



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2018**

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

Dated:
March 28, 2019

Prepared by:

Cender & Company
L.L.C.



TRANSMITTAL LETTER

March 28, 2019

The Honorable John Cannon, Mayor
c/o Portage City Council
City of Portage
Portage City Hall
6070 Central Avenue
Portage, Indiana 46368

Dear Mayor Cannon:

Per Indiana Code (“IC”) 36-7-14-13(a), no later than April 15 of each calendar year, the City of Portage, Indiana (“City”) Redevelopment Commission (the “Commission”) shall file with the unit’s executive and fiscal body a report setting out the Commission’s activities during the preceding calendar year. In addition, in accordance with IC 36-7-14-13(d), a copy of the report as filed under IC 36-7-14-13(e) must be submitted to the Indiana Department of Local Government Finance (“DLGF”) in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly.

Therefore, enclosed is the **Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2018** as prepared for the Commission. I have reviewed the enclosed Annual Report and find it to be complete and prepared in compliance with IC 36-7-14-13.

The Commission looks forward to our continued cooperation with the City’s elected officials to provide redevelopment and economic development strategies and opportunities in the City so that together we may provide opportunities for new development, redevelopment and rehabilitation in the City’s Redevelopment District.

If you should have any questions or need additional information as it relates to Commission activities during the preceding calendar year, do not hesitate to contact Colin Highlands or me.

Very truly yours,

A handwritten signature in black ink that reads "Karl J. Cender". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Karl J. Cender, President
Cender & Company, LLC – Financial Advisors to the Redevelopment Commission

Enclosure

cc: Members of the Portage Redevelopment Commission
Colin Highlands - Redevelopment Commission Advisor
Greg Sobkowski, Attorney – Hodges & Davis, P.C., Counsel to the Commission

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

**Annual Report of the Portage Redevelopment Commission
For Fiscal Year Ending December 31, 2018**

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PURPOSE OF THE REPORT

Indiana Code (“IC”) 36-7-14-13 specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to the City of Portage, Indiana (the “City”) executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the “DLGF”) in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), the City of Portage, Indiana Redevelopment Commission (the “**Commission**”) not later than April 15 of each year shall file with the City’s executive (the Mayor of the City) and the City’s fiscal body (the City Council) a report setting out its activities during the preceding calendar year.

The annual report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

The purpose of this Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2018 (the “**2018 Annual Report**”) is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the Mayor and City Council, all in accordance with IC 36-7-14-13(e).

INTRODUCTION

The Department of Redevelopment of the City of Portage, Indiana (the “**Department**”) is administered and managed by the Portage Redevelopment Commission (the “**Commission**”). The Department and the Commission were created by the City Council in 1989 to overcome and alleviate conditions that create areas needing redevelopment in designated areas of the City through new development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the “**Redevelopment District**”) – which is coterminous with the corporate boundaries of the City– in accordance with IC 36-7-14, titled “Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions” and IC 36-7-25 titled “Additional Powers of Redevelopment Commissions” (together, the “**Acts**”).

It is the duty of the Commission in accordance with IC 36-7-14-11 to:

- Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
- Investigate, study, and determine, to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the Redevelopment District and its inhabitants;
- Cooperate with the City, its departments and other governmental entities and agencies in the manner that best serves the purposes of the Acts;
- Make findings and reports on their activity under the Acts and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under the Acts; and
- Replan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the Redevelopment District and its inhabitants.

The Commission is a separate, legal entity; however, the City’s Council serves as the legislative body, approving actions of the Commission pursuant to the Acts.

Commission staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains the professional consulting services to provide Commission reporting and project implementation services to supplement Commission staff, including but not limited to:

- (i) Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- (ii) Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the Redevelopment District, and other redevelopment and economic development planning and strategic matters;
- (iii) Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.

2018 QUALIFIED AND ACTING COMMISSIONERS

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the City.

The Commission is comprised of five members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with IC 36-7-14-7 with each member, upon appointment as certified by the City’s Clerk-Treasurer and upon taking and subscribing to an oath of office as

notarized by the recording secretary, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed.

The following individuals were qualified, appointed and took an oath of office as Commission members (“**Commissioners**”) during calendar year 2018.

- The Honorable James Snyder, Mayor of the City of Portage
- Steven Nelson
- Elizabeth Modesto
- Greg Lach
- John Cannon

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

Representing the Portage Township Schools Corporation Board of School Trustees

Rhonda Nelson

2018 COMMISSION OFFICERS

<u>Commissioner</u>	<u>Office</u>
James Snyder	President
Greg Lach	Vice-President
John Cannon	Secretary

COMMISSION STANDING COMMITTEES AND MEMBERSHIP

The Commission has not established any standing committees to research or provide advice to the full Commission.

MEETINGS OF THE COMMISSION

The Commission held regular meetings to conduct official business at 2100 Willowcreek Road, Portage, IN 46368. During calendar year 2018, the Commission met on the following dates:

- January 25, 2018
- February 22, 2018
- March 22, 2018
- April 5, 2018
- April 26, 2018
- May 24, 2018
- June 28, 2018
- July 26, 2018
- August 23, 2018
- September 27, 2018
- October 25, 2018
- November 1, 2018
- December 6, 2018

The minutes of the regular and special meetings of the Commission during calendar year 2018 as approved by the Commission are on file in the Office of the Portage Clerk-Treasurer in Portage City Hall and are available for review and inspection during regular business hours of the City.

COMMISSION STAFF

The Commission utilized the following staff members in 2018.

<u>Commission Staff</u>	<u>Position</u>	<u>Fixed Salary/ Compensation</u>
Lynn Reed	Recording Secretary	\$21,012.16

GENERAL PROFESSIONAL SERVICES PROVIDED TO THE COMMISSION

The Commission utilized the following professional consulting services during calendar year 2018 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2018.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Hodges & Davis, P.C.	Local legal counsel	Gregg Sobkowski
Oak Hill Partners	Land services agent	John Shepherd
Cender & Company L.L.C.	Municipal financial advisory and economic development consulting	Karl Cender
Barnes and Thornburg LLP	Legal and redevelopment matters	Thomas Pittman
Great Lakes Engineering	Engineering consulting	John Hannon
Diamond Peak Group	Construction Management	Todd Kleven
Short Elliot Hendrickson	Economic Development and planning consulting	Dan Botich

DISTRIBUTIONS OF TAX INCREMENT IN 2018

The Office of the Porter County Auditor distributed tax increment to the Commission in 2018.

<u>Allocation Area</u>	<u>(1st Installment) June 12, 2018</u>	<u>(2nd Installment) December 13, 2018</u>	<u>Total</u>
<u>Southport Economic Development Area</u>	\$3,549,231.98	\$3,095,281.90	\$6,644,513.88

Source: FORM 22-TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 12, 2018 and December 13, 2018 tax increment distributions to the Portage Redevelopment Commission.

COMMISSION OUTSTANDING DEBT SERVICE

The Commission had the following outstanding debt service for principal and interest due from distributions of tax increment in 2018.

Redevelopment District Tax Increment Revenue Bonds of 2010			
\$1,060,000 for economic development in Southport Allocation Area			
Interest Rate: Varies, 6.25 percent to 7.75 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$ 140,000.00	\$ 163,700.00	\$ 303,700.00
January 15, 2019	140,000.00	159,325.00	299,325.00
			\$ 603,025.00
As of December 31, 2018			
Outstanding Principal Balance Due:		\$ 645,000.00	
Final Maturity Date:		January 15, 2021	
Remaining Bond Life (Years):		2	
Remaining Semi-Annual Payments:		4	

Economic Development Revenue Bonds, Series 2013 (Fronius Project)			
\$4,915,000 for economic development in Southport Allocation Area			
Interest Rate: Fixed, 5.00 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$ 75,000.00	\$ 116,500.00	\$ 191,500.00
January 15, 2019	80,000.00	114,625.00	194,625.00
			\$ 386,125.00
As of December 31, 2018			
Outstanding Principal Balance Due:		\$ 4,505,000.00	
Final Maturity Date:		January 15, 2034	
Remaining Bond Life (Years):		15	
Remaining Semi-Annual Payments:		30	

Redevelopment District Bonds, Series 2013			
\$5,720,000 for economic development in Southport Allocation Area			
Interest Rate: Fixed, 3.75 percent			
<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$ 170,000.00	\$ 84,375.00	\$ 254,375.00
January 15, 2019	170,000.00	81,188.00	251,188.00
			\$ 505,563.00
As of December 31, 2018			
Outstanding Principal Balance Due:		\$ 4,160,000.00	
Final Maturity Date:		January 15, 2029	
Remaining Bond Life (Years):		10	
Remaining Semi-Annual Payments:		20	

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: 2.00 to 4.13 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
August 1, 2018	\$ 120,000.00	\$ 150,128.00	\$ 270,128.00
February 1, 2019	120,000.00	148,928.00	268,928.00
			\$ 539,056.00

As of December 31, 2018

Outstanding Principal Balance Due:	\$ 7,655,000.00
Final Maturity Date:	February 1, 2040
Remaining Bond Life (Years):	21
Remaining Semi-Annual Payments:	42

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 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$ 350,000.00	\$ 210,153.00	\$ 560,153.00
January 15, 2019	365,000.00	204,903.00	569,903.00
			\$ 1,130,056.00

As of December 31, 2018

Outstanding Principal Balance Due:	\$10,420,000.00
Final Maturity Date:	January 15, 2027
Remaining Bond Life (Years):	8
Remaining Semi-Annual Payments:	16

Redevelopment District Tax Increment Revenue Bonds, Series 2016

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

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$.00	\$.00	\$.00
January 15, 2019	50,000.00	116,500.00	116,500.00
			\$ 116,500.00

As of December 31, 2018

Outstanding Principal Balance Due:	\$ 4,610,000.00
Final Maturity Date:	January 15, 2032
Remaining Bond Life (Years):	13
Remaining Semi-Annual Payments:	26

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017A

\$3,115,000 for economic development in Southport Allocation Area

Interest Rate: Varies, 3.00 percent to 4.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$.00	\$ 54,550.00	\$ 54,550.00
January 15, 2019	.00	54,550.00	54,550.00
			\$ 109,100.00

As of December 31, 2018

Outstanding Principal Balance Due:	\$ 3,115,000.00
Final Maturity Date:	January 15, 2028
Remaining Bond Life (Years):	9
Remaining Semi-Annual Payments:	18

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2017B

\$3,680,000 for economic development in Southport Allocation Area

Interest Rate: Varies, 3.00 percent to 4.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2018	\$ 400,000.00	\$ 58,375.00	\$ 458,375.00
January 15, 2019	405,000.00	50,375.00	455,375.00
			\$ 913,750.00

As of December 31, 2018

Outstanding Principal Balance Due:	\$ 2,420,000.00
Final Maturity Date:	January 15, 2022
Remaining Bond Life (Years):	3
Remaining Semi-Annual Payments:	6

COMMISSION FUND BALANCES FOR 2018

The Commission currently utilizes the following funds for its general operating expenditures and for the receipt and disbursement of tax increment for qualified expenses as approved by the Commission, more specifically:

Fund 404 – Recovery Bond 2010

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 654.71	\$ 12.49	\$ 0.00	\$ 667.20

Fund 405 – Recovery Bond Debt Reserve

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Fund 406 – Redevelopment General

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 345,578.29	\$ 585,012.24	\$ 800,937.49	\$ 129,833.04

Sub-Fund 406 – Redevelopment General – Tax Abatement Fees

(January 1, 2018 through December 31, 2018)

<u>Receipts – Fund 406-314</u>	<u>Disbursements – Fund 406-400-314</u>
\$ 80,354.33	\$ 60,425.64

Fund 407 – Redevelopment Allocation Area			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 5,703,050.89	\$ 6,716,075.10	\$ 8,922,129.89	\$ 3,496,996.10

Fund 408 – 2002 TIF Bond Series A			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 2,092.82	\$ 0.00	\$ 0.00	\$ 2,092.82

Fund 409 – 2002 TIF Bond Series B			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 1,303.79	\$ 0.00	\$ 0.00	\$ 1,303.79

Fund 411 – 2008 TIF Bond			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 256,272.57	\$ 380,628.35	\$ 380,000.00	\$ 256,900.92

Fund 432 – 2013 TIF Bond			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 322,737.29	\$ 407,000.00	\$ 436,783.75	\$ 292,953.54

Fund 433 – 2013 TIF Bond Debt Reserve			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 505,563.00	\$ 0.00	\$ 0.00	\$ 505,563.00

Fund 435 – 2015 Refund Bond Debt Reserve			
(January 1, 2018)			(December 31, 2018)
<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
\$ 1,371,710.01	\$ 10,428.72	\$ 0.00	\$ 1,382,138.73

SOURCE: Fund and Appropriation Reports made available by Recording Secretary for the City of Portage, Indiana Redevelopment Commission. All reports are on file and available for public inspection at the Office of the City of Portage Clerk-Treasurer.

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

Portage Township School Corporation - \$100,000

SUMMARY OF COMMISSION RESOLUTIONS IN 2018

Resolution No. 18-01: Resolution of the City of Portage Redevelopment Commission Amending and Restating the Small Purchase Policy for the City of Portage Redevelopment Commission

Resolution No. 18-02: Resolution of the City of Portage Redevelopment Commission Concerning the 2019 Budget Year Determination for Tax Increment for the Portage Redevelopment Commission Allocation Areas

Resolution No. 18-03: Resolution of the City of Portage Redevelopment Commission Authorizing a Contract with Portage Township Schools Pursuant to Indiana Code 36-7-25-7

Resolution No. 18-04: Resolution of the City of Portage Redevelopment Commission Further Amending Declaratory Resolution No. 90-01 That Established and Designated the Southport Economic Development Area; Approved the Southport Economic Development Plan and Designated the Southport Allocation Area in Order to Expand Said Economic Development Area; To Amend Said Plan for a 2018 Amendment and to Expand Said Allocation Area and Matters Related Thereto in Accordance with Indiana Code 36-7-14

Resolution No. 18-05: Resolution of the City of Portage Redevelopment Commission Accepting Property Transfer

Resolution No. 18-06: Resolution of the City of Portage Redevelopment Commission Confirming an Amending Declaratory Resolution of the Portage Redevelopment Commission Further Amending Declaratory Resolution No. 90-01 That Established and Designated the Southport Economic Development Area, Approved the Southport Economic Development Plan, and Designated the Southport Allocation Area in Order to Expand Said Economic Development Area, to Amend Said Plan for a 2018 Amendment, and to Expand Said Allocation Area Including Matters Related Thereto in Accordance with Indiana Code 36-7-14

SCHEDULES OF ALLOCATION AREAS INDIVIDUAL COMPONENTS AND ASSESSMENT DATA

The Commission has prepared and provided herein **EXHIBIT A** as attached hereto a list of all parcels included in the Allocation Area and the based assessed value and incremental assessed value for each parcel on the list in a form required by the DLGF, pursuant to a July 2, 2014 memorandum from Eric Bussis as the Director of Data Analysis.

REDEVELOPMENT COMMISSION CONTACT INFORMATION

Upon approval and submission to the City Council of this 2018 Annual Report of the Commission pursuant to HEA 1116 effective July 1, 2014 and I.C.36-7-14-13(e), the City will have copies available to the public for review and purchase upon request in the Office of the Clerk-Treasurer in care of the City of Portage, Indiana Redevelopment Commission located at 6070 Central Avenue, Portage, Indiana, 46368.

For further information related to this 2018 Annual Report, the public may contact the following City representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except for City designated holidays):

Name of Representative

Colin Highlands,
Special Projects Manager
Telephone Number: 219-841-6428
Email (Direct): chighlands@portage-in.com
Website Address: www.ci.portage.in.us/

CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2018
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-02-25-300-004.000-016	R	Sequa Coatings Llc	\$ 2,326,300	\$ 2,326,300	\$ 1,619,549	\$ 706,751
64	64-02-36-101-004.000-016	R	United States Of America % Tigor 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	147,200	147,200	60,578	86,622
64	64-02-36-185-006.000-016	R	First National Bank Tr#13-2641	9,400	9,400	9,400	-
64	64-02-36-186-001.000-016	R	Northern In Pub Serv Co	5,400	5,400	23	5,377
64	64-02-36-186-002.000-016	R	Northern In Pub Serv Co	14,700	14,700	62	14,638
64	64-02-36-186-003.000-016	R	Northern In Pub Serv Co	4,700	4,700	20	4,680
64	64-02-36-186-006.000-016	R	Bowgren Timothy K	-	-	-	-
64	64-02-36-186-008.000-016	R	Bowgren Timothy K	-	-	-	-
64	64-02-36-186-009.000-016	R	Marquette Boat Club Inc	2,200	2,200	8	2,192
64	64-02-36-186-010.000-016	R	Marquette Boat Club Inc	1,500	1,500	6	1,494
64	64-02-36-186-011.000-016	R	Marquette Boat Club Inc	2,300	2,300	9	2,291
64	64-02-36-186-013.000-016	R	Marquette Boat Club	800	800	3	797
64	64-02-36-186-014.000-016	R	Bowgren Timothy K	597,200	597,200	482,115	115,085
64	64-02-36-200-002.000-016	R	Northern Indiana Public Service Company	55,900	55,900	233	55,667
64	64-02-36-277-001.000-016	R	Rediehs Family 2002 Irrevocable Trust	82,000	82,000	334	81,666
64	64-02-36-277-002.000-016	R	Platoro Holdings Inc	7,500	7,500	31	7,469
64	64-02-36-277-003.000-016	R	Platoro Holdings Inc	21,500	21,500	88	21,412
64	64-02-36-326-043.000-016	R	Port Authority of Portage Indiana	186,600	186,600	779	185,821
64	64-02-36-327-001.000-016	R	Marquette Boat Club Inc	2,300	2,300	9	2,291
64	64-02-36-328-001.000-016	R	Paunicka Grandchildrens Trust	84,100	84,100	348	83,752
64	64-02-36-328-002.000-016	R	Izaak Walton Miller Chapter	15,700	15,700	185	15,515
64	64-02-36-328-004.000-016	R	Izaak Walton Miller Chapter	-	-	-	-
64	64-02-36-329-002.000-016	R	Izaak Walton Miller Chapter	15,700	15,700	185	15,515
64	64-02-36-330-001.000-016	R	Miller Kurt & April	20,000	20,000	83	19,917
64	64-02-36-330-002.000-016	R	Miller Kurt & April	264,400	264,400	67,073	197,327
64	64-02-36-330-003.000-016	R	Miller Kurt & April	7,800	7,800	33	7,767
64	64-02-36-330-004.000-016	R	Miller Kurt & April	6,200	6,200	26	6,174
64	64-02-36-330-009.000-016	R	Marina Property Trust	345,600	345,600	313,055	32,545
64	64-02-36-331-005.000-016	R	Crown Castle Gt Company Llc Pmb 353	26,800	26,800	110	26,690
64	64-02-36-376-802.000-016	R	Catalyst Lifestyles Sport Resort LLC	80,900	80,900	340	80,560
64	64-02-36-376-804.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-02-36-401-001.000-016	R	Treasure Chest Marina Inc	342,000	342,000	207,184	134,816
64	64-02-36-401-002.000-016	R	Izaak Walton League Of America Inc Mille	576,500	-	-	-
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	133,100	69,235	69,235	-
64	64-02-36-451-003.000-016	R	Mazolla Raymond, Utterback Edward & Hehl	83,500	83,500	56,063	27,437
64	64-02-36-452-005.000-016	R	Rek Rachel M	125,000	49,210	46,923	2,287
64	64-02-36-452-006.000-016	R	Northern Indiana Public Service Company	171,300	171,300	1,695	169,605
64	64-02-36-453-001.000-016	R	Family Express Corporation	1,049,600	1,049,600	136,406	913,194
64	64-02-36-453-003.000-016	R	Lake Real Estate Management Company LLC	527,600	527,600	2,598	525,002
64	64-02-36-454-001.000-016	R	Frey24 LLC	673,600	673,600	3,320	670,280
64	64-02-36-454-801.000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-02-36-476-001.000-016	R	Broadstone FC Portage LLC	6,819,300	6,819,300	1,441,860	5,377,440
64	64-02-36-476-002.000-016	R	Sheetmetal Workers Local #20 Appr & Trai	1,441,200	144,100	603	143,497
64	64-02-36-476-003.000-016	R	Ameriplex Northwest Partners Lp	229,600	229,600	959	228,641
64	64-02-36-477-001.000-016	R	Belmont Northwest Partners LP	3,854,900	1,382,980	232,786	1,150,194
64	64-02-36-477-002.000-016	R	Ameriplex Northwest Partners Lp	33,100	33,100	138	32,962
64	64-03-19-300-901.000-016	R	Cargill Inc	3,400,000	3,400,000	2,473,759	926,241
64	64-03-19-400-002.000-016	R	Arcelormittal Burns Harbor Llc Tax Depar	2,296,500	2,296,500	353,544	1,942,956

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-03-19-400-003.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	159,900	159,900	61,946	97,954
64	64-03-19-400-004.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	462,400	462,400	234,350	228,050
64	64-03-19-400-901.000-016	R	Jack Gray Transport	665,300	665,300	627,259	38,041
	64-03-19-400-902.000-016		O-N Minerals dba/Carmeuse Lime & Stone				
64		R		1,545,000	1,113,660	252,612	861,048
64	64-03-30-100-901.000-016	R	Federal Marine International	264,000	264,000	1,082	262,918
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	2,703,600	2,703,600	1,541,885	1,161,715
64	64-03-30-100-905.000-016	R	State Of Indiana	-	-	-	-
	64-03-30-100-906.000-016		Feralloy Processing Company %Feralloy Co				
64		R		1,497,900	1,497,900	393,792	1,104,108
64	64-03-30-100-907.000-016	R	Indiana Pickling & Processing Co	3,295,500	3,295,500	455,129	2,840,371
64	64-03-30-200-002.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	4,785,700	4,785,700	2,125,498	2,660,202
64	64-03-30-200-902.000-016	R	Central Coil Processing LLC	6,545,300	6,545,300	920,796	5,624,504
64	64-03-30-200-903.000-016	R	Tanco Terminals	973,600	973,600	419,000	554,600
64	64-03-30-200-904.000-016	R	Frick Farm Supply Inc	2,312,600	2,312,600	1,623,646	688,954
64	64-03-30-200-905.000-016	R	Ads Logistics LLC	4,316,300	4,316,300	717,660	3,598,640
	64-03-30-200-906.000-016		Steel Warehouse Of Burns Hbr Inc P O Box				
64		R		2,426,100	2,426,100	389,732	2,036,368
64	64-03-30-327-901.000-016	R	Levy Co Inc	274,100	274,100	252,557	21,543
64	64-03-30-351-901.000-016	R	NLMK Indiana Corp	15,320,400	15,320,400	2,926,184	12,394,216
64	64-03-30-401-902.000-016	R	Feralloy Midwest	2,861,100	2,861,100	808,204	2,052,896
64	64-03-30-401-903.000-016	R	Leeco Steel LLC	3,311,000	3,311,000	224,371	3,086,629
64	64-03-30-451-901.000-016	R	Midcontinent Coal & Coke	32,400	32,400	133	32,267
64	64-03-30-476-009.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	4,100	4,100	17	4,083
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	Arcelormittal Tow Path Valley Business P	38,800	38,800	161	38,639
64	64-03-31-153-001.000-016	R	Platoro Holdings Inc	262,700	262,700	53,522	209,178
64	64-03-31-154-001.000-016	R	Portside Investment Company	453,900	453,900	231,134	222,766
64	64-03-31-154-002.000-016	R	Barton Malow Company	601,800	601,800	116,018	485,782
64	64-03-31-154-003.000-016	R	T & J Investments LLC	1,143,300	1,143,300	72,386	1,070,914
64	64-03-31-200-003.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	16,700	16,700	70	16,630
64	64-03-31-200-005.000-016	R	Arcelormittal Burns Harbor Llc Tax Deapar	83,100	83,100	346	82,754
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	747,900	747,900	410,048	337,852
64	64-03-31-300-002.000-016	R	6611 Shepherd Lane LLC	1,123,300	1,123,300	207,152	916,148
64	64-03-31-300-003.000-016	R	Rediehs Family 2002 Irrevocable Trust	1,700	1,700	7	1,693
64	64-03-31-300-005.000-016	R	ARCP BP Portage IN LLC	140,200	140,200	50,727	89,473
64	64-03-31-300-009.000-016	R	Superior Construction Inc	2,101,600	2,101,600	10,234	2,091,366
64	64-03-31-300-010.000-016	R	Monosol LLC	6,825,200	2,092,490	60,593	2,031,897
64	64-03-31-300-015.000-016	R	Ironworkers Incorporated	2,014,300	-	-	-
64	64-03-31-300-016.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-017.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-018.000-016	R	Board of Parks & Recreation of City of P	-	-	-	-
64	64-03-31-300-024.000-016	R	Ameriplex Northwest Partners Lp	699,100	699,100	3,429	695,671
64	64-03-31-300-025.000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-03-31-301-001.000-016	R	McDonald's Real Estate Company	698,800	698,800	145,980	552,820
64	64-03-31-400-001.000-016	R	Arcelormittal Tow Part Valley Business P	3,134,100	3,134,100	133,109	3,000,991
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	-	-	-	-
64	64-03-31-400-004.000-016	R	Fronius Real Estate Holding LLC	13,993,100	13,372,775	386,424	12,986,351
64	64-05-01-100-002.000-016	R	Berkheimer Properties Llc	1,052,500	1,052,500	203,431	849,069
	64-05-01-100-008.000-016		Hrycak Theodore Jr Irrevocable Trust 50%				
64		R		58,100	58,100	50,804	7,296
64	64-05-01-201-001.000-016	R	Store Master Funding X LLC	1,667,800	1,667,800	8,159	1,659,641
64	64-05-01-201-002.000-016	R	Ameriplex Northwest Retail L P	653,200	653,200	3,197	650,003
64	64-05-01-202-001.000-016	R	Double Cheese Inc	532,800	532,800	2,567	530,233

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-01-203-001.000-016	R	HP AS I LLC	2,867,500	533,920	2,521	531,399
64	64-05-01-203-002.000-016	R	Ameriplex Northwest Partners LP	58,400	58,400	244	58,156
64	64-05-01-226-001.000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC 4.98%	2,110,100	2,110,100	348,135	1,761,965
64	64-05-01-226-002.000-016	R	BirdDog LLC 28.75% & BirdDog 2 LLC 4.98%	2,539,900	2,539,900	251,860	2,288,040
64	64-05-01-227-001.000-016	R	Space Center Atlanta Inc	3,966,300	3,966,300	228,414	3,737,886
64	64-05-01-228-001.000-016	R	Clybourn Northwest Partners LP	2,485,400	1,872,440	297,219	1,575,221
64	64-05-01-251-001.000-016	R	Cis At The Port LLC	4,524,500	4,524,500	990,971	3,533,529
64	64-05-01-251-002.000-016	R	FCPT Hospitality Properties LLC	1,216,700	1,216,700	161,601	1,055,099
64	64-05-01-252-001.000-016	R	DW Restaurant Holder LLC	166,400	166,400	695	165,705
64	64-05-01-252-002.000-016	R	Ameriplex Northwest Partners Lp	-	-	-	-
64	64-05-01-252-003.000-016	R	DW Restaurant Holder LLC	-	-	-	-
64	64-05-01-276-001.000-016	R	ARCP BP Portage IN LLC	7,366,700	7,366,700	462,567	6,904,133
64	64-05-01-301-001.000-016	R	Neo Industries Inc	1,252,800	1,252,800	222,307	1,030,493
64	64-05-01-301-002.000-016	R	ACP Enterprises Inc	253,200	253,200	85,025	168,175
64	64-05-01-301-003.000-016	R	Fowler Betty R	465,700	465,700	110,588	355,112
64	64-05-01-301-004.000-016	R	Pawlicki Enterprises Inc	175,000	175,000	1,258	173,742
64	64-05-01-301-005.000-016	R	Pawlicki Enterprises Inc	175,000	175,000	1,178	173,822
64	64-05-01-301-006.000-016	R	Pawlicki James D & Jill Bennett/H&W	749,200	749,200	54,977	694,223
64	64-05-01-301-007.000-016	R	Pawlicki James D & Jill Bennett Pawlicki	808,700	808,700	549,983	258,717
64	64-05-01-301-008.000-016	R	Reiner Philip J & Darren P/JT	2,600	2,600	12	2,588
64	64-05-01-301-009.000-016	R	Hothi Llc	1,000,000	1,000,000	1,000,000	-
64	64-05-01-301-010.000-016	R	Reiner Philip J & Darren P/JT	292,200	292,200	190,069	102,131
64	64-05-01-326-001.000-016	R	Lakeshore Towers LLC	9,000	9,000	9,000	-
64	64-05-01-326-002.000-016	R	Lakeshore Towers LLC	103,500	103,500	432	103,068
64	64-05-01-326-003.000-016	R	Portage Hospitality Inc	21,600	21,600	90	21,510
64	64-05-01-326-004.000-016	R	Portage Hospitality Inc	141,600	141,600	589	141,011
64	64-05-01-326-005.000-016	R	Rodeway Inn Portage Inc	568,700	568,700	204,178	364,522
64	64-05-01-326-006.000-016	R	Portage Hospitality Inc	32,500	32,500	136	32,364
64	64-05-01-326-008.000-016	R	Michael Hatch Real Estate LLC	157,600	157,600	84,067	73,533
64	64-05-01-328-001.000-016	R	Shree Ganesh LLC	3,349,700	3,349,700	816,830	2,532,870
64	64-05-01-328-002.000-016	R	Shree Ganesh LLC	272,600	272,600	1,152	271,448
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	153	29,147
64	64-05-01-401-006.000-016	R	Mid-West Oil Co Inc	16,800	16,800	71	16,729
64	64-05-01-401-007.000-016	R	Mid-West Oil Co Inc	180,600	180,600	116,634	63,966
64	64-05-01-401-008.000-016	R	Amoco Oil Co %Prop Tax Department	3,100	3,100	13	3,087
64	64-05-01-402-001.000-016	R	Lake County Trust #6025	54,800	54,800	228	54,572
64	64-05-01-402-002.000-016	R	Kokak Inc	287,100	287,100	216,557	70,543
64	64-05-01-402-006.000-016	R	Refined Marketers Inc	161,100	161,100	666	160,434
64	64-05-01-402-007.000-016	R	City of Portage	-	-	-	-
64	64-05-01-402-009.000-016	R	Kokak Inc	197,900	197,900	197,900	-
64	64-05-01-402-013.000-016	R	Bellar Lawrence Lee Revocable Trust	315,300	315,300	210,915	104,385
64	64-05-01-403-004.000-016	R	Carlson John A & Rita F	88,900	88,900	85,637	3,263
64	64-05-01-403-007.000-016	R	MY LAND INC	362,100	362,100	178,675	183,425
64	64-05-01-426-001.000-016	R	Hawkins Family Limited Partnership	349,600	349,600	263,449	86,151
64	64-05-01-426-002.000-016	R	Minteq Shapes And Services Inc	119,700	119,700	503	119,197
64	64-05-01-426-006.000-016	R	Minteq Shapes And Services Inc	195,300	195,300	193,248	2,052
64	64-05-01-426-012.000-016	R	Minteq Shapes And Services Inc	716,100	716,100	482,397	233,703
64	64-05-01-426-013.000-016	R	Radiceski Bogojia & Menka/H&W	10,900	10,900	45	10,855
64	64-05-01-426-014.000-016	R	Dukleski Slavco	95,700	95,700	51,825	43,875
64	64-05-01-426-016.000-016	R	Dukleski Slavco	162,100	162,100	162,100	-
64	64-05-01-426-017.000-016	R	Sparks Joan	28,800	28,800	120	28,680
64	64-05-01-426-023.000-016	R	RR Family LLC	785,000	785,000	677,222	107,778
64	64-05-01-426-024.000-016	R	Truckenbrodt Margaret 2012 GST Exempt Fa	276,400	276,400	78,647	197,753

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64	64-05-01-426-025.000-016	R	Northern Plant Servicesllc	446,000	446,000	305,299	140,701
64	64-05-02-200-005.000-016	R	Paunicka Grandchildrenstrust	153,700	153,700	141,849	11,851
64	64-05-02-200-007.000-016	R	Steel Technologies Lp	4,392,300	4,392,300	1,287,891	3,104,409
64	64-05-02-200-008.000-016	R	Steel Technologies LLC	350,000	350,000	87,179	262,821
64	64-05-02-200-009.000-016	R	Larson Properties LLC	1,672,300	1,672,300	427,471	1,244,829
64	64-05-02-200-010.000-016	R	Jmac Llc	1,097,000	1,097,000	370,636	726,364
64	64-05-02-351-005.000-016	R	Lake Minnehaha Owners Assoc Inc	45,400	45,400	187	45,213
64	64-05-02-351-006.000-016	R	Lake Minnehaha Owners Assoc Inc	147,400	147,400	77,681	69,719
64	64-05-02-351-013.000-016	R	R And R Real Estate Services Llc	303,100	303,100	303,100	-
64	64-05-02-376-001.000-016	R	Glenwood Park Mhp Llc	112,600	112,600	547	112,053
64	64-05-02-376-003.000-016	R	Miniuk David A & Patricia J/H&W	157,100	157,100	136,564	20,536
64	64-05-02-376-004.000-016	R	Glenwood Park Mhp Llc	53,600	53,600	260	53,340
64	64-05-02-376-005.000-016	R	Glenwood Park Mhp Llc	216,300	216,300	216,300	-
64	64-05-02-376-006.000-016	R	Glenwood Park Mhp Llc	90,700	90,700	90,700	-
64	64-05-02-376-007.000-016	R	Glenwood Park Mhp Llc	273,700	273,700	273,700	-
64	64-05-02-376-008.000-016	R	Glenwood Park MHP II Llc	222,100	222,100	222,100	-
64	64-05-02-376-009.000-016	R	Miniuk David A & Patricia J/H&W	116,800	116,800	116,800	-
64	64-05-02-376-010.000-016	R	Miniuk David A & Patricia J/H&W	34,700	34,700	34,700	-
64	64-05-02-376-012.000-016	R	Miniuk Anthony S & Jean	1,100	1,100	5	1,095
64	64-05-02-376-014.000-016	R	Glenwood Park MHP II LLC	600	600	3	597
64	64-05-02-401-001.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	61,700	61,700	54,594	7,106
64	64-05-02-401-002.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	26,300	26,300	1,406	24,894
64	64-05-02-401-003.000-016	R	Hrycak Theodore Jr Irrevocable Trust 50%	172,900	172,900	171,767	1,133
64	64-05-02-426-001.000-016	R	Herb Marvin J % Herbco Llc	401,200	401,200	206,744	194,456
64	64-05-02-426-002.000-016	R	Great Lakes Coca Cola Distribution LLC	2,380,400	2,380,400	456,479	1,923,921
64	64-05-02-426-003.000-016	R	Big Box 5900 Carlson LLC	5,424,600	5,424,600	475,243	4,949,357
64	64-05-02-426-004.000-016	R	6000 Portage LLC	84,400	84,400	367	84,033
64	64-05-02-426-005.000-016	R	6000 Portage LLC	1,074,000	1,074,000	132,845	941,155
64	64-05-02-427-001.000-016	R	Hinckley & Schmitt Inc %Ds Waters Of Ame	1,056,200	1,056,200	199,960	856,240
64	64-05-02-427-002.000-016	R	Lake County Trust #5574	616,700	616,700	102,771	513,929
64	64-05-02-451-002.000-016	R	Reynolds James M & Reynolds Sharryl/TC	23,700	23,700	98	23,602
64	64-05-02-451-008.000-016	R	Aprahamian Steve	191,200	191,200	67,440	123,760
64	64-05-02-451-010.000-016	R	Samocki Mark E	217,300	217,300	96,048	121,252
64	64-05-02-451-012.000-016	R	Star Properties of South Carolina LLC	229,800	229,800	128,409	101,391
64	64-05-02-451-013.000-016	R	Star Properties of South Carolina LLC	57,900	57,900	257	57,643
64	64-05-02-451-014.000-016	R	Salamovski Carol	127,600	127,600	75,601	51,999
64	64-05-02-451-015.000-016	R	M & J Development Llc	384,900	384,900	227,843	157,057
64	64-05-02-452-001.000-016	R	Scott Christopher T	162,200	162,200	68,384	93,816
64	64-05-02-452-002.000-016	R	Scott Christopher T	88,000	88,000	370	87,630
64	64-05-02-452-003.000-016	R	Andonovski Living Trust w/Life Estate to	146,000	146,000	85,689	60,311
64	64-05-02-452-004.000-016	R	Marshall John & Marshall Paul	293,600	293,600	161,560	132,040
64	64-05-02-453-001.000-016	R	Envirotest Systems Corp	408,200	408,200	370,206	37,994
64	64-05-02-476-001.000-016	R	Maverick Real Estate LLC	-	-	-	-
64	64-05-02-476-002.000-016	R	PRP Enterprises LLC	898,400	898,400	91,961	806,439
64	64-05-02-476-003.000-016	R	Maverick Real Estate LLC	-	-	-	-
64	64-05-02-478-001.000-016	R	Maverick Real Estate LLC	1,987,400	1,987,400	9,778	1,977,622
64	64-05-03-381-006.000-016	R	Lake Minnehaha Owners Assoc Inc	29,500	29,500	122	29,378
64	64-05-03-452-001.000-016	R	Lake Minnehaha Owners Assoc Inc	26,100	26,100	114	25,986
64	64-05-03-452-016.000-016	R	Lake Minnehaha Owners Assoc Inc	27,900	27,900	114	27,786
64	64-05-03-453-011.000-016	R	Lake Minnehaha Owners Assoc Inc	6,100	6,100	26	6,074
64	64-05-03-453-027.000-016	R	Lake Minnehaha Owners Assoc Inc	341,200	341,200	230,515	110,685
64	64-05-03-478-020.000-016	R	Lake Minnehaha Owners Assoc Inc	41,700	41,700	169	41,531

Prepared by:



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2018
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-03-483-011.000-016	R	Lake Minnehaha Owners Assoc Inc	43,600	43,600	189	43,411
64	64-05-03-487-021.000-016	R	Lake Minnehaha Owners Assoc Inc	7,500	7,500	32	7,468
64	64-05-03-487-022.000-016	R	Lake Minnehaha Owners Assoc Inc	335,300	335,300	309,774	25,526
64	64-05-03-489-020.000-016	R	Lake Minnehaha Owners Association	5,400	5,400	23	5,377
64	64-05-03-493-009.000-016	R	Lake Minnehaha Owners Assoc Inc	1,700	1,700	7	1,693
64	64-05-10-128-001.000-016	R	Schoon Charles R & Kilpatrick Mark E	102,700	102,700	58,434	44,266
64	64-05-10-128-002.000-016	R	Schoon Kim C & Frahm Holly A/Jt	211,200	211,200	108,245	102,955
64	64-05-10-201-001.000-016	R	Lake Minnehaha Owners Assoc Inc	900	900	5	895
64	64-05-10-201-002.000-016	R	Lake Minnehaha Owners Assoc Inc	25,200	25,200	105	25,095
64	64-05-10-203-003.000-016	R	Hampton Gary L Sr	80,600	80,600	58,605	21,995
64	64-05-10-203-004.000-016	R	Hampton Gary L Sr	48,700	48,700	203	48,497
64	64-05-10-229-008.000-016	R	Lake Minnehaha Owners Assoc Inc	49,200	49,200	213	48,987
64	64-05-10-235-006.000-016	R	Lake Minnehaha Owners Assoc Inc	50,400	50,400	208	50,192
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	Markoski Radovan	203,400	203,400	124,625	78,775
64	64-05-10-238-002.000-016	R	City of Portage	-	-	-	-
64	64-05-10-238-003.000-016	R	Gurgon Brian A	232,800	232,800	92,729	140,071
64	64-05-10-238-004.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-10-238-005.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-105-008.000-016	R	Lake Minnehaha Owners Assoc Inc	39,100	39,100	169	38,931
64	64-05-11-108-008.000-016	R	Lake Minnehaha Owners Assoc Inc	35,500	35,500	154	35,346
64	64-05-11-110-013.000-016	R	Smolar John & Sherryl L/H&W	764,700	764,700	326,235	438,465
64	64-05-11-110-016.000-016	R	Smolar John & Malarik Mark A & Malarik C	449,100	449,100	335,457	113,643
64	64-05-11-112-001.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-112-002.000-016	R	City of Portage Dept of Redevelopment	-	-	-	-
64	64-05-11-126-002.000-016	R	JPC Real Estate LLC	114,000	114,000	55,430	58,570
64	64-05-11-126-003.000-016	R	Lowther John N Jr & Sarah E/H&W	43,800	43,800	182	43,618
64	64-05-11-126-004.000-016	R	Cunningham Vernon L Trust	121,400	121,400	61,435	59,965
64	64-05-11-126-005.000-016	R	Carda Edward E	124,600	124,600	78,688	45,912
64	64-05-11-126-006.000-016	R	Longmore Norma K 1/2 & Longmore James 1/	165,600	165,600	91,385	74,215
64	64-05-11-126-007.000-016	R	ML Kennedy Properties LLC	122,000	122,000	70,100	51,900
64	64-05-11-126-008.000-016	R	5695 Old Porter Road LLC	267,000	267,000	262,747	4,253
64	64-05-11-126-009.000-016	R	Maglish Thomas A	155,700	155,700	105,436	50,264
64	64-05-11-126-010.000-016	R	TUT Properties LLC	102,800	102,800	95,504	7,296
64	64-05-11-126-011.000-016	R	Kokoszynski Frank N Revocable Trust 1/2	321,400	321,400	82,077	239,323
64	64-05-11-126-012.000-016	R	West Properties Inc	993,300	993,300	604,791	388,509
64	64-05-11-126-013.000-016	R	West Properties Inc	69,200	69,200	69,200	-
64	64-05-11-127-001.000-016	R	Peoples Bank Sb Trust #10316	235,800	235,800	235,800	-
64	64-05-11-202-001.000-016	R	Peoples Bank Sb Trust #10316	942,800	942,800	618,034	324,766
64	64-05-12-377-001.000-016	R	Kitanovski Robert	8,700	8,700	36	8,664
64	64-05-12-377-002.000-016	R	Gorka Robert	37,000	37,000	155	36,845
64	64-05-13-101-001.000-016	R	Portage 48 LLC	957,200	957,200	916,215	40,985
64	64-05-13-101-002.000-016	R	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-102-001.000-016	R	City of Portage Department of Redevelopme	129,600	129,600	80,568	49,032
64	64-05-13-102-002.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	3,700	3,700	18	3,682
64	64-05-13-102-003.000-016	R	City of Portage Department of Redevelopme	-	-	-	-
64	64-05-13-102-004.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	2,771,900	2,771,900	2,619,819	152,081
64	64-05-13-102-005.000-016	R	Portage Associates Llc	253,700	253,700	65,789	187,911

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-102-007.000-016	R	Portage City Of-Department Redevelopment	-	-	-	-
64	64-05-13-102-008.000-016	R	Daniel Enterprises LP	316,100	316,100	222,155	93,945
64	64-05-13-102-009.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	771,300	771,300	508,293	263,007
64	64-05-13-102-010.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	332,200	332,200	278,128	54,072
64	64-05-13-102-011.000-016	R	Portage Kahan LLC 20% & Portage Wolf LLC	144,400	144,400	640	143,760
64	64-05-13-102-013.000-016	R	Portage BP Inc	218,300	218,300	83,608	134,692
64	64-05-13-102-014.000-016	R	OReilly Automotive Inc	522,400	522,400	281,589	240,811
64	64-05-13-102-015.000-016	R	Franchise Realty Corp % Rest Mgmt Corp #	279,800	279,800	226,792	53,008
64	64-05-13-126-001.000-016	R	Kitanovski Robert	55,800	55,800	199	55,601
64	64-05-13-126-002.000-016	R	Kitanovski Robert	55,600	55,600	55,600	-
64	64-05-13-126-003.000-016	R	Kitanovski Robert	170,100	170,100	82,022	88,078
64	64-05-13-126-004.000-016	R	Topalovic Zivko & Liljana/H&W	171,800	171,800	116,089	55,711
64	64-05-13-126-005.000-016	R	Elkins Curtis B Jr Revocable Trust	136,900	136,900	92,742	44,158
64	64-05-13-126-006.000-016	R	Smolar John & Sherryl L/H&W & Malarik Ma	101,200	101,200	49,466	51,734
64	64-05-13-126-007.000-016	R	LD Vaughan Family Trust	139,300	139,300	62,592	76,708
64	64-05-13-126-008.000-016	R	Clancy Brendan & Michelle/H&W	234,600	234,600	149,280	85,320
64	64-05-13-126-009.000-016	R	2544 50 Portage Mall LLC	348,300	348,300	217,928	130,372
64	64-05-13-126-010.000-016	R	Jojoma LLC	141,800	141,800	584	141,216
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	93	22,307
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	66,200	66,200	54,783	11,417
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	232,900	232,900	100,980	131,920
64	64-05-13-126-019.000-016	R	Mamounas Kathy & Karakozis Mark	451,100	451,100	322,606	128,494
64	64-05-13-126-020.000-016	R	Hatch Dorothy May Revocable Living Trust	117,000	117,000	57,979	59,021
64	64-05-13-126-021.000-016	R	Pt Real Estate Inc	109,100	109,100	451	108,649
64	64-05-13-126-022.000-016	R	Carlisle Real Estate	130,100	130,100	66,959	63,141
64	64-05-13-126-024.000-016	R	Gorka Robert	180,200	180,200	118,724	61,476
64	64-05-13-126-025.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-026.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-027.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-028.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-029.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-030.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-031.000-016	R	City Of Portage	-	-	-	-
64	64-05-13-126-032.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-033.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-034.000-016	R	Portage City Of City Hall	-	-	-	-
64	64-05-13-126-037.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-038.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-039.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-040.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-041.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-042.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-043.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-045.000-016	R	Little League Inc of Portage	816,700	-	-	-
64	64-05-13-126-048.000-016	R	Gainer Bank	65,800	65,800	277	65,523
64	64-05-13-126-049.000-016	R	Portage City Of Dept Of Redevelopment	-	-	-	-

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List of All Individual Components in Each Allocation Area
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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-13-126-050.000-016	R	Portage City Of Dept Of Redevelopment	-	-	-	-
64	64-05-13-126-051.000-016	R	Gainer Bank	352,900	352,900	320,919	31,981
64	64-05-13-126-052.000-016	R	A & L Realty Llc	265,200	265,200	200,821	64,379
64	64-05-13-126-053.000-016	R	Hatch Dorothy Mae Revocable Living Trust	307,300	307,300	192,557	114,743
64	64-05-13-126-054.000-016	R	Hatch Dorothy Mae Revocable Living Trust	154,600	154,600	98,906	55,694
64	64-05-13-126-055.000-016	R	Shay Furniture Company LLC	194,300	194,300	194,300	-
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	Little League Inc City of Portage	-	-	-	-
64	64-05-13-126-069.000-016	R	Little League Inc City of Portage	-	-	-	-
64	64-05-13-126-835.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-126-836.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-151-004.000-016	R	First Natl Bank Valpo	372,700	372,700	210,971	161,729
64	64-05-13-154-001.000-016	R	City Of Portage % Portage Redevelp Comm	-	-	-	-
64	64-05-13-154-002.000-016	R	Library Portage Public	-	-	-	-
64	64-05-13-154-008.000-016	R	Griffith Dr ME DDS PC	273,300	273,300	142,972	130,328
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	146,500	146,500	108,458	38,042
64	64-05-13-155-002.000-016	R	Evans Robert M & Aecha/H&W	37,700	37,700	158	37,542
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	156,800	156,800	54,728	102,072
64	64-05-13-155-014.000-016	R	Reed Fayette C	172,300	79,920	79,065	855
64	64-05-13-155-022.000-016	R	Portage Chamber of Commerce Inc	191,400	191,400	790	190,610
64	64-05-13-155-023.000-016	R	Evans Robert M & Ae-Cha Evans H&W	21,400	21,400	88	21,312
64	64-05-13-156-001.000-016	R	Eschen Portage Llc	629,000	629,000	120,490	508,510
64	64-05-13-157-001.000-016	R	Geenen DeKock Group 1 IN LLC	1,603,900	1,603,900	186,922	1,416,978
64	64-05-13-157-002.000-016	R	Fifth Third Bank	836,900	836,900	69,265	767,635
64	64-05-13-177-014.000-016	R	GKGKC LLC	206,400	206,400	61,025	145,375
64	64-05-13-178-001.000-016	R	Whitten Danny L & Stacey E/H&W	193,000	193,000	102,474	90,526
64	64-05-13-178-013.000-016	R	Cunningham William J & Susan J/H&W Etal	174,300	174,300	93,708	80,592
64	64-05-13-179-001.000-016	R	Johnson John B III & Susan Kelly/H&W	199,100	196,100	80,895	115,205
64	64-05-13-179-010.000-016	R	Daschbach Edward J Jr Living Trust	36,900	23,985	23,985	-
64	64-05-13-201-001.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-201-002.000-016	R	Founders Square LLC	1,700	1,700	1	1,699
64	64-05-13-201-004.000-016	R	Portage City Of	-	-	-	-
64	64-05-13-201-005.000-016	R	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-201-006.000-016	R	Gary Hobart Water Corp	111,700	111,700	60,380	51,320
64	64-05-13-201-007.000-016	R	City of Portage Department of Redevelopm	-	-	-	-
64	64-05-13-201-011.000-016	R	City of Portage	-	-	-	-
64	64-05-13-201-013.000-016	R	Chiesi Lanier J	141,600	141,600	134,673	6,927
64	64-05-13-201-014.000-016	R	Founders Square LLC	163,400	163,400	71,509	91,891
64	64-05-13-201-019.000-016	R	Autozone #660	78,500	78,500	334	78,166

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64	64-05-13-201-020.000-016	R	Autozone #660	471,600	471,600	256,978	214,622
64	64-05-13-201-021.000-016	R	Sheets James E & Beth A/H&W	268,600	268,600	187,787	80,813
	64-05-13-201-022.000-016		Speedway Superamerica Llc Real Est Dept				
64		R		85,000	85,000	72,397	12,603
	64-05-13-201-023.000-016		Speedway Superamerica Llc Real Est Dept				
64		R		560,800	560,800	151,385	409,415
64	64-05-13-201-024.000-016	R	Founders Square LLC	28,100	28,100	113	27,987
64	64-05-13-201-025.000-016	R	Portage City of	-	-	-	-
64	64-05-13-201-028.000-016	R	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-201-029.000-016	R	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-201-030.000-016	R	Portage City Dept of Redevelopment	-	-	-	-
64	64-05-13-201-031.000-016	R	Portage City Dept Of Redevelopment	-	-	-	-
64	64-05-13-201-032.000-016	R	Portage Redevelopment Authority	-	-	-	-
64	64-05-13-201-033.000-016	R	Founders Square LLC	300	300	-	300
64	64-05-13-201-034.000-016	R	Founders Square LLC	2,800	2,800	2	2,798
64	64-05-13-201-035.000-016	R	Portage Utility Service Board	-	-	-	-
64	64-05-13-201-036.000-016	R	Founders Square LLC	2,000	2,000	1	1,999
64	64-05-13-201-037.000-016	R	Founders Square LLC	6,900	6,900	4	6,896
64	64-05-13-201-038.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-201-039.000-016	R	Founders Square LLC	-	-	-	-
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	-	-	-	-
64	64-05-13-203-002.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-203-003.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-203-004.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-203-005.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-001.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-002.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-003.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-004.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-005.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-881.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-204-882.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-205-001.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-205-002.000-016	R	Founders Square LLC	-	-	-	-
64	64-05-13-251-001.000-016	R	Gland Properties LLC	122,500	122,500	506	121,994
64	64-05-13-251-002.000-016	R	Esposito Toni R	167,900	167,900	115,096	52,804
64	64-05-13-251-003.000-016	R	Grudovich Miller Family Trust	219,000	219,000	113,358	105,642
64	64-05-13-251-004.000-016	R	Grandfield Ana Maria Revocable Trust	258,500	258,500	178,615	79,885
64	64-05-13-251-005.000-016	R	Life View LLC	229,800	229,800	114,883	114,917
64	64-05-13-251-006.000-016	R	Hatch I LLC	365,800	365,800	353,027	12,773
64	64-05-13-251-007.000-016	R	Montucci Llc	324,400	324,400	313,791	10,609
	64-05-13-251-008.000-016		Magura Milan D 50% & Jarnecke Dean 50%				
64		R		200,500	200,500	122,059	78,441
64	64-05-13-251-022.000-016	R	Lonzo Likisha L	145,000	66,435	66,435	-
64	64-05-13-251-026.000-016	R	Thompson Larry W & Barbara L/H&W	142,800	60,780	60,780	-
64	64-05-13-251-028.000-016	R	Shideler Lisa Llc	64,000	64,000	64,000	-
64	64-05-13-251-029.000-016	R	Falk Scott A & Lillian K H&W	150,100	150,100	618	149,482
64	64-05-13-251-030.000-016	R	Desai Kalyani	110,700	110,700	71,159	39,541
64	64-05-13-251-828.000-016	R	Portage City of	-	-	-	-
64	64-05-13-251-829.000-016	R	Portage City of	-	-	-	-

Prepared by:



CITY OF PORTAGE, INDIANA
PORTAGE REDEVELOPMENT COMMISSION

Annual Report of the Portage Redevelopment Commission for Fiscal Year Ending December 31, 2018
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
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	64-05-22-351-002.000-016	R	Trust No 120359	500	500	-	500
64	64-05-22-351-003.000-016	R	Trust No 120359	52,800	52,800	214	52,586
64	64-05-22-352-002.000-016	R	Nielsen Portage LLC	1,685,300	1,685,300	236,533	1,448,767
64	64-05-22-352-003.000-016	R	Nielsen Portage LLC	-	-	-	-
64	64-05-22-352-004.000-016	R	Nielsen Portage LLC	-	-	-	-
64	64-05-22-376-002.000-016	R	Trust No 120359	43,800	43,800	184	43,616
64	64-05-22-377-003.000-016		Park & Recreation Department City Of Por	-	-	-	-
64		R		-	-	-	-
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	Dealership Investment LLC	4,084,300	4,084,300	682,614	3,401,686
64	64-05-24-376-001.000-016	R	Fource LLC	3,200	3,200	13	3,187
64	64-05-24-376-002.000-016	R	Fource LLC	-	-	-	-
64	64-05-24-376-003.000-016	R	Fource LLC	-	-	-	-
64	64-05-24-376-006.000-016	R	Members Advantage Credit Union	925,000	925,000	4,514	920,486
64	64-05-24-377-001.000-016	R	Menard Inc Attn: Corporate Acct	11,052,600	11,052,600	850,309	10,202,291
64	64-05-24-377-002.000-016	R	Fource LLC	1,856,700	1,856,700	84,891	1,771,809
64	64-05-24-377-003.000-016	R	Halle Properties LLC	1,071,700	1,071,700	5,236	1,066,464
64	64-05-24-378-001.000-016	R	Fource LLC	-	-	-	-
64	64-05-24-378-002.000-016	R	CFT Development LLC	692,000	692,000	3,347	688,653
64	64-05-24-379-001.000-016	R	Phoenixville Associates LP	1,732,700	1,732,700	6,057	1,726,643
64	64-05-24-379-002.000-016	R	Fource LLC	5,000	5,000	3	4,997
64	64-05-24-379-003.000-016	R	Fource LLC	2,500	2,500	1	2,499
64	64-05-25-101-001.000-016	R	Mercantile Nat'L Bank Of Indiana	815,500	815,500	162,696	652,804
64	64-05-25-101-002.000-016		Lake Real Estate Mngmt Company %	-	-	-	-
64		R	Natvar	524,500	524,500	111,079	413,421
64	64-05-25-101-003.000-016	R	Golden Arch Limited Partnership Attn:R L	714,700	714,700	123,176	591,524
64	64-05-25-101-004.000-016	R	Wal Mart Real Estate Business Trust	800	800	3	797
64	64-05-25-101-005.000-016	R	Wal Mart Real Estate Business Trust Pro	1,500	1,500	6	1,494
64	64-05-25-102-001.000-016	R	P & A	770,500	770,500	123,589	646,911
64	64-05-25-102-002.000-016	R	VCB Portage LLC	893,800	893,800	141,549	752,251
64	64-05-25-102-003.000-016	R	Wal Mart Real Estate Business Trust Prop	600	600	-	600
64	64-05-25-102-004.000-016	R	Wal Mart Real Estate Business Trust	500	500	-	500
64	64-05-25-103-001.000-016	R	Portage Crossings LLC	747,100	747,100	3,690	743,410
64	64-05-25-103-002.000-016	R	Wal Mart Real Estate Business Trust	9,991,100	9,991,100	2,013,778	7,977,322
64	64-05-25-126-001.000-016	R	L & P Ventures	711,400	711,400	136,271	575,129
64	64-05-25-126-002.000-016	R	Bobportage IN LLC	769,400	769,400	57,134	712,266
64	64-05-25-126-003.000-016	R	FCPT Holdings LLC	627,700	627,700	106,805	520,895
64	64-05-25-126-004.000-016	R	Charley & Darlene Properties LLC	679,000	679,000	112,561	566,439
64	64-05-25-127-001.000-016	R	Store Master Funding II LLC	865,400	865,400	142,045	723,355
64	64-05-25-127-002.000-016	R	Steak N Shake Operations Inc	656,900	656,900	118,013	538,887
64	64-05-25-127-003.000-016	R	Randolph Investments LLC	1,408,000	1,408,000	6,779	1,401,221
64	64-05-25-128-001.000-016		C S Subdivision Property Owners Associat	-	-	-	-
64		R		-	-	-	-
64	64-05-25-128-002.000-016		C S Subdivision Property Owners Associat	-	-	-	-
64		R		3,700	3,700	16	3,684
64	64-05-25-128-003.000-016		C S Subdivision Property Owners Associat	-	-	-	-
64		R		200	200	-	200
64	64-05-25-128-004.000-016	R	Wal Mart Real Estate Business Trust	542,700	542,700	90,516	452,184
64	64-05-25-128-005.000-016	R	Mel Indiana Pioneer Plaza Ste 1725	3,792,300	3,792,300	658,489	3,133,811
64	64-05-25-128-006.000-016	R	Wal Mart Real Estate Business Trust	175,200	175,200	63,905	111,295
64	64-05-25-129-001.000-016		C S Subdivision Property Owners Associat	-	-	-	-
64		R		71,900	71,900	362	71,538
64	64-05-25-129-003.000-016		Lowe's Home Centers Inc #1778 Attn:Tax	-	-	-	-
64		R		5,588,600	5,588,600	1,218,734	4,369,866

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-05-25-151-001.000-016	R	Peoples Bank SB	2,100	2,100	8	2,092
64	64-05-25-152-004.000-016	R	HCP Properties INC	2,300	2,300	10	2,290
64	64-05-25-152-005.000-016	R	Sarver Jerome	970,400	970,400	3,600	966,800
64	64-05-25-152-006.000-016	R	Standard Bank & Trust Company	2,300	2,300	10	2,290
64	64-05-25-152-007.000-016	R	Willowcreek MOB LLC	3,326,700	3,326,700	105,338	3,221,362
64	64-05-25-152-008.000-016	R	JBL 120 LLC	8,200	8,200	35	8,165
64	64-05-25-152-883.000-016	R	Portage City of Utility Service Board	-	-	-	-
64	64-05-25-226-001.000-016	R	Fource LLC	1,256,300	1,256,300	6,169	1,250,131
64	64-05-25-226-004.000-016	R	Kohls Indiana	4,541,300	4,541,300	201,637	4,339,663
64	64-05-25-226-005.000-016	R	Fource LLC	3,400	3,400	14	3,386
64	64-05-25-226-006.000-016	R	Aria Partners LLC	430,300	430,300	2,089	428,211
64	64-05-26-226-009.000-016	R	Talbot Sarah Case River Road Trust 6.24	1,866,200	1,866,200	247,378	1,618,822
64	64-05-26-226-886.000-016	R	Indiana State of	-	-	-	-
64	64-05-26-227-001.000-016	R	Trust No 120111	508,700	508,700	3,317	505,383
64	64-05-26-227-002.000-016	R	Canal Property Group LLC	739,300	739,300	2,679	736,621
64	64-05-26-227-003.000-016	R	Trust No 120112	88,600	88,600	367	88,233
64	64-06-06-100-001.000-016	R	G&I VIII Midpoint LLC	19,720,800	18,014,620	508,610	17,506,010
64	64-06-06-100-002.000-016	R	c/oVenture One Re	278,300	278,300	1,162	277,138
64	64-06-06-100-004.000-016	R	Ameriplex Northwest Partners Lp	6,104,400	6,104,400	289,726	5,814,674
64	64-06-06-100-005.000-016	R	Clark Northwest Partners LP	2,965,100	2,965,100	14,077	2,951,023
64	64-06-06-100-006.000-016	R	Addison 6625 Building LLC	4,455,000	4,099,070	19,231	4,079,839
64	64-06-06-100-007.000-016	R	Clark 6675 Building LLC	503,400	503,400	96,667	406,733
64	64-06-06-100-008.000-016	R	Ameriplex Northwest Partners Lp	1,558,100	1,558,100	7,696	1,550,404
64	64-06-06-101-002.000-016	R	Cwm Portage Llc	3,221,200	3,221,200	665,746	2,555,454
64	64-06-06-200-001.000-016	R	CRV McCormick LLC	13,155,600	13,155,600	971,440	12,184,160
64	64-06-06-301-001.000-016	R	G&I VIII VK II Portage LLC	-	-	-	-
64	64-06-06-301-002.000-016	R	Lakeshore Business Center LLC	50,900	50,900	222	50,678
64	64-06-06-301-003.000-016	R	Lakeshore Business Center LLC	70,600	70,600	309	70,291
64	64-06-06-302-001.000-016	R	Lakeshore Business Center LLC	-	-	-	-
64	64-06-06-302-002.000-016	R	Lakeshore Business Center LLC	54,500	54,500	239	54,261
64	64-06-06-302-003.000-016	R	Lakeshore Business Center LLC	70,300	70,300	308	69,992
64	64-06-06-302-004.000-016	R	Prp Enterprises Llc	1,230,100	1,230,100	684,995	545,105
64	64-06-06-302-005.000-016	R	Terrenco Llc	1,124,100	1,124,100	1,124,100	-
64	64-06-06-302-006.000-016	R	Chrome Deposit Corp	1,000	1,000	1,000	-
64	64-06-06-302-007.000-016	R	Chrome Deposit Corporation	904,400	904,400	863,176	41,224
64	64-06-06-302-008.000-016	R	Bloomfield Joseph III & Lozevski Mike &	180,500	180,500	170,485	10,015
64	64-06-06-304-001.000-016	R	Lakeshore Business Center LLC	580,800	580,800	360,713	220,087
64	64-06-06-326-002.000-016	R	Trust #4	172,300	108,155	108,155	-
64	64-06-06-327-002.000-016	R	Szalmasagi Bobby Ben	188,700	188,700	113,489	75,211
64	64-06-06-327-005.000-016	R	City of Portage	-	-	-	-
64	64-06-06-329-001.000-016	R	PSC Machining & Engineering Inc	1,429,500	1,231,190	73,726	1,157,464
64	64-06-06-329-002.000-016	R	Axion Development Co LLC	315,000	315,000	61,523	253,477
64	64-06-06-401-001.000-016	R	Northern Indiana Public Service Co	7,000	7,000	29	6,971
64	64-06-06-401-004.000-016	R	Ruppert John W 1/3 & Donald A 1/3 & Sand	18,000	18,000	389	17,611
64	64-06-06-401-007.000-016	R	New Durham Associates Llc	44,300	44,300	44,300	-
64	64-06-06-426-001.000-016	R	New Durham Associates Llc	201,500	201,500	200,093	1,407
64	64-06-06-427-003.000-016	R	Moore Constance R	14,000	14,000	58	13,942
64	64-06-19-352-001.000-016	R	Spirit Master Funding III LLC	6,119,700	6,119,700	1,424,864	4,694,836
64	64-06-19-352-002.000-016	R	Route 6 Development Llc	2,500	2,500	10	2,490
64	64-06-19-352-003.000-016	R	Route 6 Development Llc	2,300	2,300	10	2,290
64	64-06-19-352-004.000-016	R	Route 6 Development Llc	4,300	4,300	18	4,282
64	64-06-19-353-002.000-016	R	Bww Properties Llc	953,100	953,100	77,246	875,854
64	64-06-19-353-004.000-016	R	Trust No 120107	1,894,900	1,894,900	9,122	1,885,778
64	64-06-19-353-005.000-016	R	Route 6 Development Llc	163,000	163,000	683	162,317

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64	64-06-19-354-001.000-016	R	Route 6 Development Llc	7,800	7,800	33	7,767
64	64-06-30-100-003.000-016	R	Staack Donald F & Lorim/H&W	160,100	160,100	157,178	2,922
64	64-06-30-100-007.000-016	R	Hallmen Properties Llc	498,000	498,000	128,830	369,170
64	64-08-800000279-016	P	Fronius Usa Llc	6,071,710	6,071,710	-	6,071,710
64	64-06-05-151-001.000-022	R	Panagiotopoulos Arthur T Living Trust	71,300	71,300	71,300	-
64	64-06-05-152-001.000-022	R	Zehner John F Estate	517,400	517,400	361,673	155,727
Totals:				\$ 356,637,910	\$ 337,997,375	\$ 72,193,226	\$ 265,804,149

Prepared by:

