

Portage
Redevelopment
Commission

Annual Report
2023

*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 2023.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2023.
 - 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 2023.

The members of the Commission:

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

Non-Voting School Board Representative:

- **Dr. Shauna Finley**

Redevelopment Commission Employees - 2023

Employee	Position	Compensation
A.J. Monroe	Director of Planning & Community Development	\$37,874.40
Sandy McDaniel	Assistant Director of Planning & Community Development	\$30,964.40
Bailey McGrath	Community Project Manager	\$52,500.00
	GIS Coordinator	\$26,010.00
Sonya Lindgren	Recording Secretary	\$3,500.00
	Sports Director	\$55,000.00

Distribution of Tax Increment in 2023

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2023:

Allocation Area	(1st installment) June 9, 2023	(2nd installment) December 7, 2023	Total
Southport Economic Development Area	4,590,125.25	3,448,113.08	8,038,238.33
Totals:	\$ 4,590,125.25	\$ 3,448,113.08	\$ 8,038,238.33

Source:

FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender Dalton Municipal Advisors for June 9th, 2023 and December 7th, 2023 tax increment distributions to the Portage Redevelopment Commission.

Outstanding Debt Service in 2023

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

Redevelopment District Bonds, Series 2013				
\$5,720,000 for economic development in Southport Allocation Area - Interest Rate: Fixed 3.75%				
2023 Payments	Principal Amount	Interest Amount	Total	
July 15, 2023	\$ 200,000	\$ 50,250	\$ 250,250	
January 15, 2024	205,000	46,500	251,500	
FY Totals:	\$ 405,000	\$ 96,750	\$ 501,750	
As of April 1, 2024				
Outstanding Principal Due:		\$ 2,275,000		
Final Maturity Date:		January 15, 2029		
Remaining Bond Life (Years):		5		
Remaining Semi-Annual Payments:		10		

(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%

2023 Payments	Principal Amount	Interest Amount	Total
August 1, 2023	\$ 140,000	\$ 131,453	\$ 271,453
February 1, 2024	140,000	129,353	269,353
FY Totals:	\$ 280,000	\$ 260,806	\$ 540,806

As of April 1, 2024

Outstanding Principal Due:	\$ 6,330,000
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	16
Remaining Semi-Annual Payments:	32

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%

2023 Payments	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 835,000	\$ 112,579	\$ 947,579
January 15, 2024	865,000	91,703	956,703
FY Totals:	\$ 1,700,000	\$ 204,282	\$ 1,904,282

As of April 1, 2024

Outstanding Principal Due:	\$ 4,650,000
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	3
Remaining Semi-Annual Payments:	6

Taxable Economic Development Tax Increment Revenue Bonds, Series 2016

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

2023 Payments	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 160,000	\$ 88,750	\$ 248,750
January 15, 2024	160,000	84,750	244,750
FY Totals:	\$ 320,000	\$ 173,500	\$ 493,500

As of April 1, 2024

Outstanding Principal Due:	\$ 3,230,000
Final Maturity Date:	January 15, 2032
Remaining Bond Life (Years):	8
Remaining Semi-Annual Payments:	16

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%

2023 Payments	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 205,000	\$ 41,600	\$ 246,600
January 15, 2024	205,000	37,500	242,500
FY Totals:	\$ 410,000	\$ 79,100	\$ 489,100

As of April 1, 2024

Outstanding Principal Due:	\$ 1,965,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	4
Remaining Semi-Annual Payments:	8

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 (From

2023 Payments	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 140,000	\$ 71,057	\$ 211,057
January 15, 2024	145,000	68,445	213,445
FY Totals:	\$ 285,000	\$ 139,502	\$ 424,502
As of April 1, 2024			
Outstanding Principal Due:		\$ 3,525,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		10	
Remaining Semi-Annual Payments:		20	

Commission Fund Balances for 2023

- 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, 2023)			(December 31, 2023)
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:
Fund 2555 - Redevelopment General	\$ 1,214,309.34	\$ 639,179.73	\$ 762,873.49	\$ 1,090,615.58
Fund 2595 - 2013 TIF Bond Debt Reserve	505,563.00	-	-	505,563.00
Fund 2596 - 2015 TIF Revenue Bond	1,419,110.88	39,307.22	5.00	1,458,413.10
Fund 2597 - Recovery Zone ED Bond	11,754.03	75.10	-	11,829.13
Fund 4416 - 2013 TIF Revenue Bond	173,315.21	-	53,394.21	119,921.00
Fund 4445 - RDC Allocation Area	8,172,151.95	11,073,982.78	11,740,165.37	7,505,969.36
Fund 8818 - 2016 TIF Bond Construction	267.30	-	267.30	-
Totals:	\$ 11,496,471.71	\$ 11,752,544.83	\$ 12,556,705.37	\$ 10,692,311.17

Accounting of Tax Increment Revenue Granted

- The commission did not grant or loan tax increment revenue to any entity during fiscal year 2023.

Commission Resolutions Approved in 2023

Resolution #	Description	Resolution #	Description
Resolution 23-01	Resolution Concerning the 2024 Budget Year Determination for Tax Increment	Resolution 23-03	Resolution for partnering with other entities and supporting application for grants for funding renovation of 5391 Central Avenue property.
Resolution 23-02	Resolution Amending the Declaratory Resolution and Economic Development Area of the Southport Economic Development Area	Resolution 23-04	Resolution Confirming a Declaratory Resolution Amending the Economic Development Area and Creating a Separate New Allocation Area

Commission Resolutions Approved in 2023 Cont.

Resolution #	Description
Resolution 23-05	Resolution Irrevocably Pledging Tax Increment from the Southport Allocation Area #2 To The Payment of The City Of Portage, Indiana, Taxable Economic Development Revenue Bonds, Series 2023

Commission Budget for 2024

General Fund	Amount
Event Sponsorship	\$3,500
Membership/Promotional	\$32,750
Grant Match	\$10,000
Professional Services	\$285,990
Property Management	\$175,000
Utilities	\$68,000
Payroll	\$160,000
TOTAL	\$735,240

NIRPC	Amount
Property Management	\$214,350
Utilities	\$47,500
Insurance	\$12,500
TOTAL	\$274,350

Allocation Area	Amount
Debt Service	\$4,381,048
Equipment	\$15,000
Grants	\$374,000
Professional Services	\$100,000
Projects	\$2,446,152
Miscellaneous Real-Estate	\$61,500
TOTAL	\$7,377,700

Portage
Redevelopment
Commission

Overlapping Units
Report 2023

*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 2024

- See page 13 for the Commissions' 2024 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):
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 335,103,822**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2024 Tax Rate
	2023 Pay 2024 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2927	\$ 13,219,816,107	\$ 335,103,822	2.5349%	\$ (0.007420)	\$ 0.2853
Reassessment	0.0040	13,219,816,107	335,103,822	2.5349%	(0.000101)	0.0039
(1a) Cumulative Bridge	0.0550	13,219,816,107	335,103,822	2.5349%	(0.001394)	0.0536
Health	0.0092	13,219,816,107	335,103,822	2.5349%	(0.000233)	0.0090
Jail Lease Rental	-	13,219,816,107	335,103,822	2.5349%	-	-
(1) Cumulative Capital Development	0.0197	13,219,816,107	335,103,822	0.0000%	-	0.0197
Total County Rate	\$ 0.3806				\$ (0.009148)	\$ 0.3715
Portage Township						
General	\$ 0.0475	\$ 2,645,484,036	\$ 335,103,822	12.6670%	\$ (0.006017)	\$ 0.0415
Bond #4	0.0148	2,645,484,036	335,103,822	12.6670%	(0.001875)	0.0129
Bond #5	0.0225	2,645,484,036	335,103,822	12.6670%	(0.002850)	0.0196
Township Community Bldg/Svcs	0.0150	2,645,484,036	335,103,822	12.6670%	(0.001900)	0.0131
Township Assistance	0.0112	2,645,484,036	335,103,822	12.6670%	(0.001419)	0.0098
Recreation	0.0070	2,645,484,036	335,103,822	12.6670%	(0.000887)	0.0061
Park Bond	0.0139	2,645,484,036	335,103,822	12.6670%	(0.001761)	0.0121
Total Township Rate	\$ 0.1319				\$ (0.016708)	\$ 0.1152
Portage Civil City						
General	\$ 0.8276	\$ 2,087,662,338	\$ 335,103,822	16.0516%	\$ (0.132843)	\$ 0.6948
Debt Service	0.0177	2,087,662,338	335,103,822	16.0516%	(0.002841)	0.0149
Bond #2	0.0494	2,087,662,338	335,103,822	16.0516%	(0.007930)	0.0415
Insurance	0.0124	2,087,662,338	335,103,822	16.0516%	(0.001990)	0.0104
Motor Vehicle Highway	0.1171	2,087,662,338	335,103,822	16.0516%	(0.018796)	0.0983
Park and Recreation	0.0478	2,087,662,338	335,103,822	16.0516%	(0.007673)	0.0401
(1) Cumulative Capital Development	0.0431	2,087,662,338	335,103,822	0.0000%	-	0.0431
Total Corporation Rate	\$ 1.1151				\$ (0.172073)	\$ 0.9430
Portage Township School Corporation						
Debt Service	\$ 0.3234	\$ 2,645,484,036	\$ -	0.0000%	\$ -	\$ 0.3234
Pension Debt	0.0227	2,645,484,036	335,103,822	12.6670%	(0.002875)	0.0198
(2) Operations	0.4970	2,645,484,036	335,103,822	12.6670%	(0.062955)	0.4340
Total School Rate	\$ 0.8431				\$ (0.065830)	\$ 0.7773
Porter County Public Library						
General	\$ 0.0602	\$ 11,333,856,345	\$ 335,103,822	2.9567%	\$ (0.001780)	\$ 0.0584
Total Library Rate	\$ 0.0602				\$ (0.001780)	\$ 0.0584
Porter County Airport Authority						
Special Airport General	\$ 0.0057	\$ 13,219,816,107	\$ 335,103,822	2.5349%	\$ (0.000144)	\$ 0.0056
(1) Special Airport Cumulative Building	0.0031	13,219,816,107	335,103,822	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0088				\$ (0.000144)	\$ 0.0087
Total Gross Tax Rate	\$ 2.5397				\$ (0.2657)	\$ 2.2740

Estimated Net Variance: \$ (0.2657)

- 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 collects 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 Corporation (Unit 016)
 2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 335,103,822**

	<i>As Certified</i> 2023 Pay 2024		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	Tax Rate	Levy		
Porter County				
Cumulative Capital Development	\$ 0.0197	\$ 13,219,816,107	\$ 335,103,822	\$ 66,015
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	13,219,816,107	335,103,822	10,388
City of Portage				
Cumulative Capital Development	0.0431	2,087,662,338	335,103,822	144,430
Portage Township School Corporation				
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):
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 147,853**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2024 Tax Rate
	2023 Pay 2024 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2927	\$ 13,219,816,107	\$ 147,853	0.0011%	\$ (0.000003)	\$ 0.2927
Reassessment	0.0040	13,219,816,107	147,853	0.0011%	(0.000000)	0.0040
(1a) Cumulative Bridge	0.0550	13,219,816,107	147,853	0.0011%	(0.000001)	0.0550
Health	0.0092	13,219,816,107	147,853	0.0011%	(0.000000)	0.0092
Jail Lease Rental	-	13,219,816,107	147,853	0.0011%	-	-
(1) Cumulative Capital Development	0.0197	13,219,816,107	147,853	0.0000%	-	0.0197
Total County Rate	\$ 0.3806				\$ (0.000004)	\$ 0.3806
Westchester Township						
Fire	\$ 0.0420	\$ 121,005,524	\$ 147,853	0.1222%	\$ (0.000051)	\$ 0.0419
Cumulative Fire	0.0271	121,005,524	147,853	0.1222%	(0.000033)	0.0271
Total Township Rate	\$ 0.0691				\$ (0.000084)	\$ 0.0690
Portage Civil City						
General	\$ 0.8276	\$ 2,087,662,338	\$ 147,853	0.0071%	\$ (0.000059)	\$ 0.8275
Debt Service	0.0177	2,087,662,338	147,853	0.0071%	(0.000001)	0.0177
Bond #2	0.0494	2,087,662,338	147,853	0.0071%	(0.000003)	0.0494
Insurance	0.0124	2,087,662,338	147,853	0.0071%	(0.000001)	0.0124
Motor Vehicle Highway	0.1171	2,087,662,338	147,853	0.0071%	(0.000008)	0.1171
Park and Recreation	0.0478	2,087,662,338	147,853	0.0071%	(0.000003)	0.0478
(1) Cumulative Capital Development	0.0431	2,087,662,338	147,853	0.0000%	-	0.0431
Total Corporation Rate	\$ 1.1151				\$ (0.000076)	\$ 1.1150
Duneland School Corporation						
(3) Ref Sch Post09	\$ 0.2183	\$ 3,828,750,663	\$ -	0.0000%	\$ -	\$ 0.2183
Debt Service	0.3400	3,524,091,500	147,853	0.0042%	(0.000014)	0.3400
(2) Operations	0.4914	3,524,091,500	147,853	0.0042%	(0.000021)	0.4914
Total School Rate	\$ 1.0497				\$ (0.000035)	\$ 1.0497
Westchester Public Library						
General	\$ 0.2068	\$ 1,885,959,762	\$ 147,853	0.0078%	\$ (0.000016)	\$ 0.2068
Total Library Rate	\$ 0.2068				\$ (0.000016)	\$ 0.2068
Porter County Airport Authority						
Special Airport General	\$ 0.0057	\$ 13,219,816,107	\$ 147,853	0.0011%	\$ (0.000000)	\$ 0.0057
(1) Special Airport Cumulative Building	0.0031	13,219,816,107	147,853	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0088				\$ (0.000000)	\$ 0.0088
Total Gross Tax Rate	2.8301				\$ (0.0002)	\$ 2.8299

Estimated Net Variance: \$ (0.0002)

- 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 collects 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)
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 147,853**

	<i>As Certified 2023 Pay 2024</i>		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	Tax Rate	Levy		
Porter County				
Cumulative Capital Development	\$ 0.0197	\$ 13,219,816,107	\$ 147,853	\$ 29
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	13,219,816,107	147,853	5
City of Portage				
Cumulative Capital Development	0.0431	2,087,662,338	147,853	64
Duneland School Corporation				
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**

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-08-80000279-016	P	Fronius Usa Llc	4,650,430	4,650,430	-	4,650,430
64	64-02-25-300-004.000-016	R	Sequa Coatings Llc	2,395,600	2,395,600	1,855,851	539,749
64	64-02-36-101-004.000-016	R	United States Of America %Ticor Title	-	-	-	-
64	64-02-36-101-885.000-016	R	City Of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-126-881.000-016	R	City Of Portage Dept Of Redevelopment	-	-	-	-
64	64-02-36-184-001.000-016	R	Marquette Boat Club Inc	209,700	209,700	70,606	139,094
64	64-02-36-185-006.000-016	R	First National Bank Tr#13-2641	9,400	9,400	6	9,394
64	64-02-36-186-001.000-016	R	Northern In Pub Serv Co	5,400	5,400	3	5,397
64	64-02-36-186-002.000-016	R	Northern In Pub Serv Co	14,700	14,700	9	14,691
64	64-02-36-186-003.000-016	R	Northern In Pub Serv Co	4,700	4,700	3	4,697
64	64-02-36-186-009.000-016	R	Marquette Boat Club Inc	2,200	2,200	1	2,199
64	64-02-36-186-010.000-016	R	Marquette Boat Club Inc	1,500	1,500	1	1,499
64	64-02-36-186-011.000-016	R	Marquette Boat Club Inc	15,900	15,900	10	15,890
64	64-02-36-186-013.000-016	R	Marquette Boat Club	5,300	5,300	3	5,297
64	64-02-36-186-014.000-016	R	Bowgren Timothy K & Thomas-Bowgren	599,200	599,200	551,357	47,843
64	64-02-36-200-002.000-016	R	Northern Indiana Public Service	55,900	55,900	34	55,866
64	64-02-36-277-001.000-016	R	Rediehs Family 2002 Irrevocable Trust	66,000	66,000	40	65,960
64	64-02-36-277-002.000-016	R	Rediehs Thomas W Trust & Rediehs	78,800	78,800	47	78,753
64	64-02-36-277-003.000-016	R	Rediehs Thomas W Trust & Rediehs	21,500	21,500	13	21,487
64	64-02-36-326-043.000-016	R	Port Authority of Portage Indiana	-	-	-	-
64	64-02-36-327-001.000-016	R	Marquette Boat Club Inc	15,900	15,900	10	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	16,000	-	-	-
64	64-02-36-329-002.000-016	R	Izaak Walton Miller Chapter	39,800	-	-	-
64	64-02-36-330-001.000-016	R	Miller Kurt & April	20,000	20,000	12	19,988
64	64-02-36-330-002.000-016	R	Miller Kurt & April	263,500	263,500	78,427	185,073
64	64-02-36-330-003.000-016	R	Miller Kurt & April	7,800	7,800	5	7,795
64	64-02-36-330-004.000-016	R	Miller Kurt & April	6,200	6,200	4	6,196
64	64-02-36-330-009.000-016	R	Marinaland LLC	408,400	408,400	358,243	50,157
64	64-02-36-331-005.000-016	R	Crown Castle Gt Company Llc Pmb 353	27,800	27,800	17	27,783
64	64-02-36-332-001.000-016	R	Marinaland LLC	-	-	-	-
64	64-02-36-376-802.000-016	R	City of Portage Department of	-	-	-	-
64	64-02-36-376-804.000-016	R	Marinaland LLC	-	-	-	-
64	64-02-36-401-001.000-016	R	Treasure Chest Marina Inc	336,200	336,200	237,689	98,511
64	64-02-36-401-002.000-016	R	Izaak Walton League Of America Inc	576,800	-	-	-
64	64-02-36-402-001.000-016	R	City of Portage	-	-	-	-
64	64-02-36-402-017.000-016	R	Duvall Robert Scott & Jeanne Tully/H&W	176,600	176,600	80,115	96,485
64	64-02-36-451-003.000-016	R	Mazolla Raymond, Utterback Edward &	85,700	85,700	64,270	21,430
64	64-02-36-452-005.000-016	R	Rek Rachel M	144,700	61,980	61,980	-
64	64-02-36-452-006.000-016	R	Northern Indiana Public Service	171,800	171,800	103	171,697
64	64-02-36-453-001.000-016	R	Family Express Corporation	700,600	700,600	160,848	539,752
64	64-02-36-453-003.000-016	R	Lake Real Estate Management Company	501,700	501,700	301	501,399
64	64-02-36-454-001.000-016	R	Frey24 LLC	638,800	638,800	384	638,416
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	3,273,100	898,700	540	898,160
64	64-02-36-455-002.000-016	R	Amazon Data Services Inc	687,400	687,400	413	686,987
64	64-02-36-476-001.000-016	R	Broadstone FC Portage LLC	6,696,400	6,696,400	1,695,783	5,000,617
64	64-02-36-476-002.000-016	R	Sheetmetal Workers Local #20 Appr &	1,302,000	130,200	78	130,122
64	64-02-36-476-003.000-016	R	TruPower Properties LLC	1,515,500	842,140	506	841,634

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-477-001.000-016	R	Belmont Northwest Partners LP	3,731,100	3,127,720	294,525	2,833,195
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	3,371,900	3,371,900	2,831,861	540,039
64	64-03-19-400-002.000-016	R	Cleveland-Cliffs Burns Harbor LLC	2,281,900	2,281,900	421,939	1,859,961
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/Carmeuse Lime &	1,510,700	1,402,322	299,494	1,102,828
64	64-03-19-400-903.000-016	R	Metro Ports	597,300	597,300	359	596,941
64	64-03-30-100-901.000-016	R	Federal Marine International	238,500	238,500	143	238,357
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	3,188,200	3,188,200	1,775,815	1,412,385
64	64-03-30-100-905.000-016	R	State Of Indiana	-	-	-	-
64	64-03-30-100-906.000-016	R	Feralloy Processing Company %Feralloy	1,874,200	1,874,200	463,845	1,410,355
64	64-03-30-100-907.000-016	R	Indiana Pickling & Processing Co	3,484,300	3,426,887	547,957	2,878,930
64	64-03-30-200-002.000-016	R	Cleveland-Cliffs Burns Harbor LLC	5,350,100	5,350,100	2,457,044	2,893,056
64	64-03-30-200-902.000-016	R	Central Coil Processing LLC	7,174,200	7,174,200	1,111,146	6,063,054
64	64-03-30-200-903.000-016	R	Tanco Terminals	1,606,800	1,606,800	489,983	1,116,817
64	64-03-30-200-904.000-016	R	Frick Farm Supply Inc	2,373,200	2,373,200	1,860,269	512,931
64	64-03-30-200-905.000-016	R	Ads Logistics LLC	5,031,500	5,031,500	860,807	4,170,693
64	64-03-30-200-906.000-016	R	Steel Warehouse Of Burns Hbr Inc P O	2,587,200	2,587,200	465,930	2,121,270
64	64-03-30-351-901.000-016	R	NLMK Indiana Corp	14,148,000	14,148,000	3,446,238	10,701,762
64	64-03-30-401-902.000-016	R	Feralloy Midwest	3,367,600	3,367,600	947,221	2,420,379
64	64-03-30-401-903.000-016	R	Leeco Steel LLC	3,364,500	3,364,500	286,154	3,078,346
64	64-03-30-451-901.000-016	R	Midcontinent Coal & Coke	38,100	38,100	23	38,077
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	997,800	997,800	70,602	927,198
64	64-03-31-154-001.000-016	R	Portside Investment Company	592,300	592,300	267,338	324,962
64	64-03-31-154-002.000-016	R	Barton Malow Company	1,003,700	1,003,700	141,167	862,533
64	64-03-31-154-003.000-016	R	T & J Investments LLC	1,207,700	1,207,700	93,518	1,114,182
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	711,700	711,700	470,848	240,852
64	64-03-31-300-002.000-016	R	6611 Shepherd Lane LLC	684,100	684,100	240,697	443,403
64	64-03-31-300-003.000-016	R	Rediehs Family 2002 Irrevocable Trust	125,400	125,400	75	125,325
64	64-03-31-300-005.000-016	R	ARCP BP Portage IN LLC	155,700	155,700	58,909	96,791
64	64-03-31-300-009.000-016	R	Dunes Highway LLC	2,200,800	2,200,800	32,705	2,168,095
64	64-03-31-300-010.000-016	R	Monosol LLC	12,235,800	9,060,120	159,849	8,900,271
64	64-03-31-300-015.000-016	R	Ironworkers Incorporated	1,993,200	-	-	-
64	64-03-31-300-016.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-017.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-018.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-026.000-016	R	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-03-31-301-001.000-016	R	McDonald's Real Estate Company	588,800	588,800	170,770	418,030
64	64-03-31-400-001.000-016	R	Tecumseh Redevelopment Inc	3,136,000	3,136,000	180,649	2,955,351
64	64-03-31-400-002.000-016	R	United States Of America %Ticor Title	-	-	-	-
64	64-03-31-400-003.000-016	R	United States Of America %Pioneer Title	-	-	-	-

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-03-31-400-004.000-016	R	Fronius Real Estate Holding LLC	14,715,100	14,715,100	579,008	14,136,092
64	64-05-01-100-002.000-016	R	Berkheimer Properties Llc	1,012,300	1,012,300	239,887	772,413
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	1,674,000	1,674,000	25,257	1,648,743
64	64-05-01-201-002.000-016	R	Ameriplex Northwest Retail L P	702,800	702,800	422	702,378
64	64-05-01-202-001.000-016	R	Double Cheese Inc	472,500	472,500	284	472,216
64	64-05-01-203-001.000-016	R	HP AS I LLC	2,897,900	2,149,010	24,478	2,124,532
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	49,300	49,300	30	49,270
64	64-05-01-204-002.000-016	R	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-05-01-204-003.000-016	R	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-05-01-205-001.000-016	R	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-05-01-205-002.000-016	R	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-05-01-226-001.000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC	2,346,500	2,346,500	419,497	1,927,003
64	64-05-01-226-002.000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC	2,338,400	2,338,400	310,172	2,028,228
64	64-05-01-227-001.000-016	R	BRE Space Atlanta LLC	3,720,700	3,720,700	293,942	3,426,758
64	64-05-01-228-001.000-016	R	Clybourn Northwest Partners LP	3,292,000	3,292,000	375,551	2,916,449
64	64-05-01-251-001.000-016	R	Duneside Hospitality LLC	6,468,600	6,468,600	1,184,678	5,283,922
64	64-05-01-251-002.000-016	R	FCPT Hospitality Properties LLC	1,172,000	1,172,000	194,072	977,928
64	64-05-01-252-003.000-016	R	Portage Development LLC	1,274,400	1,274,400	766	1,273,634
64	64-05-01-276-001.000-016	R	ARCP BP Portage IN LLC	7,270,400	7,270,400	593,001	6,677,399
64	64-05-01-301-001.000-016	R	Neo Industries Inc	628,600	628,600	262,421	366,179
64	64-05-01-301-002.000-016	R	ACP Enterprises Inc	238,800	238,800	98,500	140,300
64	64-05-01-301-003.000-016	R	S2G2 LLC	376,600	376,600	128,700	247,900
64	64-05-01-301-008.000-016	R	Reiner Philip J & Darren P/JT	2,600	2,600	2	2,598
64	64-05-01-301-009.000-016	R	Hothi Llc	724,300	724,300	724,300	-
64	64-05-01-301-010.000-016	R	D&T International LLC	457,400	457,400	219,592	237,808
64	64-05-01-301-011.000-016	R	Pawlicki Enterprises Inc	1,641,900	1,641,900	16,791	1,625,109
64	64-05-01-326-001.000-016	R	Lakeshore Towers LLC	7,300	7,300	4	7,296
64	64-05-01-326-002.000-016	R	Lakeshore Towers LLC	107,500	107,500	65	107,435
64	64-05-01-326-003.000-016	R	Portage Hospitality Inc	21,600	21,600	13	21,587
64	64-05-01-326-004.000-016	R	Portage Hospitality Inc	140,100	140,100	84	140,016
64	64-05-01-326-005.000-016	R	Portage Hospitality Inc	504,800	504,800	235,861	268,939
64	64-05-01-326-006.000-016	R	Portage Hospitality Inc	29,000	29,000	17	28,983
64	64-05-01-326-008.000-016	R	Zips Liquors Inc	160,200	160,200	96,676	63,524
64	64-05-01-328-001.000-016	R	Shree Ganesh LLC	2,910,700	2,910,700	953,247	1,957,453
64	64-05-01-328-002.000-016	R	Shree Ganesh LLC	276,100	276,100	166	275,934
64	64-05-01-401-004.000-016	R	ABS Properties LLC-S	400	400	-	400
64	64-05-01-401-005.000-016	R	Mid-West Oil Co Inc	29,300	29,300	18	29,282
64	64-05-01-401-006.000-016	R	Mid-West Oil Co Inc	16,800	16,800	10	16,790
64	64-05-01-401-007.000-016	R	Mid-West Oil Co Inc	189,400	189,400	133,815	55,585
64	64-05-01-402-001.000-016	R	Lake County Trust #6025	47,700	47,700	29	47,671
64	64-05-01-402-002.000-016	R	Kokak Inc	292,100	292,100	247,882	44,218
64	64-05-01-402-006.000-016	R	Refined Marketers Inc	145,300	145,300	87	145,213
64	64-05-01-402-007.000-016	R	City of Portage	-	-	-	-
64	64-05-01-402-009.000-016	R	Kokak Inc	293,300	293,300	226,838	66,462
64	64-05-01-402-013.000-016	R	Bellar Lawrence Lee Revocable Trust	263,300	263,300	241,181	22,119
64	64-05-01-403-004.000-016	R	City of Portage Department of	-	-	-	-
64	64-05-01-403-007.000-016	R	MY LAND INC	367,900	367,900	205,735	162,165

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-01-426-001.000-016	R	Hawkins Family Limited Partnership	340,700	340,700	301,407	39,293
64	64-05-01-426-002.000-016	R	Minteq Shapes And Services Inc	129,200	129,200	78	129,122
64	64-05-01-426-006.000-016	R	Minteq Shapes And Services Inc	205,400	205,400	205,400	-
64	64-05-01-426-012.000-016	R	Minteq Shapes And Services Inc	638,200	638,200	551,996	86,204
64	64-05-01-426-013.000-016	R	Radiceski Bogoja & Menka/H&W	11,100	11,100	7	11,093
64	64-05-01-426-014.000-016	R	Olson Construction Incorporated	97,700	97,700	59,588	38,112
64	64-05-01-426-016.000-016	R	Olson Construction Incorporated	177,400	177,400	177,400	-
64	64-05-01-426-017.000-016	R	Sparks Joan	29,500	29,500	18	29,482
64	64-05-01-426-023.000-016	R	RR Family LLC	716,000	716,000	716,000	-
64	64-05-01-426-024.000-016	R	Truckenbrodt Margaret 2012 GST	278,500	278,500	91,673	186,827
64	64-05-01-426-025.000-016	R	Northern Plant Servicesllc	440,000	440,000	349,719	90,281
64	64-05-02-200-005.000-016	R	Paunicka Grandchildrenstrust	126,700	126,700	126,700	-
64	64-05-02-200-007.000-016	R	Steel Technologies Lp	3,532,700	3,532,700	1,490,774	2,041,926
64	64-05-02-200-008.000-016	R	Steel Technologies LLC	400,000	400,000	102,523	297,477
64	64-05-02-200-009.000-016	R	Larson Properties LLC	1,693,100	1,693,100	499,993	1,193,107
64	64-05-02-200-010.000-016	R	728 Heartland Properties LLC	1,085,700	1,085,700	429,839	655,861
64	64-05-02-351-005.000-016	R	Lake Minnehaha Owners Assoc Inc	47,700	47,700	29	47,671
64	64-05-02-351-006.000-016	R	Lake Minnehaha Owners Assoc Inc	154,400	154,400	89,394	65,006
64	64-05-02-351-013.000-016	R	JSF LLC-S Glenwood Series	174,400	174,400	174,400	-
64	64-05-02-376-001.000-016	R	JSF LLC-S Glenwood Series	112,600	112,600	68	112,532
64	64-05-02-376-003.000-016	R	Marine Drive Estates LLC	265,500	265,500	157,164	108,336
64	64-05-02-376-004.000-016	R	JSF LLC-S Glenwood Series	53,600	53,600	32	53,568
64	64-05-02-376-005.000-016	R	JSF LLC-S Glenwood Series	205,100	205,100	205,100	-
64	64-05-02-376-006.000-016	R	JSF LLC-S Glenwood Series	110,700	110,700	103,720	6,980
64	64-05-02-376-007.000-016	R	JSF LLC-S Glenwood Series	304,400	304,400	304,400	-
64	64-05-02-376-008.000-016	R	JSF LLC-S Glenwood Series	234,900	234,900	234,900	-
64	64-05-02-376-009.000-016	R	Marine Drive Estates LLC	134,300	134,300	133,482	818
64	64-05-02-376-010.000-016	R	Marine Drive Estates LLC	37,400	37,400	37,400	-
64	64-05-02-376-012.000-016	R	Marine Drive Estates LLC	1,100	1,100	1	1,099
64	64-05-02-376-014.000-016	R	JSF LLC-S Glenwood Series	600	600	-	600
64	64-05-02-401-001.000-016	R	SP/DSP Portage Owner LLC	104,600	104,600	62,815	41,785
64	64-05-02-401-002.000-016	R	SP/DSP Portage Owner LLC	100,200	100,200	60	100,140
64	64-05-02-401-003.000-016	R	SP/DSP Portage Owner LLC	582,000	582,000	200,231	381,769
64	64-05-02-402-001.000-016	R	SP/DSP Portage Owner LLC	-	-	-	-
64	64-05-02-402-002.000-016	R	SP/DSP Portage Owner LLC	-	-	-	-
64	64-05-02-426-001.000-016	R	SP/DSP Portage Owner LLC	401,200	401,200	237,817	163,383
64	64-05-02-426-002.000-016	R	Great Lakes Coca Cola Distribution LLC	1,904,900	1,904,900	534,523	1,370,377
64	64-05-02-426-003.000-016	R	Big Box 5900 Carlson LLC	5,390,900	5,390,900	589,403	4,801,497
64	64-05-02-426-004.000-016	R	KTC Reholdings LLC	84,400	84,400	51	84,349
64	64-05-02-426-005.000-016	R	6487 Properties LLC	1,013,700	1,013,700	160,004	853,696
64	64-05-02-426-801.000-016	R	SP/DSP Portage Owner LLC	-	-	-	-
64	64-05-02-427-001.000-016	R	Hinckley & Schmitt Inc %Ds Waters Of	942,100	942,100	235,240	706,860
64	64-05-02-427-002.000-016	R	NWI Early Learning Corp	587,400	587,400	121,909	465,491
64	64-05-02-451-002.000-016	R	Trust Number 120569	91,800	91,800	55	91,745
64	64-05-02-451-008.000-016	R	Kirk Joseph	208,800	208,800	78,333	130,467
64	64-05-02-451-010.000-016	R	KJN Holdings LLC	222,700	222,700	110,834	111,866
64	64-05-02-451-012.000-016	R	Star Properties of South Carolina LLC	253,700	253,700	147,768	105,932
64	64-05-02-451-013.000-016	R	Star Properties of South Carolina LLC	58,700	58,700	35	58,665
64	64-05-02-451-014.000-016	R	Salamovski Carol	141,200	141,200	86,920	54,280

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, 2022 Pay 2023)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-02-451-015.000-016	R	M & J Development Llc	414,900	414,900	261,844	153,056
64	64-05-02-452-001.000-016	R	Scott Christopher T	163,600	163,600	78,958	84,642
64	64-05-02-452-002.000-016	R	Scott Christopher T	91,900	91,900	55	91,845
64	64-05-02-452-003.000-016	R	Andonovski Living Trust w/Life Estate to	143,300	143,300	98,346	44,954
64	64-05-02-452-004.000-016	R	Marshall John & Marshall Paul	293,700	293,700	185,652	108,048
64	64-05-02-453-001.000-016	R	FIP Master Funding I LLC	404,500	404,500	404,500	-
64	64-05-02-476-002.000-016	R	PRP Real Estate LLC	700,400	700,400	110,646	589,754
64	64-05-02-478-001.000-016	R	Maverick Real Estate LLC	2,281,600	2,281,600	33,092	2,248,508
64	64-05-03-381-006.000-016	R	Lake Minnehaha Owners Assoc Inc	28,000	28,000	17	27,983
64	64-05-03-452-001.000-016	R	Lake Minnehaha Owners Assoc Inc	28,800	28,800	17	28,783
64	64-05-03-452-016.000-016	R	Lake Minnehaha Owners Assoc Inc	26,400	26,400	16	26,384
64	64-05-03-453-011.000-016	R	Lake Minnehaha Owners Assoc Inc	11,000	11,000	7	10,993
64	64-05-03-453-027.000-016	R	Lake Minnehaha Owners Assoc Inc	179,000	179,000	179,000	-
64	64-05-03-478-020.000-016	R	Lake Minnehaha Owners Assoc Inc	42,000	42,000	25	41,975
64	64-05-03-483-011.000-016	R	Lake Minnehaha Owners Assoc Inc	45,200	45,200	27	45,173
64	64-05-03-487-021.000-016	R	Lake Minnehaha Owners Assoc Inc	3,800	3,800	2	3,798
64	64-05-03-487-022.000-016	R	Lake Minnehaha Owners Assoc Inc	337,200	337,200	337,200	-
64	64-05-03-489-020.000-016	R	Lake Minnehaha Owners Association	6,000	6,000	4	5,996
64	64-05-03-493-009.000-016	R	Lake Minnehaha Owners Assoc Inc	1,600	1,600	1	1,599
64	64-05-10-128-001.000-016	R	Schoon Charles R & Kilpatrick Mark E	108,300	108,300	67,171	41,129
64	64-05-10-128-002.000-016	R	Schoon Kim C & Frahm Holly AJt	174,500	174,500	124,149	50,351
64	64-05-10-201-001.000-016	R	Lake Minnehaha Owners Assoc Inc	192,300	192,300	116	192,184
64	64-05-10-201-002.000-016	R	Lake Minnehaha Owners Assoc Inc	65,800	65,800	40	65,760
64	64-05-10-203-003.000-016	R	Naumcevski Nikolce & Naumchevska	85,700	28,310	28,310	-
64	64-05-10-203-004.000-016	R	Naumcevski Nikolce & Naumchevska	69,800	69,800	42	69,758
64	64-05-10-229-008.000-016	R	Lake Minnehaha Owners Assoc Inc	69,600	69,600	42	69,558
64	64-05-10-235-006.000-016	R	Lake Minnehaha Owners Assoc Inc	52,400	52,400	31	52,369
64	64-05-10-237-035.000-016	R	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-10-238-001.000-016	R	Naumoski Goce & Marinceski Naum/TC	206,700	206,700	143,021	63,679
64	64-05-10-238-002.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	59,600	59,600	36	59,564
64	64-05-10-238-003.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	183,300	183,300	106,665	76,635
64	64-05-10-238-004.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	68,400	68,400	41	68,359
64	64-05-10-238-005.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	41,000	41,000	25	40,975
64	64-05-11-105-008.000-016	R	Lake Minnehaha Owners Assoc Inc	41,700	41,700	25	41,675
64	64-05-11-108-008.000-016	R	Lake Minnehaha Owners Assoc Inc	37,700	37,700	23	37,677
64	64-05-11-110-013.000-016	R	Additional Storage LLC	766,700	766,700	376,547	390,153
64	64-05-11-110-016.000-016	R	Additional Storage LLC	382,800	382,800	382,800	-
64	64-05-11-112-001.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	97,500	97,500	59	97,441
64	64-05-11-112-002.000-016	R	Ristevski Aleksandar & Pecoski Ilija/TC	17,200	17,200	10	17,190
64	64-05-11-126-002.000-016	R	Emrad Real Estate LLC	118,400	118,400	63,868	54,532
64	64-05-11-126-003.000-016	R	Protective Property Holdings LLC	44,400	44,400	27	44,373
64	64-05-11-126-004.000-016	R	Cunningham Vernon L Trust	133,000	133,000	70,807	62,193
64	64-05-11-126-005.000-016	R	Carda Edward E	154,100	154,100	90,546	63,554
64	64-05-11-126-006.000-016	R	Longmore James	177,200	177,200	105,126	72,074
64	64-05-11-126-007.000-016	R	ML Kennedy Properties LLC	131,600	131,600	80,599	51,001
64	64-05-11-126-008.000-016	R	5695 Old Porter Road LLC	277,300	277,300	277,300	-
64	64-05-11-126-009.000-016	R	Maglish Thomas A	181,600	181,600	121,079	60,521
64	64-05-11-126-010.000-016	R	Portage Porter Road LLC	161,600	161,600	109,670	51,930
64	64-05-11-126-011.000-016	R	Protective Property Holdings LLC	285,200	285,200	95,594	189,606

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-11-126-012.000-016	R	West Properties Inc	1,163,800	1,163,800	695,705	468,095
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	219,600	219,600	219,600	-
64	64-05-11-202-001.000-016	R	Peoples Bank Sb Trust #10316	878,600	878,600	707,809	170,791
64	64-05-12-377-001.000-016	R	Kettwig Daniel & Kettwig Lisa/TC	8,700	8,700	5	8,695
64	64-05-13-101-001.000-016	R	Town & Country - Portage LLC	1,424,700	1,424,700	1,050,843	373,857
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	254,800	254,800	76,895	177,905
64	64-05-13-102-007.000-016	R	Portage City Of-Department	-	-	-	-
64	64-05-13-102-009.000-016	R	Portage Commons LLC	757,900	757,900	582,491	175,409
64	64-05-13-102-010.000-016	R	Portage Commons LLC	408,600	408,600	318,726	89,874
64	64-05-13-102-011.000-016	R	Portage Commons LLC	156,300	156,300	94	156,206
64	64-05-13-102-013.000-016	R	Portage BP Inc	227,400	227,400	96,805	130,595
64	64-05-13-102-014.000-016	R	OReilly Automotive Inc	527,400	527,400	323,731	203,669
64	64-05-13-102-015.000-016	R	Franchise Realty Corp % Rest Mgmt	404,100	404,100	260,614	143,486
64	64-05-13-102-016.000-016	R	Portage Commons LLC	2,666,500	2,666,500	2,666,500	-
64	64-05-13-102-017.000-016	R	Daniel Enterprises LP	276,100	276,100	166	275,934
64	64-05-13-126-001.000-016	R	Kettwig Daniel & Kettwig Lisa/TC	12,700	12,700	8	12,692
64	64-05-13-126-002.000-016	R	Kettwig Daniel & Kettwig Lisa/TC	55,600	55,600	55,600	-
64	64-05-13-126-003.000-016	R	Kettwig Daniel & Kettwig Lisa/TC	173,100	173,100	94,484	78,616
64	64-05-13-126-004.000-016	R	Topalovic Zivko & Liljana/H&W	176,100	176,100	133,069	43,031
64	64-05-13-126-005.000-016	R	Cletcher Patricia	143,400	143,400	106,335	37,065
64	64-05-13-126-006.000-016	R	Regional Performing Arts Company	106,000	-	-	-
64	64-05-13-126-007.000-016	R	JVM Properties LLC	143,700	143,700	72,215	71,485
64	64-05-13-126-008.000-016	R	Clancy Brendan & Michelle/H&W	246,800	243,800	171,283	72,517
64	64-05-13-126-009.000-016	R	2544 50 Portage Mall LLC	371,500	371,500	250,204	121,296
64	64-05-13-126-010.000-016	R	Jojoma LLC	180,600	180,600	108	180,492
64	64-05-13-126-011.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-012.000-016	R	2013 NWI Tax Sale Partners LP	22,400	22,400	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	245,500	245,500	116,638	128,862
64	64-05-13-126-019.000-016	R	Mamounas Kathy & Karakozis Mark	346,700	346,700	346,700	-
64	64-05-13-126-020.000-016	R	Hatch Leo T Jr	121,000	121,000	66,778	54,222
64	64-05-13-126-021.000-016	R	EYM Realty of Indiana LLC	92,700	92,700	56	92,644
64	64-05-13-126-022.000-016	R	EYM Realty of Indiana LLC	139,000	139,000	77,114	61,886
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	-	-	-	-

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-126-033.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-048.000-016	R	Portage MOB LLC	58,700	58,700	35	58,665
64	64-05-13-126-049.000-016	R	Portage City Of Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-051.000-016	R	Portage MOB LLC	479,500	479,500	367,862	111,638
64	64-05-13-126-052.000-016	R	A & L Realty Llc	339,800	339,800	230,575	109,225
64	64-05-13-126-053.000-016	R	Hatch Five Willowcreek LLC	323,900	323,900	221,031	102,869
64	64-05-13-126-054.000-016	R	Hatch Five Willowcreek LLC	163,100	163,100	113,502	49,598
64	64-05-13-126-055.000-016	R	Shay Furniture Company LLC	249,300	249,300	222,315	26,985
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	1,900	1,900	1	1,899
64	64-05-13-126-070.000-016	R	Gorka Robert	197,800	197,800	119	197,681
64	64-05-13-151-004.000-016	R	First Natl Bank Valpo	372,700	372,700	242,328	130,372
64	64-05-13-154-001.000-016	R	City Of Portage % Portage Redevlp	-	-	-	-
64	64-05-13-154-002.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-154-008.000-016	R	Griffth Dr ME DDS PC	271,900	271,900	164,406	107,494
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	153,900	153,900	124,223	29,677
64	64-05-13-155-002.000-016	R	Evans Robert M & Aecha/H&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	151,100	151,100	63,380	87,720
64	64-05-13-155-014.000-016	R	Reed Fayette C	252,000	131,725	131,725	-
64	64-05-13-155-022.000-016	R	Evans Robert M & Ae-Cha/H&W	186,700	186,700	112	186,588
64	64-05-13-155-023.000-016	R	Evans Robert M & Ae-Cha Evans H&W	21,800	21,800	13	21,787
64	64-05-13-156-001.000-016	R	Eschen Portage Llc	638,400	638,400	142,477	495,923
64	64-05-13-157-001.000-016	R	Geenen DeKock Group 1 IN LLC	1,509,700	1,509,700	225,930	1,283,770
64	64-05-13-157-002.000-016	R	Fifth Third Bank	709,200	709,200	85,090	624,110
64	64-05-13-177-014.000-016	R	GKGKC LLC	207,600	207,600	71,050	136,550
64	64-05-13-178-001.000-016	R	Whitten Danny L & Stacey E/H&W	197,300	197,300	117,863	79,437
64	64-05-13-178-013.000-016	R	Cunningham William J & Susan J/H&W	172,900	172,900	107,704	65,196
64	64-05-13-179-001.000-016	R	Johnson John B III & Susan Kelly/H&W	198,100	195,100	93,416	101,684
64	64-05-13-179-010.000-016	R	Daschbach Edward J Jr Living Trust	40,700	40,700	10,600	30,100
64	64-05-13-201-006.000-016	R	Gary Hobart Water Corp	134,400	134,400	69,634	64,766
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	197,100	197,100	154,337	42,763
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	430,300	430,300	294,918	135,382
64	64-05-13-201-021.000-016	R	Hill Crest Management LLC	271,700	271,700	215,124	56,576

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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, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-201-022.000-016	R	Speedway Superamerica Llc Real Est	85,100	85,100	82,748	2,352
64	64-05-13-201-023.000-016	R	Speedway Superamerica Llc Real Est	481,600	481,600	176,128	305,472
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	2,324,900	2,324,900	23,775	2,301,125
64	64-05-13-203-002.000-016	R	Founders Square LLC	4,687,500	4,687,500	47,936	4,639,564
64	64-05-13-203-003.000-016	R	Founders Square LLC	4,743,800	4,743,800	48,512	4,695,288
64	64-05-13-203-004.000-016	R	Founders Square LLC	2,341,200	2,341,200	23,942	2,317,258
64	64-05-13-203-005.000-016	R	Founders Square LLC	2,319,000	2,319,000	23,715	2,295,285
64	64-05-13-204-001.000-016	R	Founders Square LLC	2,047,300	2,047,300	20,936	2,026,364
64	64-05-13-204-002.000-016	R	Founders Square LLC	2,055,100	2,055,100	21,016	2,034,084
64	64-05-13-204-003.000-016	R	Founders Square LLC	1,837,700	1,837,700	18,792	1,818,908
64	64-05-13-204-004.000-016	R	Founders Square LLC	2,448,300	2,448,300	25,037	2,423,263
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	372,200	372,200	224	371,976
64	64-05-13-205-002.000-016	R	Founders Square LLC	2,500	2,500	2	2,498
64	64-05-13-251-001.000-016	R	Gland Properties LLC	130,800	130,800	79	130,721
64	64-05-13-251-002.000-016	R	Esposito Toni R	178,000	178,000	131,967	46,033
64	64-05-13-251-003.000-016	R	Grudovich Miller Family Trust	189,800	189,800	130,087	59,713
64	64-05-13-251-004.000-016	R	Grandfield Ana Maria Revocable Trust	250,800	250,800	204,539	46,261
64	64-05-13-251-005.000-016	R	Life View LLC	247,400	247,400	132,394	115,006
64	64-05-13-251-006.000-016	R	Hatch Five Willowcreek LLC	483,000	483,000	404,229	78,771
64	64-05-13-251-007.000-016	R	Mercer Properties Group LLC	332,400	332,400	332,400	-
64	64-05-13-251-008.000-016	R	Magura Mark	207,300	207,300	140,124	67,176
64	64-05-13-251-022.000-016	R	Lonzo Likisha L	184,900	91,425	90,026	1,399
64	64-05-13-251-026.000-016	R	Thompson Larry W & Barbara L/H&W	187,300	89,670	89,670	-
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	130,000	130,000	78	129,922
64	64-05-13-251-030.000-016	R	Desai Kalyani	114,600	114,600	81,633	32,967
64	64-05-13-251-828.000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-829.000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-830.000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-889.000-016	R	Portage City of	-	-	-	-
64	64-05-14-103-015.000-016	R	Gallegos Augustine & Arriaza Alma	135,700	135,700	100,793	34,907
64	64-05-14-103-016.000-016	R	Gallegos Augustine & Arriaza Alma	-	-	-	-
64	64-05-14-151-002.000-016	R	Portage City of	-	-	-	-
64	64-05-14-152-002.000-016	R	StoneMor Indiana LLC	1,141,600	673,681	673,681	-
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	-	-	-	-
64	64-05-15-232-001.000-016	R	Portage City Of Board Of Parks &	-	-	-	-

Prepared by:



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

Exhibit E

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

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(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-15-252-004.000-016	R	Punak Andrew & Rachel L/H&W	151,800	66,560	66,560	-
64	64-05-15-252-005.000-016	R	Johnson Family Living Trust	198,600	100,165	93,669	6,496
64	64-05-15-276-001.000-016	R	Papich Alvin J & LaVerne F/H&W	154,000	71,165	70,266	899
64	64-05-15-276-002.000-016	R	Lee Larry R & Howell Michael S/JT	77,200	18,105	18,105	-
64	64-05-15-276-003.000-016	R	Kozlowski Christopher S	153,400	67,635	67,635	-
64	64-05-15-276-004.000-016	R	Pennington John D Marital Tr 1/2 &	148,400	148,400	148,400	-
64	64-05-15-276-005.000-016	R	Sarver Rita	90,100	26,350	26,350	-
64	64-05-15-276-006.000-016	R	Lindquist Ruth E Living Trust	116,700	116,700	103,692	13,008
64	64-05-15-276-007.000-016	R	Bogash James	65,700	14,082	14,082	-
64	64-05-15-276-008.000-016	R	Debusk Minnie Marie & Gant David	173,100	80,580	80,580	-
64	64-05-15-276-009.000-016	R	Foster Paul A & Loycene L	169,700	39,935	39,935	-
64	64-05-15-276-010.000-016	R	Kaur Varinder Pal	187,600	187,600	187,600	-
64	64-05-15-276-011.000-016	R	Brewer Anthony Jr & Anthony Brewer/Jt	92,200	92,200	79,473	12,727
64	64-05-15-276-012.000-016	R	Sandoval Marlene	139,400	58,465	58,465	-
64	64-05-15-276-013.000-016	R	Schmitt Sandra K	92,400	14,265	14,265	-
64	64-05-15-276-014.000-016	R	Brignoni Wilfredo	146,200	146,200	146,200	-
64	64-05-15-276-015.000-016	R	Snyder William E & Sharon/H&W	92,000	92,000	84,994	7,006
64	64-05-15-276-016.000-016	R	Vietti Michael S	193,300	193,300	193,300	-
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	114,300	114,300	68,874	45,426
64	64-05-15-277-005.000-016	R	Kerr Alyssa	134,400	55,110	55,110	-
64	64-05-15-279-001.000-016	R	Property Protectors	113,000	113,000	113,000	-
64	64-05-15-279-002.000-016	R	Mamounas Pete Family Testamentary	113,600	113,600	104,100	9,500
64	64-05-15-279-003.000-016	R	Clardy Sandra Dee	181,500	88,970	88,970	-
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	113,500	44,525	44,525	-
64	64-05-15-279-022.000-016	R	Aimutis Ryan M	154,200	75,190	57,601	17,589
64	64-05-15-279-023.000-016	R	McWhirter Jack E & Cox Paula M/JT	179,400	47,360	47,360	-
64	64-05-15-279-024.000-016	R	Colon Jose	103,200	34,830	34,830	-
64	64-05-15-280-001.000-016	R	Coppinger Kevin & Mary/H&W	124,000	124,000	124,000	-
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-	214,700	-	-	-
64	64-05-22-351-002.000-016	R	Nielsen Portgage Limited Liability Compa	400	400	-	400
64	64-05-22-351-003.000-016	R	Nielsen Portgage Limited Liability Compa	46,600	46,600	28	46,572
64	64-05-22-352-003.000-016	R	US Highway 6 LLC	1,749,500	1,749,500	17,891	1,731,609
64	64-05-22-352-004.000-016	R	Nielsen Portgage LLC	4,000	4,000	2	3,998
64	64-05-22-376-002.000-016	R	Nielsen Portgage Limited Liability Compa	35,500	35,500	21	35,479
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	3,577,800	3,577,800	807,224	2,770,576
64	64-05-24-376-001.000-016	R	Fource LLC	2,600	2,600	2	2,598
64	64-05-24-376-006.000-016	R	Members Advantage Credit Union	922,500	922,500	554	921,946
64	64-05-24-377-001.000-016	R	Menard Inc Attn: Corporate Acct	12,190,300	12,190,300	1,079,704	11,110,596
64	64-05-24-377-002.000-016	R	Fource LLC	1,864,500	1,864,500	113,919	1,750,581
64	64-05-24-377-003.000-016	R	Halle Properties LLC	1,072,800	1,072,800	15,005	1,057,795
64	64-05-24-378-002.000-016	R	CFT Development LLC	616,100	616,100	370	615,730
64	64-05-24-379-001.000-016	R	Phoenixville Associates LP	1,608,300	1,608,300	22,162	1,586,138
64	64-05-24-379-002.000-016	R	Fource LLC	4,100	4,100	2	4,098

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2023
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-24-379-003.000-016	R	Fource LLC	2,000	2,000	1	1,999
64	64-05-25-101-001.000-016	R	Mercantile Nat'L Bank Of Indiana	577,100	577,100	189,493	387,607
64	64-05-25-101-002.000-016	R	Lake Real Estate Mngmt Company %	505,400	505,400	130,710	374,690
64	64-05-25-101-003.000-016	R	Golden Arch Limited Partnership Attn:R L	657,100	657,100	145,651	511,449
64	64-05-25-101-004.000-016	R	Wal Mart Real Estate Business Trust	600	600	-	600
64	64-05-25-101-005.000-016	R	Wal Mart Real Estate Business Trust	1,200	1,200	1	1,199
64	64-05-25-102-001.000-016	R	P & A	689,400	689,400	146,412	542,988
64	64-05-25-102-002.000-016	R	US-6 Portage IN LLC	782,200	782,200	167,604	614,596
64	64-05-25-102-003.000-016	R	Wal Mart Real Estate Business Trust	500	500	-	500
64	64-05-25-102-004.000-016	R	Wal Mart Real Estate Business Trust	400	400	-	400
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	8,601,200	8,601,200	2,360,429	6,240,771
64	64-05-25-126-001.000-016	R	L & P Ventures	670,300	670,300	160,608	509,692
64	64-05-25-126-002.000-016	R	Bobportage IN LLC	807,300	807,300	72,410	734,890
64	64-05-25-126-003.000-016	R	FCPT Holdings LLC	576,800	576,800	126,359	450,441
64	64-05-25-126-004.000-016	R	Portage IND LLC	840,100	840,100	135,533	704,567
64	64-05-25-127-001.000-016	R	Store Master Funding II LLC	818,400	818,400	168,556	649,844
64	64-05-25-127-002.000-016	R	Steak N Shake Operations Inc	634,200	634,200	139,613	494,587
64	64-05-25-127-003.000-016	R	Randolph Investments LLC	1,375,200	1,375,200	20,808	1,354,392
64	64-05-25-128-001.000-016	R	C S Subdivision Property Owners	-	-	-	-
64	64-05-25-128-002.000-016	R	C S Subdivision Property Owners	3,000	3,000	2	2,998
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	547,500	547,500	107,681	439,819
64	64-05-25-128-005.000-016	R	Mel Indiana Pioneer Plaza Ste 1725	2,815,400	2,815,400	771,527	2,043,873
64	64-05-25-128-006.000-016	R	Wal Mart Real Estate Business Trust	180,400	180,400	74,051	106,349
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	3,784,100	3,784,100	1,414,292	2,369,808
64	64-05-25-151-001.000-016	R	GKGKC LLC	1,058,600	1,058,600	636	1,057,964
64	64-05-25-152-004.000-016	R	HCP Properties INC	110,000	110,000	66	109,934
64	64-05-25-152-005.000-016	R	Sarver Jerome	1,005,200	1,005,200	604	1,004,596
64	64-05-25-152-006.000-016	R	I-65 Beacon Hill Partners LLC	1,900	1,900	1	1,899
64	64-05-25-152-007.000-016	R	Lakeshore Bone and Joint Healthcare	4,599,700	4,599,700	164,061	4,435,639
64	64-05-25-152-008.000-016	R	JBL 120 LLC	6,700	6,700	4	6,696
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	1,512,600	1,512,600	21,622	1,490,978
64	64-05-25-226-004.000-016	R	Kohls Indiana	4,560,300	4,560,300	271,845	4,288,455
64	64-05-25-226-005.000-016	R	Big Express Portage LLC	560,100	560,100	336	559,764
64	64-05-25-226-006.000-016	R	Aria Partners LLC	194,200	194,200	117	194,083
64	64-05-26-226-009.000-016	R	Talbott Sarah Case River Road Trust	1,610,200	1,610,200	297,925	1,312,275
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	765,700	765,700	460	765,240
64	64-05-26-227-005.000-016	R	Trust No 120111	404,300	404,300	243	404,057
64	64-05-26-228-001.000-016	R	DICKAL LLC	853,700	853,700	513	853,187
64	64-06-06-100-001.000-016	R	Stag Industrial Holdings LLC	23,909,100	23,909,100	808,245	23,100,855
64	64-06-06-100-002.000-016	R	In3redients Inc	1,867,100	923,100	555	922,545
64	64-06-06-100-004.000-016	R	Clark Northwest Partners LP	6,201,400	6,201,400	387,292	5,814,108
64	64-06-06-100-005.000-016	R	Addison 6625 Building LLC	3,718,300	3,718,300	52,004	3,666,296
64	64-06-06-100-006.000-016	R	Clark 6675 Building LLC	4,085,500	4,085,500	60,846	4,024,654
64	64-06-06-100-007.000-016	R	Ameriplex Northwest Partners Lp	503,400	503,400	114,217	389,183

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

Exhibit E

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

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-06-06-100-008.000-016	R	Cwm Portage Llc	1,558,100	1,558,100	23,617	1,534,483
64	64-06-06-101-002.000-016	R	Chicago Industrial LL LLC	4,256,600	4,256,600	794,851	3,461,749
64	64-06-06-200-001.000-016	R	Chicago Industrial LL LLC	18,906,800	14,472,248	1,238,744	13,233,504
64	64-06-06-301-002.000-016	R	Lakeshore Business Center LLC	216,000	216,000	130	215,870
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	1,134,700	1,134,700	786,022	348,678
64	64-06-06-302-005.000-016	R	Terrenco Llc	1,194,500	1,194,500	1,194,500	-
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	899,500	899,500	899,500	-
64	64-06-06-302-008.000-016	R	Bloomfield Joseph III & Lozevski Mike &	233,900	233,900	195,215	38,685
64	64-06-06-304-001.000-016	R	Lakeshore Business Center LLC	2,382,000	1,238,105	420,506	817,599
64	64-06-06-326-002.000-016	R	Trust #4	159,800	87,325	87,325	-
64	64-06-06-327-002.000-016	R	Szalmasagi Janet A & Szalmasagi Bobby	192,500	192,500	130,281	62,219
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	1,457,300	1,457,300	97,530	1,359,770
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 1/3 & Donald A 1/3 &	69,800	69,800	42	69,758
64	64-06-06-401-007.000-016	R	New Durham Associates Llc	32,200	32,200	32,200	-
64	64-06-06-426-001.000-016	R	New Durham Associates Llc	366,600	366,600	230,067	136,533
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	2,224,800	2,224,800	2,224,800	-
64	64-06-08-200-005.000-016	R	7420 LLC	391,500	391,500	308,184	83,316
64	64-06-08-200-006.000-016	R	B Boy Real Estate LLC	475,200	475,200	470,077	5,123
64	64-06-08-200-007.000-016	R	B Boy Real Estate LLC	133,900	133,900	133,900	-
64	64-06-08-200-008.000-016	R	TDAJ LLC	342,800	342,800	342,800	-
64	64-06-08-200-009.000-016	R	NEMSKR Properties LLC	122,300	122,300	122,300	-
64	64-06-08-200-010.000-016	R	JER LLC	123,300	123,300	123,300	-
64	64-06-08-200-011.000-016	R	Ryan Warehousing Inc	126,900	126,900	126,900	-
64	64-06-08-200-012.000-016	R	R & B Developers Llc	126,200	126,200	121,239	4,961
64	64-06-08-200-013.000-016	R	R & B Developers	140,400	140,400	140,400	-
64	64-06-08-200-014.000-016	R	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-015.000-016	R	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-016.000-016	R	Enstrom Charles T	-	-	-	-
64	64-06-08-200-022.000-016	R	Bridges Mary N	516,700	316,415	282,835	33,580
64	64-06-08-200-027.000-016	R	Enstrom And Sons Incorporated	185,900	185,900	185,900	-
64	64-06-08-200-029.000-016	R	MIC Industries LLC	532,900	532,900	532,900	-
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	-
64	64-06-08-200-038.000-016	R	MIC Industries LLC	106,500	106,500	106,500	-
64	64-06-08-200-040.000-016	R	B Boy Real Estate LLC	111,700	111,700	42,341	69,359
64	64-06-08-200-041.000-016	R	Precision RE Holdings LLC	166,200	166,200	166,200	-
64	64-06-08-200-042.000-016	R	B Boy Real Estate LLC	95,300	95,300	86,463	8,837

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-08-301-001.000-016	R	Park & Recreation Department City Of	-	-	-	-
64	64-06-19-352-001.000-016	R	Spirit Master Funding X LLC	5,464,900	5,464,900	1,700,380	3,764,520
64	64-06-19-352-002.000-016	R	Route 6 Development Llc	2,000	2,000	1	1,999
64	64-06-19-352-003.000-016	R	Route 6 Development Llc	1,900	1,900	1	1,899
64	64-06-19-352-004.000-016	R	Route 6 Development Llc	3,500	3,500	2	3,498
64	64-06-19-353-002.000-016	R	Bww Properties Lic	929,800	929,800	96,304	833,496
64	64-06-19-353-004.000-016	R	Trust No 120107	1,741,300	1,741,300	27,445	1,713,855
64	64-06-19-353-005.000-016	R	Route 6 Development Llc	159,500	159,500	96	159,404
64	64-06-19-354-001.000-016	R	Route 6 Development Llc	6,300	6,300	4	6,296
64	64-06-30-100-003.000-016	R	Welch Hongyan & James/W&H	141,300	141,300	141,300	-
64	64-06-30-100-007.000-016	R	Hallmen Properties Llc	501,600	501,600	150,601	350,999
Total Portage City Allocation Area:				\$ 420,099,630	\$ 399,086,905	\$ 88,981,143	\$ 310,105,762

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	85,100	85,100	54,879	30,221
64	64-06-05-152-001.000-022	R	Greater NW Investments Inc	368,600	368,600	278,368	90,232
Total Portage - Westchester Allocation				\$ 453,700	\$ 453,700	\$ 333,247	\$ 120,453

Grand Total: \$ 420,553,330 \$ 399,540,605 \$ 89,314,390 \$ 310,226,215