



PORTER COUNTY, INDIANA PORTER COUNTY REDEVELOPMENT COMMISSION

2024 Annual Report of the Redevelopment Commission:
Activities of the Redevelopment Commission and the Designated Allocation Area
(Pursuant to Indiana Code 36-7-14-13 and Indiana Code 36-7-14.5-9)

Fiscal Year 2024
January 1, 2024 through December 31, 2024

Approved by motion for Submission to the DLGF Gateway TIF Management Platform
Dated: March 25, 2025

April 1, 2025

Prepared for:
Jim Biggs, President
Porter County Redevelopment Commission

Prepared by:
D Development
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Consulting LLC

Dan Botich, President + Development Economic Finance Professional
Development Economic Finance LLC

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PORTER COUNTY REDEVELOPMENT COMMISSION

County Administrative Center ♦ 155 Indiana Avenue, Suite 311 ♦ Valparaiso, Indiana 46322
219.465.3530 ♦ www.porterco.org

April 1, 2025

Mr. Andy Vasquez, President
Porter County Council
County Administrative Center
155 Indiana Avenue, Suite 207
Valparaiso, Indiana 46322

Dear Council President Vasquez,

In accordance with Indiana Code 36-7-14-13 and Indiana Code 36-7-14.5-9, as amended, the Porter County, Indiana Redevelopment Commission (“Commission”) shall file with the Department of Local Government Finance (“DLGF”), an annual report (“Annual Report”) setting out Commission activities during the preceding calendar year, by April 15, 2025. The Commission must also report on the activities of each designated allocation area within the Porter County Redevelopment District for the previous year.

In addition, a copy of this Annual Report must be submitted to DLGF in electronic format under Indiana Code 5-14-6 titled Electronic Transmission of Reports to the General Assembly. The DLGF requires that the Commission submit its report through the Indiana Gateway for Government Units (“Gateway”).

Therefore, enclosed is Commission’s Annual Report describing the activities of the Commission for the previous fiscal year ending December 31, 2024 (Fiscal Year 2024) pursuant to Indiana Code 36-7-14-13 and Indiana Code 36-7-14.5-9.

Should you have any questions or would like additional information, please contact me.

Respectfully,

Jim Biggs, President
Porter County Redevelopment Commission

Enclosure

cc: Members of the Porter County Redevelopment Commission
Mike Jabo, Executive Director – Planning and Storm Water Management Department – Porter County, Indiana
Susan Hale, Planner/Assistant RDC Director – Planning and Storm Water Management Department
Scott R. McClure, Legal Counsel to the Commission - Rhame, Elwood & McClure PC



2024 Annual Report of the Redevelopment Commission: Activities of the Redevelopment Commission and the Designated Allocation Area

SECTION I

Purpose of the Report

On March 19, 2012, Governor Mitch Daniels signed into law Senate Enrollment Act 19 (“**SEA 19**”), which amended Indiana Code (“**IC**”) 36-7-14-13 and specified additional reporting requirements for redevelopment commissions and required redevelopment commissions to submit copies of required reports to the Indiana Department of Local Government Finance (the “**DLGF**”).

Pursuant to IC 36-7-14-13(a) as amended under SEA 567-2015 [P.L. 5-2015, Section 67 and P.L. 87-2015, Section 2], the commissioners or their designees of the Porter County, Indiana (the “**County**”) Redevelopment Commission (the “**Commission**”) not later than April 15 of each year shall file with the unit’s executive and its fiscal body a report setting out their activities during the preceding calendar year.

The 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.
- 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 report as filed under IC 36-7-14-13(a) must be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly. The DLGF requires that the Commission submit its report through the Indiana Gateway for Government Units (“**Gateway**”).¹

The purpose of this Annual Report of the Commissioners: Fiscal Year Ending December 31, 2024 (the “**2024 Annual Report**”) is to meet the statutory disclosure and filing requirements in accordance with IC 36-7-14-13 and the filing requirement pursuant to DLGF Memorandum dated January 21, 2016.

SECTION II

Redevelopment Department and Commission Establishment

Pursuant to the Porter County Code of Ordinances, as amended through December 31, 2024, ARTICLE XIII titled “Porter County Redevelopment Commission” Section 2-484 titled “Established”, more specifically subsection (a):

¹ Memorandum dated January 9, 2014 from Micah G. Vincent, Commissioner of the Indiana Department of Local Government Finance, to redevelopment commissions discussing new reporting requirements for 2014 for redevelopment commissions. A follow-up Memorandum dated January 21, 2016 from Geoff Kuester, Director of Data Analysis titled 2016 TIF Management Application Launched discussed the revisions in reporting requirements for 2016 pursuant to SEA 567-2016.



“Pursuant to IC 36-7-14-3, the county board of commissioners hereby establishes a county department of redevelopment for the purposes and to exercise the powers which are set forth in the state code and otherwise granted by law as it relates to redevelopment in the unincorporated areas of the county.”

The Commission and the Department were established by the County Council² to overcome and alleviate those conditions that created “areas needing redevelopment” in unincorporated areas of the County (the “**Redevelopment District**” through new development, redevelopment and rehabilitation activities designed to improve the economic and physical conditions under its authority 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 County, 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.
- 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 County Council serves as the fiscal body of the County while the County Commissioners serve as the executive and legislative body, approving legislative actions of the County that shall apply to the Commission.

The Program Manager, Redevelopment Director or appointed County department staff³ shall coordinate budget and reporting requirements, along with the preparation of the Commission meeting agendas, notifications, and minutes as well as the daily administration and management of the Department on behalf of the Commission.

The Commission retains various professional services to provide guidance and advice to the Commission related to legal, financial matters, financial reporting and economic development-finance as it relates to tax increment revenue from designated allocation areas of the Redevelopment District, as well as other redevelopment and economic development planning and strategic matters.

² Porter County Code of Ordinances. Ordinance No. 12-19 passed and adopted on June 19, 2012.

³ For Fiscal Year 2025, starting January 1, 2025, the Redevelopment Director of the Department shall be the Executive Director of the Department of Development and Storm Water Management for Porter County.



SECTION III
Members and Officers

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d), that each Commission member shall be at least 18 years of age and a resident of the County.

The terms of office shall be in accordance with IC 36-7-14-7 with each Commission member, upon taking and subscribing to an oath of office as certified with the County Auditor, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed, but no later than the first day of January of the second year of said appointment.

The Commission is comprised of five members as appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1(b). The following individuals were qualified and appointed as Commission members (“**Commissioners**”) during Fiscal Year 2024.

Commissioner	Commissioner	Commissioner	Commissioner	Commissioner
Barb Regnitz 1-1-2024 to 12-31-2024	Mike Brickner 1-1-2024 to 12-31-2024	Jason Gilliana 1-1-2024 to 7-31-2024	Bill Herring 1-1-2024 to 12-31-2024	Ralph Neff 1-1-2024 to 12-1-2024
Appointing Authority	Appointing Authority	Appointing Authority	Appointing Authority	Appointing Authority
Board of Commissioners	County Council	Board of Commissioners	County Council	County Council

Furthermore, in accordance with IC 36-7-14-6.1(a) the County executive (President of the County’s Board of Commissioners) 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.

The municipal executive (the President of the Council) appointed the following nonvoting advisor for terms ending December 31, 2025:

- **Andy Maletta** (Portage Township School Corporation)

Commission Officers

The members of the Commission on January 30, 2024 nominated and elected the following from its membership as Commission officers for the period of January 1, 2024 through December 31, 2024.

Commissioner	Office Held	Term
Barb Regnitz	President	01-30-2024 through 12-31-2024
Mike Brickner	Vice-President	01-30-2024 through 12-31-2024
Bill Herring	Secretary	01-30-2024 through 12-31-2024

Treasurer of the Commission

Pursuant to IC 36-7-14-8(b) effective January 1, 2016, the fiscal officer of the unit (the County Auditor, as the “**Fiscal Officer**”) establishing a redevelopment commission is the treasurer of the Commission.

Notwithstanding any other provision of IC 36-7-14, the treasurer has charge over and is responsible for the administration, investment, and disbursement of all funds and accounts of the redevelopment commission in accordance with the requirements of state laws that apply to other funds and accounts administered by the Fiscal Officer.

The Treasurer of the Commission during Fiscal Year 2024 was Karen Martin, the County Auditor as the Fiscal Officer. The Office of the County Auditor regular business hours are 8:30am to 4:30pm Monday through Friday, exempt for specified holidays and office closures, for which financial records of the Commission are available for review and inspection.

The Treasurer of the Commission (i) oversees payroll services, accounts payable, capital projects, grants for the Commission as well as assisting Commission staff with the preparation of the Commission’s budget, (ii) invests Commission funds, (iii) compiles accounting data to prepare annual financial reports, and (iv) is responsible for the annual audit report to the State Board of Accounts (“**SBOA**”).

SECTION IV
Standing Committees

The Commission did not establish any standing committees of the membership to research or provide advice to the full Commission.

However, the Commission did establish and launch the Porter County Redevelopment Commission Business Council (“**PCRC Business Council**”) the purpose of meeting with businesses to discuss economic development ideas an opportunities. To ensure representation from businesses all across the County, Commission President Regnitz contacted Township Trustees to nominate businesses from each township for Business Council membership.

The following business have accepted the appropriate Township Trustee’s nomination to the PCRC Business Council as of December 31, 2024.

Township	Member	Business
Boone Township	Chad Franzman, Owner	Russ' Print Shop
Center Township	Dina Ranieri Harper, Owner	Ivy Boutique
Jackson Township	TBD	
Liberty Township	TBD	
Morgan Township	TBD	
Pine Township	Nicole Bissonnette, Owner	Joe & Freddy's Restaurant
Pleasant Township	Brent Leatherman	Ridgeline Structural Systems
Portage Township	TBD	
Porter Township	TBD	
Union Township	Jim Strezovski	2nd Street Inn Downtown Development
Washington Township	Brian Stump, Co-Owner	Tudor Floors and More
Westchester Township	Dave Kasarda, Executive Director Patrick Kepchar, Owner Mark Swanson, CEO	YMCA PK Financials Brainstorm Computers

SECTION V
Commission Meetings

Meeting schedules were determined and advertised by the County and effective January 30, 2024.

The Commission advertised regular plenary meetings would convene on the fourth Tuesday of each month at 4:00 P.M. (Central Time) at the County Administrative Center in Suite 205. It was advised that due to holidays, or other circumstances, meetings throughout the year may be rescheduled or cancelled. All re-scheduled regular plenary meetings were advertised accordingly. Minutes are archived within the Office of the Redevelopment Department (being the Office of the Department of Development and Storm Water Management for the County) in the Porter County Administrative Center and available for review and inspection during regular business hours. Minutes are also posted on the County’s website and available for public review by following the link below:

www.portercountyin.gov/AgendaCenter/Redevelopment-Commission-6.

Following is a list of the dates that public meetings and full study session were held. The Commission held the following categorized meeting during calendar year 2024.

Regular Meetings:	12
Special Meetings:	0
Study Sessions:	0
Executive Sessions:	0
Total Meetings:	12

Month	Regular Meetings	Special Meetings	Study Sessions	Executive Sessions
January	(1) January 30, 2024 ^(a)			
February	(1) February 27, 2024			
March	(1) March 26, 2024			
April	(1) April 23, 2024			
May	(1) May 21, 2024 ^(a)			
June	(1) June 25, 2024			
July	(1) July 30, 2024 ^(a)			
August	(1) August 27, 2024			
September	(1) September 24, 2024			
October	(1) October 22, 2024			
November	(1) November 26, 2024			
December	(1) December 18, 2024 ^(a)			

Note (a): Regular plenary meetings re-scheduled due to Commissioner schedule conflicts.



SECTION VI
Commission Staff

The Commission utilized contracted professional services to provide daily administrative and management services as well as document retention. Department support staff members' salaries (Office of the Auditor as the Commission Treasurer and the Executive Director of the Department of Development and Storm Water Management) are not supplemented for services provided to the Commission.

Title	Name	Salary	Employment
Redevelopment Director	None	\$ 0.00	1.1.2024 to 12.31.2024
Redevelopment Assistant/ Recording Secretary	None	\$ 0.00	1.1.2024 to 12.31.2024
Total of Salaries:		\$ 0.00	

SECTION VII
Professional Services and Vendors

The Commission engaged the following professional services through contractual agreement and used vendor services or purchased goods during Fiscal Year 2024. Professional services retained were for the purpose of Commission administrative and management support, including redevelopment services for the maintenance of real property owned by the Department of Redevelopment. Vendor services and expenditures were disbursed for redevelopment, rehabilitation or promotional purposes within the Redevelopment District. The Commission disbursed a total of \$154,401.89 as detailed below.

Company	Professional Service	Fees	Contact Person
Mary Jane Thomas	Program Manager	\$ 55,407.16	Mary Jane Thomas
Development Economic Finance Consulting LLC ("def Consulting")	Economic Development-Finance Consulting	14,040.00	Dan Botich, Sr. Economic Development Professional
Short Elliott Hendrickson Inc.	ED Finance Assistance Consulting	1,498.50	Glenn Peterson, Professional Engineer
Amereco Inc.	Environmental Engineering Consulting	915.00	
Total of Professional Fees:		\$ 71,860.66	

Company	Vendors	Fees
Kent Heating & Air	HVAC Services	\$ 28,416.00
Circle R Electric	Electrical Services	27,236.00
M & O Environmental Company	Environmental Abatement / Restoration	11,950.00
Valparaiso Economic Rail Summit	Promotion and Business Development	7,400.00
Menards	Retail: Construction Supplies	3,812.23
Highway 2 and Evans Storage	Storage Area Rentals	2,760.00
Mar Security Services	Security Services	967.00
Total of Vender Expenditures:		\$ 82,541.23



SECTION VIII
FY 2024 Resolution Action

The Commission adopted, approved and ratified certain resolutions during calendar year 2024 as official action of the Commission as it related to Department projects and programming establishment, administration, monitoring for the permanent record.

Below is a summary of Commission resolutions is a summary of those resolutions approved by the Commission from January 1, 2024 through December 31, 2024.

April 23, 2024	
Resolution Number	Summary of Resolution (by Title)
2024-01	A Resolution of the Porter County Redevelopment Commission concerning the January 1, 2024 Assessment Date for Payable Year 2025 as the Determination for Tax Increment Revenue Distribution for the South Haven Allocation Area Pursuant to Indiana Code 36-7-14-39 (B)(4).

SECTION IX
FY 2024 Goals

The Commission identified the following goals, projects, programs, and major tasks for implementation during FY 2024. Below is an overview of the Commission’s progress on this list for implementation and to re-assess for FY 2025.

I. Commission Projects and Goals

1. **PCRC Business Council.** Outreach to local business owners in unincorporated Porter County to determine what they say works and does not work for their business to develop a strategy for business economic development in Porter County.
2. **Economic Development LEDO Outreach and Education.**
 - a. Rex Richards, President of the Valparaiso Chamber of Commerce and Economic Development Corporation addressed the Commission to discuss economic development issues challenges and benefits. With him was Vanessa, Vice President of Economic Development and Operations.
 - b. St. Joseph County Redevelopment Project Tour. A Commission member educational and networking opportunity to meet with St. Joseph County Redevelopment Commission economic development staff and to tour redevelopment projects implemented and planned.
3. **Rail Summit 2024.** Shared promotion and networking opportunity with the Valparaiso Economic Development Corporation to attend and participate in the rail summit held in Chicago, IL.
4. **Identification of Potential Grants to Assist in Economic Development.** Researched and identified the following grants to assist with economic development in unincorporated Porter County: Indiana Office of Community & Rural Affairs (OCRA)

5. **Porter County Broadband Survey.** The RDC has funded a survey to see where in the County broadband is needed. SURF has provided matching funds. They intended to do 270 projects in Porter County but could only fund nine.
6. **Porter County Land Use and Transportation Plan Update.** Commission support both from a planning approach and financially as an overall economic development strategy for unincorporated Porter County and the Redevelopment District. MKSK, Inc. engaged to development an update to the current land use and transportation plan.

II. Redevelopment Project Area Projects

- 1) **Project Ribeye.** Continued economic development discussions and progress for the construction of a cooperative meat packaging facility and the extension of utilities to serve the new construction. Awaiting project financing by the developer.
- 2) **South Haven Allocation Area.** Continued Commission discussions and strategy development to identify economic development partners and land use development opportunities. Consideration of land acquisition to stimulate and initiate economic development potential.

III. New Initiatives

South Haven Educational and Worker Training Grant Program

Residential Housing Development Program identification

- 1) Prepared and considered a residential housing development program for new construction of the Woods Edge Subdivision contiguous with the City of Valparaiso.

SECTION X

Summary of Commission Fund Reports for FY 2024

The following are year-to-date (“YTD”) report summaries for funds created by the Town for the Commission to operate, administer and monitor the operations, project and programs of the Department, including all allocation area funds that are required to be established under IC 36-7-14-39(b)(3). Furthermore, and pursuant to IC 36-7-14-13(e)(1) and (2), the Commission has provided herein under **APPENDIX A** titled “Detail of Fund Financial Reports for FY 2024” the required detailed revenue and expense financial data respectively for each fund and designated allocation area fund number.

Department Fund (Fund No.)	(1/1/2024) Beginning Balance	(Debits) Receipts	(Credits) Expenditures	(12/31/2024) Ending Balance
Redevelopment General (5000.00000)	\$ 0.00	\$ 1,382,505.55	\$ 184,954.74	\$ 1,197,550.81
South Haven Allocation Fund (5001.00000)*	0.00	11,532.64	0.00	11,532.64

Notes:

* Commission funds specifically established for designated allocation areas.

SOURCE: Porter County, Indiana Department of Redevelopment financial reports provided by the Office of the Porter County Auditor (Dave Wichlinski) and Department of Local Government Finance Annual Financial Reports for Fiscal Year 2024 for the period of January 1, 2024 to December 31, 2024.



SECTION XI
Outstanding Obligations

The Commission has not issued obligations or bonds of the Commission or from a pledge of tax increment revenue to economic development revenue bonds.

SECTION XII
Accounting of Tax Increment Revenue Granted or Loaned to an Entity

The Commission did grant or loan tax increment revenue to the following entity during fiscal year 2024.

South Haven TIF School Grant Program

The amount of \$957.77 was approved to be granted to a school serving the Redevelopment district from available tax increment revenue of the South Haven Allocation Fund.

This Grant Program was developed for the purpose of allowing the Commission to disburse tax increment revenue distributed to the Commission to fund certain qualified projects and programs of eligible entities that are designed to prepare individuals to participate in the competitive and global economy, but more specifically as a means to offset the tax levy impacts realized to a school corporation’s cumulative funds as a result of the designation of an allocation area. The Grant Program is for one-time non-recurring expenses and are not intended to subsidize ongoing operational, staffing or building improvement costs.

The Commission prepared the Grant Program consistent with and pursuant to Indiana Code 36-7-25-7 titled Contracts with Eligible Entities for Educational and Training Programs.

SECTION XIII
FY 2024 Distributions of Tax Increment Revenue

The Office of the Porter County Auditor distributed tax increment revenue to the Commission in fiscal year 2024.

Allocation Area	DLGF TIF Code	Spring Installment June 11, 2024	Fall Installment December 10, 2024	FY TOTAL
South Haven Allocation Area (TIF #18 Porter County South Haven)	T64632	\$ 6,385.13	\$ 5,147.51	\$ 11,532.64
TOTALS:		\$ 6,385.13	\$ 5,147.51	\$ 11,532.64

SOURCE: FORM 22-TIFs as provided by the Office of the Porter County, Indiana Auditor for tax increment distribution to the Porter County, Indiana Redevelopment Commission.

SECTION XIV

Individual Components and Assessment Schedules by Allocation Area

The Commission has prepared and provided herein **APPENDIX B** titled Individual Components and Assessment Data Schedules which includes schedules of the individual components (property key numbers) identified in each allocation area, specific to the January 1, 2023 assessment date for tax increment revenue distributed in Fiscal Year 2024 (Pay 2024).

The schedules provided are in the format required by the DLGF, pursuant to a July 2, 2014 memorandum from Eric Bussis as the Director of Data Analysis.

Allocation Area	DLGF TIF Code
South Haven Allocation Area (TIF #18 Porter County South Haven)	T64632

SECTION XV

Reference Maps of Designated Allocation Areas in the Redevelopment District

For informational purposes, the Commission has included reference mapping of each allocation area as designated and confirmed by the Commission prior to December 31, 2024.

It is recommended that the original declaratory resolution be obtained and reviewed to provide an accurate boundary description for an individual allocation area.

Reference **APPENDIX C** titled “Reference Maps of Designated Allocation Areas.”

SECTION XVI

FY 2024 Annual Report Contact Information

Copies of this FY 2024 Annual Report may be obtained from the office of the Porter County Redevelopment Department located in the office of the Porter County Department of Development and Storm Water Management located in the Porter County Administrative Center. The office address is 155 Indiana Avenue, Suite 311, Valparaiso, Indiana, 43683.

The office is open during regular business hours (Monday through Friday: 8:30am to 4:30pm, except for designated holidays).

- Contact:** Michael Jabo, Executive Director
Department of Development and Storm Water Management
- Phone:** (219) 465-3530
- E-mail:** mike.jabo@porterco.org

PORTER COUNTY, INDIANA
PORTER COUNTY REDEVELOPMENT COMMISSION

Annual Report of the Redevelopment Commission: Activities of the Redevelopment Commission and Designated Allocation Areas

Fiscal Year 2024

(January 1, 2024 through December 31, 2024)

APPENDIX A

Detail of Fund Financial Reports for FY 2024



PORTER COUNTY, INDIANA PORTER COUNTY REDEVELOPMENT COMMISSION						
Redevelopment Commission General Fund Activity: FY 2024						
Fund Name	Budget Account Code	(1.1.2024) Beginning Balance	Receipts	Expenditures	(12.31.2024) Ending Balance	County Council Appropriations
Redevelopment Fund	5000.00000	\$ -	\$ 1,128,285.55	\$ -	\$ 1,128,285.55	\$ -
Local Grants / Distributions	5000.00239	-	250,000.00	-	250,000.00	-
Other Receipts	5000.00990	-	-	-	-	-
Land and Buildings Rental	5000.37400	-	-	(276.00)	(276.00)	276.00
Transfer of Funds	5000.36100	-	-	(25,000.00)	(25,000.00)	31,385.13
		<u>\$ -</u>	<u>\$ 1,378,285.55</u>	<u>\$ (25,276.00)</u>	<u>\$ 1,353,009.55</u>	<u>\$ 31,661.13</u>
Other Funds	5000.00990	\$ -	\$ 4,220.00	\$ -	\$ 4,220.00	\$ -
Consultants	5000.31200	-	-	(67,402.16)	(67,402.16)	67,402.16
Travel	5000.32100	-	-	(226.80)	(226.80)	226.80
Building and Structures R&M	5000.36200	-	-	(73,296.28)	(73,296.28)	73,296.28
Building and Structures Rental	5000.37400	-	-	(18,753.50)	(18,753.50)	18,753.50
		<u>\$ -</u>	<u>\$ 4,220.00</u>	<u>\$ (159,678.74)</u>	<u>\$ (155,458.74)</u>	<u>\$ 159,678.74</u>
TOTALS:	5000.00000	\$ -	\$ 1,382,505.55	\$ (184,954.74)	\$ 1,197,550.81	\$ 191,339.87

PORTER COUNTY, INDIANA PORTER COUNTY REDEVELOPMENT COMMISSION					
Redevelopment Commission South Haven Allocation Fund Activity: FY 2024					
Fund Name	Budget Account Code	(1.1.2024) Beginning Balance	Receipts	Expenditures	(12.31.2024) Ending Balance
Tax Increment Revenue (Spring)	5001.00010	\$ -	\$ 6,385.13	\$ -	\$ 6,385.13
Tax Increment Revenue (Fall)	5000.00990	-	5,247.51	-	5,247.51
TOTALS:	5001.00000	\$ -	\$ 11,632.64	\$ -	\$ 11,632.64

PORTER COUNTY, INDIANA PORTER COUNTY REDEVELOPMENT COMMISSION					
Redevelopment Commission Funds Activity: FY 2024					
Fund Name	Budget Account Code	(1.1.2024) Beginning Balance	Receipts	Expenditures	(12.31.2024) Ending Balance
General Fund	5000.00000	\$ -	\$ 1,382,505.55	\$ (184,954.74)	\$ 1,197,550.81
South Haven Allocation Fund	5001.00000	-	11,632.64	-	11,632.64
TOTALS:		\$ -	\$ 1,394,138.19	\$ (184,954.74)	\$ 1,209,183.45



PORTER COUNTY, INDIANA
PORTER COUNTY REDEVELOPMENT COMMISSION

Annual Report of the Redevelopment Commission: Activities of the Redevelopment Commission and Designated Allocation Areas

Fiscal Year 2024

(January 1, 2024 through December 31, 2024)

APPENDIX B

Individual Components and Assessment Data Schedules:
January 1, 2023 Assessment Date for Pay 2024 Tax Increment Revenue Distributions



APPENDIX B

Individual Components and Assessment Data Schedules

**PORTER COUNTY, INDIANA
PORTER COUNTY REDEVELOPMENT COMMISSION**

South Haven Allocation Area (TIF #18 - T64632):
January 1, 2023 Pay 2024 Assessment Data

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessment	Incremental Assessment
64	64-06-19-176-001.000-015	Real	PLH LLC	257,300	257,300	257,300	0
64	64-06-19-200-004.000-015	Real	Robbins J Putnam 5/12JANET 2/12 Eld	175,400	175,400	166,455	8,945
64	64-06-19-200-006.000-015	Real	Marcotte Jason A & Elizabeth M/H&W	19,000	19,000	18,030	970
64	64-06-19-200-007.000-015	Real	Betensley Sara L Revocable Trust 50	56,300	56,300	53,421	2,879
64	64-06-19-426-002.000-015	Real	McCool Investments LLC	114,600	114,600	108,751	5,849
64	64-06-19-451-013.000-015	Real	Richmond Ryan C	139,100	57,900	56,669	1,231
64	64-06-19-451-014.000-015	Real	Krupa Bernice & Krupa Jozef	535,000	535,000	535,000	0
64	64-06-19-476-001.000-015	Real	State Of Indiana	0	0	0	0
64	64-06-19-476-002.000-015	Real	What's One More LLC	212,200	212,200	212,200	0
64	64-06-19-476-003.000-015	Real	What's One More LLC	180,300	180,300	180,300	0
64	64-06-20-100-002.000-015	Real	Robbins Janet	186,100	88,340	88,218	122
64	64-06-20-100-005.000-015	Real	Robbins Joseph Putnam	175,600	78,440	77,654	786
64	64-06-20-100-006.000-015	Real	Elderkin Stuart A & Elderkin Edith	12,800	12,800	12,150	650
64	64-06-20-100-008.000-015	Real	Sherman Amy Jolene	147,200	70,480	70,480	0
64	64-06-20-100-013.000-015	Real	Elderkin Stuart A & Elderkin Edith	425,500	425,500	408,284	17,216
64	64-06-20-200-001.000-015	Real	Cook Diana Lynn & Sandra Lee Appleb	284,200	175,440	169,175	6,265
64	64-06-20-200-006.000-015	Real	Cemetery Robbins Association %J Put	128,400	0	0	0
64	64-06-20-200-007.000-015	Real	Piers Amy Jolene	139,300	139,300	132,200	7,100
64	64-06-20-326-001.000-015	Real	Robbins J Putnam 5/12JANET 2/12 Eld	78,800	78,800	74,779	4,021
64	64-06-20-351-001.000-015	Real	Archies Auto Recycling Real Estate	10,000	10,000	10,000	0
64	64-06-20-351-003.000-015	Real	DePaoli Development LLC	545,000	545,000	486,641	58,359
64	64-06-20-351-005.000-015	Real	Porter County Ventures	271,200	271,200	271,200	0
64	64-06-20-351-006.000-015	Real	American Star LLC	331,600	331,600	331,600	0
64	64-06-20-351-009.000-015	Real	Regional Federal Credit Union	501,900	501,900	501,900	0
64	64-06-20-351-010.000-015	Real	Shoreland Storage LLC	294,700	294,700	293,626	1,074
64	64-06-20-351-011.000-015	Real	Castor Sean A	245,100	245,100	245,100	0
64	64-06-20-351-012.000-015	Real	Fresh Food Inc	267,600	267,600	267,600	0
64	64-06-20-351-013.000-015	Real	Hahn Martin	210,000	210,000	210,000	0
64	64-06-20-351-014.000-015	Real	Legend of M&R LLC	231,200	231,200	231,200	0
64	64-06-20-351-015.000-015	Real	LRS Enterprise LLC	28,900	28,900	28,900	0
64	64-06-20-351-016.000-015	Real	LRS Enterprise LLC	210,100	210,100	210,100	0
64	64-06-20-351-017.000-015	Real	LRS Enterprise LLC	203,900	203,900	203,900	0
64	64-06-20-351-019.000-015	Real	Shoreland Storage LLC	75,200	75,200	61,051	14,149
64	64-06-20-351-020.000-015	Real	DePaoli Development LLC	740,500	740,500	674,016	66,484
64	64-06-20-351-021.000-015	Real	DePaoli Development LLC	137,200	137,200	103,930	33,270
64	64-06-20-351-022.000-015	Real	DePaoli Development LLC	320,800	320,800	292,548	28,252
64	64-06-20-351-023.000-015	Real	Castor Sean	59,100	59,100	59,100	0
64	64-06-20-351-024.000-015	Real	DePaoli Development LLC	9,700	9,700	9,700	0
64	64-06-20-351-025.000-015	Real	Castor Sean	306,000	306,000	281,377	24,623
64	64-06-20-376-004.000-015	Real	C R England Inc	325,000	325,000	325,000	0
64	64-06-20-376-005.000-015	Real	Beulah Leasing Llc	274,100	274,100	274,100	0
64	64-06-20-376-006.000-015	Real	Kaiser Auto Properties LLC	127,000	127,000	127,000	0
64	64-06-20-376-007.000-015	Real	Manuel Dale & Bonnie/H&W	37,200	37,200	37,200	0
64	64-06-20-376-008.000-015	Real	K & K Real Estate Associates LLC	135,400	135,400	128,426	6,974
64	64-06-20-376-009.000-015	Real	K & K Real Estate Associates LLC	880,700	880,700	689,374	191,326
64	64-06-20-376-010.000-015	Real	Mamounas Pete Family Testamentary T	351,400	351,400	351,400	0
64	64-06-20-376-011.000-015	Real	Mamounas Pete Family Testamentary T	99,100	99,100	99,100	0
64	64-06-20-376-012.000-015	Real	Thomas Wayne & Lucille/H&W	271,900	271,900	271,900	0
64	64-06-20-376-013.000-015	Real	Family Express Corporation	307,400	307,400	307,400	0
64	64-06-20-376-014.000-015	Real	Seneca Petroleum Co Inc	586,200	586,200	586,200	0
64	64-06-20-376-017.000-015	Real	Archies Auto Recycling Real Estate	57,500	57,500	57,500	0
64	64-06-20-376-018.000-015	Real	Archies Auto Recycling Real Estate	5,900	5,900	5,900	0



APPENDIX B

Individual Components and Assessment Data Schedules

PORTER COUNTY, INDIANA PORTER COUNTY REDEVELOPMENT COMMISSION

South Haven Allocation Area (TIF #18 - T64632):
January 1, 2023 Pay 2024 Assessment Data

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessment	Incremental Assessment
64	64-06-20-426-002.000-015	Real	Northwest Indiana Water Company	135,000	135,000	135,000	0
64	64-06-20-451-001.000-015	Real	Piers Amy Jolene	26,000	26,000	24,687	1,313
64	64-06-20-451-002.000-015	Real	Reliable Development Corp	23,900	23,900	22,702	1,198
64	64-06-20-451-003.000-015	Real	Greater Grace Church Inc of the Apo	772,700	0	0	0
64	64-06-20-451-004.000-015	Real	Greater Grace Church Inc of the Apo	192,800	0	0	0
64	64-06-20-451-005.000-015	Real	NYBY Development Corporation	466,300	466,300	466,300	0
64	64-06-20-476-001.000-015	Real	Coolwood Associates 85%& Cenar Mich	95,600	95,600	90,721	4,879
64	64-06-20-476-002.000-015	Real	Coolwood Associates 85%& Cenar Mich	0	0	0	0
64	64-06-20-476-003.000-015	Real	Coolwood Associates 85%& Cenar Mich	8,700	8,700	6,567	2,133
64	64-06-20-476-004.000-015	Real	Casey's Marketing Company	0	0	0	0
64	64-06-20-477-001.000-015	Real	Casey's Marketing Company	457,900	457,900	359,692	98,208
64	64-06-29-101-001.000-015	Real	Centier Bank	318,200	318,200	318,200	0
64	64-06-29-101-002.000-015	Real	South Haven Plaza LLC & Cone Manage	863,900	863,900	803,740	60,160
64	64-06-29-101-003.000-015	Real	Allstate BK Real Estate Holdings LT	505,100	505,100	505,100	0
64	64-06-29-104-001.000-015	Real	Southlake/Tri-City Management Corp	470,800	0	0	0
64	64-06-29-126-002.000-015	Real	Taylor Todd	162,900	162,900	162,900	0
64	64-06-29-127-014.000-015	Real	McDonalds Corp	535,600	535,600	521,247	14,353
64	64-06-29-127-015.000-015	Real	Reliable Development Corp	61,100	61,100	47,462	13,638
64	64-06-29-127-016.000-015	Real	Porter County Storm Management Boar	0	0	0	0
64	64-06-29-127-017.000-015	Real	Porter County Storm Management Boar	0	0	0	0
64	64-06-29-127-018.000-015	Real	RMC Enterprises LLC	12,400	12,400	11,991	409
64	64-06-29-127-019.000-015	Real	RMC Enterprises LLC	16,700	16,700	15,265	1,435
64	64-06-29-127-020.000-015	Real	RMC Enterprises LLC	1,700	1,700	1,700	0
64	64-06-29-127-021.000-015	Real	RMC Enterprises LLC	1,800	1,800	1,800	0
64	64-06-29-127-022.000-015	Real	RMC Enterprises LLC	1,200	1,200	0	1,200
64	64-06-29-127-024.000-015	Real	Rehmel Realty LLC	1,900	1,900	1,900	0
64	64-06-29-127-027.000-015	Real	Sosa-Avila Fernando	194,700	88,020	88,020	0
64	64-06-29-127-036.000-015	Real	Porter County Storm Management Boar	0	0	0	0
64	64-06-29-127-037.000-015	Real	RMC Enterprises LLC	1,300	1,300	0	1,300
64	64-06-29-127-038.000-015	Real	Rehmel Realty LLC	103,400	103,400	103,400	0
64	64-06-29-128-001.000-015	Real	Mix David	2,100	2,100	2,100	0
64	64-06-29-128-002.000-015	Real	Mix David	3,200	3,200	3,200	0
64	64-06-29-128-003.000-015	Real	Mix David	2,400	2,400	2,400	0
64	64-06-29-128-004.000-015	Real	Mix David	3,000	3,000	3,000	0
64	64-06-29-128-005.000-015	Real	Mix David	1,600	1,600	510	1,090
64	64-06-29-128-006.000-015	Real	J & E Building LLC	140,200	140,200	140,200	0
64	64-06-29-128-007.000-015	Real	The Church of Jesus Christ of Valpa	0	0	0	0
64	64-06-29-128-008.000-015	Real	The Church of Jesus Christ of Valpa	0	0	0	0
64	64-06-29-128-009.000-015	Real	Mix David	3,000	3,000	3,000	0
64	64-06-29-128-010.000-015	Real	Mix David	3,000	3,000	3,000	0
64	64-06-29-128-013.000-015	Real	Arbor Crossing Housing LLC	152,500	152,500	152,500	0
64	64-06-29-128-014.000-015	Real	The Church of Jesus Christ of Valpa	143,100	0	0	0
64	64-06-29-202-001.000-015	Real	Pope Larry W & Christine C/H&W	6,900	6,900	6,900	0
64	64-06-29-202-017.000-015	Real	Pope Larry W & Christine C/H&W	6,900	6,900	6,900	0
64	64-06-29-228-001.000-015	Real	Cheeks Maria J Family Trust 1/2 & C	592,900	592,900	592,900	0



APPENDIX B

Individual Components and Assessment Data Schedules

**PORTER COUNTY, INDIANA
PORTER COUNTY REDEVELOPMENT COMMISSION**

South Haven Allocation Area (TIF #18 - T64632):
January 1, 2023 Pay 2024 Assessment Data

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessment	Incremental Assessment
64	64-06-29-228-003.000-015	Real	Harper Bob & Harper Harold/JT	162,300	162,300	162,300	0
64	64-06-29-228-004.000-015	Real	ROHA LLC	398,100	398,100	398,100	0
64	64-06-29-228-005.000-015	Real	ROHA LLC	33,400	33,400	33,400	0
64	64-06-29-228-006.000-015	Real	Emro Marketing Company Property Tax	336,200	336,200	336,200	0
64	64-06-29-228-007.000-015	Real	Reliable Development Corp	22,100	22,100	17,167	4,933
64	64-06-30-201-001.000-015	Real	Kasperek Ronald R & Brenda M/H&W	250,000	250,000	245,072	4,928
64	64-06-30-226-001.000-015	Real	Aarons Rt 6 Storage LLC	145,100	145,100	145,100	0
64	64-06-30-226-010.000-015	Real	LMJ Holdings LLC	159,800	159,800	159,800	0
64	64-06-30-226-011.000-015	Real	LMJ Holdings LLC	206,700	206,700	206,700	0
64	64-06-30-226-012.000-015	Real	LMJ Holdings LLC	34,300	34,300	34,300	0
64	64-06-30-226-013.000-015	Real	LMJ Holdings LLC	13,900	13,900	13,900	0
64	64-06-30-226-018.000-015	Real	South Michigan Realty Limited Partn	254,800	254,800	254,800	0
64	64-06-30-226-019.000-015	Real	G&M3 LLC	143,100	143,100	138,214	4,886
64	64-06-30-226-020.000-015	Real	Gabriel's Horn Corporation	149,800	0	0	0
64	64-06-30-226-021.000-015	Real	Nagy-Markovich LLC	109,300	109,300	109,300	0
64	64-06-30-226-026.000-015	Real	Bennetts Storage Inc	1,613,400	1,613,400	1,613,400	0
64	64-06-30-226-027.000-015	Real	Aaron's Route 6 Storage LLC	277,000	277,000	277,000	0
114	Parcel Count			TOTALS: \$22,527,300	\$20,101,420	\$19,404,812	\$ 696,608



PORTER COUNTY, INDIANA
PORTER COUNTY REDEVELOPMENT COMMISSION

Annual Report of the Redevelopment Commission: Activities of the Redevelopment Commission and Designated Allocation Areas

Fiscal Year 2024

(January 1, 2024 through December 31, 2024)

APPENDIX C

Reference Maps of Designated Allocation Areas



South Haven Allocation Area

