

**PORTER COUNTY REDEVELOPMENT COMMISSION
2023 ANNUAL REPORT
PURSUANT TO I.C. 36-7-14-13**

FROM: Porter County Redevelopment Commission
Jim Biggs, President

TO: Indiana Department of Local Government Finance

DATE: January 17, 2024

CC: Porter County County Commissioners

CC: Porter County County Council

A. INFORMATION RE: REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS

President: Jim Biggs

Vice President: Jeremy Rivas

Secretary: Don Ensign

Member: Jason Gilliana

Member: Bill Herring

Non-Voting School Board Member: Andrew Maletta

For Counties: Additional Redevelopment Commission Members, if applicable: n/a

For Counties: Names of Commission Members appointed during 2023: n/a

For Counties: Names of Commission Members removed during 2023: n/a

B. REGULAR EMPLOYEES (IF ANY) OF REDEVELOPMENT COMMISSION

Name of Employee	Fixed Salary or Compensation
None	

C. EXPENDITURES MADE DURING 2023 AND GENERAL PURPOSE THEREOF

Amount of Expenditure	General Purpose of Expenditure
1. \$81,940.75	Financial and Management Consultants
2. \$ 1,650.00	Contractual Services (Landscaping Contractor)
3. \$ 2,208.00	Land and Buildings Rental
4. \$29,769.01	Printing & Postage (Bulk mail - "Let's Talk Internet" postcards) RE: Next Level Connections (OCRA)

D. RECIPIENTS OF LOAN OR GRANT OF TAX INCREMENT REVENUES DURING 2023

1. (a) Name of Recipient: **None** _____
(b) Loan or Grant? _____
(c) Amount: _____
(d) Source: _____
(e) Purpose for Which Recipient Expended Funds: _____

E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2023

Name of Fund	Amount
1. Redevelopment Commission	\$1,128,285.55

F. SUMMARY OF ACTIVITIES OF REDEVELOPMENT COMMISSION DURING 2023

- Conducted a residential broadband survey in the unincorporated area of Porter County for the OCRA Next Level Connections program.
- Economic development activities: Project Ribeye.
- Office of Community and Rural Affairs South Haven Eligibility Survey
- Reviewed USDA programming, created a Housing Program brochure
- Commented on USDA proposed housing program eligibility map changes successfully
- Debris removal and mowing on Highway 6 (South Haven)
- USDA South Haven Forestry grant application
- Initiated South Haven code enforcement program

G. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2023

- Identified 400+ unserved broadband residential locations in unincorporated Porter County
- Attracted and incentivized Project Ribeye
- Results of USDA housing eligibility map increased eligibility of unincorporated Porter County residents for USDA housing programs
- Debris removal/mowing eliminated visual obstruction for improving driver safety of Highway 6

H. INFORMATION CONCERNING TIF DISTRICTS¹

Pursuant to IC 36-7-14-13(e), the Porter County Redevelopment Commission hereby provides the following information for the year 2023 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

I. Name of Tax Increment Financing District:

South Haven Economic Development Area

A. Revenues Received During 2023: \$0

B. Expenses Paid During 2023: \$0

C. Fund Balance as of December 31, 2023: \$0

D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District

1. Name of Obligation: **None**

(for lease obligations, show name of lessor and name of lessor's bonds payable from lease)

a. Bond or Lease? _____

b. Final Maturity Date: _____

c. Amount Outstanding as of December 31, 2023: \$ _____

d. Amount Paid in 2023: \$ _____

E. Information Concerning Parcels included in this Tax Increment Financing District during 2023, including Parcel Number, Base Assessed Value as of January 1, 2022, and Incremental Assessed Value as of January 1, 2022, for taxes payable in 2023; and a list of the depreciable personal property of any "designated taxpayer" for TIF allocation area that is capturing assessed value from depreciable personal property, as well as the base assessed value and incremental assessed value of such depreciable personal property: **See Exhibit A**

F. Unless previously provided to DLGF, the following additional information: year of creation of (portions of) TIF District; statute pursuant to which it was created; whether underlying area is an Area Needing Redevelopment, an Economic Development Area, a Redevelopment Project Area or Urban Renewal Area; if applicable, year in which boundaries of TIF District were changed, and description of those changes; expiration date of TIF District or portions thereof; and copies of Redevelopment Commission resolutions establishing or altering TIF District.

n/a (Previously provided)

1. Year of Creation: _____

2. Statute: _____

3. Type of Underlying Area: _____

4. If Applicable, Year in Which Boundaries of TIF District Were Changed: _____; Description of Changes: _____

5. Expiration Date of TIF District or Portions Thereof: _____

6. Copies of Redevelopment Commission resolutions establishing or altering TIF District, consisting of the following, are attached: _____

¹Note: Information in Paragraph H to be provided for each TIF District.

Exhibit A

Parcel Number	Property Owner	Parcel Type	Gross Assessed Val	Net Assessed Val	Base Assessed Val	Incremental Assessed Value
64-06-19-200-004.000-015	Robbins J Putnam 5/12JANET 2/12	Agricultural	\$138,500	\$138,500	\$138,500	\$0
64-06-19-476-003.000-015	What's One More LLC	Commercial	\$179,500	\$179,500	\$179,500	\$0
64-06-20-200-007.000-015	Piers Amy Jolene	Agricultural	\$110,000	\$110,000	\$110,000	\$0
64-06-20-351-011.000-015	Castor Sean A	Commercial	\$236,800	\$236,800	\$236,800	\$0
64-06-20-351-020.000-015	DePaoli Development LLC	Commercial	\$680,400	\$680,400	\$680,400	\$0
64-06-20-376-006.000-015	Kaiser Auto Properties LLC	Commercial	\$118,900	\$118,900	\$118,900	\$0
64-06-20-376-014.000-015	Seneca Petroleum Co Inc	Commercial	\$585,800	\$585,800	\$585,800	\$0
64-06-20-451-005.000-015	NYBY Development Corporation	Commercial	\$451,800	\$451,800	\$451,800	\$0
64-06-29-126-002.000-015	Taylor Todd	Commercial	\$155,300	\$155,300	\$155,300	\$0
64-06-29-127-021.000-015	RMC Enterprises LLC	Commercial	\$1,800	\$1,800	\$1,800	\$0
64-06-29-128-002.000-015	Mix David	Residential	\$4,200	\$4,200	\$4,200	\$0
64-06-29-128-010.000-015	Mix David	Residential	\$3,900	\$3,900	\$3,900	\$0
64-06-29-228-005.000-015	ROHA LLC	Commercial	\$32,900	\$32,900	\$32,900	\$0
64-06-30-226-013.000-015	Hiscox Edward M & Gaild/H&W	Commercial	\$13,900	\$13,900	\$13,900	\$0
64-06-19-200-006.000-015	Marcotte Jason A & Elizabeth M/H&W	Agricultural	\$15,000	\$15,000	\$15,000	\$0
64-06-20-100-002.000-015	Robbins Janet	Residential	\$178,400	\$91,715	\$91,715	\$0
64-06-20-326-001.000-015	Robbins J Putnam 5/12JANET 2/12	Agricultural	\$62,200	\$62,200	\$62,200	\$0
64-06-20-351-012.000-015	Fresh Food Inc	Commercial	\$259,800	\$259,800	\$259,800	\$0
64-06-20-351-021.000-015	DePaoli Development LLC	Commercial	\$1,200	\$1,200	\$1,200	\$0
64-06-20-376-007.000-015	Manuel Dale & Bonnie/H&W	Commercial	\$35,900	\$35,900	\$35,900	\$0
64-06-20-376-017.000-015	Archies Auto Recycling Real Estate	Commercial	\$58,100	\$58,100	\$58,100	\$0
64-06-20-476-001.000-015	Coolwood Associates 85%& Cena	Agricultural	\$75,500	\$75,500	\$75,500	\$0
64-06-29-127-014.000-015	McDonalds Corp	Commercial	\$421,200	\$421,200	\$421,200	\$0
64-06-29-127-022.000-015	RMC Enterprises LLC	Commercial	\$1,200	\$1,200	\$1,200	\$0
64-06-29-128-003.000-015	Mix David	Residential	\$3,100	\$3,100	\$3,100	\$0
64-06-29-128-013.000-015	Arbor Crossing Housing LLC	Commercial	\$144,000	\$144,000	\$144,000	\$0
64-06-29-228-006.000-015	Emro Marketing Company Property	Commercial	\$326,400	\$326,400	\$326,400	\$0
64-06-30-226-018.000-015	South Michigan Realty Limited Par	Commercial	\$248,500	\$248,500	\$248,500	\$0
64-06-19-200-007.000-015	Betensley Sara L Revocable Trust f	Agricultural	\$44,500	\$44,500	\$44,500	\$0
64-06-20-100-005.000-015	Robbins Joseph Putnam	Residential	\$167,400	\$81,205	\$81,205	\$0
64-06-20-351-001.000-015	Archies Auto Recycling Real Estate	Commercial	\$10,000	\$10,000	\$10,000	\$0
64-06-20-351-013.000-015	Hahn Martin	Commercial	\$212,000	\$212,000	\$212,000	\$0
64-06-20-351-022.000-015	DePaoli Development LLC	Commercial	\$297,200	\$297,200	\$297,200	\$0
64-06-20-376-008.000-015	K & K Real Estate Associates LLC	Commercial	\$91,700	\$91,700	\$91,700	\$0
64-06-20-376-018.000-015	Archies Auto Recycling Real Estate	Commercial	\$5,900	\$5,900	\$5,900	\$0
64-06-20-476-002.000-015	Coolwood Associates 85%& Cena	Agricultural	\$53,600	\$53,600	\$53,600	\$0
64-06-29-127-015.000-015	Reliable Development Corp	Residential	\$4,700	\$4,700	\$4,700	\$0
64-06-29-127-024.000-015	Jarus Commercial LLC	Commercial	\$1,900	\$1,900	\$1,900	\$0
64-06-29-128-004.000-015	Mix David	Residential	\$3,900	\$3,900	\$3,900	\$0
64-06-29-128-014.000-015	The Church of Jesus Christ of Valp;	N/A	\$0	\$0	\$0	\$0
64-06-29-228-007.000-015	Reliable Development Corp	Residential	\$1,700	\$1,700	\$1,700	\$0
64-06-30-226-019.000-015	G&M3 LLC	Commercial	\$143,200	\$143,200	\$143,200	\$0
64-06-19-451-014.000-015	Krupa Bernice & Krupa Jozef	Residential	\$456,500	\$456,500	\$456,500	\$0
64-06-20-100-013.000-015	Elderkin Stuart A & Elderkin Edith	Commercial	\$311,100	\$311,100	\$311,100	\$0
64-06-20-351-006.000-015	American Star LLC	Commercial	\$321,300	\$321,300	\$321,300	\$0
64-06-20-351-016.000-015	LRS Enterprise LLC	Commercial	\$204,800	\$204,800	\$204,800	\$0
64-06-20-351-025.000-015	Castor Sean	Commercial	\$237,500	\$237,500	\$237,500	\$0
64-06-20-376-011.000-015	Mamounas Pete Family Testament	Commercial	\$97,900	\$97,900	\$97,900	\$0
64-06-20-451-002.000-015	Reliable Development Corp	Commercial	\$18,900	\$18,900	\$18,900	\$0
64-06-29-101-002.000-015	South Haven Plaza LLC & Cone Ma	Commercial	\$530,300	\$530,300	\$530,300	\$0
64-06-29-127-018.000-015	RMC Enterprises LLC	Commercial	\$9,200	\$9,200	\$9,200	\$0
64-06-29-127-037.000-015	RMC Enterprises LLC	Commercial	\$1,300	\$1,300	\$1,300	\$0
64-06-29-128-007.000-015	The Church of Jesus Christ of Valp;	Commercial	\$135,600	\$135,600	\$135,600	\$0
64-06-29-228-001.000-015	Cheeks Maria J Family Trust 1/2 & t	Commercial	\$556,100	\$556,100	\$556,100	\$0
64-06-30-226-010.000-015	Hiscox Edward M & Gaild/H&W	Commercial	\$159,400	\$159,400	\$159,400	\$0
64-06-30-226-026.000-015	Bennetts Storage Inc	Commercial	\$1,495,400	\$1,495,400	\$1,495,400	\$0
64-06-19-176-001.000-015	PLH LLC	Utility	\$238,400	\$238,400	\$238,400	\$0
64-06-19-476-002.000-015	What's One More LLC	Commercial	\$208,700	\$208,700	\$208,700	\$0
64-06-20-200-006.000-015	Cemetery Robbins Association %J	Exempt	\$128,400	\$0	\$0	\$0
64-06-20-351-010.000-015	Shoreland Storage LLC	Commercial	\$266,900	\$266,900	\$266,900	\$0
64-06-20-351-019.000-015	Shoreland Storage LLC	Commercial	\$75,200	\$75,200	\$75,200	\$0
64-06-20-376-005.000-015	Beulah Leasing Llc	Commercial	\$255,200	\$255,200	\$255,200	\$0
64-06-20-376-013.000-015	Family Express Corporation	Commercial	\$295,100	\$295,100	\$295,100	\$0
64-06-20-451-004.000-015	Greater Grace Church Inc of the Af	Exempt	\$193,200	\$0	\$0	\$0
64-06-29-104-001.000-015	Southlake/Tri-City Management Cr	Commercial	\$469,900	\$469,900	\$469,900	\$0
64-06-29-127-020.000-015	RMC Enterprises LLC	Commercial	\$1,700	\$1,700	\$1,700	\$0
64-06-29-128-001.000-015	Mix David	Residential	\$2,700	\$2,700	\$2,700	\$0
64-06-29-128-009.000-015	Mix David	Residential	\$3,900	\$3,900	\$3,900	\$0
64-06-29-228-004.000-015	ROHA LLC	Commercial	\$375,800	\$375,800	\$375,800	\$0

64-06-30-226-012.000-015	Hiscox Edward M & Hiscox Gail D/	Commercial	\$34,300	\$34,300	\$34,300	\$0
64-06-19-426-002.000-015	McCool Investments LLC	Agricultural	\$90,500	\$90,500	\$90,500	\$0
64-06-20-100-006.000-015	Elderkin Stuart A & Elderkin Edith	Agricultural	\$10,100	\$10,100	\$10,100	\$0
64-06-20-351-003.000-015	Depaoli Development LLC	Commercial	\$533,200	\$533,200	\$533,200	\$0
64-06-20-351-014.000-015	Legend of M&R LLC	Commercial	\$220,400	\$220,400	\$220,400	\$0
64-06-20-351-023.000-015	Castor Sean	Commercial	\$171,300	\$171,300	\$171,300	\$0
64-06-20-376-009.000-015	K & K Real Estate Associates LLC	Commercial	\$86,500	\$86,500	\$86,500	\$0
64-06-20-426-002.000-015	Northwest Indiana Water Compan	Utility	\$131,400	\$131,400	\$131,400	\$0
64-06-20-477-001.000-015	Casey's Marketing Company	N/A	\$0	\$0	\$0	\$0
64-06-29-127-016.000-015	Porter County Storm Management	Exempt	\$0	\$0	\$0	\$0
64-06-29-127-027.000-015	Sosa-Avila Fernando	Residential	\$171,000	\$78,900	\$78,900	\$0
64-06-29-128-005.000-015	Mix David	Residential	\$2,100	\$2,100	\$2,100	\$0
64-06-29-202-001.000-015	Pope Larry W & Christine C/H&W	Residential	\$6,900	\$6,900	\$6,900	\$0
64-06-30-201-001.000-015	Kasperek Ronald R & Brenda M/H8	Commercial	\$208,800	\$208,800	\$208,800	\$0
64-06-30-226-020.000-015	Gabriel's Horn Corporation	Exempt	\$153,500	\$0	\$0	\$0
64-06-19-476-001.000-015	State Of Indiana	Exempt	\$0	\$0	\$0	\$0
64-06-20-200-001.000-015	Cook Diana Lynn & Sandra Lee Ap	Agricultural	\$262,400	\$166,230	\$166,230	\$0
64-06-20-351-009.000-015	Regional Federal Credit Union	Commercial	\$512,300	\$512,300	\$512,300	\$0
64-06-20-351-017.000-015	LRS Enterprise LLC	Commercial	\$192,500	\$192,500	\$192,500	\$0
64-06-20-376-004.000-015	C R England Inc	Industrial	\$320,100	\$320,100	\$320,100	\$0
64-06-20-376-012.000-015	Thomas Wayne & Lucille/H&W	Commercial	\$263,100	\$263,100	\$263,100	\$0
64-06-20-451-003.000-015	Greater Grace Church Inc of the A	Exempt	\$791,400	\$0	\$0	\$0
64-06-29-101-003.000-015	Allstate BK Real Estate Holdings LI	Commercial	\$484,600	\$484,600	\$484,600	\$0
64-06-29-127-019.000-015	RMC Enterprises LLC	Commercial	\$9,300	\$9,300	\$9,300	\$0
64-06-29-127-038.000-015	Jarus Commercial LLC	Commercial	\$98,600	\$98,600	\$98,600	\$0
64-06-29-128-008.000-015	The Church of Jesus Christ of Valp	Commercial	\$9,600	\$9,600	\$9,600	\$0
64-06-29-228-003.000-015	Harper Bob & Harper Harold/JT	Commercial	\$154,400	\$154,400	\$154,400	\$0
64-06-30-226-011.000-015	Hiscox Edward M & Gaild/H&W	Commercial	\$211,600	\$211,600	\$211,600	\$0
64-06-30-226-027.000-015	Aaron's Route 6 Storage LLC	Commercial	\$257,300	\$257,300	\$257,300	\$0
64-06-19-451-013.000-015	Richmond Ryan C	Residential	\$133,300	\$57,230	\$57,230	\$0
64-06-20-100-008.000-015	Sherman Amy Jolene	Residential	\$143,900	\$74,435	\$74,435	\$0
64-06-20-351-005.000-015	Porter County Ventures	Commercial	\$231,500	\$231,500	\$292,455	\$0
64-06-20-351-015.000-015	LRS Enterprise LLC	Commercial	\$27,200	\$27,200	\$27,200	\$0
64-06-20-351-024.000-015	DePaoli Development LLC	Commercial	\$9,700	\$9,700	\$9,700	\$0
64-06-20-376-010.000-015	Mamounas Pete Family Testament	Commercial	\$330,800	\$330,800	\$330,800	\$0
64-06-20-451-001.000-015	Piers Amy Jolene	Agricultural	\$20,500	\$20,500	\$20,500	\$0
64-06-29-101-001.000-015	Centier Bank	Commercial	\$283,200	\$283,200	\$283,200	\$0
64-06-29-127-017.000-015	Porter County Storm Management	Exempt	\$0	\$0	\$0	\$0
64-06-29-127-036.000-015	Porter County Storm Management	Exempt	\$0	\$0	\$0	\$0
64-06-29-128-006.000-015	J & E Building LLC	Commercial	\$136,000	\$136,000	\$136,000	\$0
64-06-29-202-017.000-015	Pope Larry W & Christine C/H&W	Residential	\$6,900	\$6,900	\$6,900	\$0
64-06-30-226-001.000-015	Aarons Rt 6 Storage LLC	Commercial	\$142,500	\$142,500	\$142,500	\$0
64-06-30-226-021.000-015	Nagy-Markovich LLC	Commercial	\$104,400	\$104,400	\$104,400	\$0