

RESOLUTION NO. 15, 2021

**RESOLUTION OF THE VALPARAISO COMMON COUNCIL APPROVING
AMENDMENTS TO THE DECLARATORY RESOLUTIONS FOR THE VALPARAISO
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Valparaiso Redevelopment Commission (the “Redevelopment Commission”) previously adopted and amended certain Declaratory Resolutions (collectively, the “Declaratory Resolutions”) establishing the Valparaiso Economic Development Area (the “Area”) and the related allocation areas in the City (collectively, the “Allocation Areas”), and approving a Redevelopment Plan or Economic Development Plan for the respective Areas (collectively, the “Plans”); and

WHEREAS, on September 9, 2021, the Redevelopment Commission approved and adopted an amending declaratory resolution related to the Allocation Area, Resolution No. 2021-3, (the “2021 Resolution”) amending the Area and the Allocation Areas to: (i) remove certain real properties from the Allocation Area that are producing a “tax decrement” as listed in **EXHIBIT A**; (ii) then expand the Allocation Area to include certain real properties that had been simultaneously removed in order to re-establish the base date of said parcels as January 1, 2021, as listed in **EXHIBIT B**; and (iii) clarify certain parcels as either within or outside the Allocation Area boundaries to facilitate an accurate listing with the Office of the Porter County Auditor by either removing parcels, as listed in **EXHIBIT C**, or including certain parcels, as listed in **EXHIBIT D** with a base date of January 1, 2021; and


WHEREAS, the Redevelopment Commission submitted the 2021 Resolution to the Valparaiso Plan Commission (the “Plan Commission”) for its approval pursuant to IC 36-7-14-16; and

WHEREAS, the Plan Commission has heretofore issued its order approving the 2021 Resolution;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Valparaiso, Indiana, as follows:

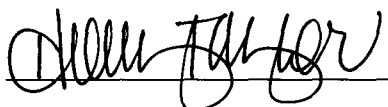
1. The Common Council hereby approves the 2021 Resolution, and hereby approves the order of the Plan Commission approving the 2021 Resolution.
2. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 7 - 0 vote of all members present and voting on this 8th day of November, 2021.



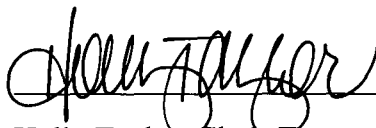
Matthew R. Murphy, Mayor

ATTEST:



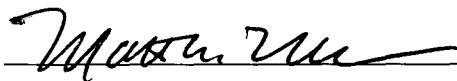
Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 8th day of November, 2021 at the hour of 6:24 o'clock P.M.



Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this 8th day of November, 2021.



Matthew R. Murphy, Mayor

EXHIBIT A
VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

Consolidated Valparaiso Allocation Area

List of Parcels to be Removed for the January 1, 2021, Assessment Date

Parcel Number	Taxpayer Name
<u>TIF District Designation – Sub Area</u>	
<u>Valpo-Franklin St Dev - 04</u>	
64-09-24-338-010.000-004	Great Development LLC
64-09-24-313-016.000-004	Zosso Tammy J
64-09-24-313-007.000-004	Worstell Diane M Living Trust 50% & Slaw
64-09-24-313-001.000-004	Gen Telephone Co Of In Inc
64-09-24-351-002.000-004	Valparaiso Partners Llc
64-09-24-343-003.000-004	Fifty Seven Franklin Group LLC
64-09-23-435-005.000-004	Campbell Center LLC
<u>Valpo Consolidated - 14</u>	
64-09-24-345-001.000-004	Valparaiso Redevelopment Commission
64-09-24-345-002.000-004	City of Valparaiso Redevelopment Commiss
64-09-25-101-005.000-004	Von Tobel Corporation
64-09-24-358-011.000-004	Smith Ready Mix Inc
64-09-24-357-004.000-004	Von Tobel Corporation
64-09-24-343-001.000-004	Courtyard Properties Valpo LLC
64-09-24-340-008.000-004	Christodoulakis Kostis Living Trust
64-09-26-231-003.000-004	Luke Land Llc
64-09-24-314-011.000-004	Smith Ready Mix Inc
64-09-24-356-001.000-004	Von Tobel Corporation
64-09-25-126-003.000-004	Salan David M & Jamiel/H&W
64-09-25-106-001.000-004	Centier Bank
64-09-26-228-002.000-004	Weiler David R 1/2 & Weiler Robert L Jr
64-09-25-104-009.000-004	Tech Credit Union
64-09-24-344-009.000-004	Valparaiso Partners LLC
64-09-24-314-015.000-004	Trust No 120159
64-09-24-339-003.000-004	Gainer Bank
64-09-25-104-006.000-004	Blaney Kenneth
64-09-25-104-007.000-004	WBA Portfolio Owner NLP Galaxy LLC
64-09-24-335-001.000-004	Porter County Public Library System
64-09-24-339-002.000-004	Porter County Public Library System
64-09-24-316-007.000-004	Block 24 LLC
<u>Valparaiso City/N. Center - 09</u>	
64-10-07-181-005.000-004	Borovich Michael J
64-10-07-186-003.000-004	Wescher Brett D & Cheryl A/H&W
64-10-07-182-010.000-004	Forszt Mark J & Forszt Michael J
64-10-07-301-011.000-004	Pines Village Retirement Communities Inc

Parcels to be Removed: 33

EXHIBIT B
VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

Consolidated Valparaiso Allocation Area

List of Parcels to be Included for the January 1, 2021, Assessment Date
with a Base Date of January 1, 2021

Parcel Number	Taxpayer Name
<u>TIF District Designation – Sub Area</u>	
<u>Valpo-Franklin St Dev - 04</u>	
64-09-24-338-010.000-004	Great Development LLC
64-09-24-313-016.000-004	Zosso Tammy J
64-09-24-313-007.000-004	Worstell Diane M Living Trust 50% & Slaw
64-09-24-313-001.000-004	Gen Telephone Co Of In Inc
64-09-24-351-002.000-004	Valparaiso Partners Llc
64-09-24-343-003.000-004	Fifty Seven Franklin Group LLC
64-09-23-435-005.000-004	Campbell Center LLC
<u>Valpo Consolidated - 14</u>	
64-09-25-101-005.000-004	Von Tobel Corporation
64-09-24-358-011.000-004	Smith Ready Mix Inc
64-09-24-357-004.000-004	Von Tobel Corporation
64-09-24-343-001.000-004	Courtyard Properties Valpo LLC
64-09-24-340-008.000-004	Christodoulakis Kostis Living Trust
64-09-26-231-003.000-004	Luke Land Llc
64-09-24-314-011.000-004	Smith Ready Mix Inc
64-09-24-356-001.000-004	Von Tobel Corporation
64-09-25-126-003.000-004	Salan David M & Jamiel/H&W
64-09-25-106-001.000-004	Centier Bank
64-09-26-228-002.000-004	Weiler David R 1/2 & Weiler Robert L Jr
64-09-25-104-009.000-004	Tech Credit Union
64-09-24-344-009.000-004	Valparaiso Partners LLC
64-09-24-314-015.000-004	Trust No 120159
64-09-24-339-003.000-004	Gainer Bank
64-09-25-104-006.000-004	Blaney Kenneth
64-09-25-104-007.000-004	WBA Portfolio Owner NLP Galaxy LLC
64-09-24-316-007.000-004	Block 24 LLC
<u>Valparaiso City/N. Center - 09</u>	
64-10-07-181-005.000-004	Borovich Michael J
64-10-07-186-003.000-004	Wescher Brett D & Cheryl A/H&W
64-10-07-182-010.000-004	Forszt Mark J & Forszt Michael J

Parcels to be Included: 28

EXHIBIT C

VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

Consolidated Valparaiso Allocation Area
List of Parcels to be Removed for the January 1, 2021, Assessment Date

Parcel Number	Taxpayer Name
<u>TIF District Designation – Sub Area</u>	
<u>Valpo/Southeast Econ Dev – 03</u>	
64-10-19-284-009.000-004	Seeley Nancy E
64-10-19-284-011.000-004	Wheeler Richard A
64-10-19-284-014.000-004	Colter Bryan J & Samantha J/H&W
64-10-19-283-014.000-004	Ram Family Properties LLC
64-10-19-283-006.000-004	Villarroel Fernandez Omar M
64-10-19-282-006.000-004	Elaiyan Saeed
<u>Wash-Valpo/SE/Wash Econ - 06</u>	
64-10-17-176-002.000-029	Vansland LLC
64-10-17-326-001.000-029	State Of Indiana Deptof Transportat
<u>Valpo/Wash Medical Tech - 11</u>	
64-10-08-101-009.000-029	Executive Park Residential Associat
64-10-08-101-011.000-029	Duval Diane N
64-10-08-101-012.000-029	Hudson Adrian D
64-10-08-101-013.000-029	Zotti Janet L
64-10-08-101-014.000-029	Dunning Jeffrey B & Darlene M/H&W
64-10-08-101-015.000-029	Nickles Matthew T & Tiffany L/H&W
64-10-08-101-016.000-029	Manno Garry & Joanne/H&W
64-10-08-101-017.000-029	Shelton Rebecca J Revocable Trust
64-10-08-101-018.000-029	Hemphill Elaine J
64-10-08-101-019.000-029	Luxor Homes Inc
64-10-08-101-020.000-029	Ebeling Jedediah D
64-10-08-101-021.000-029	Baker Steven D
64-10-08-101-022.000-029	Oxendale Christopher Ray & Josie Ma
64-10-08-101-023.000-029	Luxor Homes Inc
64-10-08-101-024.000-029	Luxor Homes Inc
64-10-08-101-025.000-029	Horne Thomas S & Sandra Lee/H&W
64-10-08-101-026.000-029	Douglas Walter L & Kelly R/H&W
64-10-08-101-027.000-029	Douglas Walter L & Kelly R/H&W
64-10-08-102-001.000-029	Dzomba Milan & Nancy L/H&W
64-10-08-102-002.000-029	Jones Ashley & Jones Paul/JT
64-10-08-102-003.000-029	Nastasi Moriah & Wilkie John
64-10-08-102-004.000-029	McVade Connie E Jr
64-10-08-102-005.000-029	Novosel Thomas & Lydia/H&W
64-10-08-102-006.000-029	Wyman Michael & Jesica/H&W
64-10-08-102-007.000-029	Luxor Homes Inc
64-10-08-102-008.000-029	Luxor Homes Inc
64-10-08-102-009.000-029	Luxor Homes Inc
64-10-08-102-010.000-029	Luxor Homes Inc
64-10-08-102-011.000-029	Luxor Homes Inc
64-10-08-102-012.000-029	Executive Park Commercial Associati

Parcels to be Removed: 38

EXHIBIT D

VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

Consolidated Valparaiso Allocation Area
List of Parcels to be Included for the January 1, 2021, Assessment Date
with a Base Date of January 1, 2021

<u>Parcel Number</u>	<u>Taxpayer Name</u>
<u>TIF District Designation – Sub Area</u>	
<u>Valpo/Southeast Econ Dev – 03</u>	
64-10-18-126-001.000-004	Harrington Family Trust
64-10-18-126-002.000-004	Ferguson Matthew S
64-10-18-151-006.000-004	TRK Valpo LLC
64-10-19-279-007.000-004	Gte North Inc
64-10-19-302-026.000-004	Kehe Enterprises LLC
64-10-19-302-885.000-004	Valparaiso City of
64-10-19-377-001.000-004	Valparaiso City Of
64-10-19-401-012.000-004	TNJ Office Rentals LLC
64-10-19-401-013.000-004	Schroeder Pamela J
64-10-19-401-038.000-004	Das & Das LLC
64-10-19-426-009.000-004	East Pointe Properties LLC
64-10-19-428-015.000-004	Levin Lynda G
64-10-19-430-002.000-004	DAHM No 51 LLC
64-10-30-204-004.000-004	LR Dunmore I BE LLC
64-10-30-253-004.000-004	PH and KB Properties LLC
<u>Wash-Valpo/SE/Wash Econ - 06</u>	
64-10-20-102-024.000-029	Value Flooring Inc
64-10-20-128-001.000-029	Lifestyle Properties
64-10-20-351-001.000-029	Menard Inc
64-10-29-101-006.000-029	Hain Dennis C Trust1/2 & Judith A T
<u>Valparaiso City/N. Center - 09</u>	
64-10-07-179-001.000-004	North Hampstead Residential POA
64-10-07-351-012.000-004	Vale Park Development LLC
<u>Valpo Consolidated - 14</u>	
64-09-24-376-012.000-004	Lawplace LLC
64-09-24-376-013.000-004	1st Source Bank
64-09-24-376-014.000-004	Lawplace LLC
64-09-24-376-015.000-004	1st Source Bank
64-09-24-376-016.000-004	Porter County Museum Foundation
<u>Valpo-Wash Consolidated - 15</u>	
64-13-03-126-001.000-030	Bozik James S & Tabor Glenn J Co-Tr

Parcels to be Included: 27