36-328-001.000-016	Real	City of Portage Indiana Department of Re	-	-	-	-
64	64-02-36-328-004.000-016	Real	Izaak Walton Miller Chapter	16,000	-	-	-
64	64-02-36-329-002.000-016	Real	Izaak Walton Miller Chapter	39,700	-	-	-
64	64-06-08-100-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-100-002.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-100-004.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-010.000-016	Real	JER LLC	113,000	113,000	113,000	-
64	64-06-08-200-040.000-016	Real	Landmark Signs Inc	37,300	37,300	37,300	-
64	64-06-08-200-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-011.000-016	Real	Ryan Warehousing Inc	117,900	117,900	117,900	-
64	64-06-08-200-041.000-016	Real	Rau Robert	147,600	147,600	147,600	-
64	64-06-08-200-012.000-016	Real	R & B Developers Llc	108,600	108,600	108,600	-
64	64-06-08-200-042.000-016	Real	Landmark Signs Inc	71,700	71,700	71,700	-
64	64-06-08-200-003.000-016	Real	Steelworkers Hall Inc #6787	2,226,200	2,226,200	2,226,200	-
64	64-06-08-200-013.000-016	Real	R & B Developers	130,200	130,200	130,200	-
64	64-06-08-200-014.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-034.000-016	Real	City of Portage Board of Parks & Recreat	-	-	-	-
64	64-06-08-200-005.000-016	Real	Ozinga Bros Inc	274,800	274,800	274,800	-
64	64-06-08-200-015.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-006.000-016	Real	Landmark Real Estate And Holding Co	421,200	421,200	421,200	-
64	64-06-08-200-016.000-016	Real	Enstrom Charles T	-	-	-	-
64	64-06-08-200-007.000-016	Real	Landmark Real Estate And Holding Co	113,100	113,100	113,100	-
64	64-06-08-200-027.000-016	Real	Enstrom And Sons Incorporated	193,500	193,500	193,500	-
64	64-06-08-200-037.000-016	Real	MIC Industries LLC	33,300	33,300	33,300	-
64	64-06-08-200-008.000-016	Real	TDAJ LLC	346,200	346,200	346,200	-
64	64-06-08-200-038.000-016	Real	MIC Industries LLC	106,500	106,500	106,500	-
64	64-06-08-200-009.000-016	Real	NEMSKR Properties LLC	111,200	111,200	111,200	-
64	64-06-08-200-029.000-016	Real	MIC Industries LLC	494,500	494,500	494,500	-
64	64-06-08-301-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-05-13-251-022.000-016	Real	Lonzo Likisha L	152,300	70,165	70,165	-
64	64-05-13-251-026.000-016	Real	Thompson Larry W & Barbara L/H&W	146,300	63,020	63,020	-
64	64-05-13-155-014.000-016	Real	Reed Fayette C	192,600	93,115	93,115	-
64	64-05-13-179-010.000-016	Real	Daschbach Edward J Jr Living Trust	36,900	23,985	23,985	-
64	64-05-15-252-004.000-016	Real	Lawrence James D & Lucinda J/H&W	106,200	36,920	36,920	-
64	64-05-15-252-005.000-016	Real	Johnson Family Living Trust	164,000	77,325	77,325	-
64	64-05-15-276-002.000-016	Real	Lee Larry R & Howell Michael S/JT	65,300	14,348	14,348	-
64	64-05-15-276-012.000-016	Real	Sandoval Marlene	116,300	43,415	43,415	-
64	64-05-15-276-003.000-016	Real	Kozlowski Christopher S	119,600	45,630	45,630	-
64	64-05-15-276-013.000-016	Real	Schmitt Sandra K	77,300	5,935	5,935	-
64	64-05-15-276-005.000-016	Real	Sarver Rita	76,300	17,380	17,380	-
64	64-05-15-276-007.000-016	Real	Bogash James	55,500	11,430	11,430	-
64	64-05-15-276-008.000-016	Real	Debusk Minnie Marie & Gant David	140,500	59,075	59,075	-
64	64-05-15-276-009.000-016	Real	Foster Paul A & Loycene L	135,400	17,500	17,500	-
64	64-05-15-277-005.000-016	Real	Anderson Alyssa & Harr Tanya	104,700	35,805	35,805	-
64	64-05-15-279-021.000-016	Real	Jacobs Larry L & Diana	102,300	37,245	37,245	-
64	64-05-15-279-022.000-016	Real	Aimutis Ryan M	120,900	49,275	49,275	-

Prepared by:



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

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2021
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2020 Pay 2021)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-15-279-003.000-016	Real	Grynovich Nick J Jr	150,900	69,255	69,255	-
64	64-05-15-279-023.000-016	Real	McWhirter Jack E & Cox Paula M/JT	148,600	27,480	27,480	-
64	64-05-15-279-024.000-016	Real	Lemmons Keith Thomas	86,900	24,235	24,235	-
64	64-06-06-326-002.000-016	Real	Trust #4	138,900	73,215	73,215	-
64	64-02-36-452-005.000-016	Real	Rek Rachel M	114,800	42,510	42,510	-
64	64-06-08-200-022.000-016	Real	Bridges Mary N	383,500	228,855	228,855	-
Total Portage City Allocation Area:				\$ 398,186,850	\$ 373,568,369	\$ 84,120,731	\$ 289,447,638

Portage - Westchester

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-05-152-001.000-022	Real	Greater NW Investments Inc	337,300	337,300	255,206	82,094
64	64-06-05-151-001.000-022	Real	Panagiotopoulos Arthur T Living Trust	78,100	78,100	50,312	27,788
Total Portage - Westchester Allocation				\$ 415,400	\$ 415,400	\$ 305,518	\$ 109,882

Grand Total: \$ 398,602,250 \$ 373,983,769 \$ 84,426,249 \$ 289,557,520

**CITY OF PORTAGE, INDIANA
REDEVELOPMENT COMMISSION
2022 WORKING BUDGET - PROPOSED
General Fund #273 (formerly Fund 406: General Fund)**

CATEGORY	DESCRIPTION	BUDGET	BUDGET NOTES:
2020 Balance	Carry-Over	\$1,415,146	Carry-Over Balance (with Reconciliation)
REVENUE			
Rent	NIRPC	\$236,708	Lease payment - 6100 Southport Road. Using 2022 lease amount (per agreement)
	NWI Forum	\$50,511	Lease payment - 6100 Southport Road. Using 2022 lease amount (per agreement)
	C E C Controls	\$45,939	Lease payment - 6100 Southport Road. Using 2022 lease amounts (per agreement)
		\$1,748,304	
Land Sales	insert location here	TBD	
		\$0	
Other Revenue	Bank Interest	\$2,500	
	Tax Abatement Fees	\$230,000	Estimate using 2021 abatement fees amount.
	Utility Reimbursements	\$40,000	NIRPC, NWI Forum, C E C Controls
	Miscellaneous	\$0	
		\$272,500	
Total REVENUE		\$2,020,804	
EXPENSES (RDC OPERATIONS)			
CATEGORY	DESCRIPTION	BUDGET	BUDGET NOTES:
Equipment	Equipment	\$15,000	
		\$15,000	
Event Sponsorship		\$25,000	Examples include: Fireworks, Holiday Lights, State of the City Luncheon, Prayer Breakfast, Youth Government Day
		\$25,000	
Memberships/ Promotional	NWI Forum	\$2,750	Yearly Dues.
	Marketing / Promotions	\$25,000	examples: Event / Convention Fees. Marketing, Banners
		\$27,750	
Grant Matching Funds	Garyton Center	\$20,000	Lake Michigan Coastal Program Grant Application (50/50) - Carry Over from 2021
	Regional Trail Counters	\$16,000	NIRPC Grant Application (80/20) - Carry Over from 2021
		\$36,000	
Professional Services	Engineering / Design (Plan / Arch)	\$10,000	Contractor - HWC. Managed as a NTE Contract by DPCD.
	Meeting Videography	\$3,500	Estimate using 2021 service amounts estimate.
	Financial Services	\$10,000	proposed Contractor - Cender and Co. Managed as a NTE Contract by DPCD.
	Insurance	\$44,500	Estimate using 2020 rates. Insurance may increase.
	Legal Services	\$10,000	Provider - Attorney Whitten
	Real Estate Marketing	\$10,000	proposed Contractor - McColly Bennett. Contract Managed by DPCD.
	Environmental Services	\$20,000	Contractor - Amereco (5439 Central Avenue - former Gilbert Gas Station) Line Item - balance of contract entered into in 2021
	Grant Procurement Services	\$10,000	proposed Contractor - Karner Blue Era. Managed as a NTE Contract by DPCD.
		\$118,000	
Property Management	Landscape /Lawn Care/Snow Removal	\$200,000	Examples: Landscape contracts Garyton, Northside, downtown baseball complex, etc.

**CITY OF PORTAGE, INDIANA
REDEVELOPMENT COMMISSION
2022 WORKING BUDGET - PROPOSED
General Fund #273 (formerly Fund 406: General Fund)**

<i>CATEGORY</i>	<i>DESCRIPTION</i>	<i>BUDGET</i>	<i>BUDGET NOTES:</i>
	Repair/Maintenance/Demo	\$350,000	Repair / Maintenance/Demo - RDC-owned and sponsored properties (includes 5439 Central Avenue Demolition Project)
		\$550,000	
Supplies	Supplies		
		\$0	
Travel	Travel		
		\$0	
Utilities	Electric/Gas	\$36,000	
	Sanitary Service	\$10,000	
	Water	\$21,000	
		\$67,000	
Payroll	RDC Salary Reimbursement	\$142,500	Included - Director (40%), Chief Deputy (38%), Project / Facilities Manager (New Hire) and Landscape Maintenance Staff (Portage Parks)
		\$142,500	
	Total OPERATING EXPENSES	\$981,250	
NIRPC BUILDING EXPENSES			
<i>CATEGORY</i>	<i>DESCRIPTION</i>	<i>BUDGET</i>	<i>NOTES:</i>
Property Management	Facility Mgmt. Services	\$10,000	The RDC approved an agreement with HPM in 2019. Paid monthly \$833.
	Alarm Services	\$4,000	Estimate using 2020 service amounts.
	Cleaning Services	\$5,760	Estimate using 2021 service amounts.
	Fire & Security Monitoring	\$600	Estimate using 2020 service amounts.
	Phone	\$950	Estimate using 2021 service amounts.
	Internet Services	\$3,200	Estimate using 2021 service amounts.
	Pest Control	\$600	Estimate using 2021 service amounts.
	Lawn Care/Snow Removal	\$40,000	
	Repair/Maintenance	\$50,000	
	Capital Reserve Fund	\$150,000	NEW LINE ITEM FOR 2022. Capital Reserve for out-year capital improvements at 6100 Southport Road
		\$265,110	
Utilities	Electric/Gas	\$28,000	
	Sanitary Service	\$13,500	
	Water	\$2,500	
		\$44,000	
Insurance	Insurance	\$10,164	Due in August. Insurance amount may increase.
		\$10,164	
	Total NIRPC EXPENSES	\$319,274	
	Total EXPENSES	\$1,300,524	
	Capital Reserve Fund	500,000	NEW LINE ITEM FOR 2022. Capital Reserve Fund / An RDC Savings Account. Reserve Fund minimum balance target \$500,000
	BALANCE	\$220,280	Carry-over Cash Balance.

**CITY OF PORTAGE, INDIANA
REDEVELOPMENT COMMISSION
2022 WORKING BUDGET - PROPOSED
Allocation Area Fund # 471 (formerly Fund 407: Allocation Area (Tax Increment))**

CATEGORY	DESCRIPTION	BUDGET	UNFUNDED	NOTES:
2021 Balance	Carry-Over	\$6,309,365		Carry-Over Balance
REVENUE				
Tax Increment	Estimated TIF Collections	\$7,950,240		
Reimbursements	State & Federal Projects Reimbursement	\$613,240		Central Avenue West PE/RW/CE (\$304,000), Willowcreek/Crisman Road Bypass PE/CE (\$309,240)
	City - ARP \$	\$800,000		Founders Square and Plaza - reimbursement per City of Portage ARPA Plan
Bank Interest		\$12,500		Estimate using 2021 Bank Interest Collected
Total REVENUE		\$15,685,345		
EXPENSES				
CATEGORY	DESCRIPTION	BUDGET	UNFUNDED	
Debt Service				
	Fronius: Land Acq. and Construction	2013 TIF Bonds	\$427,375	Paid in January and July
	Street Department	2013 TIF Bonds	\$501,469	
	PD / Fire Station #3	2015 Lease Rental Bonds	\$538,981	
	2006 AmeriPLEX Re-Fi	2015 TIF Refunding Bonds	\$1,906,156	
	Founders Square	2016 TIF Refunding Bonds	\$494,000	
	Refunding bonds	2017A TIF Refunding Bonds	\$477,850	
	Fees	Bond Agent Fees		
			\$4,345,831	
EQUIPMENT				
	Fire	Equipment	\$75,000	Benefiting the Area. Guidance to be provided. Plan to be submitted to the RDC.
	Police	Equipment	\$75,000	Benefiting the Area. Guidance to be provided. Plan to be submitted to the RDC.
	Park / DPCD / RDC	Equipment	\$75,000	Benefiting the Area. Guidance to be provided. Plan to be submitted to the RDC.
			\$225,000	
GRANTS				
	Portage Schools Tech Grant	Grant	\$100,000	Plan to be submitted to the RDC.
	Portage EDC Funding	Grant	\$40,000	
	Portage Downtown Development Corporation	Grant	\$40,000	Reestablish the Portage Downtown Development Corporation
	Portage Township YMCA - Pool Project		500,000	Additional Funds from City of Portage per ARPA Plan (\$250,000)
			\$680,000	
MATCHING FUNDS				
<i>Committed</i>	RDC Land Acquisition / Disposition Strategy		\$40,000	Lake Michigan Coastal Program Grant (50/50)
<i>In Progress</i>	Trail - AmeriPLEX to Burns Harbor	\$563,600		Next Level Trails Grant. Grant Award: \$2,549,300. Local Share \$700,000. Amount Paid in 2021 - 136,400
<i>Committed</i>	Lakefront Park Beach Erosion		\$200,000	The City has previously committed to contribute \$200 K to a future study.
<i>In Progress</i>	Marquette Greenway Trail		\$838,820	Local Match - READI and RAISE Grants
<i>Upcoming</i>	Airport Road	\$250,000		Community Corssing Matching Grant (50/50)
			\$813,600	
PROFESSIONAL SERVICES (GENERAL)				
	Supervisory Expenses	\$50,000		for Redevelopment Projects in the Allocation Area. Project Manager and GIS / Landscape Design Lead included here. Hours to be tracked.
	Legal Services	\$20,000		Provider - Attorney Whitten
	Planning	\$40,000		Contractor - TBD
	Financial	\$10,000		proposed Contractor - Cender and Co. Managed as a NTE Contract by DPCD.
	Engineering/Design	\$60,000		Contractor - HWC. Managed as a NTE Contract by DPCD.
	Grant Services	\$30,000		proposed Contractor - Karner Blue Era. Managed as a NTE Contract by DPCD.
	Environmental Surveys	\$15,000		Contractor - TBD

**CITY OF PORTAGE, INDIANA
REDEVELOPMENT COMMISSION
2022 WORKING BUDGET - PROPOSED
Allocation Area Fund # 471 (formerly Fund 407: Allocation Area (Tax Increment))**

CATEGORY	DESCRIPTION		BUDGET	UNFUNDED	NOTES:
	Total:		\$225,000		
PROJECTS					
<i>In Progress</i>	Central Ave West - Ph 1	Engineering /Design	\$190,000		80/20 Federal Aid Project. The reimbursement is reflected in Revenue - Reimbursements (see above)
		Construction	\$185,000		Local Share of Construction. DUE 3rd Quarter 2022
		Construction Engineering	\$190,000		80/20 Federal Aid Project. The reimbursement is reflected in Revenue - Reimbursements (see above)
<i>In Progress</i>	Willowcreek / Crisman Bypass	Engineering /Design	\$25,000		80/20 Federal Aid Project. The reimbursement is reflected in Revenue - Reimbursements (see above)
		Construction	\$650,000		Local Share of Construction. DUE 1st Quarter 2022
		Construction Engineering	\$380,300		80/20 Federal Aid Project. The reimbursement is reflected in Revenue - Reimbursements (see above)
<i>Upcoming</i>	Founders Square / Plaza Landscape Project	Construction	\$75,000		
<i>Upcoming</i>	Pedestrian Access and Connectivity Project (downtown Portage)	Design Services	\$50,000		Project includes new parking, sidewalks, crosswalks, lighting, wayfinding, street furniture, other pedestrian amenities, etc.
		Construction	\$300,000		Additional Funds from City of Portage per ARPA Plan (\$50,000)
<i>Upcoming</i>	Downtown Portage Master Plan Update	Planning Services		\$75,000	
<i>Upcoming</i>	City Hall Parking Lot / Landscape Project	Constuction	\$225,000		
<i>In Progress</i>	City Hall Remodel	Architectural Services	\$15,000		Contractor - CSK
		Other Design Services	\$15,000		Contractors include MixDesign
		Construction	300,000		Contractor - Gariup
<i>In Progress</i>	downtown Portage Community Recreation (former Portage Little League Complex)	Planning Services	\$36,500		HWC Task 007. Master Plan Delivery Date March 31, 2022
		Design Services (Phase 1)	\$50,000		
		Construction (Phase 1)	\$250,000		Based on Due Dilence Report (by HWC) and City Inspections. Additional Funds from City of Portage per ARPA Plan (\$500,000)
		Design Services (Phase 2)		TBD	
		Construction (Phase2)		TBD	Phase Two recommendations will come from master plan. Additional Funds from City of Portage per ARPA Plan (\$500,000)
<i>Waiting</i>	Marquette Greenway Trail (US 20 to OPR)	Land Acquisition		TBD	
		Design Services		TBD	
		Construction		TBD	
<i>Future</i>	TDD Projects	Design Services		TBD	Examples include: Stagecoach Road Streetscape Project, Marquette Greenway Trail
<i>Upcoming</i>	Kayak Launch and Access	Construction	\$200,000		Kayak Launch and associated pathways at Portage Lakefront and Riverwalk. Estimate provided by NPS.
<i>In Progress</i>	Portage Library Park	Design Services	\$100,000		
		Construction	\$500,000		Additional Funds from City of Portage per ARPA Plan (\$300,000)
<i>Upcoming</i>	Open Air Pavilion	Design Services	\$25,000		
		Construction		TBD	
<i>Upcoming</i>	Hannah's Hope Playground Surface Project	Construction	\$250,000		
<i>Upcoming</i>	Central Avenue Business District Phase Three	Construction		TBD	
<i>Upcoming</i>	Splash Pad - Surface Project	Construction	\$35,000		
<i>Upcoming</i>	Allocation Area Paving	Construction		TBD	
<i>In Progress</i>	Founders Square / Plaza	Construction	\$700,000		
	Total:		\$4,746,800		
MISCELLANEOUS REAL-ESTATE					
	Marketing		\$20,000		<i>proposed</i> Contractor - McColly Bennett Real Estate. Contract Managed by DPCD.
	Title Work	Title Work	TBD		DPCD will be developing a plan for sale of RDC-owned property. Once a plan is in place, these services may be deemed necessary.
	Property Taxes	Property Taxes	TBD		DPCD will be developing a plan for sale of RDC-owned property. Once a plan is in place, these services may be deemed necessary.
	Legal Notices	Misc.	TBD		DPCD will be developing a plan for sale of RDC-owned property. Once a plan is in place, these services may be deemed necessary.
	Appraisals	Buy/Sell	TBD		DPCD will be developing a plan for sale of RDC-owned property. Once a plan is in place, these services may be deemed necessary.
	Total:		\$20,000		
TOTAL EXPENDITURES:			\$11,056,231		
12/31/2022 BALANCE			\$4,629,114		

CITY OF PORTAGE, INDIANA
 REDEVELOPMENT COMMISSION
 2022 WORKING BUDGET - PROPOSED
 Allocation Area Fund # 471 (formerly Fund 407: Allocation Area (Tax Increment))

CATEGORY	DESCRIPTION	BUDGET	UNFUNDED	NOTES:
	Less Debt Service Payment Due January 2023	\$2,200,000		
	Operating Balance 01/31/2023	\$2,429,114		Suggested minimum balance - \$2 MM
STREET DEPARTMENT BOND				
CATEGORY	DESCRIPTION	BUDGET ESTIMATE	UNFUNDED	
REVENUE				
BALANCE	2020 Carry-Over	\$173,315		Remaining Balance on Bond. Street Department is using balance for misc. items.
EXPENSES				
	Equipment			
	BALANCE	\$173,315		