

Portage
Redevelopment
Commission

Annual Report
2022

*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 2022.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2022.
 - 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 2022.

The members of the Commission:

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

Non-Voting School Board Representative:

- **Troy Williams**

Redevelopment Commission Employees

Employee	Position	Compensation
AJ Monroe	Director of Planning & Community Development	\$37,874.40
Lynn Reed ¹	Chief Deputy Clerk-Treasurer	\$30,964.40
Sandra Kolb	Community Project Manager	\$52,500.00
Joe Eberts	GIS Coordinator	\$26,010.00
Sonya Lindgren	Recording Secretary	\$3,500.00

¹ Retired in January 2022.

Distribution of Tax Increment in 2022

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2022:

Allocation Area	(1st installment)	(2nd installment)	Total
	June 13, 2022	December 15, 2022	
Southport Economic Development Area	4,416,410.11	3,285,701.55	7,702,111.66
Totals:	\$ 4,416,410.11	\$ 3,285,701.55	\$ 7,702,111.66

Source:
 FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender Dalton Municipal Advisors for June 13th, 2022 and December 15th, 2022 tax increment distributions to the Portage Redevelopment Commission.

Outstanding Debt Service in 2022

- 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%			
2022 Payments	Principal Amount	Interest Amount	Total
July 15, 2022	\$ 195,000	\$ 57,563	\$ 252,563
January 15, 2023	195,000	53,906	248,906
FY Totals:	\$ 390,000	\$ 111,469	\$ 501,469
As of April 1, 2023			
Outstanding Principal Due:		\$ 2,680,000	
Final Maturity Date:		January 15, 2029	
Remaining Bond Life (Years):		6	
Remaining Semi-Annual Payments:		12	

(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%

2022 Payments	Principal Amount	Interest Amount	Total
August 1, 2022	\$ 135,000	\$ 135,503	\$ 270,503
February 1, 2023	135,000	133,478	268,478
FY Totals:	\$ 270,000	\$ 268,981	\$ 538,981

As of April 1, 2023

Outstanding Principal Due:	\$ 6,610,000
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	17
Remaining Semi-Annual Payments:	34

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%

2022 Payments	Principal Amount	Interest Amount	Total
July 15, 2022	\$ 800,000	\$ 153,078	\$ 953,078
January 15, 2023	820,000	133,078	953,078
FY Totals:	\$ 1,620,000	\$ 286,156	\$ 1,906,156

As of April 1, 2023

Outstanding Principal Due:	\$ 6,350,000
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	4
Remaining Semi-Annual Payments:	8

Taxable Economic Development Tax Increment Revenue Bonds, Series 2016

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

2022 Payments	Principal Amount	Interest Amount	Total
July 15, 2022	\$ 136,000	\$ 105,825	\$ 241,825
January 15, 2023	139,000	102,425	241,425
FY Totals:	\$ 275,000	\$ 208,250	\$ 483,250

As of April 1, 2023

Outstanding Principal Due:	\$ 3,958,000
Final Maturity Date:	January 15, 2032
Remaining Bond Life (Years):	9
Remaining Semi-Annual Payments:	18

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%

2022 Payments	Principal Amount	Interest Amount	Total
July 15, 2022	\$ 190,000	\$ 48,325	\$ 238,325
January 15, 2023	195,000	44,525	239,525
FY Totals:	\$ 385,000	\$ 92,850	\$ 477,850

As of April 1, 2023

Outstanding Principal Due:	\$ 2,375,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	5
Remaining Semi-Annual Payments:	10

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

2022 Payments	Principal Amount	Interest Amount	Total
July 15, 2022	\$ 185,000	\$ 27,386	\$ 212,386
January 15, 2023	135,000	73,574	208,574
FY Totals:	\$ 320,000	\$ 100,960	\$ 420,960
As of April 1, 2023			
Outstanding Principal Due:		\$ 3,810,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		11	
Remaining Semi-Annual Payments:		22	

Commission Fund Balances for 2022

- 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, 2022)			(December 31, 2022)	
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:	
Fund 2555 - Redevelopment General	\$ 570,397.54	\$ 1,428,696.49	\$ 784,784.69	\$ 1,214,309.34	
Fund 2595 - 2013 TIF Bond Debt Reserve	505,563.00	-	-	505,563.00	
Fund 2599 - 2008 TIF Revenue Bond	140,384.80	43.52	140,384.80	43.52	
Fund 2596 - 2015 TIF Revenue Bond	1,408,660.71	10,495.17	45.00	1,419,110.88	
Fund 2597 - Recovery Zone ED Bond	11,733.88	20.15	-	11,754.03	
Fund 2598 - 2015 Debt Reserve	158.12	-	158.12	-	
Fund 4416 - 2013 TIF Revenue Bond	173,315.21	-	-	173,315.21	
Fund 4445 - RDC Allocation Area	7,154,113.21	9,346,882.85	10,589,862.82	5,911,133.24	
Fund 8818 - 2016 TIF Bond Construction	267.30	4,318.28	4,318.28	267.30	
Fund 8819 - 2016 TIF Bond (Founders)	10.08	241,586.39	241,596.47	-	
Totals:	\$ 9,964,603.85	\$ 11,032,042.85	\$ 11,761,150.18	\$ 9,235,496.52	

Accounting of Tax Increment Revenue Granted

- The commission did not grant or loan tax increment revenue to any entity during fiscal year 2022.

Commission Resolutions Approved in 2022

Resolution #	Description	Resolution #	Description
Resolution 22-02	Resolution Concerning the Issuance of the 2022 Bonds.	Resolution 22-04	Resolution to Additionally Appropriate Funds (Fronius Project)
Resolution 22-03	Resolution Concerning the 2023 Budget Year Determination for Tax Increment	Resolution 22-05	Resolution Amending Resolution 22-02 to Modify Section 11 Regarding the Issuance of Additional Bonds and to Add Approval of a Debt Service Reserve Surety

Commission Budget for 2023

General Fund	Amount
Event Sponsorship	\$2,500
Membership/Promotional	\$27,750
Grant Match	\$10,000
Professional Services	\$166,921
Property Management	\$500,000
Utilities	\$67,000
Payroll	\$175,000
TOTAL	\$949,171

NIRPC	Amount
Property Management	\$214,350
Utilities	\$47,500
Insurance	\$10,164
TOTAL	\$272,014

Allocation Area	Amount
Debt Service	\$4,348,443
Equipment	\$420,364
Professional Services	\$150,000
Projects	\$2,445,152
Miscellaneous Real-Estate	\$46,450
TOTAL	\$7,410,409

Portage
Redevelopment
Commission

Overlapping Units
Report 2022

*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 2023

- See page 12 for the Commissions' 2023 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):
2022 Pay 2023: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 310,105,762**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2023 Tax Rate
	2022 Pay 2023 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2994	\$ 12,487,866,167	\$ 310,105,762	2.4833%	\$ (0.007435)	\$ 0.2920
Reassessment	0.0040	12,487,866,167	310,105,762	2.4833%	(0.000099)	0.0039
(1a) Cumulative Bridge	0.0550	12,487,866,167	310,105,762	2.4833%	(0.001366)	0.0536
Health	0.0092	12,487,866,167	310,105,762	2.4833%	(0.000228)	0.0090
Jail Lease Rental	0.0108	12,487,866,167	310,105,762	2.4833%	(0.000268)	0.0105
(1) Cumulative Capital Development	0.0197	12,487,866,167	310,105,762	0.0000%	-	0.0197
Total County Rate	\$ 0.3981				\$ (0.009397)	\$ 0.3887
Portage Township						
General	\$ 0.0489	\$ 2,422,310,585	\$ 310,105,762	12.8021%	\$ (0.006260)	\$ 0.0426
Bond #4	0.0164	2,422,310,585	310,105,762	12.8021%	(0.002100)	0.0143
Bond #5	0.0289	2,422,310,585	310,105,762	12.8021%	(0.003700)	0.0252
Township Community Bldg/Svcs	0.0177	2,422,310,585	310,105,762	12.8021%	(0.002266)	0.0154
Township Assistance	0.0119	2,422,310,585	310,105,762	12.8021%	(0.001523)	0.0104
Recreation	0.0063	2,422,310,585	310,105,762	12.8021%	(0.000807)	0.0055
Park Bond	0.0180	2,422,310,585	310,105,762	12.8021%	(0.002304)	0.0157
Total Township Rate	\$ 0.1481				\$ (0.018960)	\$ 0.1291
Portage Civil City						
General	\$ 0.8713	\$ 1,911,437,329	\$ 310,105,762	16.2237%	\$ (0.141357)	\$ 0.7299
Debt Service	0.0193	1,911,437,329	310,105,762	16.2237%	(0.003131)	0.0162
Bond #2	0.0580	1,911,437,329	310,105,762	16.2237%	(0.009410)	0.0486
Insurance	0.0136	1,911,437,329	310,105,762	16.2237%	(0.002206)	0.0114
Motor Vehicle Highway	0.1148	1,911,437,329	310,105,762	16.2237%	(0.018625)	0.0962
Park and Recreation	0.0552	1,911,437,329	310,105,762	16.2237%	(0.008955)	0.0462
(1) Cumulative Capital Development	0.0475	1,911,437,329	310,105,762	0.0000%	-	0.0475
Total Corporation Rate	\$ 1.1797				\$ (0.183685)	\$ 0.9960
Portage Township School Corporation						
Debt Service	\$ 0.3259	\$ 2,422,310,585	\$ -	0.0000%	\$ -	\$ 0.3259
Pension Debt	0.0250	2,422,310,585	310,105,762	12.8021%	(0.003201)	0.0218
(2) Operations	0.5207	2,422,310,585	310,105,762	12.8021%	(0.066660)	0.4540
Total School Rate	\$ 0.8716				\$ (0.069861)	\$ 0.8017
Porter County Public Library						
General	\$ 0.0615	\$ 10,650,111,394	\$ 310,105,762	2.9118%	\$ (0.001791)	\$ 0.0597
Total Library Rate	\$ 0.0615				\$ (0.001791)	\$ 0.0597
Porter County Airport Authority						
Special Airport General	\$ 0.0058	\$ 12,487,866,167	\$ 310,105,762	2.4833%	\$ (0.000144)	\$ 0.0057
(1) Special Airport Cumulative Building	0.0031	12,487,866,167	310,105,762	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0089				\$ (0.000144)	\$ 0.0088
Total Gross Tax Rate	\$ 2.6679				\$ (0.2838)	\$ 2.3841

Estimated Net Variance: \$ (0.2838)

- 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 Corporation (Unit 016)
2022 Pay 2023: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 310,105,762**

	<i>As Certified</i>		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	2022 Pay	2023 Levy		
Porter County				
Cumulative Capital Development	\$ 0.0197	\$ 12,487,866,167	\$ 310,105,762	\$ 61,091
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	12,487,866,167	310,105,762	9,613
City of Portage				
Cumulative Capital Development	0.0475	1,911,437,329	310,105,762	147,300
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):
2022 Pay 2023: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 120,453**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2023 Tax Rate
	2022 Pay 2023 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2994	\$ 12,487,866,167	\$ 120,453	0.0010%	\$ (0.000003)	\$ 0.2994
Reassessment	0.0040	12,487,866,167	120,453	0.0010%	(0.000000)	0.0040
(1a) Cumulative Bridge	0.0550	12,487,866,167	120,453	0.0010%	(0.000001)	0.0550
Health	0.0092	12,487,866,167	120,453	0.0010%	(0.000000)	0.0092
Jail Lease Rental	0.0108	12,487,866,167	120,453	0.0010%	(0.000000)	0.0108
(1) Cumulative Capital Development	0.0197	12,487,866,167	120,453	0.0000%	-	0.0197
Total County Rate	\$ 0.3981				\$ (0.000004)	\$ 0.3981
Westchester Township						
Fire	\$ 0.0414	\$ 1,837,754,773	\$ 120,453	0.0066%	\$ (0.000003)	\$ 0.0414
Cumulative Fire	0.0271	1,837,754,773	120,453	0.0066%	(0.000002)	0.0271
Total Township Rate	\$ 0.0685				\$ (0.000004)	\$ 0.0685
Portage Civil City						
General	\$ 0.8713	\$ 1,911,437,329	\$ 120,453	0.0063%	\$ (0.000055)	\$ 0.8712
Debt Service	0.0193	1,911,437,329	120,453	0.0063%	(0.000001)	0.0193
Bond #2	0.0580	1,911,437,329	120,453	0.0063%	(0.000004)	0.0580
Insurance	0.0136	1,911,437,329	120,453	0.0063%	(0.000001)	0.0136
Motor Vehicle Highway	0.1148	1,911,437,329	120,453	0.0063%	(0.000007)	0.1148
Park and Recreation	0.0552	1,911,437,329	120,453	0.0063%	(0.000003)	0.0552
(1) Cumulative Capital Development	0.0475	1,911,437,329	120,453	0.0000%	-	0.0475
Total Corporation Rate	\$ 1.1797				\$ (0.000071)	\$ 1.1796
Duneland School Corporation						
(3) Ref Sch Post09	\$ 0.2200	\$ 3,689,937,343	\$ -	0.0000%	\$ -	\$ 0.2200
Debt Service	0.3264	3,395,894,390	120,453	0.0035%	(0.000012)	0.3264
(2) Operations	0.4904	3,395,894,390	120,453	0.0035%	(0.000017)	0.4904
Total School Rate	\$ 1.0368				\$ (0.000029)	\$ 1.0368
Westchester Public Library						
General	\$ 0.2040	\$ 1,837,754,773	\$ 120,453	0.0066%	\$ (0.000013)	\$ 0.2040
Total Library Rate	\$ 0.2040				\$ (0.000013)	\$ 0.2040
Porter County Airport Authority						
Special Airport General	\$ 0.0058	\$ 12,487,866,167	\$ 120,453	0.0010%	\$ (0.000000)	\$ 0.0058
(1) Special Airport Cumulative Building	0.0031	12,487,866,167	120,453	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0089				\$ (0.000000)	\$ 0.0089
Total Gross Tax Rate	\$ 2.8960				\$ (0.0001)	\$ 2.8959

Estimated Net Variance: \$ (0.0001)

- 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)
2020 Pay 2021: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ 120,453

	<i>As Certified</i> 2020 Pay 2021		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	Tax Rate	Levy		
Porter County				
Cumulative Capital Development	\$ 0.0197	\$ 12,487,866,167	\$ 120,453	\$ 24
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	12,487,866,167	120,453	4
City of Portage				
Cumulative Capital Development	0.0475	1,911,437,329	120,453	57
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, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-08-80000279-016	Personal	Fronius Usa Llc	4,039,290	4,039,290	-	4,039,290
64	64-05-10-201-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	181,700	181,700	-	181,700
64	64-05-10-201-002.000-016	Real	Lake Minnehaha Owners Assoc Inc	64,500	64,500	-	64,500
64	64-05-10-203-004.000-016	Real	Hampton Gary L Sr	69,800	69,800	-	69,800
64	64-05-10-235-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	51,400	51,400	-	51,400
64	64-05-10-237-035.000-016	Real	Lake Minnehaha Owners Assoc Inc	200	200	-	200
64	64-05-10-128-001.000-016	Real	Schoon Charles R & Kilpatrick Mark E	102,500	102,500	62,318	40,182
64	64-05-10-128-002.000-016	Real	Schoon Kim C & Frahm Holly A/Jt	170,700	170,700	115,260	55,440
64	64-05-10-238-001.000-016	Real	Markoski Radovan	200,900	200,900	132,764	68,136
64	64-05-10-238-002.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	126,200	126,200	-	126,200
64	64-05-10-238-003.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	249,100	249,100	99,603	149,497
64	64-05-10-238-004.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	208,200	208,200	-	208,200
64	64-05-10-238-005.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	155,800	155,800	-	155,800
64	64-05-10-229-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	67,800	67,800	-	67,800
64	64-03-30-100-901.000-016	Real	Federal Marine International	240,600	240,600	-	240,600
64	64-03-30-100-902.000-016	Real	State of Indiana	-	-	-	-
64	64-03-30-100-903.000-016	Real	Metro International Trade Services LLC	2,879,400	2,879,400	1,645,906	1,233,494
64	64-03-30-100-905.000-016	Real	State Of Indiana	-	-	-	-
64	64-03-30-100-906.000-016	Real	Feralloy Processing Company %Feralloy	1,680,800	1,680,800	428,104	1,252,696
64	64-03-30-100-907.000-016	Real	Indiana Pickling & Processing Co	3,154,000	3,049,984	503,480	2,546,504
64	64-03-30-200-002.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	5,169,300	5,169,300	2,278,703	2,890,597
64	64-03-30-200-902.000-016	Real	Central Coil Processing LLC	6,472,700	6,472,700	1,021,325	5,451,375
64	64-03-30-200-903.000-016	Real	Tanco Terminals	932,200	932,200	448,425	483,775
64	64-03-30-200-904.000-016	Real	Frick Farm Supply Inc	2,353,900	2,353,900	1,727,599	626,301
64	64-03-30-200-905.000-016	Real	Ads Logistics LLC	4,539,000	4,539,000	792,084	3,746,916
64	64-03-30-200-906.000-016	Real	Steel Warehouse Of Burns Hbr Inc P O	2,333,100	2,333,100	428,948	1,904,152
64	64-03-30-401-902.000-016	Real	Feralloy Midwest	3,053,300	3,053,300	875,302	2,177,998
64	64-03-30-401-903.000-016	Real	Leeco Steel LLC	3,039,600	3,039,600	260,561	2,779,039
64	64-03-30-351-901.000-016	Real	NLMK Indiana Corp	14,125,300	14,125,300	3,192,843	10,932,457
64	64-03-30-451-901.000-016	Real	Midcontinent Coal & Coke	34,700	34,700	-	34,700
64	64-03-30-476-009.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	4,100	4,100	-	4,100
64	64-06-30-100-003.000-016	Real	JRG Properties	136,700	136,700	136,700	-
64	64-06-30-100-007.000-016	Real	Hallmen Properties Llc	494,900	494,900	139,571	355,329
64	64-05-01-100-002.000-016	Real	Berkheimer Properties Llc	890,100	890,100	221,176	668,924
64	64-05-01-100-008.000-016	Real	I94 LLC 50% & J&T Managed Capital	199,900	199,900	55,166	144,734
64	64-05-01-201-001.000-016	Real	Store Master Funding X LLC	1,591,000	1,591,000	21,433	1,569,567
64	64-05-01-201-002.000-016	Real	Ameriplex Northwest Retail L P	668,600	668,600	8,792	659,808
64	64-05-01-301-010.000-016	Real	D&T International LLC	286,200	286,200	202,318	83,882
64	64-05-01-301-001.000-016	Real	Neo Industries Inc	1,081,900	1,081,900	242,588	839,312
64	64-05-01-301-011.000-016	Real	Pawlicki Enterprises Inc	1,624,900	1,624,900	14,162	1,610,738
64	64-05-01-301-002.000-016	Real	ACP Enterprises Inc	242,300	242,300	91,425	150,875
64	64-05-01-301-003.000-016	Real	C&C Portage LLC	360,300	360,300	119,223	241,077
64	64-05-01-301-008.000-016	Real	Reiner Philip J & Darren P/JT	2,600	2,600	-	2,600
64	64-05-01-301-009.000-016	Real	Hothi Llc	852,300	852,300	852,300	-
64	64-05-01-401-004.000-016	Real	ABS Properties LLC-S	400	400	-	400
64	64-05-01-401-005.000-016	Real	Mid-West Oil Co Inc	29,300	29,300	-	29,300
64	64-05-01-401-006.000-016	Real	Mid-West Oil Co Inc	16,800	16,800	-	16,800
64	64-05-01-401-007.000-016	Real	Mid-West Oil Co Inc	185,500	185,500	124,236	61,264
64	64-05-01-251-001.000-016	Real	Duneside Hospitality LLC	4,112,100	4,112,100	1,085,007	3,027,093

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-01-251-002.000-016	Real	FCPT Hospitality Properties LLC	1,137,000	1,137,000	179,211	957,789
64	64-05-01-202-001.000-016	Real	Double Cheese Inc	477,000	477,000	6,533	470,467
64	64-05-01-402-001.000-016	Real	Lake County Trust #6025	47,700	47,700	-	47,700
64	64-05-01-402-002.000-016	Real	Kokak Inc	271,200	271,200	230,063	41,137
64	64-05-01-402-013.000-016	Real	Bellar Lawrence Lee Revocable Trust	279,800	279,800	224,182	55,618
64	64-05-01-402-006.000-016	Real	Refined Marketers Inc	151,800	151,800	-	151,800
64	64-05-01-402-007.000-016	Real	City of Portage	-	-	-	-
64	64-05-01-402-009.000-016	Real	Kokak Inc	264,300	264,300	210,425	53,875
64	64-05-01-252-003.000-016	Real	Portage Development LLC	1,162,000	1,162,000	10,127	1,151,873
64	64-05-01-203-001.000-016	Real	HP AS I LLC	2,707,400	1,783,400	17,870	1,765,530
64	64-05-01-203-002.000-016	Real	Ameriplex Northwest Partners LP	58,400	58,400	-	58,400
64	64-05-01-403-004.000-016	Real	City of Portage Department of	80,300	80,300	80,300	-
64	64-05-01-403-007.000-016	Real	MY LAND INC	361,700	361,700	190,944	170,756
64	64-05-01-226-001.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC	2,081,500	2,081,500	383,179	1,698,321
64	64-05-01-226-002.000-016	Real	BirdDog LLC 28.75% & BirdDog 2 LLC	2,442,700	2,442,700	284,757	2,157,943
64	64-05-01-326-001.000-016	Real	Lakeshore Towers LLC	6,300	6,300	6,300	-
64	64-05-01-326-002.000-016	Real	Lakeshore Towers LLC	105,000	105,000	-	105,000
64	64-05-01-326-003.000-016	Real	Portage Hospitality Inc	21,600	21,600	-	21,600
64	64-05-01-326-004.000-016	Real	Portage Hospitality Inc	139,900	139,900	-	139,900
64	64-05-01-326-005.000-016	Real	Rodeway Inn Portage Inc	473,500	473,500	218,627	254,873
64	64-05-01-326-006.000-016	Real	Portage Hospitality Inc	28,700	28,700	-	28,700
64	64-05-01-326-008.000-016	Real	Zips Liquors Inc	155,000	155,000	89,716	65,284
64	64-05-01-426-001.000-016	Real	Hawkins Family Limited Partnership	324,200	324,200	279,829	44,371
64	64-05-01-426-002.000-016	Real	Minteq Shapes And Services Inc	122,900	122,900	-	122,900
64	64-05-01-426-012.000-016	Real	Minteq Shapes And Services Inc	579,600	579,600	512,220	67,380
64	64-05-01-426-013.000-016	Real	Radiceski Bogoja & Menka/H&W	10,900	10,900	-	10,900
64	64-05-01-426-023.000-016	Real	RR Family LLC	760,200	760,200	718,758	41,442
64	64-05-01-426-014.000-016	Real	Olson Construction Incorporated	95,800	95,800	55,310	40,490
64	64-05-01-426-024.000-016	Real	Truckenbrodt Margaret 2012 GST	265,700	265,700	84,904	180,796
64	64-05-01-426-025.000-016	Real	Northern Plant Servicesllc	419,400	419,400	324,635	94,765
64	64-05-01-426-006.000-016	Real	Minteq Shapes And Services Inc	182,200	182,200	182,200	-
64	64-05-01-426-016.000-016	Real	Olson Construction Incorporated	161,800	161,800	161,800	-
64	64-05-01-426-017.000-016	Real	Sparks Joan	29,000	29,000	-	29,000
64	64-05-01-276-001.000-016	Real	ARCP BP Portage IN LLC	7,075,100	7,075,100	543,897	6,531,203
64	64-05-01-227-001.000-016	Real	BRE Space Atlanta LLC	3,720,700	3,720,700	270,352	3,450,348
64	64-05-01-228-001.000-016	Real	Clybourn Northwest Partners LP	2,267,900	2,200,160	330,782	1,869,378
64	64-05-01-328-001.000-016	Real	Shree Ganesh LLC	2,784,400	2,784,400	881,737	1,902,663
64	64-05-01-328-002.000-016	Real	Shree Ganesh LLC	272,700	272,700	-	272,700
64	64-05-11-110-013.000-016	Real	Smolar John & Sherryl L/H&W	693,400	693,400	348,860	344,540
64	64-05-11-110-016.000-016	Real	Smolar John & Malarik Mark A & Malarik	402,900	402,900	356,224	46,676
64	64-05-11-202-001.000-016	Real	Peoples Bank Sb Trust #10316	844,300	844,300	657,114	187,186
64	64-05-11-112-001.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	310,100	310,100	-	310,100
64	64-05-11-112-002.000-016	Real	Ristevski Aleksandar & Pecoski Ilija/TC	65,500	65,500	-	65,500
64	64-05-11-105-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	40,600	40,600	-	40,600
64	64-05-11-126-010.000-016	Real	Portage Porter Road LLC	152,400	152,400	101,761	50,639
64	64-05-11-126-011.000-016	Real	Protective Property Holdings LLC	268,000	268,000	88,506	179,494
64	64-05-11-126-002.000-016	Real	Emrad Real Estate LLC	113,700	113,700	59,248	54,452
64	64-05-11-126-012.000-016	Real	West Properties Inc	808,100	808,100	642,833	165,267
64	64-05-11-126-003.000-016	Real	Protective Property Holdings LLC	43,900	43,900	-	43,900

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component)		Taxpayer Name	Gross	Net	Base	Incremental
	Parcel Number	Type		Assessed Value	Assessed Value	Assessed Value	Assessed Value
64	64-05-11-126-013.000-016	Real	West Properties Inc	69,200	69,200	69,200	-
64	64-05-11-126-004.000-016	Real	Cunningham Vernon L Trust	121,000	121,000	65,626	55,374
64	64-05-11-126-005.000-016	Real	Carda Edward E	124,000	124,000	83,804	40,196
64	64-05-11-126-006.000-016	Real	Longmore James	164,500	164,500	97,494	67,006
64	64-05-11-126-007.000-016	Real	ML Kennedy Properties LLC	118,000	118,000	74,717	43,283
64	64-05-11-126-008.000-016	Real	5695 Old Porter Road LLC	256,900	256,900	256,900	-
64	64-05-11-126-009.000-016	Real	Maglish Thomas A	156,100	156,100	112,212	43,888
64	64-05-11-127-001.000-016	Real	Peoples Bank Sb Trust #10316	216,400	216,400	216,400	-
64	64-05-11-108-008.000-016	Real	Lake Minnehaha Owners Assoc Inc	36,800	36,800	-	36,800
64	64-03-31-200-882.000-016	Real	State Of Indiana I S T A Center	-	-	-	-
64	64-03-31-200-003.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	16,700	16,700	-	16,700
64	64-03-31-200-005.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	83,100	83,100	-	83,100
64	64-03-31-300-010.000-016	Real	Monosol LLC	11,218,100	7,390,940	126,895	7,264,045
64	64-03-31-300-001.000-016	Real	Shepherd Avenue Venture LLC	691,600	691,600	437,047	254,553
64	64-03-31-300-002.000-016	Real	6611 Shepherd Lane LLC	684,400	684,400	223,255	461,145
64	64-03-31-300-003.000-016	Real	Rediehs Family 2002 Irrevocable Trust	1,200	1,200	-	1,200
64	64-03-31-300-005.000-016	Real	ARCP BP Portage IN LLC	153,300	153,300	54,629	98,671
64	64-03-31-300-015.000-016	Real	Ironworkers Incorporated	1,941,100	-	-	-
64	64-03-31-300-025.000-016	Real	Ameriplex Northwest Partners LLC	-	-	-	-
64	64-03-31-300-016.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-026.000-016	Real	Ameriplex Northwest Partners LLC	55,100	55,100	-	55,100
64	64-03-31-300-017.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-018.000-016	Real	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-009.000-016	Real	Dunes Highway LLC	2,086,600	2,086,600	27,669	2,058,931
64	64-03-31-400-001.000-016	Real	Tecumseh Redevelopment Inc	3,129,700	3,129,700	165,423	2,964,277
64	64-03-31-400-002.000-016	Real	United States Of America %Ticor Title	-	-	-	-
64	64-03-31-400-003.000-016	Real	United States Of America %Pioneer Title	-	-	-	-
64	64-03-31-400-004.000-016	Real	Fronius Real Estate Holding LLC	13,390,100	13,390,100	515,138	12,874,962
64	64-03-31-301-001.000-016	Real	McDonald's Real Estate Company	613,500	613,500	158,528	454,972
64	64-03-31-151-003.000-016	Real	Tecumseh Redevelopment Inc	38,800	38,800	-	38,800
64	64-03-31-153-001.000-016	Real	Rediehs Thomas W Trust & Rediehs	921,800	921,800	64,192	857,608
64	64-03-31-154-001.000-016	Real	Portside Investment Company	597,500	597,500	248,143	349,357
64	64-03-31-154-002.000-016	Real	Barton Malow Company	883,800	883,800	129,415	754,385
64	64-03-31-154-003.000-016	Real	T & J Investments LLC	1,149,900	1,149,900	85,490	1,064,410
64	64-03-31-126-881.000-016	Real	State Of Indiana I S T A Center	-	-	-	-
64	64-05-02-200-010.000-016	Real	Chewbacca Properties LLC	977,700	977,700	397,856	579,844
64	64-05-02-200-005.000-016	Real	Paunicka Grandchildrenstrust	124,600	124,600	124,600	-
64	64-05-02-200-007.000-016	Real	Steel Technologies Lp	3,806,800	3,806,800	1,385,686	2,421,114
64	64-05-02-200-008.000-016	Real	Steel Technologies LLC	350,000	350,000	94,571	255,429
64	64-05-02-200-009.000-016	Real	Larson Properties LLC	1,589,800	1,589,800	462,643	1,127,157
64	64-05-02-401-001.000-016	Real	I94 LLC 50% & J&T Managed Capital	104,400	104,400	58,319	46,081
64	64-05-02-401-002.000-016	Real	I94 LLC 50% & J&T Managed Capital	100,100	100,100	-	100,100
64	64-05-02-401-003.000-016	Real	I94 LLC 50% & J&T Managed Capital	582,000	582,000	185,710	396,290
64	64-05-02-351-013.000-016	Real	JSF LLC-S Glenwood Series	315,800	315,800	315,800	-
64	64-05-02-351-005.000-016	Real	Lake Minnehaha Owners Assoc Inc	47,300	47,300	-	47,300
64	64-05-02-351-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	145,000	145,000	82,913	62,087
64	64-05-02-451-010.000-016	Real	KJN Holdings LLC	216,600	216,600	102,821	113,779
64	64-05-02-451-002.000-016	Real	Trust Number 120569	91,800	91,800	-	91,800
64	64-05-02-451-012.000-016	Real	Star Properties of South Carolina LLC	239,200	239,200	137,064	102,136

Prepared by:



**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, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-02-451-013.000-016	Real	Star Properties of South Carolina LLC	58,200	58,200	-	58,200
64	64-05-02-451-014.000-016	Real	Salamovski Carol	134,000	134,000	80,642	53,358
64	64-05-02-451-015.000-016	Real	M & J Development Llc	403,000	403,000	243,026	159,974
64	64-05-02-451-008.000-016	Real	Kirk Joseph	203,300	203,300	72,619	130,681
64	64-05-02-452-001.000-016	Real	Scott Christopher T	157,800	157,800	73,234	84,566
64	64-05-02-452-002.000-016	Real	Scott Christopher T	88,500	88,500	-	88,500
64	64-05-02-452-003.000-016	Real	Andonovski Living Trust w/Life Estate to	131,600	131,600	91,225	40,375
64	64-05-02-452-004.000-016	Real	Marshall John & Marshall Paul	282,900	282,900	172,289	110,611
64	64-05-02-453-001.000-016	Real	FIP Master Funding I LLC	385,600	385,600	385,600	-
64	64-05-02-426-001.000-016	Real	Herb Marvin J % Herbco Llc	401,200	401,200	220,800	180,400
64	64-05-02-426-002.000-016	Real	Great Lakes Coca Cola Distribution LLC	1,761,400	1,761,400	494,230	1,267,170
64	64-05-02-426-003.000-016	Real	Big Box 5900 Carlson LLC	4,934,000	4,934,000	539,762	4,394,238
64	64-05-02-426-004.000-016	Real	6000 Portage LLC	84,400	84,400	-	84,400
64	64-05-02-426-005.000-016	Real	6487 Properties LLC	938,600	938,600	147,311	791,289
64	64-05-02-376-010.000-016	Real	Marine Drive Estates LLC	45,000	45,000	36,885	8,115
64	64-05-02-376-001.000-016	Real	JSF LLC-S Glenwood Series	112,600	112,600	-	112,600
64	64-05-02-376-012.000-016	Real	Marine Drive Estates LLC	1,400	1,400	-	1,400
64	64-05-02-376-003.000-016	Real	Marine Drive Estates LLC	222,100	222,100	145,540	76,560
64	64-05-02-376-004.000-016	Real	JSF LLC-S Glenwood Series	53,600	53,600	-	53,600
64	64-05-02-376-014.000-016	Real	JSF LLC-S Glenwood Series	600	600	-	600
64	64-05-02-376-005.000-016	Real	JSF LLC-S Glenwood Series	199,200	199,200	199,200	-
64	64-05-02-376-006.000-016	Real	JSF LLC-S Glenwood Series	106,700	106,700	96,314	10,386
64	64-05-02-376-007.000-016	Real	JSF LLC-S Glenwood Series	303,200	303,200	290,479	12,721
64	64-05-02-376-008.000-016	Real	JSF LLC-S Glenwood Series	228,800	228,800	228,800	-
64	64-05-02-376-009.000-016	Real	Marine Drive Estates LLC	125,100	125,100	123,923	1,177
64	64-05-02-476-002.000-016	Real	PRP Real Estate LLC	652,600	652,600	101,905	550,695
64	64-05-02-427-001.000-016	Real	Hinckley & Schmitt Inc %Ds Waters Of	874,000	874,000	217,382	656,618
64	64-05-02-427-002.000-016	Real	Lake County Trust #5574	544,600	544,600	112,510	432,090
64	64-05-02-478-001.000-016	Real	Maverick Real Estate LLC	2,173,800	2,173,800	28,020	2,145,780
64	64-05-12-377-001.000-016	Real	Kettwig Daniel & Kettwig Lisa/TC	8,700	8,700	-	8,700
64	64-05-22-351-002.000-016	Real	Trust No 120359	400	400	-	400
64	64-05-22-351-003.000-016	Real	Trust No 120359	40,100	40,100	-	40,100
64	64-05-22-352-003.000-016	Real	US Highway 6 LLC	1,686,200	1,686,200	14,696	1,671,504
64	64-05-22-352-004.000-016	Real	Nielsen Portage LLC	3,400	3,400	-	3,400
64	64-05-22-376-002.000-016	Real	Trust No 120359	30,500	30,500	-	30,500
64	64-05-22-377-003.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-05-22-377-005.000-016	Real	State of Indiana	-	-	-	-
64	64-05-03-381-006.000-016	Real	Lake Minnehaha Owners Assoc Inc	27,100	27,100	-	27,100
64	64-05-03-452-001.000-016	Real	Lake Minnehaha Owners Assoc Inc	27,700	27,700	-	27,700
64	64-05-03-452-016.000-016	Real	Lake Minnehaha Owners Assoc Inc	25,500	25,500	-	25,500
64	64-05-03-453-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	10,500	10,500	-	10,500
64	64-05-03-453-027.000-016	Real	Lake Minnehaha Owners Assoc Inc	181,400	181,400	181,400	-
64	64-05-03-483-011.000-016	Real	Lake Minnehaha Owners Assoc Inc	44,100	44,100	-	44,100
64	64-05-03-493-009.000-016	Real	Lake Minnehaha Owners Assoc Inc	1,600	1,600	-	1,600
64	64-05-03-487-021.000-016	Real	Lake Minnehaha Owners Assoc Inc	3,800	3,800	-	3,800
64	64-05-03-487-022.000-016	Real	Lake Minnehaha Owners Assoc Inc	328,300	328,300	328,300	-
64	64-05-03-478-020.000-016	Real	Lake Minnehaha Owners Assoc Inc	40,900	40,900	-	40,900
64	64-05-03-489-020.000-016	Real	Lake Minnehaha Owners Association	5,500	5,500	-	5,500
64	64-05-13-101-001.000-016	Real	Town and Country Partners LLC	1,334,600	1,334,600	975,142	359,458

Prepared by:



**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, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-101-002.000-016	Real	City of Portage Department of	-	-	-	-
64	64-05-13-201-020.000-016	Real	Autozone #660	401,000	401,000	273,614	127,386
64	64-05-13-201-021.000-016	Real	Hill Crest Management LLC	258,800	258,800	199,691	59,109
64	64-05-13-201-022.000-016	Real	Speedway Superamerica Llc Real Est	85,000	85,000	76,869	8,131
64	64-05-13-201-013.000-016	Real	Chiesi Lanier J	161,000	161,000	143,029	17,971
64	64-05-13-201-023.000-016	Real	Speedway Superamerica Llc Real Est	478,200	478,200	163,121	315,079
64	64-05-13-201-025.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-201-035.000-016	Real	Portage Utility Service Board	-	-	-	-
64	64-05-13-201-006.000-016	Real	Gary Hobart Water Corp	132,000	132,000	64,617	67,383
64	64-05-13-201-007.000-016	Real	City of Portage Department of	-	-	-	-
64	64-05-13-201-818.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-201-019.000-016	Real	Autozone #660	78,500	78,500	-	78,500
64	64-05-13-151-004.000-016	Real	First Natl Bank Valpo	355,700	355,700	224,869	130,831
64	64-05-13-251-030.000-016	Real	Desai Kalyani	107,200	107,200	75,746	31,454
64	64-05-13-251-830.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-001.000-016	Real	Gland Properties LLC	123,500	123,500	-	123,500
64	64-05-13-251-002.000-016	Real	Esposito Toni R	168,100	168,100	122,473	45,627
64	64-05-13-251-003.000-016	Real	Grudovich Miller Family Trust	181,600	181,600	120,731	60,869
64	64-05-13-251-004.000-016	Real	Grandfield Ana Maria Revocable Trust	239,600	239,600	189,881	49,719
64	64-05-13-251-005.000-016	Real	Life View LLC	234,800	234,800	122,792	112,008
64	64-05-13-251-006.000-016	Real	Hatch Five Willowcreek LLC	459,200	459,200	375,255	83,945
64	64-05-13-251-007.000-016	Real	Montucci Llc	319,600	319,600	319,600	-
64	64-05-13-251-008.000-016	Real	Magura Milan D 50% & Jarnecke Dean	200,400	200,400	130,060	70,340
64	64-05-13-251-028.000-016	Real	Lisa Shideler LLC	64,000	64,000	64,000	-
64	64-05-13-251-828.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-029.000-016	Real	Falk Scott A & Lillian K H&W	135,400	135,400	-	135,400
64	64-05-13-251-829.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-251-889.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-102-010.000-016	Real	Portage Commons LLC	373,500	373,500	295,716	77,784
64	64-05-13-102-001.000-016	Real	City of Portage Department of	-	-	-	-
64	64-05-13-102-011.000-016	Real	Portage Commons LLC	142,600	142,600	-	142,600
64	64-05-13-102-002.000-016	Real	Portage Commons LLC	3,700	3,700	-	3,700
64	64-05-13-102-003.000-016	Real	City of Portage Department of	-	-	-	-
64	64-05-13-102-013.000-016	Real	Portage BP Inc	219,000	219,000	89,753	129,247
64	64-05-13-102-014.000-016	Real	OReilly Automotive Inc	490,600	490,600	300,261	190,339
64	64-05-13-102-005.000-016	Real	Portage Commons Associates LLC	253,700	253,700	71,284	182,416
64	64-05-13-102-015.000-016	Real	Franchise Realty Corp % Rest Mgmt	420,200	420,200	242,136	178,064
64	64-05-13-102-016.000-016	Real	Portage Commons LLC	2,529,300	2,529,300	2,529,300	-
64	64-05-13-102-007.000-016	Real	Portage City Of-Department	-	-	-	-
64	64-05-13-102-017.000-016	Real	Daniel Enterprises LP	258,100	258,100	-	258,100
64	64-05-13-102-009.000-016	Real	Portage Commons LLC	698,500	698,500	540,472	158,028
64	64-05-13-202-001.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-202-801.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-202-002.000-016	Real	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-202-003.000-016	Real	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-202-004.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-202-005.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-203-001.000-016	Real	Founders Square LLC	2,281,700	2,281,700	19,886	2,261,814
64	64-05-13-203-002.000-016	Real	Founders Square LLC	4,477,800	4,477,800	39,026	4,438,774

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-203-003.000-016	Real	Founders Square LLC	4,646,200	4,646,200	40,493	4,605,707
64	64-05-13-203-004.000-016	Real	Founders Square LLC	2,300,000	2,300,000	20,045	2,279,955
64	64-05-13-203-005.000-016	Real	Founders Square LLC	2,274,000	2,274,000	19,819	2,254,181
64	64-05-13-204-001.000-016	Real	Founders Square LLC	1,926,200	1,926,200	16,788	1,909,412
64	64-05-13-204-881.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-204-002.000-016	Real	Founders Square LLC	1,935,000	1,935,000	16,864	1,918,136
64	64-05-13-204-882.000-016	Real	Portage City of	-	-	-	-
64	64-05-13-204-003.000-016	Real	Founders Square LLC	1,798,100	1,798,100	15,671	1,782,429
64	64-05-13-204-004.000-016	Real	Founders Square LLC	2,303,000	2,303,000	20,072	2,282,928
64	64-05-13-204-005.000-016	Real	Founders Square LLC	55,400	55,400	-	55,400
64	64-05-13-154-001.000-016	Real	City Of Portage % Portage Redevelp	-	-	-	-
64	64-05-13-154-002.000-016	Real	Library Portage Public	-	-	-	-
64	64-05-13-154-008.000-016	Real	Griffth Dr ME DDS PC	256,400	256,400	152,511	103,889
64	64-05-13-154-009.000-016	Real	Library Portage Public	-	-	-	-
64	64-05-13-205-001.000-016	Real	Founders Square LLC	373,000	373,000	-	373,000
64	64-05-13-205-002.000-016	Real	Founders Square LLC	2,100	2,100	-	2,100
64	64-05-13-155-001.000-016	Real	American Trim & Style Barber Inc	147,700	147,700	115,325	32,375
64	64-05-13-155-002.000-016	Real	Evans Robert M & Aecha/H&W	37,700	37,700	-	37,700
64	64-05-13-155-012.000-016	Real	Evans Robert M & Ae-Cha	144,800	144,800	58,755	86,045
64	64-05-13-155-022.000-016	Real	Evans Robert M & Ae-Cha/H&W	178,000	178,000	-	178,000
64	64-05-13-155-003.000-016	Real	Library Porter County Public System	-	-	-	-
64	64-05-13-155-023.000-016	Real	Evans Robert M & Ae-Cha Evans H&W	21,400	21,400	-	21,400
64	64-05-13-126-010.000-016	Real	Jojoma LLC	171,000	171,000	-	171,000
64	64-05-13-126-020.000-016	Real	Hatch Leo T Jr	116,700	116,700	61,955	54,745
64	64-05-13-126-030.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-060.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-070.000-016	Real	Gorka Robert	191,600	191,600	-	191,600
64	64-05-13-126-001.000-016	Real	Kettwig Daniel & Kettwig Lisa/TC	12,700	12,700	-	12,700
64	64-05-13-126-011.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-021.000-016	Real	Pt Real Estate Inc	99,000	99,000	-	99,000
64	64-05-13-126-031.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-051.000-016	Real	Portage MOB LLC	321,700	321,700	321,700	-
64	64-05-13-126-061.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-002.000-016	Real	Kettwig Daniel & Kettwig Lisa/TC	55,600	55,600	55,600	-
64	64-05-13-126-012.000-016	Real	2013 NWI Tax Sale Partners LP	22,400	22,400	-	22,400
64	64-05-13-126-022.000-016	Real	Carlisle Real Estate	129,500	129,500	71,507	57,993
64	64-05-13-126-032.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-052.000-016	Real	A & L Realty Llc	320,500	320,500	213,947	106,553
64	64-05-13-126-062.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-003.000-016	Real	Kettwig Daniel & Kettwig Lisa/TC	162,800	162,800	87,623	75,177
64	64-05-13-126-013.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-033.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-053.000-016	Real	Hatch Dorothy Mae Revocable Living	306,900	306,900	205,106	101,794
64	64-05-13-126-063.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-004.000-016	Real	Topalovic Zivko & Liljana/H&W	167,200	167,200	123,508	43,692
64	64-05-13-126-054.000-016	Real	Hatch Dorothy Mae Revocable Living	154,400	154,400	105,326	49,074
64	64-05-13-126-064.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-005.000-016	Real	JVM Properties LLC	136,600	136,600	98,695	37,905
64	64-05-13-126-015.000-016	Real	2013 NWI Tax Sale Partners LP	39,700	39,700	39,700	-

Prepared by:



**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, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-13-126-025.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-055.000-016	Real	Shay Furniture Company LLC	259,200	259,200	206,594	52,606
64	64-05-13-126-065.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-006.000-016	Real	Portage Custom Wear LLC	100,900	100,900	52,868	48,032
64	64-05-13-126-016.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-026.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-056.000-016	Real	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-126-066.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-007.000-016	Real	Eenigenburg Joel & Kooy Vincent/JT	139,700	139,700	66,995	72,705
64	64-05-13-126-017.000-016	Real	City of Portage	-	-	-	-
64	64-05-13-126-027.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-057.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-067.000-016	Real	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-008.000-016	Real	Clancy Brendan & Michelle/H&W	233,100	230,100	158,943	71,157
64	64-05-13-126-018.000-016	Real	Castor Sean A	235,500	235,500	108,167	127,333
64	64-05-13-126-028.000-016	Real	City Of Portage	-	-	-	-
64	64-05-13-126-048.000-016	Real	Portage MOB LLC	58,700	58,700	-	58,700
64	64-05-13-126-058.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-068.000-016	Real	Indiana District One Inc	1,376,700	-	-	-
64	64-05-13-126-009.000-016	Real	2544 50 Portage Mall LLC	348,600	348,600	232,142	116,458
64	64-05-13-126-019.000-016	Real	Mamounas Kathy & Karakozis Mark	325,600	325,600	325,600	-
64	64-05-13-126-029.000-016	Real	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-049.000-016	Real	Portage City Of Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-059.000-016	Real	Portage City Of	-	-	-	-
64	64-05-13-126-069.000-016	Real	Founders Square LLC	1,600	1,600	-	1,600
64	64-05-13-156-001.000-016	Real	Eschen Portage Llc	590,000	590,000	131,545	458,455
64	64-05-13-157-001.000-016	Real	Geenen DeKock Group 1 IN LLC	1,472,000	1,472,000	208,540	1,263,460
64	64-05-13-157-002.000-016	Real	Fifth Third Bank	709,200	709,200	79,244	629,956
64	64-05-13-177-014.000-016	Real	GKGKC LLC	195,600	195,600	65,792	129,808
64	64-05-13-178-001.000-016	Real	Whitten Danny L & Stacey E/H&W	187,500	187,500	109,345	78,155
64	64-05-13-178-013.000-016	Real	Cunningham William J & Susan J/H&W	164,100	164,100	99,928	64,172
64	64-05-13-179-001.000-016	Real	Johnson John B III & Susan Kelly/H&W	187,500	184,500	86,611	97,889
64	64-05-23-229-006.000-016	Real	Syl Corp	-	-	-	-
64	64-05-14-151-002.000-016	Real	City of Portage FBO Department of	-	-	-	-
64	64-05-14-152-002.000-016	Real	StoneMor Indiana LLC	1,128,900	660,981	660,981	-
64	64-05-14-152-003.000-016	Real	Northern Indiana Public Service	10,100	10,100	-	10,100
64	64-05-14-103-015.000-016	Real	Gallegos Augustine & Arriaza Alma	102,800	102,800	93,321	9,479
64	64-05-24-351-005.000-016	Real	6100 US Highway 6 LLC	3,478,700	3,478,700	746,107	2,732,593
64	64-05-24-376-001.000-016	Real	Fource LLC	2,300	2,300	-	2,300
64	64-05-24-376-006.000-016	Real	Members Advantage Credit Union	881,900	881,900	11,870	870,030
64	64-05-24-377-001.000-016	Real	Menard Inc Attn: Corporate Acct	11,402,500	11,402,500	987,361	10,415,139
64	64-05-24-377-002.000-016	Real	Fource LLC	1,764,800	1,764,800	103,573	1,661,227
64	64-05-24-377-003.000-016	Real	Halle Properties LLC	1,016,100	1,016,100	13,711	1,002,389
64	64-05-24-378-002.000-016	Real	CFT Development LLC	635,100	635,100	8,633	626,467
64	64-05-24-379-001.000-016	Real	Phoenixville Associates LP	1,623,300	1,623,300	19,462	1,603,838
64	64-05-24-379-002.000-016	Real	Fource LLC	3,500	3,500	-	3,500
64	64-05-24-379-003.000-016	Real	Fource LLC	1,800	1,800	-	1,800
64	64-05-15-280-010.000-016	Real	Cemetery Congregation Beth Israel-	211,200	-	-	-
64	64-05-15-280-001.000-016	Real	Coppinger Kevin & Mary/H&W	117,200	117,200	117,200	-

Prepared by:

**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, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-15-280-009.000-016	Real	Church Temple Bethel Congregation	4,000	-	-	-
64	64-05-15-232-001.000-016	Real	Portage City Of Board Of Parks &	-	-	-	-
64	64-05-15-276-010.000-016	Real	Kaur Varinder Pal	179,900	179,900	174,301	5,599
64	64-05-15-276-011.000-016	Real	Brewer Anthony Jr & Anthony Brewer/Jt	81,300	81,300	73,725	7,575
64	64-05-15-276-004.000-016	Real	Pennington John D Living Tr1/2 &John D	176,400	176,400	164,103	12,297
64	64-05-15-276-014.000-016	Real	Brignoni Wilfredo	141,400	141,400	141,400	-
64	64-05-15-276-015.000-016	Real	Snyder William E & Sharon/H&W	85,900	85,900	78,901	6,999
64	64-05-15-276-006.000-016	Real	Lindquist Ruth E Living Trust	103,400	103,400	96,202	7,198
64	64-05-15-276-016.000-016	Real	Vietti Michael S	196,500	196,500	196,500	-
64	64-05-15-277-001.000-016	Real	City of Portage Department of	269,400	269,400	-	269,400
64	64-05-15-277-004.000-016	Real	Aloia Steven	105,800	105,800	63,874	41,926
64	64-05-15-279-001.000-016	Real	Property Protectors	101,700	101,700	101,700	-
64	64-05-15-279-002.000-016	Real	Mamounas Pete Family Testamentary	100,600	100,600	96,587	4,013
64	64-05-15-279-004.000-016	Real	City of Portage FBO Department of	-	-	-	-
64	64-02-25-300-004.000-016	Real	Sequa Coatings Llc	2,343,000	2,343,000	1,723,184	619,816
64	64-05-25-101-001.000-016	Real	Mercantile Nat'L Bank Of Indiana	577,100	577,100	175,730	401,370
64	64-05-25-101-002.000-016	Real	Lake Real Estate Mngmt Company %	502,800	502,800	120,946	381,854
64	64-05-25-101-003.000-016	Real	Golden Arch Limited Partnership Attn:R L	653,000	653,000	134,867	518,133
64	64-05-25-101-004.000-016	Real	Wal Mart Real Estate Business Trust	500	500	-	500
64	64-05-25-101-005.000-016	Real	Wal Mart Real Estate Business Trust	1,000	1,000	-	1,000
64	64-05-25-151-001.000-016	Real	GKGKC LLC	1,500	1,500	-	1,500
64	64-05-25-102-001.000-016	Real	P & A	657,000	657,000	135,303	521,697
64	64-05-25-102-002.000-016	Real	Portage Plaza LLC	734,500	734,500	154,801	579,699
64	64-05-25-102-003.000-016	Real	Wal Mart Real Estate Business Trust	400	400	-	400
64	64-05-25-102-004.000-016	Real	Wal Mart Real Estate Business Trust	400	400	-	400
64	64-05-25-152-883.000-016	Real	Portage City of Utility Service Board	-	-	-	-
64	64-05-25-152-004.000-016	Real	HCP Properties INC	1,600	1,600	-	1,600
64	64-05-25-152-005.000-016	Real	Sarver Jerome	948,700	948,700	11,463	937,237
64	64-05-25-152-006.000-016	Real	I-65 Beacon Hill Partners LLC	1,600	1,600	-	1,600
64	64-05-25-152-007.000-016	Real	Lakeshore Bone and Joint Healthcare	4,241,200	4,241,200	145,771	4,095,429
64	64-05-25-152-008.000-016	Real	JBL 120 LLC	5,700	5,700	-	5,700
64	64-05-25-103-001.000-016	Real	Portage Crossings LLC	747,100	747,100	9,937	737,163
64	64-05-25-103-002.000-016	Real	Wal Mart Real Estate Business Trust	9,011,600	9,011,600	2,191,447	6,820,153
64	64-05-25-126-001.000-016	Real	L & P Ventures	629,300	629,300	148,442	480,858
64	64-05-25-126-002.000-016	Real	Bobportage IN LLC	797,500	797,500	66,600	730,900
64	64-05-25-126-003.000-016	Real	FCPT Holdings LLC	548,500	548,500	116,783	431,717
64	64-05-25-126-004.000-016	Real	Portage IND LLC	786,800	786,800	124,886	661,914
64	64-05-25-226-001.000-016	Real	Fource LLC	1,295,000	1,295,000	17,009	1,277,991
64	64-05-25-226-004.000-016	Real	Kohls Indiana	4,272,600	4,272,600	246,634	4,025,966
64	64-05-25-226-005.000-016	Real	Fource LLC	2,400	2,400	-	2,400
64	64-05-25-226-006.000-016	Real	Aria Partners LLC	192,900	192,900	-	192,900
64	64-05-25-127-001.000-016	Real	Store Master Funding II LLC	788,900	788,900	155,815	633,085
64	64-05-25-127-002.000-016	Real	Steak N Shake Operations Inc	595,700	595,700	128,971	466,729
64	64-05-25-127-003.000-016	Real	Randolph Investments LLC	1,337,000	1,337,000	17,924	1,319,076
64	64-05-25-128-001.000-016	Real	C S Subdivision Property Owners	-	-	-	-
64	64-05-25-128-002.000-016	Real	C S Subdivision Property Owners	2,600	2,600	-	2,600
64	64-05-25-128-003.000-016	Real	C S Subdivision Property Owners	200	200	-	200
64	64-05-25-128-004.000-016	Real	Wal Mart Real Estate Business Trust	542,800	542,800	99,645	443,155
64	64-05-25-128-005.000-016	Real	Mel Indiana Pioneer Plaza Ste 1725	2,910,900	2,910,900	715,953	2,194,947

Prepared by:



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

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(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-05-25-128-006.000-016	Real	Wal Mart Real Estate Business Trust	178,700	178,700	68,693	110,007
64	64-05-25-129-001.000-016	Real	C S Subdivision Property Owners	140,200	140,200	-	140,200
64	64-05-25-129-003.000-016	Real	ADK Properties LLC	3,844,900	3,844,900	1,312,516	2,532,384
64	64-06-06-100-001.000-016	Real	Stag Industrial Holdings LLC	20,758,800	20,758,800	705,085	20,053,715
64	64-06-06-100-002.000-016	Real	In3redients Inc	1,764,500	737,170	7,477	729,693
64	64-06-06-100-004.000-016	Real	Clark Northwest Partners LP	5,719,600	5,719,600	350,982	5,368,618
64	64-06-06-100-005.000-016	Real	Addison 6625 Building LLC	3,864,800	3,864,800	46,681	3,818,119
64	64-06-06-100-006.000-016	Real	Clark 6675 Building LLC	3,938,800	3,938,800	52,056	3,886,744
64	64-06-06-100-007.000-016	Real	Ameriplex Northwest Partners Lp	503,400	503,400	105,798	397,602
64	64-06-06-100-008.000-016	Real	Cwm Portage Llc	1,558,100	1,558,100	20,724	1,537,376
64	64-06-06-200-001.000-016	Real	Chicago Industrial LL LLC	18,971,200	13,677,359	1,133,363	12,543,996
64	64-06-06-101-002.000-016	Real	Chicago Industrial LL LLC	4,306,900	4,306,900	736,103	3,570,797
64	64-06-06-301-002.000-016	Real	Lakeshore Business Center LLC	202,700	202,700	-	202,700
64	64-06-06-301-003.000-016	Real	Lakeshore Business Center LLC	70,600	70,600	-	70,600
64	64-06-06-401-001.000-016	Real	Northern Indiana Public Service Co	7,000	7,000	-	7,000
64	64-06-06-401-004.000-016	Real	Ruppert John W 1/3 & Donald A 1/3 &	18,000	18,000	-	18,000
64	64-06-06-401-007.000-016	Real	New Durham Associates Llc	32,200	32,200	32,200	-
64	64-06-06-302-002.000-016	Real	Lakeshore Business Center LLC	54,500	54,500	-	54,500
64	64-06-06-302-003.000-016	Real	Lakeshore Business Center LLC	70,300	70,300	-	70,300
64	64-06-06-302-004.000-016	Real	PRP Real Estate LLC	1,062,000	1,062,000	729,297	332,703
64	64-06-06-302-005.000-016	Real	Terrenco Llc	1,014,400	1,014,400	1,014,400	-
64	64-06-06-302-006.000-016	Real	Chrome Deposit Corp	700	700	-	700
64	64-06-06-302-007.000-016	Real	Chrome Deposit Corporation	765,400	765,400	765,400	-
64	64-06-06-302-008.000-016	Real	Bloomfield Joseph III & Lozevski Mike &	220,100	220,100	181,203	38,897
64	64-06-06-304-001.000-016	Real	Lakeshore Business Center LLC	2,294,600	943,595	387,432	556,163
64	64-06-06-426-001.000-016	Real	New Durham Associates Llc	357,600	357,600	213,544	144,056
64	64-06-06-327-002.000-016	Real	Szalmasagi Janet A & Szalmasagi Bobby	187,700	187,700	120,940	66,760
64	64-06-06-327-005.000-016	Real	City of Portage	-	-	-	-
64	64-06-06-427-003.000-016	Real	Moore Constance R	14,000	14,000	-	14,000
64	64-06-06-329-001.000-016	Real	Dunes Prairie Properties LLC	1,359,100	1,335,966	88,469	1,247,497
64	64-06-06-329-002.000-016	Real	Truckenbrodt Margaret 2012 GST	315,000	315,000	67,292	247,708
64	64-05-26-226-886.000-016	Real	Indiana State of	-	-	-	-
64	64-05-26-226-009.000-016	Real	Talbott Sarah Case River Road Trust	1,718,600	1,718,600	274,143	1,444,457
64	64-05-26-227-001.000-016	Real	Trust No 120111	-	-	-	-
64	64-05-26-227-002.000-016	Real	Canal Property Group LLC	708,300	708,300	8,539	699,761
64	64-05-26-227-003.000-016	Real	Trust No 120112	-	-	-	-
64	64-05-26-227-005.000-016	Real	Trust No 120111	451,700	451,700	-	451,700
64	64-05-26-228-001.000-016	Real	FS Portage LLC	98,900	98,900	-	98,900
64	64-02-36-200-002.000-016	Real	Northern Indiana Public Service	55,900	55,900	-	55,900
64	64-02-36-330-001.000-016	Real	Miller Kurt & April	20,000	20,000	-	20,000
64	64-02-36-330-002.000-016	Real	Miller Kurt & April	255,600	255,600	72,643	182,957
64	64-02-36-330-003.000-016	Real	Miller Kurt & April	7,800	7,800	-	7,800
64	64-02-36-330-004.000-016	Real	Miller Kurt & April	6,200	6,200	-	6,200
64	64-02-36-330-009.000-016	Real	Marina Property Trust	334,600	334,600	332,122	2,478
64	64-02-36-101-004.000-016	Real	United States Of America %Ticor Title	-	-	-	-
64	64-02-36-101-885.000-016	Real	City Of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-401-001.000-016	Real	Treasure Chest Marina Inc	319,600	319,600	220,589	99,011
64	64-02-36-401-002.000-016	Real	Izaak Walton League Of America Inc	568,400	-	-	-
64	64-02-36-331-005.000-016	Real	Crown Castle Gt Company Llc Pmb 353	26,100	26,100	-	26,100

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-451-003.000-016	Real	Mazolla Raymond, Utterback Edward &	81,400	81,400	59,651	21,749
64	64-02-36-402-001.000-016	Real	City of Portage	-	-	-	-
64	64-02-36-402-017.000-016	Real	Duvall Robert Scott & Jeanne Tully/H&W	148,100	148,100	74,102	73,998
64	64-02-36-452-006.000-016	Real	Northern Indiana Public Service	170,400	170,400	-	170,400
64	64-02-36-453-001.000-016	Real	Family Express Corporation	676,300	676,300	148,787	527,513
64	64-02-36-453-003.000-016	Real	Lake Real Estate Management Company	462,500	462,500	6,442	456,058
64	64-02-36-454-001.000-016	Real	Frey24 LLC	580,800	580,800	8,144	572,656
64	64-02-36-454-801.000-016	Real	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-02-36-184-001.000-016	Real	Marquette Boat Club Inc	174,600	174,600	65,176	109,424
64	64-02-36-455-001.000-016	Real	Portage Diversey LLC	722,700	722,700	2,600	720,100
64	64-02-36-185-006.000-016	Real	First National Bank Tr#13-2641	9,400	9,400	9,400	-
64	64-02-36-126-881.000-016	Real	City Of Portage Dept Of Redevelopment	-	-	-	-
64	64-02-36-326-043.000-016	Real	Port Authority of Portage Indiana	-	-	-	-
64	64-02-36-376-802.000-016	Real	City of Portage Department of	56,400	56,400	-	56,400
64	64-02-36-376-804.000-016	Real	City of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-476-001.000-016	Real	Broadstone FC Portage LLC	6,576,600	6,576,600	1,570,359	5,006,241
64	64-02-36-476-002.000-016	Real	Sheetmetal Workers Local #20 Appr &	1,332,200	133,220	-	133,220
64	64-02-36-476-003.000-016	Real	TruPower Properties LLC	1,423,000	695,870	6,934	688,936
64	64-02-36-186-010.000-016	Real	Marquette Boat Club Inc	1,500	1,500	-	1,500
64	64-02-36-186-001.000-016	Real	Northern In Pub Serv Co	5,400	5,400	-	5,400
64	64-02-36-186-011.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-186-002.000-016	Real	Northern In Pub Serv Co	14,700	14,700	-	14,700
64	64-02-36-186-003.000-016	Real	Northern In Pub Serv Co	4,700	4,700	-	4,700
64	64-02-36-186-013.000-016	Real	Marquette Boat Club	800	800	-	800
64	64-02-36-186-014.000-016	Real	Bowgren Timothy K & Thomas-Bowgren	556,800	556,800	511,798	45,002
64	64-02-36-186-009.000-016	Real	Marquette Boat Club Inc	2,200	2,200	-	2,200
64	64-02-36-327-001.000-016	Real	Marquette Boat Club Inc	2,300	2,300	-	2,300
64	64-02-36-277-001.000-016	Real	Rediehs Family 2002 Irrevocable Trust	58,900	58,900	-	58,900
64	64-02-36-277-002.000-016	Real	Rediehs Thomas W Trust & Rediehs	78,800	78,800	-	78,800
64	64-02-36-277-003.000-016	Real	Rediehs Thomas W Trust & Rediehs	21,500	21,500	-	21,500
64	64-02-36-477-001.000-016	Real	Belmont Northwest Partners LP	3,732,400	2,833,840	268,804	2,565,036
64	64-02-36-477-002.000-016	Real	Ameriplex Northwest Partners Lp	33,100	33,100	-	33,100
64	64-02-36-328-001.000-016	Real	City of Portage Indiana Department of Re	-	-	-	-
64	64-02-36-328-004.000-016	Real	Izaak Walton Miller Chapter	16,000	-	-	-
64	64-02-36-329-002.000-016	Real	Izaak Walton Miller Chapter	39,800	-	-	-
64	64-06-08-100-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-100-002.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-100-004.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-010.000-016	Real	JER LLC	113,000	113,000	113,000	-
64	64-06-08-200-040.000-016	Real	B Boy Real Estate LLC	37,300	37,300	37,300	-
64	64-06-08-200-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-011.000-016	Real	Ryan Warehousing Inc	117,900	117,900	117,900	-
64	64-06-08-200-041.000-016	Real	Skipco LLC	147,600	147,600	147,600	-
64	64-06-08-200-012.000-016	Real	R & B Developers Llc	108,600	108,600	108,600	-
64	64-06-08-200-042.000-016	Real	B Boy Real Estate LLC	71,700	71,700	71,700	-
64	64-06-08-200-003.000-016	Real	Steelworkers Hall Inc #6787	2,058,500	2,058,500	2,058,500	-
64	64-06-08-200-013.000-016	Real	R & B Developers	130,200	130,200	130,200	-
64	64-06-08-200-014.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-034.000-016	Real	City of Portage Board of Parks & Recreat	-	-	-	-

Prepared by:



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

Exhibit E

**Annual Report of the Portage Redevelopment Commission For Fiscal Year Ending December 31, 2022
Per Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2021 Pay 2022)**

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-08-200-005.000-016	Real	Ozinga Bros Inc	274,800	274,800	274,800	-
64	64-06-08-200-015.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-06-08-200-006.000-016	Real	B Boy Real Estate LLC	421,000	421,000	421,000	-
64	64-06-08-200-016.000-016	Real	Enstrom Charles T	-	-	-	-
64	64-06-08-200-007.000-016	Real	B Boy Real Estate LLC	112,700	112,700	112,700	-
64	64-06-08-200-027.000-016	Real	Enstrom And Sons Incorporated	193,500	193,500	193,500	-
64	64-06-08-200-037.000-016	Real	MIC Industries LLC	33,300	33,300	33,300	-
64	64-06-08-200-008.000-016	Real	TDAJ LLC	343,600	343,600	343,600	-
64	64-06-08-200-038.000-016	Real	MIC Industries LLC	106,500	106,500	106,500	-
64	64-06-08-200-009.000-016	Real	NEMSKR Properties LLC	111,200	111,200	111,200	-
64	64-06-08-200-029.000-016	Real	MIC Industries LLC	494,500	494,500	494,500	-
64	64-06-08-301-001.000-016	Real	Park & Recreation Department City Of	-	-	-	-
64	64-03-19-300-901.000-016	Real	Cargill Inc	2,854,400	2,854,400	2,625,837	228,563
64	64-03-19-400-002.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	2,305,500	2,305,500	390,709	1,914,791
64	64-03-19-400-902.000-016	Real	O-N Minerals dba/Carmeuse Lime &	1,357,600	1,211,751	275,693	936,058
64	64-03-19-400-003.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	159,900	159,900	66,478	93,422
64	64-03-19-400-903.000-016	Real	Metro Ports	613,500	613,500	-	613,500
64	64-03-19-400-004.000-016	Real	Cleveland-Cliffs Burns Harbor LLC	462,400	462,400	250,344	212,056
64	64-06-19-352-001.000-016	Real	Spirit Master Funding X LLC	5,323,200	5,323,200	1,541,978	3,781,222
64	64-06-19-352-002.000-016	Real	Route 6 Development Llc	1,800	1,800	-	1,800
64	64-06-19-352-003.000-016	Real	Route 6 Development Llc	1,600	1,600	-	1,600
64	64-06-19-352-004.000-016	Real	Route 6 Development Llc	3,000	3,000	-	3,000
64	64-06-19-353-002.000-016	Real	Bww Properties Llc	887,400	887,400	88,435	798,965
64	64-06-19-353-004.000-016	Real	Trust No 120107	1,687,100	1,687,100	23,143	1,663,957
64	64-06-19-353-005.000-016	Real	Route 6 Development Llc	159,200	159,200	-	159,200
64	64-06-19-354-001.000-016	Real	Route 6 Development Llc	5,400	5,400	-	5,400
64	64-05-10-203-003.000-016	Real	Hampton Gary L Sr	79,300	24,540	24,540	-
64	64-05-13-251-022.000-016	Real	Lonzo Likisha L	161,600	76,210	75,010	1,200
64	64-05-13-251-026.000-016	Real	Thompson Larry W & Barbara L/H&W	163,600	74,265	74,265	-
64	64-05-13-155-014.000-016	Real	Reed Fayetta C	211,100	105,105	105,105	-
64	64-05-13-179-010.000-016	Real	Daschbach Edward J Jr Living Trust	40,700	26,455	26,455	-
64	64-05-15-252-004.000-016	Real	Punak Andrew & Rachel L/H&W	113,000	41,340	41,340	-
64	64-05-15-252-005.000-016	Real	Johnson Family Living Trust	181,500	88,700	83,200	5,500
64	64-05-15-276-001.000-016	Real	Papich Alvin J & LaVerne F/H&W	135,600	59,170	58,370	800
64	64-05-15-276-002.000-016	Real	Lee Larry R & Howell Michael S/JT	72,100	16,116	16,116	-
64	64-05-15-276-012.000-016	Real	Sandoval Marlene	121,700	46,925	46,925	-
64	64-05-15-276-003.000-016	Real	Kozlowski Christopher S	132,500	54,015	54,015	-
64	64-05-15-276-013.000-016	Real	Schmitt Sandra K	81,400	8,600	8,600	-
64	64-05-15-276-005.000-016	Real	Sarver Rita	80,500	20,110	20,110	-
64	64-05-15-276-007.000-016	Real	Bogash James	58,800	12,288	12,288	-
64	64-05-15-276-008.000-016	Real	Debusk Minnie Marie & Gant David	151,600	66,290	66,290	-
64	64-05-15-276-009.000-016	Real	Foster Paul A & Loycene L	149,100	26,405	26,405	-
64	64-05-15-277-005.000-016	Real	Anderson Alyssa & Harr Tanya	115,000	42,500	42,500	-
64	64-05-15-279-021.000-016	Real	Jacobs Larry L & Diana	104,000	38,350	38,350	-
64	64-05-15-279-022.000-016	Real	Aimutis Ryan M	133,600	57,740	51,740	6,000
64	64-05-15-279-003.000-016	Real	Clardy Sandra Dee	161,400	75,975	75,975	-
64	64-05-15-279-023.000-016	Real	McWhirter Jack E & Cox Paula M/JT	164,100	37,415	37,415	-
64	64-05-15-279-024.000-016	Real	Lemmons Keith Thomas	91,600	27,290	27,290	-
64	64-06-06-326-002.000-016	Real	Trust #4	147,700	79,460	79,460	-

Prepared by:



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, 2021 Pay 2022)

Portage City

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-02-36-452-005.000-016	Real	Rek Rachel M	128,300	51,285	51,285	-
64	64-06-08-200-022.000-016	Real	Bridges Mary N	408,900	245,610	235,833	9,777
Total Portage City Allocation Area:				\$ 392,785,590	\$ 370,579,185	\$ 82,698,336	\$ 287,880,849

Portage - Westchester

County	(Individual Component) Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
64	64-06-05-151-001.000-022	Real	Panagiotopoulos Arthur T Living Trust	84,900	84,900	53,401	31,499
64	64-06-05-152-001.000-022	Real	Greater NW Investments Inc	356,000	356,000	270,873	85,127
Total Portage - Westchester Allocation				\$ 440,900	\$ 440,900	\$ 324,274	\$ 116,626

Grand Total:	\$ 393,226,490	\$ 371,020,085	\$ 83,022,610	\$ 287,997,475
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