

Portage  
Redevelopment  
Commission

Annual Report  
2024

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 2024.
  - Cash balances and revenues/expenditures in each fund.
  - Outstanding obligations with amounts paid during 2024.
  - 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 2024.

The members of the Commission:

- **Austin Bonta - President**
- **Penny Ambler– Vice-President**
- **Greg Lach – Secretary**
- **Ralph Mundt**
- **Judi Jozwiak**

Non-Voting School Board Representative:

- **Wilma Vazquez**

# Redevelopment Commission Employees - 2024

Employee	Position	Compensation
Tom Cherry	Director of Planning & Community Development	\$36,115.00
Sandra McDaniel	Assistant Director of Planning & Community Development	\$32,531.60
Bailey McGrath/Sonya Lindgren	Community Project Manager	\$10,000.00
Lynn Gralik	Human Resources Director	\$75,000.00
Sonya Lindgren	Recording Secretary	\$3,500.00

## Distribution of Tax Increment in 2024

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2024:

Allocation Area	(1st installment)		(2nd installment)		Total
	June 11, 2024	December 10, 2024	June 11, 2024	December 10, 2024	
Southport Economic Development Area	4,826,471.55	3,245,872.03			8,072,343.58
<b>Totals:</b>	<b>\$ 4,826,471.55</b>	<b>\$ 3,245,872.03</b>	<b>\$</b>	<b>\$</b>	<b>8,072,343.58</b>

Source:  
FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender Dalton Municipal Advisors for June 11th, 2024 and December 10th, 2024 tax increment distributions to the Portage Redevelopment Commission.

# Outstanding Debt Service in 2024

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

<b>Redevelopment District Bonds, Series 2013</b>			
<b>\$5,720,000 for economic development in Southport Allocation Area - Interest Rate: Fixed 3.75%</b>			
<b>2024 Payments</b>	<b>Principal Amount</b>	<b>Interest Amount</b>	<b>Total</b>
July 15, 2024	\$ 210,000	\$ 42,656	<b>252,656</b>
January 15, 2025	210,000	38,719	<b>248,719</b>
<b>FY Totals:</b>	<b>\$ 420,000</b>	<b>\$ 81,375</b>	<b>\$ 501,375</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:		\$ 1,855,000	
Final Maturity Date:		January 15, 2029	
Remaining Bond Life (Years):		4	
Remaining Semi-Annual Payments:		8	

*(continued on next page)*

### 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% - 4.13%

2024 Payments	Principal Amount	Interest Amount	Total
August 1, 2024	\$ 145,000	\$ 127,253	\$ 272,253
February 1, 2025	145,000	125,078	270,078
<b>FY Totals:</b>	<b>\$ 290,000</b>	<b>\$ 252,331</b>	<b>\$ 542,331</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:	\$	6,040,000	
Final Maturity Date:		February 1, 2040	
Remaining Bond Life (Years):		15	
Remaining Semi-Annual Payments:		30	

### 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%

2024 Payments	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 875,000	\$ 70,078	\$ 945,078
January 15, 2025	895,000	56,953	951,953
<b>FY Totals:</b>	<b>\$ 1,770,000</b>	<b>\$ 127,031</b>	<b>\$ 1,897,031</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:	\$	2,880,000	
Final Maturity Date:		January 15, 2027	
Remaining Bond Life (Years):		2	
Remaining Semi-Annual Payments:		4	

**Taxable Economic Development Tax Increment Revenue Bonds, Series 2016**

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

2024 Payments	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 170,000	\$ 88,750	\$ 258,750
January 15, 2025	170,000	84,750	254,750
<b>FY Totals:</b>	<b>\$ 340,000</b>	<b>\$ 173,500</b>	<b>\$ 513,500</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:		\$ 2,890,000	
Final Maturity Date:		January 15, 2032	
Remaining Bond Life (Years):		7	
Remaining Semi-Annual Payments:		14	

**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%

2024 Payments	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 225,000	\$ 34,425	\$ 259,425
January 15, 2025	215,000	29,925	244,925
<b>FY Totals:</b>	<b>\$ 440,000</b>	<b>\$ 64,350</b>	<b>\$ 504,350</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:		\$ 1,525,000	
Final Maturity Date:		January 15, 2028	
Remaining Bond Life (Years):		3	
Remaining Semi-Annual Payments:		6	

**Redevelopment District \$4,130,000 Tax Increment Refunding Revenue Bonds,  
Series 2022**

\$4,130,000 to refund the outstanding City of Portage, Economic Development Revenue Bonds, Series 2013 (Fronius)

2024 Payments	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 150,000	\$ 65,741	\$ 215,741
January 15, 2025	150,000	62,944	212,944
<b>FY Totals:</b>	<b>\$ 300,000</b>	<b>\$ 128,685</b>	<b>\$ 428,685</b>
<b>As of February 1, 2025</b>			
Outstanding Principal Due:		\$ 3,225,000	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		9	
Remaining Semi-Annual Payments:		18	

# Commission Fund Balances for 2024

- 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, 2024)		(December 31, 2024)	
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:
Fund 2555 - Redevelopment General	\$ 1,088,801.94	\$ 653,896.95	\$ 1,324,488.07	\$ 418,210.82
Fund 2595 - 2013 TIF Bond Debt Reserve	505,563.00	-	-	505,563.00
Fund 2596 - 2015 TIF Revenue Bond	1,458,413.10	44,728.57	-	1,503,141.67
Fund 2597 - Recovery Zone ED Bond	11,829.13	57.03	11,886.16	-
Fund 4416 - 2013 TIF Revenue Bond	119,921.00	-	-	119,921.00
Fund 4445 - RDC Allocation Area	8,471,577.55	8,436,945.87	9,895,916.00	7,012,607.42
Fund 8818 - 2016 TIF Bond Construction	-	-	-	-
<b>Totals:</b>	<b>\$ 11,656,105.72</b>	<b>\$ 9,135,628.42</b>	<b>\$ 11,232,290.23</b>	<b>\$ 9,559,443.91</b>

# Accounting of Tax Increment Revenue Granted

- The commission did not grant or loan tax increment revenue to any entity during fiscal year 2024.

## Commission Resolutions Approved in 2024

Resolution #	Description	Resolution #	Description
Resolution 23-01	Resolution Concerning the 2025 Budget Year Determination for Tax Increment	Resolution 23-03	Resolution Concerning the FY 2025 Spending Plan
Resolution 23-02	Resolution Concerning the Educational and Worker Training Grant Program		

# Commission Budget for 2025

Portage Allocation Area	Amount
Debt Service	\$3,871,202
School Grants	\$250,000
Other Grants	\$875,000
Professional Services	\$264,000
Projects	\$5,226,325
Public Safety Operating Expenses	\$225,000
Reimbursements for Employee Training	\$25,000
Miscellaneous Expenses	\$66,080
<b>TOTAL</b>	<b>\$10,802,607</b>



Portage  
Redevelopment  
Commission

Overlapping Units  
Report 2025

*Prepared Per*  
Indiana Code 36-7-25-8

## **Purpose Of The Overlapping Units Reports**

- Per Indiana Code 36-7-25-8, the Portage Redevelopment Commission is required to annually report to the overlapping taxing units on the following information:
  - The Commission's budget with respect to allocated property tax proceeds.
  - The long-term plans for the allocation area.
  - The tax impact on each of the taxing units.

## **Long Term Plans**

- The Commission was originally established to address conditions associated with blight and the underutilization of land and/or barriers to development, as well as foster economic development within the County.
- While the exact plans for the allocation areas are constantly evolving, the Commission plans to promote further economic development and revitalization within the TIF district by utilizing tax increment proceeds and incentives.

## **Commission Budget for 2025**

- See page 12 for the Commissions' 2025 Budget.

## **Tax Impact to the Overlapping Taxing Units**

- See Exhibits A-D for the Tax Impact Reports.

CITY OF PORTAGE, INDIANA  
 PORTAGE REDEVELOPMENT COMMISSION  
 Report on Economic and Tax Impact Analysis  
 Consolidated Allocation Area

Schedule of Tax Rates Applied:  
 Portage Corporation (Unit 016):  
 2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ 356,808,727

	2024 Pay 2025 Tax Rate	As Certified Net Assessed Valuation	Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
<b>Porter County</b>						
General	0.2787	\$ 14,434,914,560	\$ 356,808,727	2.4718%	\$ (0.006889)	0.2718
Reassessment	0.0040	14,434,914,560	356,808,727	2.4718%	(0.000099)	0.0039
Bond #4	0.0101	14,434,914,560	356,808,727	2.4718%	(0.002500)	0.0089
Bond #5	0.0137	14,434,914,560	356,808,727	2.4718%	(0.000339)	0.0134
(1a) Cumulative Bridge	0.0524	14,434,914,560	356,808,727	2.4718%	(0.001295)	0.0511
Health	0.0087	14,434,914,560	356,808,727	2.4718%	(0.000215)	0.0085
(1) Cumulative Capital Development	0.0180	14,434,914,560	356,808,727	0.0000%		0.0180
Total County Rate	0.3856				\$ (0.009087)	0.3765
<b>Portage Township</b>						
General	0.0471	\$ 2,793,406,580	\$ 356,808,727	12.7732%	\$ (0.006016)	0.0411
Bond #4	0.0144	2,793,406,580	356,808,727	12.7732%	(0.001839)	0.0126
Bond #5	0.0214	2,793,406,580	356,808,727	12.7732%	(0.002733)	0.0187
Township Assistance	0.0116	2,793,406,580	356,808,727	12.7732%	(0.001482)	0.0101
Recreation	0.0208	2,793,406,580	356,808,727	12.7732%	(0.002857)	0.0181
Park Bond #2	0.0304	2,793,406,580	356,808,727	12.7732%	(0.003883)	0.0265
Total Township Rate	0.1457				\$ (0.018611)	0.1271
<b>Portage Civil City</b>						
General	0.8344	\$ 2,195,413,797	\$ 356,808,727	16.2525%	\$ (0.135611)	0.6988
Debt Service	0.0323	2,195,413,797	356,808,727	16.2525%	(0.005250)	0.0271
Bond #2	0.0433	2,195,413,797	356,808,727	16.2525%	(0.007037)	0.0363
Bond #3	0.0444	2,195,413,797	356,808,727	16.2525%	(0.007216)	0.0372
Motor Vehicle Highway	0.1113	2,195,413,797	356,808,727	16.2525%	(0.018089)	0.0932
Park and Recreation	0.0454	2,195,413,797	356,808,727	16.2525%	(0.007379)	0.0380
(1) Cumulative Capital Development	0.0500	2,195,413,797	356,808,727	0.0000%		0.0500
Total Corporation Rate	1.1611				\$ (0.180581)	0.9805
<b>Portage Township School Corporation</b>						
Debt Service	0.3734	\$ 2,793,406,580	\$ -	0.0000%	\$ -	0.3734
Pension Debt	0.0217	2,793,406,580	356,808,727	12.7732%	(0.002772)	0.0189
Operations	0.4901	2,793,406,580	356,808,727	12.7732%	(0.062602)	0.4275
Total School Rate	0.8852				\$ (0.065373)	0.8198
<b>Porter County Public Library</b>						
General	0.0571	\$ 12,428,207,053	\$ 356,808,727	2.8710%	\$ (0.001639)	0.0555
Total Library Rate	0.0571				\$ (0.001639)	0.0555
<b>Porter County Airport Authority</b>						
Special Airport General	0.0054	\$ 14,434,914,560	\$ 356,808,727	2.4718%	\$ (0.000133)	0.0053
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	356,808,727	0.0000%		0.0031
Total Airport Rate	0.0085				\$ (0.000133)	0.0084
Total Gross Tax Rate	2.6432				\$ (0.2754)	2.3678
					<b>Estimated Net Variance:</b>	<b>\$ (0.2754)</b>

NOTES:  
 (1) Funds controlled by a State statute maximum tax rate or are cumulative funds.  
 (1a) Controlled (cumulative) fund within the maximum levy, meaning the fund is levy sensitive and not rate sensitive.  
 (2) Effective for 2019, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.

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

**Report on Economic and Tax Impact Analysis  
Portage Allocation Area**

Schedule of Tax Rates Applied:  
Portage Corporation (Unit 016)  
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 356,808,727**

	As Certified 2024 Pay 2025 Tax Rate	Levy	Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
<b>Porter County</b>				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 356,808,727	\$ 64,226
<b>Porter County Airport Authority</b>				
Special Airport Cumulative Building	0.0031	14,434,914,560	356,808,727	11,061
<b>City of Portage</b>				
Cumulative Capital Development	0.0500	2,195,413,797	356,808,727	178,404
<b>Portage Township School Corporation</b>				
School Capital Projects				N/A

Note: Effective for 2019, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.

**CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION  
Report on Economic and Tax Impact Analysis  
Consolidated Allocation Area**

Schedule of Tax Rates Applied:  
Portage City - Westchester Township (Unit.022):  
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ **105,591**

	As Certified 2024 Pay 2025 Tax Rate	Net Assessed Valuation	Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
<b>Porter County</b>						
General	\$ 0.2787	\$ 14,434,914,560	\$ 105,591	0.0007%	\$ (0.000002)	\$ 0.2787
Reassessment	0.0040	14,434,914,560	105,591	0.0007%	(0.000000)	0.0040
Bond #4	0.0101	14,434,914,560	105,591	0.0007%	(0.000000)	0.0101
Bond #5	0.0137	14,434,914,560	105,591	0.0007%	(0.000000)	0.0137
(1a) Cumulative Bridge	0.0524	14,434,914,560	105,591	0.0007%	(0.000000)	0.0524
Health	0.0087	14,434,914,560	105,591	0.0007%	(0.000000)	0.0087
(1) Cumulative Capital Development	0.0180	14,434,914,560	105,591	0.0000%	(0.000003)	0.0180
Total County Rate	0.3856					0.3856
<b>Westchester Township</b>						
General	\$ 0.0034	\$ 2,006,707,507	\$ 105,591	0.0053%	\$ (0.000000)	\$ 0.0034
Township Assistance	0.0023	2,006,707,507	105,591	0.0053%	(0.000000)	0.0023
Total Township Rate	0.0057					0.0057
<b>Portage Civil City</b>						
General	\$ 0.8344	\$ 2,195,413,797	\$ 105,591	0.0048%	\$ (0.000040)	\$ 0.8344
Debt Service	0.0323	2,195,413,797	105,591	0.0048%	(0.000002)	0.0323
Bond #2	0.0433	2,195,413,797	105,591	0.0048%	(0.000002)	0.0433
Bond #3	0.0444	2,195,413,797	105,591	0.0048%	(0.000002)	0.0444
Motor Vehicle Highway	0.1113	2,195,413,797	105,591	0.0048%	(0.000005)	0.1113
Park and Recreation	0.0454	2,195,413,797	105,591	0.0048%	(0.000002)	0.0454
(1) Cumulative Capital Development	0.0500	2,195,413,797	105,591	0.0000%	(0.000053)	0.0500
Total Corporation Rate	1.1611					1.1610
<b>Duneland School Corporation</b>						
(3) Ref Sch Post09	\$ 0.2136	\$ 4,148,590,146	\$ -	0.0000%	\$ -	\$ 0.2136
Debt Service	0.3483	3,844,347,178	105,591	0.0027%	(0.000013)	0.3483
(2) Operations	0.4685	3,844,347,178	105,591	0.0027%	(0.000022)	0.4685
Total School Rate	1.0314					1.0314
<b>Westchester Public Library</b>						
General	\$ 0.2021	\$ 2,006,707,507	\$ 105,591	0.0053%	\$ (0.000011)	\$ 0.2021
Total Library Rate	0.2021					0.2021
<b>Porter County Airport Authority</b>						
Special Airport General	\$ 0.0054	\$ 14,434,914,560	\$ 105,591	0.0007%	\$ (0.000000)	\$ 0.0054
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	105,591	0.0000%	(0.000000)	0.0031
Total Airport Rate	0.0085					0.0085
Total Gross Tax Rate	2.7944					2.7943
					<b>Estimated Net Variance:</b>	<b>\$ (0.0007)</b>

NOTES:  
 (1) Funds controlled by a State statute maximum tax rate or are cumulative funds.  
 (1a) Controlled (cumulative) fund within the maximum levy, meaning the fund is levy sensitive and not rate sensitive.  
 (2) Effective for 2019, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.  
 (3) The Redevelopment Commission does not collect the tax increment on the portion of taxes related to the School's Operating and Capital Referendums. The Schools collect the taxes on the referendum tax levies.



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

**Report on Economic and Tax Impact Analysis  
Portage Allocation Area**

Schedule of Tax Rates Applied:  
Portage City - Westchester Township (Unit 022)  
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 105,591**

	As Certified 2024 Pay 2025 Tax Rate	Levy	Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
<b>Porter County</b>				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 105,591	\$ 19
<b>Porter County Airport Authority</b>				
Special Airport Cumulative Building	0.0031	14,434,914,560	105,591	3
<b>City of Portage</b>				
Cumulative Capital Development	0.0500	2,195,413,797	105,591	53
<b>Duneland School Corporation</b>				
School Capital Projects				N/A

Note: Effective for 2019, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.

CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

County	Parcel Number (Individual Component)	Type	Taxpayer Name	Gross		Net		Base		Incremental	
				Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-02-36-000-000-016	P	Frontier USA LLC	\$ 4,193,910	\$ 4,193,910	\$ 4,193,910	\$ 1,855,051	-	-	\$ 4,193,910	737,449
64	64-02-25-300-004,000-016	R	Sequa Coatings Llc	-	-	-	-	-	-	-	-
64	64-02-36-101-004,000-016	R	United States Of America % Ticor Title	-	-	-	-	-	-	-	-
64	64-02-36-101-885,000-016	R	City Of Portage Dept of Redevelopment	-	-	-	-	-	-	-	-
64	64-02-36-128-881,000-016	R	City Of Portage Dept Of Redevelopment	-	-	-	-	-	-	-	-
64	64-02-36-185-006,000-016	R	Marquette Boat Club Inc	226,800	-	226,800	-	70,606	-	156,194	9,384
64	64-02-36-184-001,000-016	R	First National Bank T#13-2641	9,400	-	9,400	-	9,400	6	5,397	5,397
64	64-02-36-186-001,000-016	R	Northern In Pub Serv Co	5,400	-	5,400	-	5,400	3	14,691	14,691
64	64-02-36-186-002,000-016	R	Northern In Pub Serv Co	14,700	-	14,700	-	14,700	9	4,697	4,697
64	64-02-36-186-003,000-016	R	Northern In Pub Serv Co	4,700	-	4,700	-	4,700	3	2,189	2,189
64	64-02-36-186-009,000-016	R	Marquette Boat Club Inc	2,200	-	2,200	-	2,200	1	10,599	10,599
64	64-02-36-186-010,000-016	R	Marquette Boat Club Inc	15,900	-	15,900	-	15,900	10	15,890	15,890
64	64-02-36-186-013,000-016	R	Marquette Boat Club	5,300	-	5,300	-	5,300	3	5,297	5,297
64	64-02-36-186-014,000-016	R	Bowgren Timothy K & Thomas-Bowgren	642,600	-	642,600	-	551,357	-	91,243	55,866
64	64-02-36-200-002,000-016	R	Northern Indiana Public Service	55,900	-	55,900	-	55,900	34	79,660	79,660
64	64-02-36-277-001,000-016	R	Rediehs Family 2002 Irrevocable Trust	79,700	-	79,700	-	79,700	40	78,753	78,753
64	64-02-36-277-003,000-016	R	Rediehs Thomas W Trust & Rediehs	78,800	-	78,800	-	78,800	47	21,487	21,487
64	64-02-36-326-043,000-016	R	Port Authority of Portage Indiana	21,500	-	21,500	-	21,500	13	-	-
64	64-02-36-327-001,000-016	R	Marquette Boat Club Inc	15,900	-	15,900	-	15,900	10	15,890	15,890
64	64-02-36-328-001,000-016	R	City of Portage Indiana Department of Re	-	-	-	-	-	-	-	-
64	64-02-36-328-004,000-016	R	Izaak Walton Miller Chapter	17,800	-	17,800	-	17,800	-	-	-
64	64-02-36-329-002,000-016	R	Izaak Walton Miller Chapter	44,200	-	44,200	-	44,200	-	-	-
64	64-02-36-330-001,000-016	R	Miller Kurt & April	20,000	-	20,000	-	20,000	12	19,988	19,988
64	64-02-36-330-002,000-016	R	Miller Kurt & April	272,900	-	272,900	-	78,427	-	194,473	194,473
64	64-02-36-330-003,000-016	R	Miller Kurt & April	7,800	-	7,800	-	7,800	5	7,795	7,795
64	64-02-36-330-004,000-016	R	Miller Kurt & April	6,200	-	6,200	-	6,200	4	6,196	6,196
64	64-02-36-330-009,000-016	R	Maimaland LLC	819,600	-	819,600	-	358,243	-	461,357	461,357
64	64-02-36-331-005,000-016	R	Crown Castle Gt Company Lc Pmb 353	29,500	-	29,500	-	29,500	17	29,483	29,483
64	64-02-36-332-001,000-016	R	Maimaland LLC	905,300	-	905,300	-	819,600	-	85,700	85,700
64	64-02-36-376-802,000-016	R	City of Portage Department of	-	-	-	-	-	-	-	-
64	64-02-36-376-804,000-016	R	Maimaland LLC	346,900	-	346,900	-	237,689	-	109,211	109,211
64	64-02-36-401-001,000-016	R	Treasure Chest Marina Inc	575,500	-	575,500	-	-	-	-	-
64	64-02-36-401-002,000-016	R	Izaak Walton League Of America Inc	-	-	-	-	-	-	-	-
64	64-02-36-402-001,000-016	R	City of Portage	-	-	-	-	-	-	-	-
64	64-02-36-402-017,000-016	R	Duvell Robert Scott & Jeanne Tully/H&W	191,800	-	191,800	-	80,115	-	111,685	111,685
64	64-02-36-451-003,000-016	R	Mazola Raymond, Uiterback Edward &	88,100	-	88,100	-	64,270	-	23,830	23,830
64	64-02-36-452-005,000-016	R	Rek Rachel M	162,100	-	162,100	-	68,660	-	6,680	6,680
64	64-02-36-452-006,000-016	R	Northern Indiana Public Service	172,100	-	172,100	-	103	-	171,997	171,997
64	64-02-36-453-001,000-016	R	Family Express Corporation	735,700	-	735,700	-	160,848	-	574,852	574,852
64	64-02-36-453-003,000-016	R	Lake Real Estate Management Company	478,700	-	478,700	-	301	-	478,399	478,399
64	64-02-36-454-001,000-016	R	Frey24 LLC	606,000	-	606,000	-	384	-	605,616	605,616
64	64-02-36-454-801,000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-	-	-	-	-
64	64-02-36-455-001,000-016	R	1546 7th Street LLC	4,379,400	-	1,088,410	-	540	-	1,087,870	1,087,870
64	64-02-36-455-002,000-016	R	Amazon Data Services Inc	859,200	-	859,200	-	413	-	858,787	858,787
64	64-02-36-476-001,000-016	R	Broadstone FC Portage LLC	7,133,900	-	7,133,900	-	1,695,783	-	5,438,117	5,438,117
64	64-02-36-476-002,000-016	R	Sheemetal Workers Local #20 Appr &	1,268,300	-	96,500	-	78	-	96,422	96,422
64	64-02-36-476-003,000-016	R	TruPower Properties LLC	1,533,400	-	959,320	-	506	-	958,814	958,814

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, 2023 Pay 2024)

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-477-001-000-016	R	Belmont Northwest Partners LP	4,020,200	3,690,170	294,525	3,395,645
64	64-02-36-477-002-000-016	R	Ameriplex Northwest Partners LP	31,100	31,100	19	31,081
64	64-03-19-300-901-000-016	R	Cargill Inc	3,688,600	3,688,600	2,831,861	856,739
64	64-03-19-400-002-000-016	R	Cleveland-Cliffs Burns Harbor LLC	2,299,000	2,299,000	421,939	1,877,061
64	64-03-19-400-003-000-016	R	Cleveland-Cliffs Burns Harbor LLC	159,900	159,900	71,635	88,265
64	64-03-19-400-004-000-016	R	Cleveland-Cliffs Burns Harbor LLC	462,400	462,400	269,645	192,755
64	64-03-19-400-902-000-016	R	O-N Minerals dba/Cameuse Lime &	1,466,200	1,415,391	299,494	1,115,897
64	64-03-19-400-903-000-016	R	Metro Ports	663,500	663,500	359	663,141
64	64-03-30-100-901-000-016	R	Federal Marine International	260,900	260,900	143	260,757
64	64-03-30-100-902-000-016	R	State of Indiana	-	-	-	-
64	64-03-30-100-903-000-016	R	Metro International Trade Services LLC	3,050,900	3,050,900	1,775,815	1,275,085
64	64-03-30-100-905-000-016	R	State Of Indiana	-	-	-	-
64	64-03-30-100-906-000-016	R	Ferally Processing Company %Feralloy	2,229,300	2,229,300	463,845	1,765,455
64	64-03-30-100-907-000-016	R	Indiana Pidding & Processing Co	3,811,800	3,811,800	547,957	3,263,843
64	64-03-30-200-002-000-016	R	Cleveland-Cliffs Burns Harbor LLC	5,321,300	5,321,300	2,457,044	2,864,256
64	64-03-30-200-003-000-016	R	Central Coil Processing LLC	7,894,400	7,894,400	1,111,146	6,783,254
64	64-03-30-200-004-000-016	R	Tanco Terminals	1,728,800	1,728,800	489,983	1,238,817
64	64-03-30-200-904-000-016	R	Frick Farm Supply Inc	2,502,900	2,502,900	1,860,269	642,631
64	64-03-30-200-905-000-016	R	Ads Logistics LLC	6,042,400	6,042,400	860,807	5,181,593
64	64-03-30-200-906-000-016	R	Steel Warehouse Of Burns Hbr Inc P O	2,830,300	2,830,300	465,930	2,364,370
64	64-03-30-351-901-000-016	R	NLMK Indiana Corp	15,928,600	15,928,600	3,446,238	12,482,362
64	64-03-30-401-902-000-016	R	Ferally Midwest	3,757,400	3,757,400	947,221	2,810,179
64	64-03-30-401-903-000-016	R	Leeco Steel LLC	3,680,600	3,680,600	286,154	3,394,446
64	64-03-30-451-901-000-016	R	Midcontinent Coal & Coke	41,700	41,700	23	41,677
64	64-03-30-476-009-000-016	R	Cleveland-Cliffs Burns Harbor LLC	4,100	4,100	2	4,098
64	64-03-31-126-881-000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-151-003-000-016	R	Tecumseh Redevelopment Inc	38,800	38,800	23	38,777
64	64-03-31-153-001-000-016	R	Rediehs Thomas W Trust & Rediehs	1,069,400	1,069,400	70,602	998,798
64	64-03-31-154-001-000-016	R	Portside Investment Company	615,600	615,600	267,338	348,262
64	64-03-31-154-002-000-016	R	Barton Malow Company	976,900	976,900	141,167	835,733
64	64-03-31-154-003-000-016	R	T & J Investments LLC	1,201,600	1,201,600	93,518	1,108,082
64	64-03-31-200-003-000-016	R	Cleveland-Cliffs Burns Harbor LLC	16,700	16,700	10	16,690
64	64-03-31-200-005-000-016	R	Cleveland-Cliffs Burns Harbor LLC	83,100	83,100	50	83,050
64	64-03-31-200-882-000-016	R	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-300-001-000-016	R	Shepherd Avenue Venture LLC	712,900	712,900	470,848	242,052
64	64-03-31-300-002-000-016	R	6611 Shepherd Lane LLC	711,000	711,000	240,697	470,303
64	64-03-31-300-003-000-016	R	Rediehs Family 2002 Irrevocable Trust	125,700	125,700	75	125,625
64	64-03-31-300-005-000-016	R	MDC Coast 29 LLC	158,800	158,800	58,909	99,891
64	64-03-31-300-009-000-016	R	Dunes Highway LLC	2,212,600	2,212,600	32,705	2,179,895
64	64-03-31-300-010-000-016	R	Monosol LLC	12,537,800	10,360,280	159,849	10,200,431
64	64-03-31-300-015-000-016	R	Ironworkers Incorporated	1,948,300	-	-	-
64	64-03-31-300-016-000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-017-000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-301-001-000-016	R	Board of Parks & Recreation of City of P	624,600	624,600	170,770	453,830
64	64-03-31-400-001-000-016	R	McDonald's Real Estate Company	3,137,100	3,137,100	180,649	2,956,451
64	64-03-31-400-002-000-016	R	Tecumseh Redevelopment Inc	-	-	-	-
64	64-03-31-400-003-000-016	R	United States Of America % Pioneer Title	-	-	-	-
64	64-03-31-400-004-000-016	R	United States Of America % Pioneer Title	-	-	-	-
64	64-03-31-400-004-000-016	R	Fromus USA LLC	14,828,200	14,828,200	579,008	14,249,192

Portage City

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

Portage City											
County	Parcel Number	(Individual Component)	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value			
64	64-05-01-100-002-000-016	R	Berkheimer Properties LLC	1,064,800	1,064,800	239,887	824,913				
64	64-05-01-100-008-000-016	R	SP/DSP Portage Owner LLC	199,900	199,900	59,501	140,399				
64	64-05-01-201-001-000-016	R	Store Master Funding X LLC	1,679,900	1,679,900	25,257	1,654,643				
64	64-05-01-201-002-000-016	R	Ameriplex Northwest Retail LP	710,500	710,500	422	710,078				
64	64-05-01-202-001-000-016	R	Double Cheese Inc	500,200	500,200	284	499,916				
64	64-05-01-203-001-000-016	R	HP AS I LLC	2,941,500	2,431,340	24,478	2,406,862				
64	64-05-01-203-002-000-016	R	Ameriplex Northwest Partners LP	58,400	58,400	35	58,365				
64	64-05-01-204-001-000-016	R	Ameriplex Northwest Partners LLC	-	-	30	(30)				
64	64-05-01-204-002-000-016	R	Ameriplex Northwest Partners LLC	62,500	62,500	-	62,500				
64	64-05-01-204-003-000-016	R	Ameriplex Northwest Partners LLC	308,400	308,400	-	308,400				
64	64-05-01-205-001-000-016	R	NWI Hospitality LLC	4,700	4,700	-	4,700				
64	64-05-01-205-002-000-016	R	Portage HOPD LLC	2,726,800	2,726,800	419,497	2,307,303				
64	64-05-01-226-001-000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC	2,700,200	2,700,200	310,172	2,390,028				
64	64-05-01-226-002-000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC	4,634,700	4,634,700	293,942	4,340,758				
64	64-05-01-228-001-000-016	R	BRE Space Atlanta LLC	3,486,700	3,486,700	375,551	3,111,149				
64	64-05-01-228-001-000-016	R	Cybourg Northwest Partners LP	6,988,000	6,988,000	1,184,678	5,803,322				
64	64-05-01-251-001-000-016	R	Duneside Hospitality LLC	1,232,400	1,232,400	194,072	1,038,328				
64	64-05-01-252-003-000-016	R	FCPT Hospitality Properties LLC	1,359,000	1,359,000	766	1,358,234				
64	64-05-01-252-003-000-016	R	Portage Development LLC	7,847,300	7,847,300	593,001	7,254,299				
64	64-05-01-276-001-000-016	R	MDC Coast 29 LLC	716,400	716,400	262,421	453,979				
64	64-05-01-301-001-000-016	R	Neo Industries Inc	252,800	252,800	98,500	154,300				
64	64-05-01-301-002-000-016	R	ACP Enterprises Inc	331,800	331,800	128,700	203,100				
64	64-05-01-301-003-000-016	R	S2G2 LLC	2,600	2,600	2	2,598				
64	64-05-01-301-008-000-016	R	Reiner Philip J & Darren PJT	687,500	687,500	724,300	(36,800)				
64	64-05-01-301-009-000-016	R	Hohli Lc	485,000	485,000	219,582	265,408				
64	64-05-01-301-010-000-016	R	D&T International LLC	1,662,200	1,662,200	16,791	1,645,409				
64	64-05-01-301-011-000-016	R	Pawlicki Enterprises Inc	9,200	9,200	4	9,196				
64	64-05-01-301-011-000-016	R	JFC Property Inc	120,000	120,000	65	119,935				
64	64-05-01-326-002-000-016	R	Durga Hotels LLC	21,600	21,600	13	21,587				
64	64-05-01-326-003-000-016	R	Durga Hotels LLC	140,300	140,300	84	140,216				
64	64-05-01-326-004-000-016	R	Durga Hotels LLC	489,700	489,700	235,861	253,839				
64	64-05-01-326-005-000-016	R	Durga Hotels LLC	29,400	29,400	17	29,383				
64	64-05-01-326-006-000-016	R	Durga Hotels LLC	166,200	166,200	96,676	69,524				
64	64-05-01-326-008-000-016	R	Zips Liquors Inc	3,171,500	3,171,500	953,247	2,218,253				
64	64-05-01-328-001-000-016	R	Shree Ganesh LLC	280,200	280,200	166	280,034				
64	64-05-01-328-002-000-016	R	Shree Ganesh LLC	400	400	-	400				
64	64-05-01-401-004-000-016	R	ABS Properties LLC-S	29,300	29,300	18	29,282				
64	64-05-01-401-005-000-016	R	Mid-West Oil Co Inc	16,800	16,800	10	16,790				
64	64-05-01-401-006-000-016	R	Mid-West Oil Co Inc	195,800	195,800	133,815	61,985				
64	64-05-01-401-007-000-016	R	Mid-West Oil Co Inc	47,700	47,700	28	47,672				
64	64-05-01-402-001-000-016	R	Lake County Trust #6025	312,100	312,100	247,882	64,218				
64	64-05-01-402-002-000-016	R	Kokak Inc	150,500	150,500	87	150,413				
64	64-05-01-402-006-000-016	R	Refined Marketers Inc	-	-	-	-				
64	64-05-01-402-007-000-016	R	City of Portage	312,600	312,600	226,838	85,762				
64	64-05-01-402-008-000-016	R	Kokak Inc	280,100	280,100	241,181	38,919				
64	64-05-01-402-013-000-016	R	Bellar Lawrence Lee Revocable Trust	-	-	-	-				
64	64-05-01-403-004-000-016	R	City of Portage Department of	303,600	303,600	205,735	97,865				
64	64-05-01-403-007-000-016	R	MY LAND INC	352,700	352,700	301,407	51,293				
64	64-05-01-426-001-000-016	R	Hawkins Family Limited Partnership	-	-	-	-				

CITY OF PORTAGE, INDIANA  
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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

County	Parcel Number	(Individual Component)	Type	Taxpayer Name	Gross		Net		Base		Incremental	
					Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-01-426-002-000-016	R	Minteq Shaps And Services Inc	135,700	135,700	78	78	135,622	135,622	11,800	11,800	
64	64-05-01-426-006-000-016	R	Minteq Shaps And Services Inc	217,200	217,200	205,400	205,400	11,800	11,800	138,604	138,604	
64	64-05-01-426-012-000-016	R	Minteq Shaps And Services Inc	690,600	690,600	551,996	551,996	138,604	138,604	11,293	11,293	
64	64-05-01-426-013-000-016	R	Radicasai Bogaja & MenkaH&W	11,300	11,300	7	7	11,293	11,293	40,012	40,012	
64	64-05-01-426-014-000-016	R	Olson Construction Incorporated	99,600	99,600	59,588	59,588	40,012	40,012	10,100	10,100	
64	64-05-01-426-016-000-016	R	Olson Construction Incorporated	187,500	187,500	177,400	177,400	10,100	10,100	29,782	29,782	
64	64-05-01-426-017-000-016	R	Sparks Joan	29,800	29,800	18	18	29,782	29,782	35,100	35,100	
64	64-05-01-426-023-000-016	R	RR Family LLC	751,100	751,100	716,000	716,000	35,100	35,100	190,427	190,427	
64	64-05-01-426-024-000-016	R	Truckenbrodt Margaret 2012 GST	282,100	282,100	91,573	91,573	190,527	190,527	110,181	110,181	
64	64-05-01-426-025-000-016	R	Northern Plant Servicesllc	459,900	459,900	349,719	349,719	110,181	110,181	1,000	1,000	
64	64-05-02-200-005-000-016	R	Paunicka Grandchildrenstrust	125,700	125,700	126,700	126,700	(1,000)	(1,000)	2,337,326	2,337,326	
64	64-05-02-200-007-000-016	R	Steel Technologies Lp	3,828,100	3,828,100	1,490,774	1,490,774	2,337,326	2,337,326	297,477	297,477	
64	64-05-02-200-008-000-016	R	Steel Technologies LLC	400,000	400,000	102,523	102,523	297,477	297,477	1,179,507	1,179,507	
64	64-05-02-200-009-000-016	R	Larson Properties LLC	1,679,500	1,679,500	498,993	498,993	1,179,507	1,179,507	713,461	713,461	
64	64-05-02-200-010-000-016	R	728 Heartland Properties LLC	1,143,300	1,143,300	429,839	429,839	713,461	713,461	47,971	47,971	
64	64-05-02-351-005-000-016	R	Lake Minnehaha Owners Assoc Inc	48,000	48,000	29	29	47,971	47,971	67,906	67,906	
64	64-05-02-351-006-000-016	R	Lake Minnehaha Owners Assoc Inc	157,300	157,300	89,394	89,394	67,906	67,906	2,800	2,800	
64	64-05-02-376-001-000-016	R	JSF LLC-S Glenwood Series	177,200	177,200	174,400	174,400	2,800	2,800	104,636	104,636	
64	64-05-02-376-003-000-016	R	Marine Drive Estates LLC	112,600	112,600	68	68	112,532	112,532	53,568	53,568	
64	64-05-02-376-004-000-016	R	JSF LLC-S Glenwood Series	261,800	261,800	157,164	157,164	104,636	104,636	600	600	
64	64-05-02-376-005-000-016	R	JSF LLC-S Glenwood Series	53,600	53,600	32	32	53,568	53,568	6,500	6,500	
64	64-05-02-376-006-000-016	R	JSF LLC-S Glenwood Series	211,600	211,600	205,100	205,100	6,500	6,500	13,980	13,980	
64	64-05-02-376-007-000-016	R	JSF LLC-S Glenwood Series	117,700	117,700	103,720	103,720	13,980	13,980	14,000	14,000	
64	64-05-02-376-008-000-016	R	JSF LLC-S Glenwood Series	318,400	318,400	304,400	304,400	14,000	14,000	5,600	5,600	
64	64-05-02-376-009-000-016	R	Marine Drive Estates LLC	240,500	240,500	234,900	234,900	5,600	5,600	(982)	(982)	
64	64-05-02-376-010-000-016	R	Marine Drive Estates LLC	132,500	132,500	133,482	133,482	(982)	(982)	1,099	1,099	
64	64-05-02-376-012-000-016	R	Marine Drive Estates LLC	37,400	37,400	37,400	37,400	-	-	62,815	62,815	
64	64-05-02-376-014-000-016	R	JSF LLC-S Glenwood Series	1,100	1,100	600	600	500	500	200,231	200,231	
64	64-05-02-401-001-000-016	R	SP/DSP Portage Owner LLC	600	600	-	-	600	600	464,829	464,829	
64	64-05-02-401-002-000-016	R	SP/DSP Portage Owner LLC	-	-	-	-	-	-	237,817	237,817	
64	64-05-02-401-003-000-016	R	SP/DSP Portage Owner LLC	-	-	-	-	-	-	534,523	534,523	
64	64-05-02-402-001-000-016	R	SP/DSP Portage Owner LLC	972,800	972,800	972,800	972,800	-	-	589,403	589,403	
64	64-05-02-402-002-000-016	R	SP/DSP Portage Owner LLC	26,700	26,700	26,700	26,700	-	-	84,349	84,349	
64	64-05-02-426-002-000-016	R	SP/DSP Portage Owner LLC	-	-	-	-	-	-	160,004	160,004	
64	64-05-02-426-003-000-016	R	Great Lakes Coca Cola Distribution LLC	2,043,100	2,043,100	2,043,100	2,043,100	-	-	235,240	235,240	
64	64-05-02-426-004-000-016	R	Big Box 5900 Carlson LLC	5,093,600	5,093,600	5,093,600	5,093,600	-	-	121,909	121,909	
64	64-05-02-426-005-000-016	R	KTC Reholdings LLC	84,400	84,400	84,400	84,400	-	-	55	55	
64	64-05-02-426-005-000-016	R	6487 Properties LLC	964,600	964,600	964,600	964,600	-	-	133,867	133,867	
64	64-05-02-426-801-000-016	R	Portage City of	-	-	-	-	-	-	110,834	110,834	
64	64-05-02-427-001-000-016	R	Hinckley & Schmitt Inc %Ds Waters Of	1,008,100	1,008,100	1,008,100	1,008,100	-	-	147,768	147,768	
64	64-05-02-427-002-000-016	R	NWI Early Learning Corp	626,300	626,300	626,300	626,300	-	-	35	35	
64	64-05-02-451-002-000-016	R	Trust Number 120569	157,700	157,700	157,700	157,700	-	-	86,920	86,920	
64	64-05-02-451-008-000-016	R	Kirk Joseph	212,200	212,200	212,200	212,200	-	-	261,800	261,800	
64	64-05-02-451-010-000-016	R	KUN Holdings LLC	201,800	201,800	201,800	201,800	-	-	145,400	145,400	
64	64-05-02-451-012-000-016	R	Star Properties of South Carolina LLC	261,800	261,800	261,800	261,800	-	-	422,000	422,000	
64	64-05-02-451-013-000-016	R	Star Properties of South Carolina LLC	58,900	58,900	58,900	58,900	-	-	261,844	261,844	
64	64-05-02-451-014-000-016	R	Salamowski Carol	145,400	145,400	145,400	145,400	-	-	772,850	772,850	
64	64-05-02-451-015-000-016	R	M & J Development Lc	422,000	422,000	422,000	422,000	-	-	504,391	504,391	

CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

County	Parcel Number (Individual Component)	Type	Taxpayer Name	Gross		Net		Base		Incremental	
				Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-02-452-001.000-016	R	Scott Christopher T	166,400	166,400	166,400	78,968	78,968	87,442	87,442	87,442
64	64-05-02-452-002.000-016	R	Scott Christopher T	93,300	93,300	93,300	55	55	93,245	93,245	93,245
64	64-05-02-452-003.000-016	R	Andronowski Living Trust w/Life Estate to	137,600	137,600	137,600	96,346	96,346	39,254	39,254	39,254
64	64-05-02-452-004.000-016	R	Marshall John & Marshall Paul	297,800	297,800	297,800	185,652	185,652	112,148	112,148	112,148
64	64-05-02-453-001.000-016	R	PIP Master Funding I LLC	423,800	423,800	423,800	404,500	404,500	19,300	19,300	19,300
64	64-05-02-476-002.000-016	R	PRP Real Estate LLC	745,600	745,600	745,600	110,646	110,646	634,954	634,954	634,954
64	64-05-02-478-001.000-016	R	Maverick Real Estate LLC	2,287,500	2,287,500	2,287,500	33,092	33,092	2,254,408	2,254,408	2,254,408
64	64-05-03-381-006.000-016	R	Lake Minnehaha Owners Assoc Inc	29,800	29,800	29,800	17	17	29,783	29,783	29,783
64	64-05-03-452-001.000-016	R	Lake Minnehaha Owners Assoc Inc	30,800	30,800	30,800	17	17	30,783	30,783	30,783
64	64-05-03-452-016.000-016	R	Lake Minnehaha Owners Assoc Inc	28,200	28,200	28,200	16	16	28,184	28,184	28,184
64	64-05-03-453-011.000-016	R	Lake Minnehaha Owners Assoc Inc	11,600	11,600	11,600	7	7	11,593	11,593	11,593
64	64-05-03-453-027.000-016	R	Lake Minnehaha Owners Assoc Inc	178,300	178,300	178,300	179,000	179,000	(700)	(700)	(700)
64	64-05-03-478-020.000-016	R	Lake Minnehaha Owners Assoc Inc	44,100	44,100	44,100	25	25	44,075	44,075	44,075
64	64-05-03-483-011.000-016	R	Lake Minnehaha Owners Assoc Inc	47,100	47,100	47,100	27	27	47,073	47,073	47,073
64	64-05-03-487-021.000-016	R	Lake Minnehaha Owners Assoc Inc	3,800	3,800	3,800	2	2	3,798	3,798	3,798
64	64-05-03-487-022.000-016	R	Lake Minnehaha Owners Assoc Inc	351,400	351,400	351,400	337,200	337,200	14,200	14,200	14,200
64	64-05-03-489-020.000-016	R	Lake Minnehaha Owners Association	6,000	6,000	6,000	4	4	5,996	5,996	5,996
64	64-05-03-493-009.000-016	R	Lake Minnehaha Owners Assoc Inc	1,600	1,600	1,600	1	1	1,599	1,599	1,599
64	64-05-10-129-001.000-016	R	Schoon Charles R & Klipatrick Mark E	111,100	111,100	111,100	67,171	67,171	43,929	43,929	43,929
64	64-05-10-128-002.000-016	R	Schoon Kim C & Fralim Holly AJL	178,600	178,600	178,600	124,149	124,149	54,451	54,451	54,451
64	64-05-10-201-001.000-016	R	Lake Minnehaha Owners Assoc Inc	206,400	206,400	206,400	116	116	206,284	206,284	206,284
64	64-05-10-201-002.000-016	R	Lake Minnehaha Owners Assoc Inc	67,700	67,700	67,700	40	40	67,660	67,660	67,660
64	64-05-10-203-003.000-016	R	Naumovski Nikolce & Naumchervska	92,200	92,200	92,200	28,310	28,310	63,890	63,890	63,890
64	64-05-10-203-004.000-016	R	Naumovski Nikolce & Naumchervska	69,800	69,800	69,800	42	42	69,758	69,758	69,758
64	64-05-10-229-008.000-016	R	Naumoski Goce & Mannooski Naum/TC	74,200	74,200	74,200	42	42	74,158	74,158	74,158
64	64-05-10-235-006.000-016	R	Lake Minnehaha Owners Assoc Inc	55,500	55,500	55,500	31	31	55,469	55,469	55,469
64	64-05-10-237-035.000-016	R	Lake Minnehaha Owners Assoc Inc	200	200	200	-	-	200	200	200
64	64-05-10-238-001.000-016	R	Naumoski Goce & Mannooski Naum/TC	213,300	213,300	213,300	143,021	143,021	70,279	70,279	70,279
64	64-05-10-238-002.000-016	R	Rislevski Aleksandar & Pecoski Iljija/TC	79,800	79,800	79,800	36	36	79,764	79,764	79,764
64	64-05-10-238-003.000-016	R	Rislevski Aleksandar & Pecoski Iljija/TC	202,400	202,400	202,400	106,665	106,665	95,735	95,735	95,735
64	64-05-10-238-004.000-016	R	Melton Land Co LLC	114,100	114,100	114,100	41	41	114,059	114,059	114,059
64	64-05-10-238-005.000-016	R	Melton Land Co LLC	68,300	68,300	68,300	25	25	68,275	68,275	68,275
64	64-05-11-105-008.000-016	R	Lake Minnehaha Owners Assoc Inc	43,800	43,800	43,800	25	25	43,775	43,775	43,775
64	64-05-11-108-008.000-016	R	Lake Minnehaha Owners Assoc Inc	39,500	39,500	39,500	23	23	39,477	39,477	39,477
64	64-05-11-110-013.000-016	R	Additional Storage LLC	683,300	683,300	683,300	376,547	376,547	306,753	306,753	306,753
64	64-05-11-110-016.000-016	R	Additional Storage LLC	339,300	339,300	339,300	382,800	382,800	(43,500)	(43,500)	(43,500)
64	64-05-11-112-001.000-016	R	Melton Land Co LLC	169,900	169,900	169,900	59	59	169,841	169,841	169,841
64	64-05-11-112-002.000-016	R	Melton Land Co LLC	28,700	28,700	28,700	10	10	28,690	28,690	28,690
64	64-05-11-126-002.000-016	R	Enmad Real Estate LLC	44,700	44,700	44,700	27	27	44,673	44,673	44,673
64	64-05-11-126-003.000-016	R	Protective Property Holdings LLC	136,300	136,300	136,300	70,807	70,807	65,493	65,493	65,493
64	64-05-11-126-004.000-016	R	Cunningham James R	159,800	159,800	159,800	90,546	90,546	69,254	69,254	69,254
64	64-05-11-126-005.000-016	R	Carda Edward E	185,500	185,500	185,500	105,126	105,126	80,374	80,374	80,374
64	64-05-11-126-006.000-016	R	Longmore James	135,600	135,600	135,600	80,599	80,599	55,001	55,001	55,001
64	64-05-11-126-007.000-016	R	ML Kennedy Properties LLC	294,000	294,000	294,000	277,300	277,300	16,700	16,700	16,700
64	64-05-11-126-008.000-016	R	5695 Old Porter Road LLC	190,200	190,200	190,200	121,079	121,079	69,121	69,121	69,121
64	64-05-11-126-009.000-016	R	Maglish Thomas A	168,300	168,300	168,300	105,670	105,670	58,630	58,630	58,630
64	64-05-11-126-010.000-016	R	Portage Porter Road LLC	296,100	296,100	296,100	95,594	95,594	200,506	200,506	200,506
64	64-05-11-126-011.000-016	R	Protective Property Holdings LLC	1,197,900	1,197,900	1,197,900	695,705	695,705	502,195	502,195	502,195
64	64-05-11-126-012.000-016	R	West Properties Inc	1,197,900	1,197,900	1,197,900	695,705	695,705	502,195	502,195	502,195

CITY OF PORTAGE, INDIANA  
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Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

Portage City											
County	Parcel Number (Individual Component)	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value				
64	64-05-11-126-013-000-016	R	West Properties Inc	76,900	76,900	76,900	-				
64	64-05-11-127-001-000-016	R	Peoples Bank Sb Trust #10316	222,900	222,900	219,600	3,300				
64	64-05-11-202-001-000-016	R	Peoples Bank Sb Trust #10316	909,900	909,900	707,809	202,091				
64	64-05-12-377-001-000-016	R	Keithwig Daniel & Keithwig Lisa/TC	8,700	8,700	5	8,695				
64	64-05-13-101-001-000-016	R	Town & Country - Portage LLC	1,530,100	1,530,100	1,050,943	479,257				
64	64-05-13-101-002-000-016	R	City of Portage Department of	-	-	-	-				
64	64-05-13-102-001-000-016	R	City of Portage Department of	-	-	-	-				
64	64-05-13-102-002-000-016	R	Portage Commons LLC	3,700	3,700	2	3,698				
64	64-05-13-102-003-000-016	R	City of Portage Department of	-	-	-	-				
64	64-05-13-102-005-000-016	R	Portage Commons Associates LLC	256,100	256,100	76,895	179,205				
64	64-05-13-102-007-000-016	R	Portage City Of-Department	-	-	-	-				
64	64-05-13-102-008-000-016	R	Portage Commons LLC	722,500	722,500	582,491	140,009				
64	64-05-13-102-010-000-016	R	Portage Commons LLC	402,600	402,600	318,726	83,874				
64	64-05-13-102-011-000-016	R	Portage Commons LLC	144,400	144,400	94	144,306				
64	64-05-13-102-013-000-016	R	Portage BP Inc	237,600	237,600	96,805	140,795				
64	64-05-13-102-014-000-016	R	O'Reilly Automotive Inc	522,300	522,300	323,731	198,569				
64	64-05-13-102-015-000-016	R	Franchise Realty Corp % Rest Mgmt	428,800	428,800	260,614	168,186				
64	64-05-13-102-016-000-016	R	Portage Commons LLC	2,864,500	2,864,500	2,666,500	198,000				
64	64-05-13-102-017-000-016	R	Daniel Enterprises LP	289,600	289,600	166	289,434				
64	64-05-13-126-001-000-016	R	Keithwig Daniel & Keithwig Lisa/TC	12,700	12,700	8	12,692				
64	64-05-13-126-002-000-016	R	Keithwig Daniel & Keithwig Lisa/TC	55,600	55,600	55,600	-				
64	64-05-13-126-003-000-016	R	Keithwig Daniel & Keithwig Lisa/TC	185,200	185,200	94,484	90,716				
64	64-05-13-126-004-000-016	R	Topalovic Zivko & Lijana/H&W	195,500	195,500	133,069	62,431				
64	64-05-13-126-005-000-016	R	Cletcher Patricia	150,000	150,000	106,335	43,665				
64	64-05-13-126-006-000-016	R	Regional Performing Arts Company	111,600	-	-	-				
64	64-05-13-126-007-000-016	R	JVM Properties LLC	148,600	148,600	72,215	76,385				
64	64-05-13-126-008-000-016	R	Clancy Brendan & Michelle/H&W	261,200	261,200	171,283	89,917				
64	64-05-13-126-009-000-016	R	2544 50 Portage Mall LLC	395,100	395,100	250,204	144,896				
64	64-05-13-126-010-000-016	R	Bam Pizza Company Inc	203,400	203,400	108	203,292				
64	64-05-13-126-011-000-016	R	Portage City Of	-	-	-	-				
64	64-05-13-126-012-000-016	R	Portage City Of	22,400	22,400	13	22,387				
64	64-05-13-126-013-000-016	R	Portage City Of	-	-	-	-				
64	64-05-13-126-015-000-016	R	2013 NWI Tax Sale Partners LP	39,700	39,700	39,700	-				
64	64-05-13-126-016-000-016	R	Portage City Of	-	-	-	-				
64	64-05-13-126-017-000-016	R	City of Portage	-	-	-	-				
64	64-05-13-126-018-000-016	R	Castor Sean A	257,100	257,100	116,638	140,462				
64	64-05-13-126-019-000-016	R	Mamounas Kathy & Karakozis Mark	370,700	370,700	346,700	24,000				
64	64-05-13-126-020-000-016	R	Hatch Leo T Jr	125,500	125,500	66,778	58,722				
64	64-05-13-126-021-000-016	R	EYM Realty of Indiana LLC	94,800	94,800	56	94,744				
64	64-05-13-126-022-000-016	R	EYM Realty of Indiana LLC	145,700	145,700	77,114	68,586				
64	64-05-13-126-025-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-026-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-027-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-028-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-029-000-016	R	Portage City Of City Hall	-	-	-	-				
64	64-05-13-126-030-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-031-000-016	R	City Of Portage	-	-	-	-				
64	64-05-13-126-032-000-016	R	Portage City Of City Hall	-	-	-	-				
64	64-05-13-126-033-000-016	R	Portage City Of City Hall	-	-	-	-				

Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
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List of All Individual Components in Each Allocation Area  
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Portage City											
County	Parcel Number	(Individual Component)	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value			
64	64-05-13-126-048-000-016		R	Portage MOB LLC	58,700	58,700	35	58,665			
64	64-05-13-126-048-000-016		R	Portage City Of Dept Of Redevelopment							
64	64-05-13-126-051-000-016		R	Portage MOB LLC	509,600	509,600	367,862	141,738			
64	64-05-13-126-052-000-016		R	A & L Realty Lc	360,100	360,100	230,575	129,525			
64	64-05-13-126-053-000-016		R	Hatch Five Willowcreek LLC	325,400	325,400	221,031	104,369			
64	64-05-13-126-054-000-016		R	Hatch Five Willowcreek LLC	169,100	169,100	113,502	55,598			
64	64-05-13-126-055-000-016		R	Shay Furniture Company LLC	265,300	265,300	222,315	42,985			
64	64-05-13-126-056-000-016		R	Portage Redevelopment Authority							
64	64-05-13-126-057-000-016		R	Portage City Of							
64	64-05-13-126-058-000-016		R	Portage City Of							
64	64-05-13-126-059-000-016		R	Portage City Of							
64	64-05-13-126-060-000-016		R	Portage City Of							
64	64-05-13-126-061-000-016		R	Portage City Of							
64	64-05-13-126-062-000-016		R	Portage City Of							
64	64-05-13-126-063-000-016		R	Portage City Of							
64	64-05-13-126-064-000-016		R	Portage City Of							
64	64-05-13-126-065-000-016		R	Portage City Of							
64	64-05-13-126-066-000-016		R	Portage City Of							
64	64-05-13-126-067-000-016		R	Portage City Dept Of Redevelopment							
64	64-05-13-126-068-000-016		R	City of Portage Department of							
64	64-05-13-126-069-000-016		R	Founders Square LLC	2,300	2,300	1	2,299			
64	64-05-13-126-070-000-016		R	Gorka Robert	204,700	204,700	119	204,581			
64	64-05-13-151-004-000-016		R	First Natl Bank Valpo	374,300	374,300	242,328	131,972			
64	64-05-13-154-001-000-016		R	City Of Portage % Portage Redevisp							
64	64-05-13-154-002-000-016		R	Library Portage Public							
64	64-05-13-154-008-000-016		R	Griffith Dr ME DDS PC	288,500	288,500	164,406	124,094			
64	64-05-13-154-009-000-016		R	Library Portage Public							
64	64-05-13-155-001-000-016		R	American Trim & Style Barber Inc	161,400	161,400	124,223	37,177			
64	64-05-13-155-002-000-016		R	Evans Robert M & AechalH&W	37,700	37,700	23	37,677			
64	64-05-13-155-003-000-016		R	Library Porter County Public System							
64	64-05-13-155-012-000-016		R	Evans Robert M & Ae-Cha	148,800	148,800	63,380	85,420			
64	64-05-13-155-014-000-016		R	Reed Fayette C	272,300	134,740	131,725	3,015			
64	64-05-13-155-022-000-016		R	Evans Robert M & Ae-ChaH&W	195,200	195,200	112	195,088			
64	64-05-13-155-023-000-016		R	Evans Robert M & Ae-Cha Evans H&W	22,100	22,100	13	22,087			
64	64-05-13-156-001-000-016		R	Eschen Portage Lc	645,900	645,900	142,477	503,423			
64	64-05-13-157-001-000-016		R	Green Dekoock Group 1 IN LLC	1,634,200	1,634,200	225,930	1,408,270			
64	64-05-13-157-014-000-016		R	Fifth Third Bank	220,300	220,300	85,090	826,410			
64	64-05-13-177-014-000-016		R	GKGC LLC	208,700	208,700	117,863	90,837			
64	64-05-13-178-001-000-016		R	Whitten Danny L & Stacey EH&W	188,400	188,400	107,704	80,696			
64	64-05-13-178-013-000-016		R	Cunningham William J & Susan JH&W	210,200	210,200	93,416	116,784			
64	64-05-13-179-001-000-016		R	Johnson John B III & Susan KellyH&W	40,700	40,700	10,600	30,100			
64	64-05-13-179-010-000-016		R	Daschbach Edward J Jr Livrig Trust	133,800	133,800	69,634	64,166			
64	64-05-13-201-006-000-016		R	Gary Hobart Water Corp							
64	64-05-13-201-007-000-016		R	City of Portage Department of							
64	64-05-13-201-013-000-016		R	Holladay Partners-Midwest Inc	215,900	215,900	154,337	61,563			
64	64-05-13-201-019-000-016		R	Autozone #660	78,500	78,500	47	78,453			
64	64-05-13-201-020-000-016		R	Autozone #660	459,900	459,900	294,918	164,982			
64	64-05-13-201-021-000-016		R	Hill Crest Management LLC	288,700	288,700	215,124	73,576			
64	64-05-13-201-022-000-016		R	Speedway Superamerica Llc Real Est	85,200	85,200	82,748	2,452			

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

**Exhibit E**

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)**

Portage City											
County	(Individual Component)	Type	Taxpayer Name	Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value	Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-201-023-000-016	R	Speedway Superamerica Lic Real Est	457,700	457,700	176,128	281,572				
64	64-05-13-201-025-000-016	R	Portage City of								
64	64-05-13-201-035-000-016	R	Portage Utility Service Board								
64	64-05-13-201-818-000-016	R	Portage City of								
64	64-05-13-202-001-000-016	R	Portage City Dept Of Redevelopment								
64	64-05-13-202-002-000-016	R	Portage City Dept of Redevelopment								
64	64-05-13-202-003-000-016	R	Portage Redevelopment Authority								
64	64-05-13-202-004-000-016	R	Portage City Of								
64	64-05-13-202-005-000-016	R	Portage City Dept Of Redevelopment								
64	64-05-13-202-801-000-016	R	Portage City Of								
64	64-05-13-203-001-000-016	R	Founders Square LLC	2,239,500	2,239,500	23,775	2,215,725				
64	64-05-13-203-002-000-016	R	Founders Square LLC	4,512,500	4,512,500	47,936	4,464,564				
64	64-05-13-203-003-000-016	R	Founders Square LLC	4,566,500	4,566,500	48,512	4,517,988				
64	64-05-13-203-004-000-016	R	Founders Square LLC	2,255,300	2,255,300	23,942	2,231,358				
64	64-05-13-203-005-000-016	R	Founders Square LLC	2,233,500	2,233,500	23,715	2,209,785				
64	64-05-13-204-001-000-016	R	Founders Square LLC	1,898,100	1,898,100	20,896	1,877,204				
64	64-05-13-204-002-000-016	R	Founders Square LLC	1,905,300	1,905,300	21,016	1,884,284				
64	64-05-13-204-003-000-016	R	Founders Square LLC	1,771,200	1,771,200	18,792	1,752,408				
64	64-05-13-204-004-000-016	R	Founders Square LLC	2,260,800	2,260,800	25,037	2,235,763				
64	64-05-13-204-005-000-016	R	Founders Square LLC	55,400	55,400	33	55,367				
64	64-05-13-204-881-000-016	R	Portage City of								
64	64-05-13-204-882-000-016	R	Portage City of								
64	64-05-13-205-001-000-016	R	Founders Square LLC	353,800	353,800	224	353,576				
64	64-05-13-205-002-000-016	R	Founders Square LLC	3,100	3,100	2	3,098				
64	64-05-13-251-001-000-016	R	Gland Properties LLC	136,200	136,200	79	136,121				
64	64-05-13-251-002-000-016	R	Esposito Tomi R	185,300	185,300	131,967	53,333				
64	64-05-13-251-003-000-016	R	Grudovich Miller Family Trust	198,500	198,500	130,087	68,413				
64	64-05-13-251-004-000-016	R	Grandfield Ana Maria Revocable Trust	251,600	251,600	204,539	47,061				
64	64-05-13-251-005-000-016	R	Life View LLC	257,300	257,300	132,394	124,906				
64	64-05-13-251-006-000-016	R	Hatch Five Willowcreek LLC	509,300	509,300	404,229	105,071				
64	64-05-13-251-007-000-016	R	Mercer Properties Group LLC	349,900	349,900	332,400	17,500				
64	64-05-13-251-008-000-016	R	North River Properties LLC	214,500	214,500	140,124	74,376				
64	64-05-13-251-022-000-016	R	Lonzo Likisha L	203,300	203,300	93,660	109,640				
64	64-05-13-251-026-000-016	R	Thompson Larry W & Barbara L H&W	208,400	208,400	89,670	118,730				
64	64-05-13-251-028-000-016	R	Lisa Shideler LLC	64,000	64,000	64,000					
64	64-05-13-251-029-000-016	R	Falk Scott A & Lillian K H&W	139,000	139,000	81,633	57,367				
64	64-05-13-251-030-000-016	R	Desai Ikayani	122,100	122,100	122,100					
64	64-05-13-251-828-000-016	R	Portage City of								
64	64-05-13-251-829-000-016	R	Portage City of								
64	64-05-13-251-830-000-016	R	Portage City of								
64	64-05-14-103-015-000-016	R	Gallegos Augustine & Annaza Alma			100,793	(100,793)				
64	64-05-14-103-016-000-016	R	Gallegos Augustine & Annaza Alma	145,200	145,200	93,321	51,879				
64	64-05-14-151-002-000-016	R	Portage City of								
64	64-05-14-152-002-000-016	R	Stonemor Indiana LLC								
64	64-05-14-152-003-000-016	R	Northern Indiana Public Service	32,800	32,800	20	32,780				
64	64-05-14-152-004-000-016	R	Stonemor Indiana LLC	1,084,100	1,084,100	660,981	423,119				
64	64-05-15-232-001-000-016	R	Portage City Of Board Of Parks &								
64	64-05-15-232-004-000-016	R	Punak Andrew & Rachel L H&W	167,300	167,300	71,740	95,560				

CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

County	Parcel Number (Individual Component)	Type	Taxpayer Name	Gross		Net		Base		Incremental Assessed Value
				Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	
64	64-05-15-252-005.000-016	R	Webb Travis D Sr	251,000	125,360	93,669	31,691	93,669	31,691	
64	64-05-15-276-001.000-016	R	Papich Alvin J & Laverne F H&W	168,300	72,500	70,266	2,234	70,266	2,234	
64	64-05-15-276-002.000-016	R	Lee Larry R & Howell Michael SUT	82,500	20,900	18,105	2,795	18,105	2,795	
64	64-05-15-276-003.000-016	R	Kozowski Christopher S	171,400	74,200	67,635	6,565	67,635	6,565	
64	64-05-15-276-004.000-016	R	Pennington John D Marital Tr 1/2 &	156,800	156,800	148,400	8,400	148,400	8,400	
64	64-05-15-276-005.000-016	R	Saver Rita	98,800	30,520	26,350	4,170	26,350	4,170	
64	64-05-15-276-006.000-016	R	Lindquist Ruth E Living Trust	127,700	127,700	103,692	24,008	103,692	24,008	
64	64-05-15-276-007.000-016	R	Bogash James	72,400	17,376	14,082	3,294	14,082	3,294	
64	64-05-15-276-008.000-016	R	Debusk Mimmie Marie & Gant David	186,400	83,360	80,580	2,780	80,580	2,780	
64	64-05-15-276-009.000-016	R	Foster Paul A & Loycene L	187,700	45,740	39,935	5,805	39,935	5,805	
64	64-05-15-276-010.000-016	R	Kaur Vairinder Pal	196,300	196,300	187,600	8,700	187,600	8,700	
64	64-05-15-276-011.000-016	R	Brewer Anthony Jr & Anthony Brewer/Jt	101,800	101,800	79,473	22,327	79,473	22,327	
64	64-05-15-276-012.000-016	R	Sandoval Marlene	152,700	62,940	58,465	4,475	58,465	4,475	
64	64-05-15-276-013.000-016	R	Schmitt Sandra K	102,200	19,000	14,265	4,735	14,265	4,735	
64	64-05-15-276-014.000-016	R	Brignoni Wilfredo	152,000	152,000	146,200	5,800	146,200	5,800	
64	64-05-15-276-015.000-016	R	Snyder William E & Sharon H&W	98,800	98,800	84,994	13,806	84,994	13,806	
64	64-05-15-276-016.000-016	R	Viehl Michael S	199,500	199,500	193,300	6,200	193,300	6,200	
64	64-05-15-276-017.000-016	R	Sandoval Marlene	-	-	-	-	-	-	
64	64-05-15-276-018.000-016	R	Schmitt Sandra K	-	-	-	-	-	-	
64	64-05-15-276-019.000-016	R	Snyder William E & Sharon H&W	-	-	-	-	-	-	
64	64-05-15-276-020.000-016	R	Brewer Anthony Jr & Anthony Brewer/Jt	-	-	-	-	-	-	
64	64-05-15-276-021.000-016	R	Kaur Vairinder Pal	-	-	-	-	-	-	
64	64-05-15-277-001.000-016	R	City of Portage Department of	-	-	-	-	-	-	
64	64-05-15-277-004.000-016	R	Aloia Steven	124,200	124,200	68,874	55,326	68,874	55,326	
64	64-05-15-277-005.000-016	R	Kerr Alyssa	146,500	59,100	55,110	3,990	55,110	3,990	
64	64-05-15-279-001.000-016	R	Property Protectors	123,800	123,800	113,000	10,800	113,000	10,800	
64	64-05-15-279-002.000-016	R	Mamounas Pete Family Testamentary	125,400	125,400	104,100	21,300	104,100	21,300	
64	64-05-15-279-003.000-016	R	Clardy Sandra Dee	201,400	79,840	88,970	(9,130)	88,970	(9,130)	
64	64-05-15-279-004.000-016	R	City of Portage FBO Department of	-	-	-	-	-	-	
64	64-05-15-279-021.000-016	R	Jacobs Larry L & Diana	122,000	44,400	44,525	(125)	44,525	(125)	
64	64-05-15-279-022.000-016	R	Almuis Ryan M	163,500	77,180	57,601	19,579	57,601	19,579	
64	64-05-15-279-023.000-016	R	McWhirter Jack E & Cox Paula MJT	197,500	52,740	47,360	5,380	47,360	5,380	
64	64-05-15-279-024.000-016	R	Colon Jose	114,900	40,140	34,830	5,310	34,830	5,310	
64	64-05-15-279-035.000-016	R	Colon Jose	-	-	-	-	-	-	
64	64-05-15-279-036.000-016	R	McWhirter Jack E & Cox Paula MJT	-	-	-	-	-	-	
64	64-05-15-280-001.000-016	R	Coppinger Kevin & Mary H&W	129,200	129,200	124,000	5,200	124,000	5,200	
64	64-05-15-280-009.000-016	R	Church Temple Bethel Congregation	4,000	-	-	-	-	-	
64	64-05-15-280-010.000-016	R	Cemetery Congregation Beth Israel-	213,200	500	-	-	-	-	
64	64-05-22-351-002.000-016	R	Nielsen Portage Limited Liability Compa	500	500	-	500	-	500	
64	64-05-22-351-003.000-016	R	Nielsen Portage Limited Liability Compa	59,100	59,100	28	59,072	28	59,072	
64	64-05-22-352-003.000-016	R	US Highway 6 LLC	1,867,700	1,867,700	17,891	1,849,809	17,891	1,849,809	
64	64-05-22-352-004.000-016	R	Nielsen Portage LLC	5,100	5,100	2	5,098	2	5,098	
64	64-05-22-376-002.000-016	R	Nielsen Portage Limited Liability Compa	45,000	45,000	21	44,979	21	44,979	
64	64-05-22-377-003.000-016	R	Park & Recreation Department City Of	-	-	-	-	-	-	
64	64-05-22-377-005.000-016	R	State of Indiana	-	-	-	-	-	-	
64	64-05-23-229-006.000-016	R	Syl Corp	-	-	-	-	-	-	
64	64-05-24-351-005.000-016	R	6100 US Highway 6 LLC	3,486,800	3,486,800	607,224	2,679,576	607,224	2,679,576	
64	64-05-24-376-001.000-016	R	Fource LLC	17,500	17,500	17,498	2	17,498	2	
64	64-05-24-376-006.000-016	R	Members Advantage Credit Union	936,900	936,900	554	936,346	554	936,346	

Prepared by:



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

**Exhibit E**

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)**

County		(Individual Component)		Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-24-377-001-000-016	R	Menard Inc Attn: Corporate Act			12,437,600	12,437,600	1,079,704	11,357,896
64	64-05-24-377-002-000-016	R	Force LLC			1,976,100	1,976,100	113,919	1,862,181
64	64-05-24-377-003-000-016	R	Halle Properties LLC			1,081,800	1,081,800	15,005	1,066,795
64	64-05-24-378-002-000-016	R	CFT Development LLC			641,800	641,800	370	641,430
64	64-05-24-379-001-000-016	R	Phoenixville Associates LP			1,692,800	1,692,800	22,162	1,670,638
64	64-05-24-379-002-000-016	R	Force LLC			5,200	5,200	2	5,198
64	64-05-24-379-003-000-016	R	Force LLC			461,700	461,700	1	461,699
64	64-05-25-101-001-000-016	R	Mercantile Nat'l Bank Of Indiana			807,500	807,500	189,493	618,007
64	64-05-25-101-002-000-016	R	Lake Real Estate Mgmt Company %			495,400	495,400	130,710	364,690
64	64-05-25-101-003-000-016	R	Golden Arch Limited Partnership Alm:RL			696,800	696,800	145,651	551,149
64	64-05-25-101-004-000-016	R	Wal Mart Real Estate Business Trust			800	800	-	800
64	64-05-25-101-005-000-016	R	Wal Mart Real Estate Business Trust			1,500	1,500	1	1,499
64	64-05-25-102-001-000-016	R	P & A			723,300	723,300	146,412	576,888
64	64-05-25-102-002-000-016	R	US-6 Portage IN LLC			757,000	757,000	167,604	589,396
64	64-05-25-102-003-000-016	R	Wal Mart Real Estate Business Trust			600	600	-	600
64	64-05-25-102-004-000-016	R	Wal Mart Real Estate Business Trust			500	500	-	500
64	64-05-25-103-001-000-016	R	Portage Crossings LLC			747,100	747,100	449	746,651
64	64-05-25-103-002-000-016	R	Wal Mart Real Estate Business Trust			9,249,800	9,249,800	2,360,429	6,889,371
64	64-05-25-126-001-000-016	R	L & P Ventures			656,100	656,100	160,608	495,492
64	64-05-25-126-002-000-016	R	Bobportage IN LLC			849,700	849,700	72,410	777,290
64	64-05-25-126-003-000-016	R	FCT Holdings LLC			597,500	597,500	126,359	471,141
64	64-05-25-126-004-000-016	R	Portage IND LLC			879,600	879,600	135,533	744,067
64	64-05-25-127-001-000-016	R	Store Master Funding II LLC			852,300	852,300	168,556	683,744
64	64-05-25-127-002-000-016	R	Steak N Shake Operations Inc			624,000	624,000	139,613	484,387
64	64-05-25-128-001-000-016	R	Randolph Investments LLC			1,466,100	1,466,100	20,808	1,445,292
64	64-05-25-128-002-000-016	R	C S Subdivision Property Owners			19,800	19,800	2	19,798
64	64-05-25-128-003-000-016	R	C S Subdivision Property Owners			200	200	-	200
64	64-05-25-128-004-000-016	R	Wal Mart Real Estate Business Trust			553,100	553,100	107,681	445,419
64	64-05-25-128-005-000-016	R	Mel Indiana Pioneer Plaza Ste 1725			2,945,400	2,945,400	771,527	2,173,873
64	64-05-25-128-006-000-016	R	Wal Mart Real Estate Business Trust			182,700	182,700	74,051	108,649
64	64-05-25-129-001-000-016	R	C S Subdivision Property Owners			140,200	140,200	84	140,116
64	64-05-25-129-003-000-016	R	ADK Properties LLC			3,968,900	3,968,900	1,414,292	2,554,608
64	64-05-25-151-001-000-016	R	GKGC LLC			1,119,000	1,119,000	636	1,118,364
64	64-05-25-151-004-000-016	R	HCP Properties INC			112,800	112,800	66	112,734
64	64-05-25-152-005-000-016	R	Sarver Jerome			1,022,800	1,022,800	604	1,022,196
64	64-05-25-152-006-000-016	R	I-65 Beacon Hill Partners LLC			342,400	342,400	1	342,399
64	64-05-25-152-007-000-016	R	Lakeshore Bone and Joint Healthcare			4,654,100	4,654,100	164,061	4,490,039
64	64-05-25-152-008-000-016	R	JBL 120 LLC			8,500	8,500	4	8,496
64	64-05-25-152-883-000-016	R	Portage City of Utility Service Board			-	-	-	-
64	64-05-25-226-001-000-016	R	6441 Us Hwy 6 LLC			1,593,700	1,593,700	21,622	1,572,078
64	64-05-25-226-004-000-016	R	Kohls Indiana			4,489,600	4,489,600	271,845	4,217,755
64	64-05-25-226-005-000-016	R	Big Express Portage LLC			580,100	580,100	336	579,764
64	64-05-25-226-006-000-016	R	Aria Partners LLC			205,200	205,200	117	205,083
64	64-05-26-226-009-000-016	R	Talbot Sarah Case River Road Trust			1,706,100	1,706,100	297,925	1,408,175
64	64-05-26-226-886-000-016	R	Indiana State of			-	-	-	-
64	64-05-26-227-002-000-016	R	Canal Property Group LLC			811,700	811,700	460	811,240
64	64-05-26-227-005-000-016	R	Trust No 120111			408,600	408,600	243	408,357
64	64-05-26-228-001-000-016	R	DICKAL LLC			900,500	900,500	513	899,987

CITY OF PORTAGE, INDIANA  
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Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

Portage City											
County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value				
64	64-06-06-100-001.000-016	R	Stag Industrial Holdings LLC	26,141,400	26,141,400	808,245	25,333,155				
64	64-06-06-100-002.000-016	R	GeInex Inc	1,915,900	1,111,460	555	1,110,905				
64	64-06-06-100-004.000-016	R	Clark Northwest Partners LP	6,688,200	6,688,200	387,292	6,300,908				
64	64-06-06-100-005.000-016	R	Addison 6625 Building LLC	3,999,300	3,999,300	52,004	3,947,296				
64	64-06-06-100-006.000-016	R	Clark 6673 Building LLC	4,394,700	4,394,700	60,846	4,333,854				
64	64-06-06-100-007.000-016	R	Amerplex Northwest Partners Lp	503,400	503,400	114,217	389,183				
64	64-06-06-100-008.000-016	R	Oxym Portage Lc	1,558,100	1,558,100	23,617	1,534,483				
64	64-06-06-101-002.000-016	R	Chicago Industrial LL LLC	4,587,700	4,587,700	794,851	3,792,849				
64	64-06-06-200-001.000-016	R	Chicago Industrial LL LLC	20,458,200	16,516,643	1,238,744	15,277,899				
64	64-06-06-301-002.000-016	R	Lakeshore Business Center LLC	230,200	230,200	130	230,070				
64	64-06-06-301-003.000-016	R	Lakeshore Business Center LLC	70,600	70,600	42	70,558				
64	64-06-06-302-002.000-016	R	Lakeshore Business Center LLC	10,000	10,000	6	9,994				
64	64-06-06-302-003.000-016	R	Lakeshore Business Center LLC	70,300	70,300	42	70,258				
64	64-06-06-302-004.000-016	R	PRP Real Estate LLC	1,128,700	1,128,700	786,022	342,678				
64	64-06-06-302-005.000-016	R	Terrence Lic	1,185,900	1,185,900	1,194,500	(8,600)				
64	64-06-06-302-006.000-016	R	Chrome Deposit Corp	151,600	151,600	91	151,509				
64	64-06-06-302-007.000-016	R	Chrome Deposit Corporation	893,000	893,000	899,500	(6,500)				
64	64-06-06-304-001.000-016	R	Bloomfield Joseph III & Lozowski Mike &	247,500	247,500	195,215	52,285				
64	64-06-06-325-002.000-016	R	Lakeshore Business Center LLC	2,584,500	1,621,924	420,506	1,201,418				
64	64-06-06-325-002.000-016	R	Trust #4	172,800	89,400	87,325	2,075				
64	64-06-06-327-002.000-016	R	Szalmassagi Janet A & Szalmassagi Bobby	197,900	197,900	130,281	67,619				
64	64-06-06-327-005.000-016	R	City of Portage	-	-	-	-				
64	64-06-06-329-001.000-016	R	Dunes Prairie Properties LLC	1,560,100	1,560,100	97,530	1,462,570				
64	64-06-06-329-002.000-016	R	Truckenbrodt Margaret 2012 GST	420,000	420,000	73,716	346,284				
64	64-06-06-401-001.000-016	R	Northern Indiana Public Service Co	7,000	7,000	4	6,996				
64	64-06-06-401-004.000-016	R	Ruppert John W 113 & Donald A 113 &	69,800	69,800	42	69,758				
64	64-06-06-401-007.000-016	R	New Durham Associates Lic	32,200	32,200	32,200	-				
64	64-06-06-426-001.000-016	R	New Durham Associates Lic	376,100	376,100	230,067	146,033				
64	64-06-06-427-003.000-016	R	Moore Constance R	47,800	47,800	29	47,771				
64	64-06-08-100-001.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-100-002.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-100-004.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-200-001.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-200-003.000-016	R	Steelworkers Hall Inc #6787	2,470,900	2,470,900	2,224,800	246,100				
64	64-06-08-200-005.000-016	R	7420 LLC	413,800	413,800	308,184	105,616				
64	64-06-08-200-006.000-016	R	728 Heartland Properties LLC	492,900	492,900	470,077	22,823				
64	64-06-08-200-007.000-016	R	728 Heartland Properties LLC	141,000	141,000	133,900	7,100				
64	64-06-08-200-008.000-016	R	TDAJ LLC	360,600	360,600	342,800	17,800				
64	64-06-08-200-009.000-016	R	NEWSKR Properties LLC	127,600	127,600	122,300	5,300				
64	64-06-08-200-010.000-016	R	JER LLC	128,600	128,600	123,300	5,300				
64	64-06-08-200-011.000-016	R	Ryan Warehousing Inc	132,400	132,400	126,900	5,500				
64	64-06-08-200-012.000-016	R	R & B Developers Lic	131,500	131,500	131,500	0				
64	64-06-08-200-014.000-016	R	R & B Developers	144,600	144,600	140,400	4,200				
64	64-06-08-200-015.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-200-016.000-016	R	Park & Recreation Department City Of	-	-	-	-				
64	64-06-08-200-022.000-016	R	Ernstrom Charles T	575,900	331,060	282,835	48,225				
64	64-06-08-200-022.000-016	R	Bridges Mary N	193,600	193,600	185,900	7,700				
64	64-06-08-200-027.000-016	R	Ernstrom And Sons Incorporated	566,700	566,700	532,900	33,800				
64	64-06-08-200-029.000-016	R	MIC Industries LLC	-	-	-	-				

Prepared by:



CITY OF PORTAGE, INDIANA  
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2024  
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2023 Pay 2024)

Portage City										
County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value			
64	64-06-08-200-034.000-016	R	City of Portage Board of Parks & Recreat	-	-	-	-	-	-	-
64	64-06-08-200-037.000-016	R	MIC Industries LLC	33,300	33,300	33,300	33,300			
64	64-06-08-200-038.000-016	R	MIC Industries LLC	106,500	106,500	106,500	106,500			
64	64-06-08-200-040.000-016	R	728 Heartland Properties LLC	125,700	125,700	42,341	83,359			
64	64-06-08-200-041.000-016	R	Precision RE Holdings LLC	188,500	188,500	166,200	22,300			
64	64-06-08-200-042.000-016	R	728 Heartland Properties LLC	94,800	94,800	86,463	8,337			
64	64-06-08-301-001.000-016	R	Park & Recreation Department City Of	-	-	-	-			
64	64-06-19-352-001.000-016	R	Dandiprat Real Estate Holdings LLC	11,036,700	11,036,700	1,700,380	9,336,320			
64	64-06-19-352-002.000-016	R	Route 6 Development Lc	2,600	2,600	1	2,599			
64	64-06-19-352-003.000-016	R	Route 6 Development Lc	2,400	2,400	1	2,399			
64	64-06-19-352-004.000-016	R	Route 6 Development Lc	4,400	4,400	2	4,398			
64	64-06-19-353-002.000-016	R	Bww Properties Lc	1,052,800	1,052,800	96,304	956,496			
64	64-06-19-353-004.000-016	R	Trust No 120107	1,853,600	1,853,600	27,445	1,826,155			
64	64-06-19-353-005.000-016	R	Route 6 Development Lc	159,900	159,900	96	159,804			
64	64-06-19-354-001.000-016	R	Route 6 Development Lc	8,000	8,000	4	7,996			
64	64-06-30-100-003.000-016	R	Welch Hongyan & JamesW&H	94,700	94,700	141,300	(46,600)			
64	64-06-30-100-007.000-016	R	Hallmen Properties Lc	557,400	557,400	150,601	406,799			
<b>Total Portage City Allocation Area:</b>				<b>\$ 449,230,710</b>	<b>\$ 429,643,925</b>	<b>\$ 90,346,193</b>	<b>\$ 339,297,732</b>			

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	R	Panagiotopoulos Arthur T Living Trust	87,200	87,200	54,879	32,321			
64	64-06-05-152-001.000-022	R	Anchor Land Management LLC	393,900	393,900	278,368	115,532			
<b>Total Portage - Westchester Allocation</b>				<b>\$ 481,100</b>	<b>\$ 481,100</b>	<b>\$ 333,247</b>	<b>\$ 147,853</b>			
<b>Grand Total:</b>				<b>\$ 449,711,810</b>	<b>\$ 430,125,025</b>	<b>\$ 90,679,440</b>	<b>\$ 339,445,585</b>			