



Redevelopment Commission

166 Lincolnway
Valparaiso, IN 46383
219-462-1161
[Valpo.us](http://valpo.us)

President

*Rob Thorgren
Thorgren Tool &
Molding*

Vice President

*Barbara Domer
City Council
Member*

Secretary

*Bill Durnell
GATX Corp.*

Members

*Trish Sarkisian
1st Source
Bank*

*Robert Cotton
City Council
Member*

Auxiliary Member

*John Nupnau
Nupnau Lawn &
Snow*

Spencer Skinner

Advisory Member

*Frank Dessuit
Representing
Schools*

Legal Counsel

Patrick Lyp

Director of Development

George Douglas

RDC MEETING AGENDA: Thursday, April 11, 2024

4:00 p.m. Executive Session: The Valparaiso Redevelopment Commission will meet in Executive Session at 4:00 p.m. The Executive Session will convene at **City Hall, 166 W. Lincolnway, Valparaiso, IN 46383**, pursuant to 5-14-1.5-6.1(b)(2)(B) discussing strategy with respect to the purchase or lease of real property.

4:10 p.m. (Immediately following Executive Session, whichever occurs later)

NOTICE: The Redevelopment Commission will meet on Thursday, April 11.

This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **April 11, 2024 at 4:10 pm** and is open to the public. In addition, the meeting will be livestreamed, and a recording of this meeting will be posted on the City's website <http://www.ci.valparaiso.in.us>.

1. Approval of Meeting Minutes (Bill Durnell)
 - a. April 11, 2024 Executive Session Minutes
 - b. March 14, 2024 Meeting Minutes
2. Approval of Claims Register and Financial Report (George Douglas)
3. 2024 Downtown Streetscapes Bid Results (Max Rehlander)
4. Lincoln Highway Garage Update (George Douglas)
5. 2023 Annual Report (Cender|Dalton)
6. Capture Resolution Notice – Pay 2025 (George Douglas)
7. Website update (Debbie Melcic)
8. Other Business
9. Public Comment
10. Adjournment

Public Comment

The public comment session is provided as an opportunity for residents to address the Redevelopment Commission members about matters pertaining to the City. Participation is encouraged; however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address. Exceptions may be considered if requested by emailing Debra Melcic (dmelcic@valpo.us) prior to the commencement of the meeting. A speaker will be given a reasonable amount of time (as determined by the President) to make a comment and/or express an opinion. No person will be recognized more than once per meeting. The Redevelopment Commission members, and City staff are available after the meeting for questions and more extended discussions.

Future Meetings: (Dates subject to change) 4:00 P.M.

- May 9, 2024
- June 13, 2024

Valparaiso Redevelopment Commission
Memoranda of Minutes

The Valparaiso Redevelopment Commission met in executive session on **April 11, 2024** to discuss the following (check all that apply):

☐ I.C. 5-14-1.5-6.1(b)(2)(B) Initiation of litigation or litigation that is either pending or has been threatened specifically in writing. As used in this clause, "litigation" includes any judicial action or administrative law proceeding under federal or state law.

☒ I.C. 5-14-1.5-6.1(b)(2)(D) For discussion of strategies with respect to a real property transaction including:

- i. A purchase;
- ii. A lease as lessor;
- iii. A lease as lessee;
- iv. A transfer;
- v. An exchange; or
- vi. A sale.

By the governing body up to the time a contract or option is executed by the parties. This clause does not affect a political subdivision's duty to comply with any other statute that governs the conduct of the real property transaction, including IC 36-1-10 or IC 36-1-11.

☐ I.C. 5-14-1.5-6.1(b)(9) To discuss a job performance evaluation of individual employees. This subdivision does not apply to a discussion of the salary, compensation, or benefits of employees during a budget process.

☐ Other, _____

No other subject matter was discussed in the executive session other than the subject matter specified in the public notice. IC 5-14-1.5-6.1(d).



President



Secretary

VALPARAISO REDEVELOPMENT COMMISSION
Regular Meeting Minutes
March 14, 2024

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:54 p.m. on Thursday, March 14, 2024. President Rob Thorgren presided.

Members present were: Trish Sarkisian, Rob Thorgren, Bill Durnell, Barbara Domer, and Robert Cotton. Frank Dessuit was present for Executive Session. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Engineering Director Max Rehlander, Planning Director Beth Shrader, Director of Community Engagement Maggie Clifton, Deputy Engineer Bob Thompson, Park Director Kevin Nuppnau, Jeff Edmunds Project Management, Councilwoman Ellen Kapitan, and Bruce Boyer President of Boyer Properties. Members of the public.

ITEM #1- MINUTES (3:36):

Mr. Durnell reported copies of the February 8, 2024, regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order. Mr. Durnell recommended their approval.

Motion: Mr. Durnell stated that he reviewed the meeting minutes and moves to approve the February 8, 2024, meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #2 CLAIMS REGISTER AND FINANCIAL REPORT (4:35):

Mr. Douglas reported that the Commission was sent the March 2024 Claims Registers and February Financial Report prior to the meeting.

Motion: Mr. Cotton motioned to approve the March Register and February Financial Report. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #3 BID OPENING – DOWNTOWN STREETSCAPES (6:11):

Mr. Rehlander stated bids will be opened for the Downtown Streetscapes project. The engineer's estimate for probable cost for the project is a base bid of \$2,173,242 with an alternate bid amount of \$101,290.

The first bid is from FH Paschen Neilson & Associates in the amount of \$2,906,814 with the alternate bid #1 in the amount of \$101,026; the second bid is from Milestone Contractors North, LLC in the amount of \$2,328,366.57 with the alternate bid #1 in the amount of \$154,603; and the third and final bid is from Gariup Construction Co. in the amount of \$1,985,800 with the alternate bid #1 in the amount of \$113,900. The bids will be reviewed and tabulated with the recommendation given at a subsequent Board of Works meeting.

ITEM #4 SIDEWALK BIDS (9:40):

Mr. Rehlander stated that the bids for the sidewalk package were opened at the March 8, 2024, Board of Works Meeting. Sidewalk package 1 is funded by the Redevelopment Commission in the amount of \$400,000. The low bid from H3 Concrete totaled \$406,672.30 and the remainder of the funds over the \$400,000, would be paid out of LIT funding if necessary. The list of sidewalks for this project is fully generated by resident concerns.

Ms. Domer asked several regarding the list of sidewalks and when the list will be available to the public. Mr. Rehlander provided responses to each of the questions.

Ms. Domer asked in the Streetscape Improvement Plan if storm sewer, sanitary sewer, and sanitary sewer lines are upgraded. Ms. Domer asked Mr. Rehlander to explain how and why the plan morphs into much more than streetscape beautification. Mr. Rehlander stated as the project progressed, the utility department cameraed their lines and realized there is a large diameter pipe crossing Morgan in disrepair that would be beneficial to replace along with the sanitary line running on the north side of Lincolnway between Michigan and Morgan. Also, there will be storm sewer reconstruction from Valparaiso and Lincolnway west to Michigan St as well as a short run up Morgan.

Ms. Domer asked why the Streetscape Improvements project is being brought before the Redevelopment Commission Board. Mr. Rehlander stated the utilities portion of the project will be brought before the Utility Board for their approval and funding.

ITEM #5 LINCOLNWAY CAMPBELL ROUNDABOUT ROW (17:30):

Mr. Rehlander stated there is Federal funding involved in the Lincolnway Campbell Roundabout project for congestion mitigation and air quality. The project itself aims to mitigate congestion in this area to benefit air quality. Federal funding has been awarded and the project is moving through the environmental review phase and right of way acquisition. There are property owners in the vicinity of the project that have approached the city with the intention of selling their parcels. The project is slated for 2026 construction year process and the decision was made to move early and acquire the parcels at risk. The two parcels are located at 357 Lincolnway and 359 Lincolnway. Mr. Rehlander stated a parcel at 360 Indiana will also be acquired at risk. The parcels are being acquired mainly due to the skew of the intersection. The north approach of Lincolnway and Campbell does not line up with the south approach and the design incorporates shifting the full center of the intersection to the east.

Mr. Thorgren stated that there are questions about if this is final design and will be a roundabout and asked where we are in the process of this project. Mr. Thorgren stated that it is his understanding that regardless of the design, the intersection needs improvement, and the parcels will be needed for any improvements made to that intersection. Mr. Rehlander stated that the design is not finalized as a roundabout or traffic signal. The funding for this project is for congestion mitigation and air quality, so the intersection needs to be improved to show there is congestion mitigation to receive the funding that was applied for and awarded.

Mr. Cotton stated congestion mitigation is the objective, then the project should be named as such and not called a roundabout project. Mr. Cotton asked if there were other options to achieve the same goal without a roundabout. Mr. Rehlander provided answers to each question.

Mr. Durnell asked several questions regarding the environmental portion of the project, the public hearing, and the timeline for the project. Mr. Rehlander stated in 2019, the city applied for notice of funding opportunity grant process. The funds were awarded to move forward with the project. The first stage of the process was completed in 2020-2022. The environmental stage began in 2023 and will continue into mid-2024. A public hearing will be held around July 2024 which will finish the environmental process for the project. Once the environmental document has been approved, the remainder of the parcel acquisitions can be made if necessary. Following right of way acquisition and other permitting, the project will proceed to final tracings and that will take the project into construction year 2026. The public hearing will be a meeting in and of itself.

Ms. Domer asked several questions concerning the grant funding and the timeline for spending the funds. Mr. Rehlander provided responses to the question.

ITEM #6 BARREL DISTRICT UPDATE (29:29):

Ms. Shrader stated Barrel District Trail is a trail proposed between downtown and Journeyman. It is an important link to connect the transit district to the downtown area. It is ADA accessible and allows for safe passage over the railroad tracks. The trail is concrete plank preformed section for the boardwalk. The trail runs parallel to the railroad tracks between Napoleon and Campbell. The trail will have a metal inlay centerline that is marine grade along with integral lighting in the railings.

Ms. Shrader explained the timeline and federal process for the project and how this trail ties into the trail network in the area. Ms. Shrader stated the trail starts at the intersection of Indiana and Napoleon, then it goes down the east side of Napoleon, it crosses over and makes the railroad crossing and ends where the Campbell and Brown project starts.

Ms. Shrader stated the time for the trail began in October 2020 with the application, through Northwest Indiana Plan Commission (NIRPC). The funding was awarded in February 2021 and the design process began in February 2022. Since February 2022, Ms. Shrader has worked through the engineering, railroad coordination, environmental process and right of way acquisition for the trail. The project is on track for the October 2024 letting date and construction will begin in spring 2025. The total project cost is \$5.2 million, and the Redevelopment Commission contribution is \$1.2 million to complete the project.

Mr. Durnell asked when the money will need to be spent. Ms. Shrader stated the construction needs to be paid for at the time of letting, so the money will be spent in 2024, which is in the 2024 budget.

Mr. Durnell asked if easements will be obtained, what is involved with the narrow path as opposed to a wider road? Ms. Shrader stated it is a 12-foot-wide path, which is the standard multi-use path width. A temporary easement will be needed just for grading purposes along the west side of the county building and parking garage. Permanent easement is required from two property owners and across the railroad.

Mr. Thorgren asked if the entire ramp is ADA compliant and if there are places to post historical placards and signs. Ms. Shrader stated it is ADA compliant and that there are opportunities, but it will not be part of the Federal project as an acceptable expense. The end of the project is a plaza at the Transit Center that functions as a trail head with parking, bike racks and has the opportunity for artwork and signage.

Mr. Cotton asked if the width is 12 feet the entire length of the trail. Ms. Shrader said it is and the entire length of the trail is 1400 feet, and it is very important that a safe crossing across the railroad tracks and maintaining accessibility throughout the entire trail.

Ms. Domer has questions about who will benefit from the safe crossing. Ms. Shrader stated it is not just for residents walking to Journeyman, it is for residents walking to the Transit Center. As Transit Director, she has received complaints from Dash and other riders that it is an unpleasant walk. Ms. Domer asked why the trail isn't all on one side of the road. Ms. Shrader stated it was

a balance for safety, the amount of right of way that was required and the grade that was being worked with. There was also an alignment study done for the trail.

ITEM #7 2024 NEIGHBORHOOD GRANT AWARDS (48:56):

Ms. Clifton stated the Neighborhood Grant Program is funded by the Redevelopment Commission. The grants have been funded since 2018, administered by the Community Engagement Director and is a city-wide initiative to serve the neighborhoods. Grants up to \$15,000 are available to neighborhood groups and the goals of the program are to bring neighborhoods together, try to motivate more neighbor-to-neighbor interaction and to build relationships between the neighborhood groups and the city departments. Ms. Clifton stated approximately 100 projects have been funded in approximately 40 different neighborhoods since 2018 and all projects are done within the calendar year.

Ms. Clifton stated 22 neighborhood groups applied this year and the projects were approximately \$80,000 above the budget. Ms. Clifton explained the funding decisions and how the review committee, which is comprised of city staff, made the decision for each of the projects. The projects are funded by a reimbursement grant, where the invoice is either paid directly to the vendor or by reimbursement to the neighborhood for their costs after the fact.

Ms. Clifton stated four new neighborhood groups applied this year and three of the groups received funding. The group that did not receive funding requested mailbox replacements and that was not a high priority when weighed against the other projects.

Mr. Durnell had questions about areas that have not received funding or have not submitted grant ideas. Ms. Clifton provided responses to the question and gave ideas on how the neighborhoods could become involved.

Mr. Durnell had questions if the deadline was missed could the program be expanded to have an ad hoc process that organizes after the deadline. Mr. Thorgren stated that might be hard due to having more applications than we have dollars for the projects.

Mr. Cotton had questions about the previous budget amounts. Ms. Clifton stated in 2018 the budget was \$60,000 and has increased over time.

Ms. Domer stated that she has reached out to neighborhoods in District 3 and urged them to apply for a grant.

Motion: Ms. Sarkisian motioned to approve the Neighborhood Grant Awards. Mr. Cotton seconded. A voice vote was unanimously carried.

ITEM #8 UTILITY BOX ART EXPANSION UPDATE (1:04):

Ms. Clifton stated the Art Advisory Committee has been working to expand the City's utility Box Art program. The program was created by the Redevelopment Commission in 2016 to promote public art and local artists. Several of the boxes were refreshed in 2021. The program has supported 12 locations to date, primarily in the downtown area, and this year we will expand to cover boxes throughout the entire community. An RFP was issued in the fall of 2023, the submissions were received and reviewed by the Art Committee and 24 boxes will be wrapped this year.

Each box will have the same label to recognize the city's investment. The label will take them to the city's Public Art page and a map of the trails and pathways. All the Artists will be recognized on the website.

ITEM #9 AUGUST MACK ENVIRONMENTAL PROPOSAL (67:01):

Mr. Douglas stated August Mack is an environmental consultant that the Redevelopment Commission would like to engage their services in assisting the Commission with as the option to purchase the property at 909 Lafayette St. At the last meeting, the Commission authorized engaging the services of Frank Deveu with Taft Law who recommended hiring the services of an independent environmental consultant to help review the environmental documents. This agreement is for a not to exceed \$12,500. Mr. Douglas would recommend no more than \$20,000 to cover incidentals expenses. If the money is not needed, it will not be spent.

Motion: Mr. Cotton motioned to approve the August Mack Environmental Proposal. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #10 TRANSFER OF PARK PROPERTY (69:00):

Mr. Douglas stated the transfer of park property has been removed from the agenda at this time.

Mr. Nuppnau stated they are currently working on public access to the park. The Parks Department would like to create a trail system, and the park staff is working to remove invasive species of plants. Very recently, 25 acres of native prairie wildflowers were successfully planted and have started to bloom. The goal is to have trails to meander through the woods and wildflowers so people can enjoy being outdoors. Mr. Nuppnau stated they are looking into environmental education pieces for both children and adults. It is very early on in the layout of the trails, but additional renderings will be supplied when they are available.

ITEM #11 EKOS WINDOWS + WALL SETTLEMENT AGREEMENT (71:11):

Mr. Lyp stated Ekos had certain obligations that they failed to meet. The agreement provided for a clawback of \$250,000, which was the discount they received when the property was sold. The proposed settlement agreement will make the Redevelopment Commission whole. Mr. Lyp is requesting authorization to execute and deposit the check for \$250,000.

Motion: Mr. Cotton motioned to approve the Ekos Windows + Wall Settlement Agreement. Mr. Durnell seconded. A voice vote was unanimously carried.

ITEM #12 16/18 INDIANA (73:08):

Mr. Douglas stated Commission has worked diligently since 2022 on an RFP taking 16/18 Indiana Ave and turning it into a private development. The first project did not materialize, and Mr. Douglas has been working with Mr. Boyer on a project. Mr. Douglas and Mr. Lyp worked on an Economic Development Agreement. The outline of the document includes important deadlines and commitments such as a \$2 million investment through the purchase, renovations, and restoration of the property. There is a deadline for pulling the permit by March 2025 and substantial completion by March 2026. The purchase price is \$285,000 for the building. Mr. Douglas recommends approval of the Economic Development Agreement.

Mr. Durnell asked about the two appraisals of the building. Mr. Lyp and Mr. Douglas provided responses to the question.

Mr. Cotton asked Mr. Boyer if he would like to share any ideas he has for the building. Mr. Boyer stated the building is in disrepair and they will begin by gutting the building and changing the inside of the building drastically.

Motion: Mr. Durnell motioned to approve the Economic Development Agreement and Real Estate Purchase Agreement. Mr. Cotton seconded. A voice vote was unanimously carried.

ITEM #13 EV CHARGING STATIONS (61:01):

Ms. Melcic stated in working with the administration, we believe there is a benefit to offering a consistent EV charging platform across all downtown public parking lots. Therefore, we requested a quote from H&T Electrical for EV charging stations to replace the existing charging stations in the public lots. The lots are located at 202 Indiana Ave and 60 W Jefferson St.

The quote for 5 Level 2 Leviton dual charging stations (10 chargers) along with pedestals, cords, and cord management. The total price of the stations is \$38,515.00. Project management will install the stations, so that cost is not included in the proposal. We have reviewed the quote with the administration, and we respectfully request approval of the purchase of the EV charging stations.

Mr. Durnell asked if we rent or own the current stations, if there is any residual value in them, and which budget line item will the new chargers be paid from. Mr. Douglas stated they were originally purchased with a Federal Grant, and we are currently going to hold on to the chargers and possibly use them at another location. The new chargers will be paid for out of Downtown Housing & Parking.

Ms. Domer had questions about adding more chargers throughout the city and whether we applied for any Federal grants to help pay for the stations. Mr. Douglas and Ms. Melcic provided responses to the questions.

Mr. Cotton had questions about charging times and limits and Ms. Melcic provided responses to the questions.

Motion: Mr. Cotton motioned to approve the purchase of EV Charging Stations. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #14 OTHER BUSINESS (87:03):

None.

ITEM #15 PUBLIC COMMENT (88:48):

Mr. Ron Morey 960 West St. Mr. Morey would like to discuss the sidewalks on West St repaired. West St. is a very narrow and the sidewalks are in disrepair. 43 businesses have access to West St, and you cannot walk down the street. More repairs are needed than just the sidewalks. Mr. Morey asked if at the very minimum, the sidewalks that were started could be completed.

Mr. Rehlander stated previously as part of the annual sidewalk program, the northside was worked on starting west from the Salt Creek Bridge. With the allocation area being created, the city is looking at improvements for not only the sidewalk, but also sewer and utility pole removal

or relocation. With that, the city will be putting together an RFP for more of a master plan to get a better idea of what needs to be done in the area. The sidewalks will continue to be repaired moving westward along West St.

Councilwoman Ellen Kapitan appreciates the discussion about the Lincolnway Campbell roundabout. Ms. Kapitan urges the Commission to prioritize people and to plan for the traffic that the city wants to create. We are cognizant that the entrance to Valparaiso is to a vibrant and walkable downtown. Putting the ease of traffic first should not be the priority, it should be the walkability of downtown.

ITEM #16 ADJOURNMENT (94:45):

Staff said they had no further items for the Commission's consideration. Mr. Cotton motioned to adjourn the meeting with Mr. Durnell seconding. A voice vote was unanimously carried. The March 14, 2024, Redevelopment Commission meeting adjourned at 6:26 p.m.



Bill Durnell, Secretary

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

April 11, 2024

Fiscal Officer

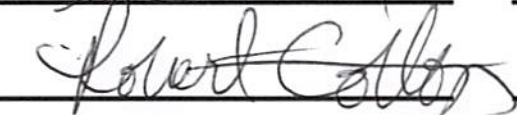
ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

11213220CITY OF VALPARAISO

7081 - 7107

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 6 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 562,130.81.

Dated this 11th day of April 2024.

Signatures of Governing Board

APV Register Batch - RDC APR 11 2024 BOARD MEETING
All History
Grouped By Fund Number, Appropriation, APV Number
Ordered By Appropriation, APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Fund Number 4445 RDC CONSOLIDATED AREA										
**Appropriation 4445020304.000 RDC - OPERATIONS										
**APV Number 7081										
04/03/2024	7081	BARNES AND THORNBURG, LLP		4445020304.000	RDC - OPERATIONS	LOBBYING MARCH 2024	5000.00	8309	04/11/2024	
SubTotal APV Number 7081							5000.00			
**APV Number 7082										
04/03/2024	7082	CENDER & COMPANY LLC		4445020304.000	RDC - OPERATIONS	PROFESSIONAL SVCS 02/01/2024-02/29/2024	2582.50	8306	04/11/2024	
SubTotal APV Number 7082							2582.50			
SubTotal Appropriation 4445020304.000							7582.50			
**Appropriation 4445020307.000 RDC - BOND OBLIGATIONS										
**APV Number 7083										
04/03/2024	7083	US BANK		4445020307.000	RDC - BOND OBLIGATIONS	RDA LEASE RENTAL REV BOND 2023A	414500.00	8313	04/11/2024	
SubTotal APV Number 7083							414500.00			
**APV Number 7084										
04/03/2024	7084	BANK OF NEW YORK MELLON		4445020307.000	RDC - BOND OBLIGATIONS	TRUSTEE FEE 03/14/2024-03/13/2025	1500.00	8319	04/11/2024	
SubTotal APV Number 7084							1500.00			
SubTotal Appropriation 4445020307.000							416000.00			
**Appropriation 4445020312.000 RDC - VALPONET										
**APV Number 7085										
04/03/2024	7085	NITCO		4445020312.000	RDC - VALPONET	BUSINESS INTERNET	89.95	8312	04/11/2024	
SubTotal APV Number 7085							89.95			
**APV Number 7086										

Accounts Payable Register

Date: 04/05/2024 11:33:34 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
04/03/2024	7086	N I P S C O		4445020312.000	RDC - VALPONET	10 NAPOLEON GENERATOR 02/16-3/19/2024	68.47	8311	04/11/2024	
SubTotal APV Number 7086							68.47			
**APV Number 7087										
04/03/2024	7087	CIRCLE R ELECTRIC, INC.		4445020312.000	RDC - VALPONET	FIBER RELOCATION AT CITY HALL FOR VALPONET	7486.00	8307	04/11/2024	
SubTotal APV Number 7087							7486.00			
**APV Number 7088										
04/03/2024	7088	HARTMAN & HARTMAN, P.C.		4445020312.000	RDC - VALPONET	PROFESSIONAL SVCS TRADEMARK FOR VALPONET	1275.00	8315	04/11/2024	
SubTotal APV Number 7088							1275.00			
**APV Number 7089										
04/03/2024	7089	MIDWESTERN ELECTRIC INC		4445020312.000	RDC - VALPONET	FIBER MAINTENANCE 2/1/24-2/29/24	200.00	8310	04/11/2024	
SubTotal APV Number 7089							200.00			
**APV Number 7090										
04/03/2024	7090	ICE MILLER, LLP		4445020312.000	RDC - VALPONET	PROFESSIONAL SERVICES - VALPONET	3300.50	8316	04/11/2024	
SubTotal APV Number 7090							3300.50			
SubTotal Appropriation 4445020312.000							12419.92			
**Appropriation 4445020322.000 RDC - BUS SERVICE EXPENSES										
**APV Number 7092										
04/03/2024	7092	CIRCLE R ELECTRIC, INC.		4445020322.000	RDC - BUS SERVICE EXPENSES	TRANSIT CENTER PARKING LOT - ELECTRICAL	17853.00	8307	04/11/2024	
SubTotal APV Number 7092							17853.00			
**APV Number 7093										
04/03/2024	7093	MILESTONE CONTRACTORS NORTH, INC.		4445020322.000	RDC - BUS SERVICE EXPENSES	CAMPBELL & BROWN ST RECONSTRUCTION	30450.00	8317	04/11/2024	
SubTotal APV Number 7093							30450.00			

Accounts Payable Register

Date: 04/05/2024 11:33:34 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK # DATE	MEMORANDUM
SubTotal Appropriation 4445020322.000							48303.00		
**Appropriation 4445020323.000 RDC - GRANTS MATCH									
**APV Number 7094									
04/03/2024	7094	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINCOLNWAY CAMPBELL ROUNABOUT SVCS	5559.62	8304 04/11/2024	
SubTotal APV Number 7094							5559.62		
**APV Number 7095									
04/03/2024	7095	DLZ INDIANA, LLC		4445020323.000	RDC - GRANTS MATCH	RIGHT OF WAY ACQUISITION SVCS MULTIUSE TRAIL	2003.27	8308 04/11/2024	
SubTotal APV Number 7095							2003.27		
**APV Number 7096									
04/03/2024	7096	UDC SOUTH LLC		4445020323.000	RDC - GRANTS MATCH	EASEMENT ACQUISITION - VALPO DOWNTOWN TRAIL	17050.00	8302 04/11/2024	
SubTotal APV Number 7096							17050.00		
**APV Number 7105									
04/03/2024	7105	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC - GRANTS MATCH	LINCOLNWAY/CAMPBELL 01/01/24-02/29/24	1748.61	8304 04/11/2024	
SubTotal APV Number 7105							1748.61		
**APV Number 7106									
04/03/2024	7106	DLZ INDIANA, LLC		4445020323.000	RDC - GRANTS MATCH	MULTIUSE TRAIL TOD TO DOWNTOWN 2/3-3/8/24	73.80	8308 04/11/2024	
SubTotal APV Number 7106							73.80		
**APV Number 7107									
04/03/2024	7107	RQAW CORPORATION		4445020323.000	RDC - GRANTS MATCH	SR130@CR400N IMPROVEMENT 01/01-01/31/24	4051.61	8314 04/11/2024	
04/03/2024	7107	RQAW CORPORATION		4445020323.000	RDC - GRANTS MATCH	SR130@CR400N IMPROVEMENT 02/01-02/29/24	360.00	8314 04/11/2024	
SubTotal APV Number 7107							4411.61		
SubTotal Appropriation 4445020323.000							30846.91		

Accounts Payable Register

Date: 04/05/2024 11:33:34 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Appropriation 4445020325.000 RDC - PARKS PROJECT									
**APV Number 7097									
04/03/2024	7097	PRAIRIE CREEK CONSULTING LLC		4445020325.000	RDC - PARKS PROJECT	NATIVE SEEDING AT PARK	3198.00	8301 04/11/2024	
SubTotal APV Number 7097							3198.00		
SubTotal Appropriation 4445020325.000							3198.00		
**Appropriation 4445020327.000 RDC - DOWNTOWN HOUSING/PARKING									
**APV Number 7080									
03/15/2024	7080	N I P S C O		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	16/18 INDIANA 01/31/2024-02/29/2024	68.90	8296 03/15/2024	
SubTotal APV Number 7080							68.90		
**APV Number 7098									
04/03/2024	7098	301 LINCOLNWAY LLC		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	MONTHLY PARKING LOT RENT	3230.00	8318 04/11/2024	
SubTotal APV Number 7098							3230.00		
**APV Number 7099									
04/03/2024	7099	RQAW CORPORATION		4445020327.000	RDC - DOWNTOWN HOUSING/PARKING	PROFESSIONAL SVCS 2/1/24-2/29/24	14195.50	8314 04/11/2024	
SubTotal APV Number 7099							14195.50		
SubTotal Appropriation 4445020327.000							17494.40		
SubTotal Fund Number 4445							535844.73		
**Fund Number 4651 RDC GENERAL									
**Appropriation 4651020320.000 RDC GENERAL - GREEN INITIATIVES/PUBLIC ART									
**APV Number 7091									
04/03/2024	7091	SHEILA LYNN DIAZ		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ARTIST SVCS AGREEMENT RDC PUBLIC ART	250.00	8320 04/11/2024	
SubTotal APV Number 7091							250.00		

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**APV Number 7100										
04/03/2024	7100	CASEY KING		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ARTIST SVCS AGREEMENT RDC PUBLIC ART	250.00	8300	04/11/2024	
SubTotal APV Number 7100							250.00			
**APV Number 7101										
04/03/2024	7101	CASTULO PEREZ JR		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ARTIST AGREEMENT UTILITY BOX ART	250.00	8299	04/11/2024	
SubTotal APV Number 7101							250.00			
**APV Number 7102										
04/03/2024	7102	LORI LOCKHART		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ARTIST AGREEMENT UTILITY BOX ART	250.00	8298	04/11/2024	
SubTotal APV Number 7102							250.00			
**APV Number 7103										
04/03/2024	7103	DIGITAL GRAPHIC SOLUTIONS, LLC		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	UTILITY BOX ART TEMPLATES	100.00	8305	04/11/2024	
SubTotal APV Number 7103							100.00			
**APV Number 7104										
04/03/2024	7104	ETHAN SCATES		4651020320.000	RDC GENERAL - GREEN INITIATIVES/PUBLIC ART	ARTIST AGREEMENT UTILITY BOX ART	250.00	8297	04/11/2024	
SubTotal APV Number 7104							250.00			
SubTotal Appropriation 4651020320.000							1350.00			
SubTotal Fund Number 4651							1350.00			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020009.000 RDC GRANT - LINCOLNWAY/CAMPBELL ROUNDY										
**APV Number 7105										
04/03/2024	7105	AMERICAN STRUCTUREPOINT, INC.		4653020009.000	RDC GRANT - LINCOLNWAY/CAMPBELL ROUNDY	LINCOLNWAY/CAMPBELL 01/01/24-02/29/24	6994.43	8304	04/11/2024	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7105							6994.43			
SubTotal Appropriation 4653020009.000							6994.43			
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7106										
04/03/2024	7106	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	MULTIUSE TRAIL TOD TO DOWNTOWN 2/3-3/8/24	295.20	8308	04/11/2024	
SubTotal APV Number 7106							295.20			
SubTotal Appropriation 4653020010.000							295.20			
**Appropriation 4653020011.000 RDC GRANT - SR 130 @ 400 NORTH										
**APV Number 7107										
04/03/2024	7107	RQAW CORPORATION		4653020011.000	RDC GRANT - SR 130 @ 400 NORTH	SR130@CR400N IMPROVEMENT 01/01-01/31/24	16206.45	8314	04/11/2024	
04/03/2024	7107	RQAW CORPORATION		4653020011.000	RDC GRANT - SR 130 @ 400 NORTH	SR130@CR400N IMPROVEMENT 02/01-02/29/24	1440.00	8314	04/11/2024	
SubTotal APV Number 7107							17646.45			
SubTotal Appropriation 4653020011.000							17646.45			
SubTotal Fund Number 4653							24936.08			
*** GRAND TOTAL ***							562130.81			

2b

Overall fund balance total includes money invested: Trust Indiana \$6,500,000.00
Overall fund balance excludes: Debt Reserve +\$1,124,168.84



AMERICAN
STRUCTUREPOINT
INC.

8605 BROADWAY, SUITE B
MERRILLVILLE, INDIANA 46410
TEL 219.923.9240
FAX 219.923.9241

M E M O R A N D U M

DATE: March 20, 2024
TO: Maxwell Rehlander, PE – Director of Engineering
FROM: Regina Sessions, PE (American Structurepoint)
RE: Downtown Streetscape Improvements - 2024
Bid Review and Tabulation
CC: City of Valparaiso - Redevelopment Commission
Chris Murphy, PE (American Structurepoint)
Eric Wolverton, PE (American Structurepoint)

American Structurepoint Inc. (ASI) has completed a review of bids submitted for the Downtown Streetscape Improvements - 2024 Project in Valparaiso, Indiana. Bids were received by the City of Valparaiso Redevelopment Commission and opened and read aloud at the March 14th, 2024, Redevelopment Commission Meeting at 4:10 P.M.

ASI offers the following comments in regards to the bid review:

1. Bids were received from 3 contractors: Gariup Construction Co., Inc., Milestone Contractors North, LLC, and F.H. Paschen, S.N. Nielsen & Associates LLC. See attached bid tabulation for breakdown summary of bids and comparison to engineer's estimate.
2. All bids have been accompanied by the required supporting documentation.
3. Bid Form Section of the Specifications submitted by Gariup Construction Co., Inc. indicates a lump sum total of \$1,985,800.00 for Base Bid and \$113,900.00 for Alt Bid.

The total sum of pay items in the submitted Itemized Base Bid Form is \$1,985,820.35.

Based on the provided bid form, the total bid amount is \$2,099,700.00 not \$2,099,720.35.

4. Bid Form Section of the Specifications submitted by Milestone Contractors North, LLC, indicates a lump sum total of \$2,328,366.57 for Base Bid and \$154,603.00 for Alt Bid.

Based on the provided bid form, the total bid amount is \$2,482,969.57. The enumerated dollar amount is correct and matches the tabulated total from the bid form.



5. Bid Form Section of the Specifications submitted by F.H. Paschen, S.N. Nielsen & Associates LLC indicates a lump sum total of \$2,906,841.00 for Base Bid and \$101,026.00 for Alt Bid and a written amount of "Two Million Nine Hundred Six Thousand Eight Hundred Forty-One Dollars and Zero Cents".

Based on the provided bid form, the total bid amount is \$3,007,867.00. The enumerated dollar amount is correct and matches the tabulated total from the bid form.

6. Pending review and concurrence from the Director of Compliance of Policy Engagement and the City of Valparaiso Redevelopment Commission attorney, American Structurepoint recommends that the Redevelopment Commission award to the lowest, responsible bidder, Gariup Construction Co., Inc. in the amount of \$2,099,700.00.

Sincerely,

Regina Sessions, PE
Project Manager

BID TABULATION
Downtown Streetscape
Improvements - 2024 (Base Bid)

(REVISED PER ADDENDUM 1)

Bid Opening Date: March 14th, 2024

Yellow Highlighted Items are higher than
ASI Estimate

City of Valparaiso, Indiana

					ASI Estimate		Milestone Contractors North, LLC 1700 E. Main St. Griffith, IN 46319		Gariup Construction Co., Inc. 3965 Harrison St. P.O. Box 64879 Gary, IN 46401		F.H. Paschen, S.N. Nielsen & Associates LLC 2146 N. Karwick Rd., Suite D Michigan City, IN 46360	
BID ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	2.0%	\$38,000.00	\$30,000.00	\$30,000.00	\$38,500.00	\$38,500.00	\$150,000.00	\$150,000.00
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	5.0%	\$95,000.00	\$116,500.00	\$116,500.00	\$185,656.77	\$185,656.77	\$250,000.00	\$250,000.00
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	3.0%	\$57,000.00	\$85,000.00	\$85,000.00	\$25,000.00	\$25,000.00	\$75,000.00	\$75,000.00
0004	202-02240	PAVEMENT REMOVAL	292.00	SYS	\$50.00	\$14,600.00	\$32.00	\$9,344.00	\$35.00	\$10,220.00	\$34.00	\$9,928.00
0005	202-02279	CURB AND GUTTER, REMOVE	1,351.00	LFT	\$30.00	\$40,530.00	\$28.00	\$37,828.00	\$15.00	\$20,265.00	\$13.00	\$17,563.00
0006	202-02771	CONCRETE APRON, REMOVE	3.00	EACH	\$1,800.00	\$5,400.00	\$1,400.00	\$4,200.00	\$1,500.00	\$4,500.00	\$1,880.00	\$5,640.00
0007	202-02928	CATCH BASIN, REMOVE	11.00	EACH	\$1,000.00	\$11,000.00	\$750.00	\$8,250.00	\$2,250.00	\$24,750.00	\$750.00	\$8,250.00
0008	202-06544	RELOCATE, PEDESTRIAN PUSH BUTTON	3.00	EACH	\$500.00	\$1,500.00	\$1,500.00	\$4,500.00	\$800.00	\$2,400.00	\$700.00	\$2,100.00
0009	202-06545	RELOCATE, PEDESTRIAN SIGNAL INDICATION	1.00	EACH	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$350.00	\$350.00
0010	202-06546	RELOCATE, SIGNAL CANTILEVER STRUCTURE	1.00	EACH	\$1,000.00	\$1,000.00	\$10,200.00	\$10,200.00	\$2,250.00	\$2,250.00	\$2,000.00	\$2,000.00
0011	202-52710	SIDEWALK, CONCRETE, REMOVE	105.00	SYS	\$33.00	\$3,465.00	\$30.00	\$3,150.00	\$20.00	\$2,100.00	\$100.00	\$10,500.00
0012	202-85996	LIGHT STANDARD AND MAST ARM, REMOVE	3.00	EACH	\$500.00	\$1,500.00	\$600.00	\$1,800.00	\$450.00	\$1,350.00	\$400.00	\$1,200.00
0013	202-93047	MANHOLE, REMOVE	5.00	EACH	\$1,000.00	\$5,000.00	\$1,000.00	\$5,000.00	\$3,350.00	\$16,750.00	\$1,000.00	\$5,000.00
0014	202-93763	LIGHT STANDARD AND FOUNDATION, REMOVE	13.00	EACH	\$1,000.00	\$13,000.00	\$800.00	\$10,400.00	\$800.00	\$10,400.00	\$680.00	\$8,840.00
0015	202-96133	PIPE, REMOVE	552.00	LFT	\$85.00	\$46,920.00	\$40.00	\$22,080.00	\$22.00	\$12,144.00	\$40.00	\$22,080.00
0016	205-03662	IRRIGATION, LANDSCAPE	1.00	LS	\$55,000.00	\$55,000.00	\$97,000.00	\$97,000.00	\$46,000.00	\$46,000.00	\$150,000.00	\$150,000.00
0017	205-99999	EROSION CONTROL	1.00	LS	1.0%	\$19,000.00	\$4,000.00	\$4,000.00	\$8,400.00	\$8,400.00	\$50,000.00	\$50,000.00
0018	207-08264	SUBGRADE TREATMENT, TYPE II	117.00	SYS	\$50.00	\$5,850.00	\$40.00	\$4,680.00	\$12.00	\$1,404.00	\$70.00	\$8,190.00
0019	207-08266	SUBGRADE TREATMENT, TYPE III	1,628.00	SYS	\$15.00	\$24,420.00	\$5.00	\$8,140.00	\$5.00	\$8,140.00	\$14.00	\$22,792.00
0020	211-09265	STRUCTURAL BACKFILL, TYPE 2	615.00	CYS	\$75.00	\$46,125.00	\$1.00	\$615.00	\$68.00	\$41,820.00	\$1.00	\$615.00
0021	214-11796	GEOGRID, TYPE IB	117.00	SYS	\$10.00	\$1,170.00	\$3.50	\$409.50	\$10.00	\$1,170.00	\$10.00	\$1,170.00
0022	214-12236	6 OZ, NON-WOVEN, GEOSYNTHETIC FABRIC	349.00	SYS	\$5.00	\$1,745.00	\$3.50	\$1,221.50	\$4.00	\$1,396.00	\$10.00	\$3,490.00
0023	302-07455	DENSE GRADED SUBBASE	20.00	CYS	\$200.00	\$4,000.00	\$150.00	\$3,000.00	\$75.00	\$1,500.00	\$253.00	\$5,060.00
0024	303-01180	COMPACTED AGGREGATE, NO. 53, BASE	155.00	TON	\$65.00	\$10,075.00	\$80.00	\$12,400.00	\$37.00	\$5,735.00	\$113.00	\$17,515.00

0025	304-07491	HMA PATCHING, TYPE C	672.00	TON	\$275.00	\$184,800.00	\$200.00	\$134,400.00	\$140.00	\$94,080.00	\$250.00	\$168,000.00
0026	306-08034	MILLING, ASPHALT, 1 1/2 IN	5,530.00	SYS	\$7.00	\$38,710.00	\$4.50	\$24,885.00	\$4.00	\$22,120.00	\$7.00	\$38,710.00
0027	401-10258	JOINT ADHESIVE, SURFACE	4,071.00	LFT	\$1.00	\$4,071.00	\$1.25	\$5,088.75	\$2.85	\$11,602.35	\$1.20	\$4,885.20
0028	401-11785	LIQUID ASPHALT SEALANT	4,071.00	LFT	\$1.00	\$4,071.00	\$0.50	\$2,035.50	\$1.13	\$4,600.23	\$0.35	\$1,424.85
0029	402-99999	HMA, SURFACE, TYPE C	456.00	TON	\$117.00	\$53,352.00	\$150.00	\$68,400.00	\$132.00	\$60,192.00	\$120.00	\$54,720.00
0030	406-05520	ASPHALT FOR TACK COAT	2.00	TON	\$1,200.00	\$2,400.00	\$2,000.00	\$4,000.00	\$1,678.00	\$3,356.00	\$1,590.00	\$3,180.00
0031	604-03643	BRICK PAVERS, ROADWAY, RESTORE	234.00	SYS	\$150.00	\$35,100.00	\$83.50	\$19,539.00	\$240.00	\$56,160.00	\$320.00	\$74,880.00
0032	604-04741	INTEGRAL COLORED CONCRETE IN AMENITY ZONE (6' WIDTH)	1,570.00	SF	\$20.00	\$31,400.00	\$35.00	\$54,950.00	\$20.00	\$31,400.00	\$25.00	\$39,250.00
0033	604-04742	BRICK PAVERS	2,673.00	SF	\$50.00	\$133,650.00	\$45.00	\$120,285.00	\$41.10	\$109,860.30	\$50.00	\$133,650.00
0034	604-06070	SIDEWALK, CONCRETE	979.00	SYS	\$80.00	\$78,320.00	\$150.00	\$146,850.00	\$122.00	\$119,438.00	\$160.00	\$156,640.00
0035	604-08086	CURB RAMP, CONCRETE	130.00	SYS	\$300.00	\$39,000.00	\$300.00	\$39,000.00	\$305.00	\$39,650.00	\$325.00	\$42,250.00
0036	605-06120	CURB, CONCRETE	1,465.00	LFT	\$50.00	\$73,250.00	\$60.00	\$87,900.00	\$44.00	\$64,460.00	\$55.00	\$80,575.00
0037	605-06144	CURB AND GUTTER, A, CONCRETE	296.00	LFT	\$50.00	\$14,800.00	\$60.00	\$17,760.00	\$58.00	\$17,168.00	\$75.00	\$22,200.00
0038	605-90726	CURB, CONCRETE, DEPRESSED	96.00	LFT	\$40.00	\$3,840.00	\$150.00	\$14,400.00	\$60.00	\$5,760.00	\$95.00	\$9,120.00
0039	610-09108	PCCP FOR APPROACHES, 9 IN	117.00	SYS	\$150.00	\$17,550.00	\$175.00	\$20,475.00	\$146.00	\$17,082.00	\$203.00	\$23,751.00
0040	618-97672	TRASH RECEPTACLE	5.00	EACH	\$3,173.00	\$15,865.00	\$4,200.00	\$21,000.00	\$2,520.00	\$12,600.00	\$2,700.00	\$13,500.00
0041	621-06560	SODDING, LAWN	899.00	SYS	\$20.00	\$17,980.00	\$22.50	\$20,227.50	\$7.60	\$6,832.40	\$20.00	\$17,980.00
0042	621-10164	STRUCTURAL SOIL MIXES	80.00	CYS	\$150.00	\$12,000.00	\$230.00	\$18,400.00	\$170.00	\$13,600.00	\$230.00	\$18,400.00
0043	622-03948	PLANTER	6.00	EACH	\$2,700.00	\$16,200.00	\$600.00	\$3,600.00	\$500.00	\$3,000.00	\$600.00	\$3,600.00
0044	622-04648	TREE GRATE	8.00	EACH	\$5,273.00	\$42,184.00	\$6,500.00	\$52,000.00	\$5,655.00	\$45,240.00	\$4,300.00	\$34,400.00
0045	622-05650	PLANT, DECIDUOUS TREE, SINGLE STEM, OVER 2 TO 2.5 IN	24.00	EACH	\$1,000.00	\$24,000.00	\$900.00	\$21,600.00	\$950.00	\$22,800.00	\$900.00	\$21,600.00
0046	715-01898	WATER MAIN, DUCTILE IRON, 10 IN (PRESSURE CLASS 350)	18.00	LFT	\$400.00	\$7,200.00	\$1,000.00	\$18,000.00	\$500.00	\$9,000.00	\$1,000.00	\$18,000.00
0047	715-05149	PIPE, TYPE 2 CIRCULAR 12 IN	613.00	LFT	\$80.00	\$49,040.00	\$175.00	\$107,275.00	\$120.00	\$73,560.00	\$175.00	\$107,275.00
0048	715-05152	PIPE, TYPE 2 CIRCULAR 18 IN	188.00	LFT	\$130.00	\$24,440.00	\$175.00	\$32,900.00	\$148.00	\$27,824.00	\$175.00	\$32,900.00
0049	715-05154	PIPE, TYPE 2 CIRCULAR 24 IN	302.00	LFT	\$200.00	\$60,400.00	\$175.00	\$52,850.00	\$142.00	\$42,884.00	\$175.00	\$52,850.00
0050	715-05411	PIPE SANITARY SEWER 12 IN., PVC SDR 26	371.00	LFT	\$306.00	\$113,526.00	\$325.00	\$120,575.00	\$137.00	\$50,827.00	\$325.00	\$120,575.00
0051	715-11793	PIPE SANITARY SEWER 48 IN., PVC PS 46	31.00	LFT	\$450.00	\$13,950.00	\$2,000.00	\$62,000.00	\$1,000.00	\$31,000.00	\$2,000.00	\$62,000.00
0052	720-01091	MANHOLE, C10, MODIFIED	4.00	EACH	\$2,500.00	\$10,000.00	\$5,500.00	\$22,000.00	\$5,740.00	\$22,960.00	\$6,500.00	\$26,000.00
0053	720-02367	MANHOLE, J10, MODIFIED	3.00	EACH	\$8,000.00	\$24,000.00	\$7,500.00	\$22,500.00	\$6,930.00	\$20,790.00	\$8,500.00	\$25,500.00
0054	720-03194	MANHOLE, 48-INCH, SANITARY, 0'-15' DEEP	2.00	EACH	\$16,875.00	\$33,750.00	\$10,000.00	\$20,000.00	\$8,720.00	\$17,440.00	\$11,000.00	\$22,000.00
0055	720-03195	MANHOLE, 48-INCH, SANITARY, 4' DEEP	1.00	EACH	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
0056	720-03196	MANHOLE, 72-INCH, SANITARY	1.00	EACH	\$25,200.00	\$25,200.00	\$20,000.00	\$20,000.00	\$19,330.00	\$19,330.00	\$25,000.00	\$25,000.00
0057	720-04790	CASTING, REPLACE	1.00	EACH	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$1,520.00	\$1,520.00	\$1,800.00	\$1,800.00

0058	720-10115	DROP MANHOLE, 72-INCH, SANITARY	1.00	EACH	\$30,200.00	\$30,200.00	\$30,000.00	\$30,000.00	\$19,155.00	\$19,155.00	\$35,000.00	\$35,000.00
0059	720-44000	CASTING, ADJUST TO GRADE	2.00	EACH	\$800.00	\$1,600.00	\$750.00	\$1,500.00	\$1,050.00	\$2,100.00	\$750.00	\$1,500.00
0060	720-45005	INLET, A2	1.00	EACH	\$4,000.00	\$4,000.00	\$3,500.00	\$3,500.00	\$3,415.00	\$3,415.00	\$3,600.00	\$3,600.00
0061	720-45045	INLET, J10	1.00	EACH	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$4,190.00	\$4,190.00	\$5,000.00	\$5,000.00
0062	720-45205	CATCH BASIN, A2	1.00	EACH	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$3,710.00	\$3,710.00	\$6,000.00	\$6,000.00
0063	720-45260	PIPE CATCH BASIN, 12 IN	1.00	EACH	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$2,915.00	\$2,915.00	\$3,500.00	\$3,500.00
0064	720-45410	MANHOLE, C4	8.00	EACH	\$3,000.00	\$24,000.00	\$4,500.00	\$36,000.00	\$4,930.00	\$39,440.00	\$5,500.00	\$44,000.00
0065	720-90984	MANHOLE, C2	2.00	EACH	\$3,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$4,900.00	\$9,800.00	\$7,000.00	\$14,000.00
0066	801-06775	MAINTAINING TRAFFIC	1.00	LS	4%	\$76,000.00	\$65,000.00	\$65,000.00	\$73,815.00	\$73,815.00	\$266,761.63	\$266,761.63
0067	802-07059	SIGN, SHEET, AND SUPPORTS, REMOVE	3.00	EACH	\$95.00	\$285.00	\$125.00	\$375.00	\$875.00	\$2,625.00	\$780.00	\$2,340.00
0068	802-07060	SIGN, SHEET, RELOCATE	6.00	EACH	\$200.00	\$1,200.00	\$210.00	\$1,260.00	\$250.00	\$1,500.00	\$220.00	\$1,320.00
0069	805-01300	TRAFFIC SIGNAL EQUIPMENT, REMOVE	6.00	EACH	\$2,500.00	\$15,000.00	\$1,500.00	\$9,000.00	\$615.00	\$3,690.00	\$550.00	\$3,300.00
0070	805-01842	HANDHOLE, SIGNAL, TYPE 1	7.00	EACH	\$2,000.00	\$14,000.00	\$3,000.00	\$21,000.00	\$1,900.00	\$13,300.00	\$1,700.00	\$11,900.00
0071	805-01843	SIGNAL HANDHOLE ADJUST TO GRADE	1.00	EACH	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$280.00	\$280.00	\$250.00	\$250.00
0072	805-02445	CONTROLLER AND CABINET, P1	1.00	EACH	\$20,000.00	\$20,000.00	\$24,800.00	\$24,800.00	\$26,750.00	\$26,750.00	\$23,900.00	\$23,900.00
0073	805-02645	SIGNAL POLE FOUNDATION, 24 IN. X 24 IN. X 36 IN.	1.00	EACH	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,350.00	\$1,350.00	\$1,200.00	\$1,200.00
0074	805-02658	CABLE, COAXIAL	300.00	LFT	\$4.00	\$1,200.00	\$6.00	\$1,800.00	\$10.00	\$3,000.00	\$9.00	\$2,700.00
0075	805-03985	DETECTOR CABLE 3C 20GA.	400.00	LFT	\$3.00	\$1,200.00	\$4.00	\$1,600.00	\$11.20	\$4,480.00	\$10.00	\$4,000.00
0076	805-11383	SIGNAL CANTILEVER STRUCTURE, DRILLED SHAFT FOUNDATION, TYPE A	1.00	EACH	\$5,500.00	\$5,500.00	\$10,200.00	\$10,200.00	\$6,600.00	\$6,600.00	\$5,900.00	\$5,900.00
0077	805-11813	CONDUIT, PVC, 2 IN, SCHEDULE 80	120.00	LFT	\$40.00	\$4,800.00	\$32.00	\$3,840.00	\$21.30	\$2,556.00	\$19.00	\$2,280.00
0078	805-11815	CONDUIT, HDPE, 2 IN, SCHEDULE 80	1,675.00	LFT	\$30.00	\$50,250.00	\$41.00	\$68,675.00	\$28.00	\$46,900.00	\$25.00	\$41,875.00
0079	805-78445	SIGNAL SERVICE	1.00	EACH	\$2,500.00	\$2,500.00	\$2,200.00	\$2,200.00	\$2,685.00	\$2,685.00	\$2,400.00	\$2,400.00
0080	805-78467	SIGNAL CABLE, SERVICE, COPPER. 3C/8GA	450.00	LFT	\$6.00	\$2,700.00	\$5.00	\$2,250.00	\$9.00	\$4,050.00	\$8.00	\$3,600.00
0081	805-78470	SIGNAL CABLE, ROADWAY LOOP, COPPER 1C/14GA	3,000.00	LFT	\$1.00	\$3,000.00	\$0.70	\$2,100.00	\$1.15	\$3,450.00	\$1.00	\$3,000.00
0082	805-78480	SIGNAL CABLE, CONTROL, COPPER 3C/14GA	800.00	LFT	\$4.00	\$3,200.00	\$3.00	\$2,400.00	\$3.40	\$2,720.00	\$3.00	\$2,400.00
0083	805-78485	SIGNAL CABLE, CONTROL, COPPER 5C/14GA	2,700.00	LFT	\$4.00	\$10,800.00	\$4.50	\$12,150.00	\$4.50	\$12,150.00	\$4.00	\$10,800.00
0084	805-78490	SIGNAL CABLE, CONTROL, COPPER 7C/14GA	650.00	LFT	\$5.00	\$3,250.00	\$5.00	\$3,250.00	\$6.70	\$4,355.00	\$6.00	\$3,900.00
0085	805-78510	SIGNAL CABLE, DETECTOR LEAD-IN COPPER 2C/16GA	1,250.00	LFT	\$3.00	\$3,750.00	\$4.00	\$5,000.00	\$2.25	\$2,812.50	\$2.00	\$2,500.00
0086	805-78785	SIGNAL DETECTOR HOUSING	6.00	EACH	\$1,250.00	\$7,500.00	\$1,600.00	\$9,600.00	\$1,230.00	\$7,380.00	\$1,100.00	\$6,600.00
0087	805-78795	SAW CUT FOR ROADWAY LOOP AND SEALANT	1,100.00	LFT	\$15.00	\$16,500.00	\$15.00	\$16,500.00	\$12.30	\$13,530.00	\$11.00	\$12,100.00
0088	805-78925	CONTROLLER CABINET FOUNDATION, P1	1.00	EACH	\$3,000.00	\$3,000.00	\$2,400.00	\$2,400.00	\$2,685.00	\$2,685.00	\$2,400.00	\$2,400.00
0089	805-90005	SIGNAL POLE, PEDESTAL, 10 FT	1.00	EACH	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00	\$3,580.00	\$3,580.00	\$3,200.00	\$3,200.00
0090	805-92504	LOOP DETECTOR DELAY AMPLIFIER, 2 CHANNEL	2.00	EACH	\$500.00	\$1,000.00	\$800.00	\$1,600.00	\$500.00	\$1,000.00	\$440.00	\$880.00

0091	807-02191	HANDHOLE, LIGHTING	5.00	EACH	\$1,600.00	\$8,000.00	\$3,000.00	\$15,000.00	\$1,900.00	\$9,500.00	\$1,700.00	\$8,500.00
0092	807-02820	RECEPTACLES AT STREET TREES (5 PER BLOCK)	1.00	LS	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00	\$20,150.00	\$20,150.00	\$18,000.00	\$18,000.00
0093	807-07580	WIRE, NO 4 COPPER, IN PLASTIC DUCT, IN TRENCH 4 1/C	1,205.00	LFT	\$20.00	\$24,100.00	\$21.00	\$25,305.00	\$19.60	\$23,618.00	\$17.50	\$21,087.50
0094	807-12791	DECORATIVE LIGHTING FOUNDATION	15.00	EACH	\$1,600.00	\$24,000.00	\$1,300.00	\$19,500.00	\$1,590.00	\$23,850.00	\$1,420.00	\$21,300.00
0095	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	12.00	EACH	\$35.00	\$420.00	\$42.00	\$504.00	\$47.00	\$564.00	\$42.00	\$504.00
0096	807-86935	INSULATION LINK, WATERPROOFED	20.00	EACH	\$30.00	\$600.00	\$40.00	\$800.00	\$40.00	\$800.00	\$35.00	\$700.00
0097	808-03439	TRANSVERSE MARKING THERMOPLASTIC CROSSWALK, WHITE 24"	460.00	LFT	\$14.00	\$6,440.00	\$13.01	\$5,984.60	\$10.00	\$4,600.00	\$13.01	\$5,984.60
0098	808-06703	LINE, THERMOPLASTIC, SOLID, WHITE, 4 IN.	1,011.00	LFT	\$1.00	\$1,011.00	\$0.64	\$647.04	\$1.10	\$1,112.10	\$0.64	\$647.04
0099	808-75245	LINE, THERMOPLASTIC, SOLID, YELLOW, 4 IN	1,537.00	LFT	\$1.00	\$1,537.00	\$0.64	\$983.68	\$1.10	\$1,690.70	\$0.64	\$983.68
0100	808-75297	TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE, 24 IN	150.00	LFT	\$11.00	\$1,650.00	\$13.01	\$1,951.50	\$10.00	\$1,500.00	\$13.01	\$1,951.50
0101	808-75320	PAVEMENT MESSAGE MARKING, THERMOPLASTIC, LANE INDICATION ARROW	5.00	EACH	\$210.00	\$1,050.00	\$201.00	\$1,005.00	\$112.00	\$560.00	\$201.00	\$1,005.00
0102	808-75325	PAVEMENT MESSAGE MARKING, THERMOPLASTIC, (ONLY)	3.00	EACH	\$250.00	\$750.00	\$224.00	\$672.00	\$140.00	\$420.00	\$224.00	\$672.00
0103	X_715-11879	STORM SEWER, SANITARY LATERAL, CONNECTIONS	15.00	LFT	\$200.00	\$3,000.00	\$100.00	\$1,500.00	\$600.00	\$9,000.00	\$100.00	\$1,500.00
BASE BID TOTAL (REVISED PER ADDENDUM 1)						\$2,163,842.00		\$2,328,366.57		\$1,985,820.35		\$2,906,841.00
BID TOTAL PER CONTRACT								Above Correct		\$1,985,800.00		Above Correct
ALT BID TOTAL								\$154,603.00		\$113,900.00		\$101,026.00
BASE BID + ALT BID								\$2,482,969.57		\$2,099,700.00		\$3,007,867.00

Itemized Bid on the furnished Bid Form	YES	YES	YES
Contractor's Bid for Public Work (Form 96) on the furnished form.	YES	YES	YES
Supporting information as required by Form 96.	YES	YES	YES
Financial Statement as required by Form 96.	YES	YES	YES
Bid Security	YES	YES	YES
Confirmation of Receipt of all Addenda	YES	YES	YES
Responsible Bidding Practices and Submission Requirements for Submitting Bids to Perform Construction Work on Public Works Projects	YES	YES	YES
Acknowledged Receipt of Addenda and Compliance With Funding Requirements	YES	YES	YES

BID TABULATION

Downtown Streetscape Improvements - 2024
(Alt Bid - Signal Cabinet Relocation at NE Corner of Lincolnway and Michigan)

Bid Opening Date: March 14th, 2024

Yellow Highlighted Items are higher than
ASI Estimate

City of Valparaiso, Indiana

					ASI Estimate		Milestone Contractors North, LLC 1700 E. Main St. Griffith, IN 46319		Gariup Construction Co., Inc. 3965 Harrison St. P.O. Box 64879 Gary, IN 46401		F.H. Paschen, S.N. Nielsen & Associates LLC 2146 N. Karwick Rd., Suite D Michigan City, IN 46360	
BID ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
0001	202-06542	RELOCATE, SIGNAL CABINET	1.00	EACH	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00	\$5,820.00	\$5,820.00	\$5,200.00	\$5,200.00
0002	202-06543	RELOCATE, LIGHTING CABINET	2.00	EACH	\$2,000.00	\$4,000.00	\$9,500.00	\$19,000.00	\$5,400.00	\$10,800.00	\$4,800.00	\$9,600.00
0003	805-02658	CABLE, COAXIAL	200.00	LFT	\$4.00	\$800.00	\$7.00	\$1,400.00	\$10.50	\$2,100.00	\$9.00	\$1,800.00
0004	805-03985	DETECTOR CABLE 3C 20GA.	500.00	LFT	\$3.00	\$1,500.00	\$5.00	\$2,500.00	\$11.20	\$5,600.00	\$10.00	\$5,000.00
0005	805-11813	CONDUIT, PVC, 2 IN, SCHEDULE 80	280.00	LFT	\$40.00	\$11,200.00	\$35.00	\$9,800.00	\$21.30	\$5,964.00	\$19.00	\$5,320.00
0006	805-11815	CONDUIT, HDPE, 2 IN, SCHEDULE 80	675.00	LFT	\$30.00	\$20,250.00	\$45.00	\$30,375.00	\$28.00	\$18,900.00	\$25.00	\$16,875.00
0007	805-78480	SIGNAL CABLE, CONTROL, COPPER 3C/14GA	900.00	LFT	\$4.00	\$3,600.00	\$5.50	\$4,950.00	\$3.50	\$3,150.00	\$3.00	\$2,700.00
0008	805-78485	SIGNAL CABLE, CONTROL, COPPER 5C/14GA	2,550.00	LFT	\$4.00	\$10,200.00	\$6.50	\$16,575.00	\$4.50	\$11,475.00	\$4.00	\$10,200.00
0009	805-78490	SIGNAL CABLE, CONTROL, COPPER 7C/14GA	500.00	LFT	\$5.00	\$2,500.00	\$6.00	\$3,000.00	\$7.00	\$3,500.00	\$6.00	\$3,000.00
0010	805-78925	CONTROLLER CABINET FOUNDATION, P1	3.00	EACH	\$3,000.00	\$9,000.00	\$2,750.00	\$8,250.00	\$2,900.00	\$8,700.00	\$2,550.00	\$7,650.00
0011	807-02191	HANDHOLE, LIGHTING	3.00	EACH	\$1,600.00	\$4,800.00	\$3,500.00	\$10,500.00	\$1,949.00	\$5,847.00	\$1,700.00	\$5,100.00
0012	807-07580	WIRE, NO 4 COPPER, IN PLASTIC DUCT, IN TRENCH 4 1/C	1,590.00	LFT	\$20.00	\$31,800.00	\$23.50	\$37,365.00	\$19.60	\$31,164.00	\$17.50	\$27,825.00
0013	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	8.00	EACH	\$35.00	\$280.00	\$45.00	\$360.00	\$50.00	\$400.00	\$42.00	\$336.00
0014	807-86935	INSULATION LINK, WATERPROOFED	12.00	EACH	\$30.00	\$360.00	\$44.00	\$528.00	\$40.00	\$480.00	\$35.00	\$420.00
ALT BID TOTAL						\$101,290.00		\$154,603.00		\$113,900.00		\$101,026.00

BID Breakdown
2024 Downtown Streetscape Improvements
City of Valparaiso, Indiana

Bid Opening Date: March 14th, 2024

Low Bidder
Gariup Construction Co., Inc.
3965 Harrison St.
P.O. Box 64879
Gary, IN 46401

BID ID	Item No.	Description	Bid Quantity	Unit	PROJECT TOTAL		Fund Source	RDC Funds				Storm Sewer Funds				Sanitary Sewer Funds		
					Bid Price	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 38,500.00	\$ 38,500.00	RDC	1	LS	\$ 38,500.00		0	LS	\$ -		0	LS	\$ -
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 185,656.77	\$ 185,656.77	RDC	1	LS	\$ 185,656.77		0	LS	\$ -		0	LS	\$ -
3	201-52370	CLEARING RIGHT OF WAY	1	LS	\$ 25,000.00	\$ 25,000.00	RDC	1	LS	\$ 25,000.00		0	LS	\$ -		0	LS	\$ -
4	202-02240	PAVEMENT REMOVAL	292	SYS	\$ 35.00	\$ 10,220.00	ALL	30	SYS	\$ 1,050.00		195	SYS	\$ 6,825.00		67	SYS	\$ 2,345.00
5	202-02279	CURB AND GUTTER, REMOVE	1351	LFT	\$ 15.00	\$ 20,265.00	RDC	1351	LFT	\$ 20,265.00		0	LFT	\$ -		0	LFT	\$ -
6	202-02771	CONCRETE APRON, REMOVE	3	EACH	\$ 1,500.00	\$ 4,500.00	RDC	3	EACH	\$ 4,500.00		0	EACH	\$ -		0	EACH	\$ -
7	202-02928	CATCH BASIN, REMOVE	11	EACH	\$ 2,250.00	\$ 24,750.00	Stm	0	EACH	\$ -		11	EACH	\$ 24,750.00		0	EACH	\$ -
8	202-06544	RELOCATE, PEDESTRIAN PUSH BUTTON	3	EACH	\$ 800.00	\$ 2,400.00	Stm	0	EACH	\$ -		3	EACH	\$ 2,400.00		0	EACH	\$ -
9	202-06545	RELOCATE, PEDESTRIAN SIGNAL INDICATION	1	EACH	\$ 500.00	\$ 500.00	Stm	0	EACH	\$ -		1	EACH	\$ 500.00		0	EACH	\$ -
10	202-06546	RELOCATE, SIGNAL CANTILEVER STRUCTURE	1	EACH	\$ 2,250.00	\$ 2,250.00	Stm	0	EACH	\$ -		1	EACH	\$ 2,250.00		0	EACH	\$ -
11	202-52710	SIDEWALK, CONCRETE, REMOVE	105	SYS	\$ 20.00	\$ 2,100.00	RDC	105	SYS	\$ 2,100.00		0	SYS	\$ -		0	SYS	\$ -
12	202-85996	LIGHT STANDARD AND MAST ARM, REMOVE	3	EACH	\$ 450.00	\$ 1,350.00	RDC	3	EACH	\$ 1,350.00		0	EACH	\$ -		0	EACH	\$ -
13	202-93047	MANHOLE, REMOVE	5	EACH	\$ 3,350.00	\$ 16,750.00	RDC	5	EACH	\$ 16,750.00		0	EACH	\$ -		0	EACH	\$ -
14	202-93763	LIGHT STANDARD AND FOUNDATION, REMOVE	13	EACH	\$ 800.00	\$ 10,400.00	RDC	13	EACH	\$ 10,400.00		0	EACH	\$ -		0	EACH	\$ -
15	202-96133	PIPE, REMOVE	552	LFT	\$ 22.00	\$ 12,144.00	Stm-OD	58	LFT	\$ 1,276.00		494	LFT	\$ 10,868.00		0	LFT	\$ -
16	205-03662	IRRIGATION, LANDSCAPE	1	LS	\$ 46,000.00	\$ 46,000.00	RDC	1	LS	\$ 46,000.00		0	LS	\$ -		0	LS	\$ -
17	205-99999	EROSION CONTROL	1	LS	\$ 8,400.00	\$ 8,400.00	RDC	1	LS	\$ 8,400.00		0	LS	\$ -		0	LS	\$ -
18	207-08264	SUBGRADE TREATMENT, TYPE II	117	SYS	\$ 12.00	\$ 1,404.00	RDC	117	SYS	\$ 1,404.00		0	SYS	\$ -		0	SYS	\$ -
19	207-08266	SUBGRADE TREATMENT, TYPE III	1628	SYS	\$ 5.00	\$ 8,140.00	RDC	1628	SYS	\$ 8,140.00		0	SYS	\$ -		0	SYS	\$ -
20	211-09265	STRUCTURAL BACKFILL, TYPE 2	615	CYS	\$ 68.00	\$ 41,820.00	RDC	615	CYS	\$ 41,820.00		0	CYS	\$ -		0	CYS	\$ -
21	214-11796	GEOGRID, TYPE IB	117	SYS	\$ 10.00	\$ 1,170.00	RDC	117	SYS	\$ 1,170.00		0	SYS	\$ -		0	SYS	\$ -
22	214-12236	6 OZ, NON-WOVEN, GEOSYNTHETIC FABRIC	349	SYS	\$ 4.00	\$ 1,396.00	RDC	349	SYS	\$ 1,396.00		0	SYS	\$ -		0	SYS	\$ -
23	302-07455	DENSE GRADED SUBBASE	20	CYS	\$ 75.00	\$ 1,500.00	RDC	20	CYS	\$ 1,500.00		0	CYS	\$ -		0	CYS	\$ -
24	303-01180	COMPACTED AGGREGATE, NO. 53, BASE	155	TON	\$ 37.00	\$ 5,735.00	RDC	155	TON	\$ 5,735.00		0	TON	\$ -		0	TON	\$ -
25	304-07491	HMA PATCHING, TYPE C	672	TON	\$ 140.00	\$ 94,080.00	ALL	50	TON	\$ 7,000.00		572	TON	\$ 80,080.00		50	TON	\$ 7,000.00
26	306-08034	MILLING, ASPHALT, 1 1/2 IN	5530	SYS	\$ 4.00	\$ 22,120.00	RDC	5530	SYS	\$ 22,120.00		0	SYS	\$ -		0	SYS	\$ -
27	401-10258	JOINT ADHESIVE, SURFACE	4071	LFT	\$ 2.85	\$ 11,602.35	RDC	4071	LFT	\$ 11,602.35		0	LFT	\$ -		0	LFT	\$ -
28	401-11785	LIQUID ASPHALT SEALANT	4071	LFT	\$ 1.13	\$ 4,600.23	RDC	4071	LFT	\$ 4,600.23		0	LFT	\$ -		0	LFT	\$ -
29	402-99999	HMA, SURFACE, TYPE C	456	TON	\$ 132.00	\$ 60,192.00	RDC	456	TON	\$ 60,192.00		0	TON	\$ -		0	TON	\$ -
30	406-05520	ASPHALT FOR TACK COAT	2	TON	\$ 1,678.00	\$ 3,356.00	RDC	2	TON	\$ 3,356.00		0	TON	\$ -		0	TON	\$ -
31	604-03643	BRICK PAVERS, ROADWAY, RESTORE	234	SYS	\$ 240.00	\$ 56,160.00	RDC	234	SYS	\$ 56,160.00		0	SYS	\$ -		0	SYS	\$ -
32	604-04741	INTEGRAL COLORED CONCRETE IN AMENITY ZONE (6' WIDTH)	1570	SF	\$ 20.00	\$ 31,400.00	RDC	1570	SF	\$ 31,400.00		0	SF	\$ -		0	SF	\$ -
33	604-04742	BRICK PAVERS	2673	SF	\$ 41.10	\$ 109,860.30	RDC	2673	SF	\$ 109,860.30		0	SF	\$ -		0	SF	\$ -
34	604-06070	SIDEWALK, CONCRETE	979	SYS	\$ 122.00	\$ 119,438.00	RDC	979	SYS	\$ 119,438.00		0	SYS	\$ -		0	SYS	\$ -
35	604-08086	CURB RAMP, CONCRETE	130	SYS	\$ 305.00	\$ 39,650.00	RDC	130	SYS	\$ 39,650.00		0	SYS	\$ -		0	SYS	\$ -
36	605-06120	CURB, CONCRETE	1465	LFT	\$ 44.00	\$ 64,460.00	RDC	1465	LFT	\$ 64,460.00		0	LFT	\$ -		0	LFT	\$ -
37	605-06144	CURB AND GUTTER, A, CONCRETE	296	LFT	\$ 58.00	\$ 17,168.00	RDC	296	LFT	\$ 17,168.00		0	LFT	\$ -		0	LFT	\$ -
38	605-90726	CURB, CONCRETE, DEPRESSED	96	LFT	\$ 60.00	\$ 5,760.00	RDC	96	LFT	\$ 5,760.00		0	LFT	\$ -		0	LFT	\$ -
39	610-09108	PCCP FOR APPROACHES, 9 IN	117	SYS	\$ 146.00	\$ 17,082.00	RDC	117	SYS	\$ 17,082.00		0	SYS	\$ -		0	SYS	\$ -
40	618-97672	TRASH RECEPTACLE	5	EACH	\$ 2,520.00	\$ 12,600.00	RDC	5	EACH	\$ 12,600.00		0	EACH	\$ -		0	EACH	\$ -
41	621-06560	SODDING, LAWN	899	SYS	\$ 7.60	\$ 6,832.40	RDC	899	SYS	\$ 6,832.40		0	SYS	\$ -		0	SYS	\$ -
42	621-10164	STRUCTURAL SOIL MIXES	80	CYS	\$ 170.00	\$ 13,600.00	RDC	80	CYS	\$ 13,600.00		0	CYS	\$ -		0	CYS	\$ -
43	622-03948	PLANTER	6	EACH	\$ 500.00	\$ 3,000.00	RDC	6	EACH	\$ 3,000.00		0	EACH	\$ -		0	EACH	\$ -
44	622-04648	TREE GRATE	8	EACH	\$ 5,655.00	\$ 45,240.00	RDC	8	EACH	\$ 45,240.00		0	EACH	\$ -		0	EACH	\$ -
45	622-05650	PLANT, DECIDUOUS TREE, SINGLE STEM, OVER 2 TO 2.5 IN	24	EACH	\$ 950.00	\$ 22,800.00	RDC	24	EACH	\$ 22,800.00		0	EACH	\$ -		0	EACH	\$ -

BID Breakdown
2024 Downtown Streetscape Improvements
City of Valparaiso, Indiana

Bid Opening Date: March 14th, 2024

Low Bidder
Gariup Construction Co., Inc.
3965 Harrison St.
P.O. Box 64879
Gary, IN 46401

BID ID	Item No.	Description	Bid Quantity	Unit	PROJECT TOTAL		Fund Source	RDC Funds				Storm Sewer Funds				Sanitary Sewer Funds		
					Bid Price	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total
46	715-01898	WATER MAIN, DUCTILE IRON, 10 IN (PRESSURE CLASS 350)	18	LFT	\$ 500.00	\$ 9,000.00	RDC	18	LFT	\$ 9,000.00		0	LFT	\$ -		0	LFT	\$ -
47	715-05149	PIPE, TYPE 2 CIRCULAR 12 IN	613	LFT	\$ 120.00	\$ 73,560.00	Stm-OD	73	LFT	\$ 8,760.00		540	LFT	\$ 64,800.00		0	LFT	\$ -
48	715-05152	PIPE, TYPE 2 CIRCULAR 18 IN	188	LFT	\$ 148.00	\$ 27,824.00	Stm	0	LFT	\$ -		188	LFT	\$ 27,824.00		0	LFT	\$ -
49	715-05154	PIPE, TYPE 2 CIRCULAR 24 IN	302	LFT	\$ 142.00	\$ 42,884.00	Stm	0	LFT	\$ -		302	LFT	\$ 42,884.00		0	LFT	\$ -
50	715-05411	PIPE SANITARY SEWER 12 IN., PVC SDR 26	371	LFT	\$ 137.00	\$ 50,827.00	San	0	LFT	\$ -		0	LFT	\$ -		371	LFT	\$ 50,827.00
51	715-11793	PIPE SANITARY SEWER 48 IN., PVC PS 46	31	LFT	\$ 1,000.00	\$ 31,000.00	San	0	LFT	\$ -		0	LFT	\$ -		31	LFT	\$ 31,000.00
52	720-01091	MANHOLE, C10, MODIFIED	4	EACH	\$ 5,740.00	\$ 22,960.00	Stm-OD	2	EACH	\$ 11,480.00		2	EACH	\$ 11,480.00		0	EACH	\$ -
53	720-02367	MANHOLE, J10, MODIFIED	3	EACH	\$ 6,930.00	\$ 20,790.00	Stm-OD	1	EACH	\$ 6,930.00		2	EACH	\$ 13,860.00		0	EACH	\$ -
54	720-03194	MANHOLE, 48-INCH, SANITARY, 0'-15' DEEP	2	EACH	\$ 8,720.00	\$ 17,440.00	San	0	EACH	\$ -		0	EACH	\$ -		2	EACH	\$ 17,440.00
55	720-03195	MANHOLE, 48-INCH, SANITARY, 4' DEEP	1	EACH	\$ 6,000.00	\$ 6,000.00	San	0	EACH	\$ -		0	EACH	\$ -		1	EACH	\$ 6,000.00
56	720-03196	MANHOLE, 72-INCH, SANITARY	1	EACH	\$ 19,330.00	\$ 19,330.00	San	0	EACH	\$ -		0	EACH	\$ -		1	EACH	\$ 19,330.00
57	720-04790	CASTING, REPLACE	1	EACH	\$ 1,520.00	\$ 1,520.00	RDC	1	EACH	\$ 1,520.00		0	EACH	\$ -		0	EACH	\$ -
58	720-10115	DROP MANHOLE, 72-INCH, SANITARY	1	EACH	\$ 19,155.00	\$ 19,155.00	San	0	EACH	\$ -		0	EACH	\$ -		1	EACH	\$ 19,155.00
59	720-44000	CASTING, ADJUST TO GRADE	2	EACH	\$ 1,050.00	\$ 2,100.00	RDC	2	EACH	\$ 2,100.00		0	EACH	\$ -		0	EACH	\$ -
60	720-45005	INLET, A2	1	EACH	\$ 3,415.00	\$ 3,415.00	RDC	1	EACH	\$ 3,415.00		0	EACH	\$ -		0	EACH	\$ -
61	720-45045	INLET, J10	1	EACH	\$ 4,190.00	\$ 4,190.00	RDC	1	EACH	\$ 4,190.00		0	EACH	\$ -		0	EACH	\$ -
62	720-45205	CATCH BASIN, A2	1	EACH	\$ 3,710.00	\$ 3,710.00	RDC	1	EACH	\$ 3,710.00		0	EACH	\$ -		0	EACH	\$ -
63	720-45260	PIPE CATCH BASIN, 12 IN	1	EACH	\$ 2,915.00	\$ 2,915.00	Stm	0	EACH	\$ -		1	EACH	\$ 2,915.00		0	EACH	\$ -
64	720-45410	MANHOLE, C4	8	EACH	\$ 4,930.00	\$ 39,440.00	Stm	0	EACH	\$ -		8	EACH	\$ 39,440.00		0	EACH	\$ -
65	720-90984	MANHOLE, C2	2	EACH	\$ 4,900.00	\$ 9,800.00	Stm	0	EACH	\$ -		2	EACH	\$ 9,800.00		0	EACH	\$ -
66	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 73,815.00	\$ 73,815.00	RDC	1	LS	\$ 73,815.00		0	LS	\$ -		0	LS	\$ -
67	802-07059	SIGN, SHEET, AND SUPPORTS, REMOVE	3	EACH	\$ 875.00	\$ 2,625.00	RDC	3	EACH	\$ 2,625.00		0	EACH	\$ -		0	EACH	\$ -
68	802-07060	SIGN, SHEET, RELOCATE	6	EACH	\$ 250.00	\$ 1,500.00	RDC	6	EACH	\$ 1,500.00		0	EACH	\$ -		0	EACH	\$ -
69	805-01300	TRAFFIC SIGNAL EQUIPMENT, REMOVE	6	EACH	\$ 615.00	\$ 3,690.00	Stm	0	EACH	\$ -		6	EACH	\$ 3,690.00		0	EACH	\$ -
70	805-01842	HANDHOLE, SIGNAL, TYPE 1	7	EACH	\$ 1,900.00	\$ 13,300.00	Stm	0	EACH	\$ -		7	EACH	\$ 13,300.00		0	EACH	\$ -
71	805-01843	SIGNAL HANDHOLE ADJUST TO GRADE	1	EACH	\$ 280.00	\$ 280.00	Stm	0	EACH	\$ -		1	EACH	\$ 280.00		0	EACH	\$ -
72	805-02445	CONTROLLER AND CABINET, P1	1	EACH	\$ 26,750.00	\$ 26,750.00	Stm	0	EACH	\$ -		1	EACH	\$ 26,750.00		0	EACH	\$ -
73	805-02645	SIGNAL POLE FOUNDATION, 24 IN. X 24 IN. X 36 IN.	1	EACH	\$ 1,350.00	\$ 1,350.00	Stm	0	EACH	\$ -		1	EACH	\$ 1,350.00		0	EACH	\$ -
74	805-02658	CABLE, COAXIAL	300	LFT	\$ 10.00	\$ 3,000.00	1/3rd	100	LFT	\$ 1,000.00		100	LFT	\$ 1,000.00		100	LFT	\$ 1,000.00
75	805-03985	DETECTOR CABLE 3C 20GA.	400	LFT	\$ 11.20	\$ 4,480.00	1/3rd	150	LFT	\$ 1,680.00		150	LFT	\$ 1,680.00		100	LFT	\$ 1,120.00
76	805-11383	SIGNAL CANTILEVER STRUCTURE, DRILLED SHAFT FOUNDATION, TYPE A	1	EACH	\$ 6,600.00	\$ 6,600.00	Stm	0	EACH	\$ -		1	EACH	\$ 6,600.00		0	EACH	\$ -
77	805-11813	CONDUIT, PVC, 2 IN, SCHEDULE 80	120	LFT	\$ 21.30	\$ 2,556.00	1/3rd	40	LFT	\$ 852.00		40	LFT	\$ 852.00		40	LFT	\$ 852.00
78	805-11815	CONDUIT, HDPE, 2 IN, SCHEDULE 80	1675	LFT	\$ 28.00	\$ 46,900.00	1/3rd	550	LFT	\$ 15,400.00		575	LFT	\$ 16,100.00		550	LFT	\$ 15,400.00
79	805-78445	SIGNAL SERVICE	1	EACH	\$ 2,685.00	\$ 2,685.00	Stm	0	EACH	\$ -		1	EACH	\$ 2,685.00		0	EACH	\$ -
80	805-78467	SIGNAL CABLE, SERVICE, COPPER. 3C/8GA	450	LFT	\$ 9.00	\$ 4,050.00	1/3rd	150	LFT	\$ 1,350.00		150	LFT	\$ 1,350.00		150	LFT	\$ 1,350.00
81	805-78470	SIGNAL CABLE, ROADWAY LOOP, COPPER 1C/14GA	3000	LFT	\$ 1.15	\$ 3,450.00	1/3rd	1000	LFT	\$ 1,150.00		1000	LFT	\$ 1,150.00		1000	LFT	\$ 1,150.00
82	805-78480	SIGNAL CABLE, CONTROL, COPPER 3C/14GA	800	LFT	\$ 3.40	\$ 2,720.00	1/3rd	250	LFT	\$ 850.00		300	LFT	\$ 1,020.00		250	LFT	\$ 850.00
83	805-78485	SIGNAL CABLE, CONTROL, COPPER 5C/14GA	2700	LFT	\$ 4.50	\$ 12,150.00	1/3rd	900	LFT	\$ 4,050.00		900	LFT	\$ 4,050.00		900	LFT	\$ 4,050.00
84	805-78490	SIGNAL CABLE, CONTROL, COPPER 7C/14GA	650	LFT	\$ 6.70	\$ 4,355.00	1/3rd	225	LFT	\$ 1,507.50		200	LFT	\$ 1,340.00		225	LFT	\$ 1,507.50
85	805-78510	SIGNAL CABLE, DETECTOR LEAD-IN COPPER 2C/16GA	1250	LFT	\$ 2.25	\$ 2,812.50	1/3rd	400	LFT	\$ 900.00		450	LFT	\$ 1,012.50		400	LFT	\$ 900.00
86	805-78785	SIGNAL DETECTOR HOUSING	6	EACH	\$ 1,230.00	\$ 7,380.00	1/3rd	2	EACH	\$ 2,460.00		2	EACH	\$ 2,460.00		2	EACH	\$ 2,460.00
87	805-78795	SAW CUT FOR ROADWAY LOOP AND SEALANT	1100	LFT	\$ 12.30	\$ 13,530.00	1/3rd	350	LFT	\$ 4,305.00		400	LFT	\$ 4,920.00		350	LFT	\$ 4,305.00
88	805-78925	CONTROLLER CABINET FOUNDATION, P1	1	EACH	\$ 2,685.00	\$ 2,685.00	Stm	0	EACH	\$ -		1	EACH	\$ 2,685.00		0	EACH	\$ -
89	805-90005	SIGNAL POLE, PEDESTAL, 10 FT	1	EACH	\$ 3,580.00	\$ 3,580.00	Stm	0	EACH	\$ -		1	EACH	\$ 3,580.00		0	EACH	\$ -
90	805-92504	LOOP DETECTOR DELAY AMPLIFIER, 2 CHANNEL	2	EACH	\$ 500.00	\$ 1,000.00	Stm	0	EACH	\$ -		2	EACH	\$ 1,000.00		0	EACH	\$ -

BID Breakdown
2024 Downtown Streetscape Improvements
City of Valparaiso, Indiana

Bid Opening Date: March 14th, 2024

Low Bidder
Gariup Construction Co., Inc.
3965 Harrison St.
P.O. Box 64879
Gary, IN 46401

BID ID	Item No.	Description	Bid Quantity	Unit	PROJECT TOTAL		Fund Source	RDC Funds				Storm Sewer Funds				Sanitary Sewer Funds		
					Bid Price	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total		Quantity	Unit	Item Total
91	807-02191	HANDHOLE, LIGHTING	5	EACH	\$ 1,900.00	\$ 9,500.00	RDC	5	EACH	\$ 9,500.00		0	EACH	\$ -		0	EACH	\$ -
92	807-02820	RECEPTACLES AT STREET TREES (5 PER BLOCK)	1	LS	\$ 20,150.00	\$ 20,150.00	RDC	1	LS	\$ 20,150.00		0	LS	\$ -		0	LS	\$ -
93	807-07580	WIRE, NO 4 COPPER, IN PLASTIC DUCT, IN TRENCH 4 1/C	1205	LFT	\$ 19.60	\$ 23,618.00	RDC	1205	LFT	\$ 23,618.00		0	LFT	\$ -		0	LFT	\$ -
94	807-12791	DECORATIVE LIGHTING FOUNDATION	15	EACH	\$ 1,590.00	\$ 23,850.00	RDC	15	EACH	\$ 23,850.00		0	EACH	\$ -		0	EACH	\$ -
95	807-86925	MULTIPLE COMPRESSION FITTING, WATERPROOFED	12	EACH	\$ 47.00	\$ 564.00	RDC	12	EACH	\$ 564.00		0	EACH	\$ -		0	EACH	\$ -
96	807-86935	INSULATION LINK, WATERPROOFED	20	EACH	\$ 40.00	\$ 800.00	RDC	20	EACH	\$ 800.00		0	EACH	\$ -		0	EACH	\$ -
97	808-03439	TRANSVERSE MARKING THERMOPLASTIC CROSSWALK, WHITE 24"	460	LFT	\$ 10.00	\$ 4,600.00	RDC	460	LFT	\$ 4,600.00		0	LFT	\$ -		0	LFT	\$ -
98	808-06703	LINE, THERMOPLASTIC, SOLID, WHITE, 4 IN.	1011	LFT	\$ 1.10	\$ 1,112.10	RDC	1011	LFT	\$ 1,112.10		0	LFT	\$ -		0	LFT	\$ -
99	808-75245	LINE, THERMOPLASTIC, SOLID, YELLOW, 4 IN	1537	LFT	\$ 1.10	\$ 1,690.70	RDC	1537	LFT	\$ 1,690.70		0	LFT	\$ -		0	LFT	\$ -
100	808-75297	TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE, 24 IN	150	LFT	\$ 10.00	\$ 1,500.00	RDC	150	LFT	\$ 1,500.00		0	LFT	\$ -		0	LFT	\$ -
101	808-75320	PAVEMENT MESSAGE MARKING, THERMOPLASTIC, LANE INDICATION ARROW	5	EACH	\$ 112.00	\$ 560.00	RDC	5	EACH	\$ 560.00		0	EACH	\$ -		0	EACH	\$ -
102	808-75325	PAVEMENT MESSAGE MARKING, THERMOPLASTIC, (ONLY)	3	EACH	\$ 140.00	\$ 420.00	RDC	3	EACH	\$ 420.00		0	EACH	\$ -		0	EACH	\$ -
103	X_715-118	STORM SEWER, SANITARY LATERAL, CONNECTIONS	15	LFT	\$ 600.00	\$ 9,000.00	RDC	15	LFT	\$ 9,000.00		0	LFT	\$ -		0	LFT	\$ -
					Base Bid Total =		\$ 1,985,820.35	RDC Base Sub Total =		\$ 1,358,248.35	STM Base Sub Total =		\$ 439,530.50	SAN Base Sub Total =		\$ 188,041.50		
					Alt Bid #1 Total =		\$ 113,900.00	RDC AB#1 Sub Total =		\$ 113,900.00	STM AB#1 Sub Total =		\$ -	SAN AB#1 Sub Total =		\$ -		
					Contract Total =		\$ 2,099,720.35	RDC Contract Total =		\$ 1,472,148.35	STM Contract Total =		\$ 439,530.50	SAN Contract Total =		\$ 188,041.50		



Valparaiso Redevelopment Commission

Annual Report 2023

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

Purpose Of The Annual Report

- Per Indiana Code 36-7-14-13, the Valparaiso Redevelopment Commission is required to annually report on the fiscal activities during the previous year.
- Specifically:
 - The Commission's members and employees during 2023.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2023.
 - List of all the parcels in the districts including base and captured assessed values.

Redevelopment Commission Board Members

The following individuals were qualified, appointed, and took an oath of office as Commission members ("**Commissioners**") for calendar year 2023.

The members of the Commission:

- **Trish Sarkisian - President**
- **Rob Thorgren – Vice-President**
- **John Nuppnau – Secretary**
- **Evan Costas**
- **Casey Schmidt**

Non-Voting Representative (East Porter County School Corporation):

- **Frank Dessuit**

The Redevelopment Commission does not have any employees.

Summary of Allocation Areas



1994 to 2016 - Valparaiso Redevelopment Commission established a total of five allocation areas.



2016 - Commission consolidated each into one “Consolidated Allocation Area.”



2018 - Commission established the Allocation Area No. 2 – Vale View for purposes of collecting tax increment on the residential apartments.



2020 - Commission established the Calkins Hill Allocation Area for the purposes of collecting tax increment on residential parcels.



2022 – Commission established the LINC Allocation Area.



2023 – Commission established three separate allocation areas: the Journeyman Allocation Area, the Grand Gardner Allocation Area and the West Street Allocation Area.



As of pay year 2023, the Allocation Areas captured assessed increment (\$369,159,162) comprise 16.29% of Valparaiso’s total assessed value (\$2,265,725,012).

Summary of Allocation Areas



As of pay year 2023, the parcels from which increment is collected in the Allocation Areas comprise 17.3% of Valparaiso's total area (1,897.7 acres/11,001.4 acres). This excludes tax exempt properties and rights-of-way.



As of pay year 2023, the total land in the Allocation Areas comprise 30.2% of Valparaiso's total area (3,318.7 acres/11,001.4 acres). This includes tax exempt properties and rights-of-way.

Allocation Area Sunset Dates

Allocation Area	Sunset Date
Consolidated AA	*See footnote below.
Vale View AA	January 1 st , 2044
Calkins Hill AA	December 30 th , 2045
LINC AA	September 14 th , 2048
Journeyman AA	May 11 th , 2048
Grand Gardner AA	<i>25 years from date of financing</i>
West Street AA	<i>November 8, 2048</i>

* There have been several expansions to the Consolidated Allocation Area since its inception. Refer to pages 6 & 7 for a detailed description.

Consolidated Allocation Area – Summary of Expansions

Addendum	Established Date	Sunset Date	Notes:
Original Southeast AA (T64031)	February 2, 1995	January 15, 2040	Established first AA.
Franklin Street AA (T64041)	July 14, 1998	July 14, 2028	Second AA. Blighted parcels.
South 49 AA	September 13, 1999	September 13, 2029	Third AA.
Amended Southeast AA / Washington Township AA (T64529)	February 28, 2000	February 28, 2030	- Removed a portion of the Original Southeast AA in Washington Township. Renamed as "Washington Township AA." - Original Southeast AA renamed "Amended Southeast AA."
Amended Southeast AA (T64629)	April 11, 2001	April 11, 2031	Expanded the "Amended Southeast AA" and renamed it "Southeast AA."
North Central AA (T64091)	April 9, 2003	April 9, 2033	Established the North Central AA.
Consolidated AA	June 18, 2003	June 18, 2033	Consolidated Southeast AA and North Central AA. <u>Former sunset dates retained.</u>
Addendum #1 (T64111)	December 8, 2004	December 8, 2034	Expanded the Southeast AA, divided Southeast AA into North Central and "Remaining Center Area," and Consolidated "Remaining Center Area," "Washington Township AA" with the "Franklin St. AA" and "South 49 AA" to create the "Consolidated AA."
	February 9, 2005	February 9, 2035	Expanded the Consolidated AA.
Addendum #2 (T64129)	October 11, 2007	October 11, 2037	Expansion area #1: Village Station Expansion. Expansion area #2A & #2B: Porter Hospital Expansion.

Consolidated Allocation Area – Summary of Expansions (*contd.*)

Addendum	Established Date	Sunset Date	Notes:
Addendum #3 (T64129)	February 21, 2008	February 21, 2038	Expansion Area #3: Washington Township near SR 2 and SR 49.
Addendum #4 (T64171)	May 8, 2008	May 8, 2038	Expansion areas #4 - #6.
Addendum #5 (T64172)	May 13, 2012	June 12, 2037	Expansion areas #7 - #8. All rights-of-way: U.S. 30, Sturdy Road, Washing Street, State Road 2, State Road 130.
Addendum #6 (T64172)	October 9, 2013	October 9, 2038	Expansion #6: Property to the east of Pratt Paper facility, and section of SR 49.
Addendum #7 (T64171)	July 13, 2015	July 13, 2040	Expansion #7: Eastport Center Dr.
	September 10, 2015	September 10, 2040	Established Thormahlen AA.
Addendum #8 (T64171)	November 11, 2016	November 11, 2041	Expanded the Consolidated EDA, and the Medical Office Technology Area. Consolidated the North Central AA, Medical Office Technology AA, Thormahlen AA, North Coast AA, and the Consolidated AA into a single EDA.

Distribution of Tax Increment in 2023

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2023:

Allocation Area	(1st installment) June 9, 2023	(2nd installment) December 7, 2023	Total
Consolidated Allocation Area	\$ 4,355,643.05	\$ 3,548,459.43	\$ 7,904,102.48
Journeyman Allocation Area	-	-	-
Vale View Allocation Area	26,293.50	26,293.50	52,587.00
Calkins Hill Allocation Area	4,280.00	4,280.00	8,560.00
LINC Allocation Area	-	-	-
Totals:	\$ 4,386,216.55	\$ 3,579,032.93	\$ 7,965,249.48

Source:

FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender|Dalton Municipal Advisors, for June 9th, 2023, and December 7th, 2023, tax increment distributions to the Valparaiso Redevelopment Commission, with calculations made by Cender|Dalton Municipal Advisors for the Vale View Allocation Area and the Calkins Hill Allocation Area.

Outstanding Debt Service in 2023

- The Commission has pledged distributions to the following outstanding debt service for principal and interest on bonds:

Taxable Economic Development Lease Rental Revenue Bonds, Series 2023A (Sports Park)

Acquisition of certain roads to finance the construction of a sports park.

Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Lease Rental Payment
July 15, 2023	\$ -
January 15, 2024	460,500
FY Totals:	\$ 460,500

As of March 1, 2024

Outstanding Principal Due:	\$ 17,105,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	16.5
Remaining Semi-Annual Payments:	33

(continued on next page)

Outstanding Debt Service in 2023 *(continued)*

Taxable Economic Development Revenue Bonds, Series 2023A (Journeyman)

Finance infrastructure and economic development costs for Project.

Interest Rate: 6.22%

Source of Funding: TIF Increment from the Journeyman Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2023	\$ -	\$ -	\$ -
January 15, 2024	-	110,374	110,374
FY Totals:	\$ -	\$ 110,374	\$ 110,374

As of March 1, 2024

Outstanding Principal Due:	\$ 3,780,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	16
Remaining Semi-Annual Payments:	32

Taxable Economic Development Revenue Bonds, Series 2023B (Journeyman)

Finance infrastructure and economic development costs for Project.

Interest Rate: 6.22%

Source of Funding: TIF Increment from the Journeyman and the Consolidated Allocation Areas.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2023	\$ -	\$ -	\$ -
January 15, 2024	90,000	59,859	149,859
FY Totals:	\$ 90,000	\$ 59,859	\$ 149,859

As of March 1, 2024

Outstanding Principal Due:	\$ 1,960,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	16
Remaining Semi-Annual Payments:	32

Outstanding Debt Service in 2023 *(continued)*

Economic Development Lease Rental Revenue Bonds, Series 2022 (Parking Garage)

Finance infrastructure and economic development costs for Project.

Source of Funding: TIF Increment from the Consolidated and the LINC Allocation Area.

Payments Due	Lease Rental Payment
July 15, 2023	\$ 523,000
January 15, 2024	443,000
FY Totals:	\$ 966,000

As of March 1, 2024

Outstanding Principal Due:	\$ 15,560,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	16
Remaining Semi-Annual Payments:	32

Taxable Economic Development Revenue Bonds, Series 2020 (Calkins Hill)

Finance infrastructure and economic development costs for Project.

Interest Rate: 5.00%

Source of Funding: TIF Increment from the Calkins Hill Residential Economic Development Area Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
August 1, 2023	\$ -	\$ 31,250	\$ 31,250
February 1, 2024	-	31,250	31,250
FY Totals:	\$ -	\$ 62,500	\$ 62,500

As of March 1, 2024

Outstanding Principal Due:	\$ 1,250,000
Final Maturity Date:	August 1, 2039
Remaining Bond Life (Years):	15.5
Remaining Semi-Annual Payments:	31

Outstanding Debt Service in 2023 *(continued)*

\$6,810,000 Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2019

Refunding of Valparaiso Redevelopment District Bonds, Series 2014A & 2014B

Interest Rate: 4.00%

Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 620,000	\$ 47,900	\$ 667,900
January 15, 2024	630,000	38,600	668,600
FY Totals:	\$ 1,250,000	\$ 86,500	\$ 1,336,500

As of March 1, 2024

Outstanding Principal Due:	\$ 1,300,000
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	1
Remaining Semi-Annual Payments:	2
Debt Service Reserve:	\$ 712,368

Economic Development Tax Increment Revenue Bonds, Series 2018 (Vale View)

\$ 704,000 for project infrastructure and economic development purposes - Interest Rate: 3.75%

Source of Funding: TIF Increment from the Vale View Allocation Area.

Payments Made	Total
July 15, 2023	\$ 18,732
January 15, 2024	-
FY Totals:	\$ 18,732

As of March 1, 2024

Outstanding Principal Due:	\$ 643,000
Final Maturity Date:	January 15, 2044
Remaining Bond Life (Years):	20
Remaining Semi-Annual Payments:	40

Outstanding Debt Service in 2023 *(continued)*

Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2016B

\$2,015,000 to refund the Redevelopment District Special Taxing District Bonds, Series 2009

Interest Rate: 4.00%

Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 125,000	\$ 9,900	\$ 134,900
January 15, 2024	120,000	7,400	127,400
FY Totals:	\$ 245,000	\$ 17,300	\$ 262,300

As of March 1, 2024

Outstanding Principal Due:	\$ 250,000
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	1
Remaining Semi-Annual Payments:	2
Debt Service Reserve:	\$ 201,500

Valparaiso Redevelopment District Tax Increment Revenue Bonds, Series 2015A

\$2,500,000 for economic development in the Consolidated Valparaiso Allocation Area

Interest Rate: 3.15% to 4.13%

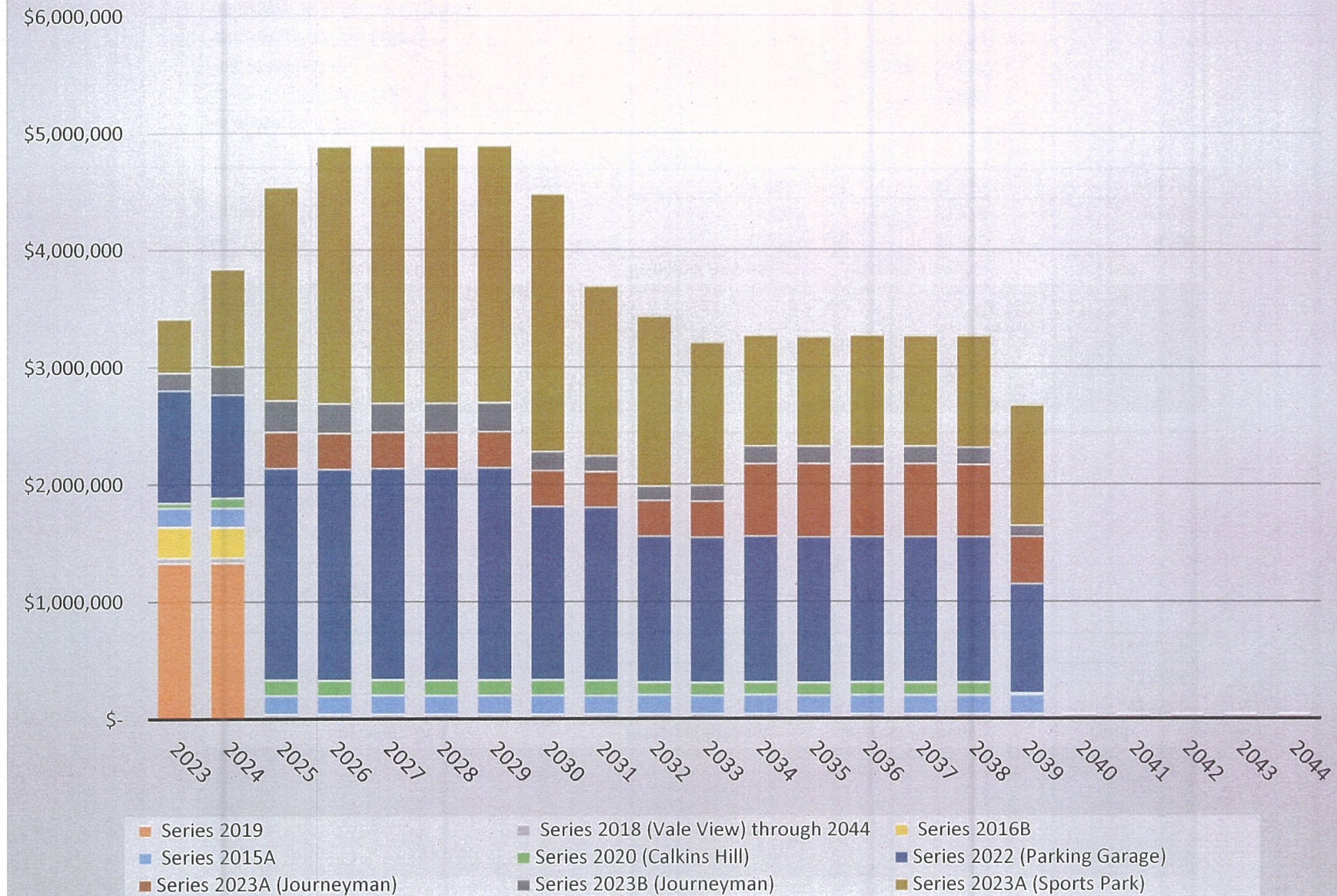
Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2023	\$ 40,000	\$ 38,906	\$ 78,906
January 15, 2024	45,000	38,276	83,276
FY Totals:	\$ 85,000	\$ 77,182	\$ 162,182

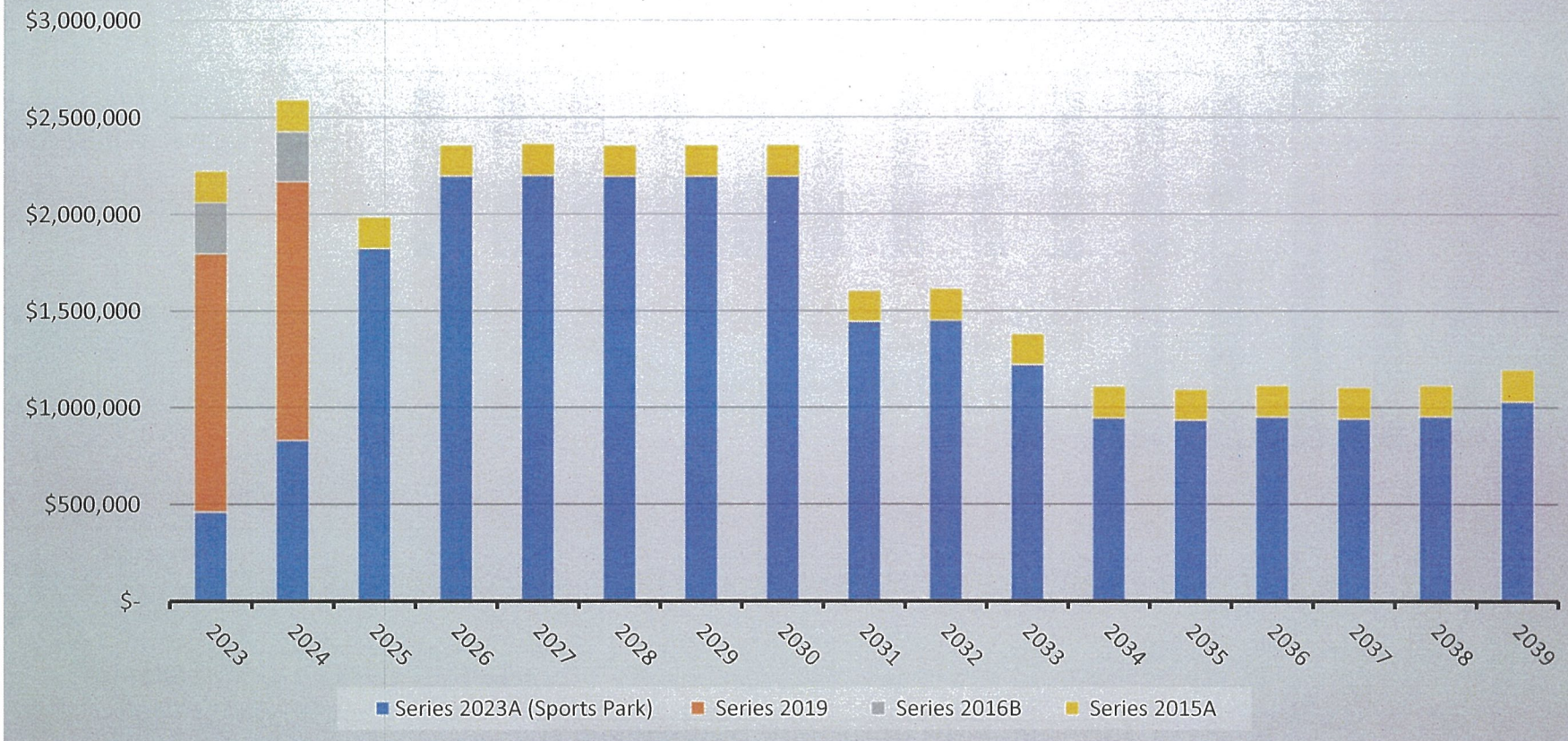
As of March 1, 2024

Outstanding Principal Due:	\$ 1,890,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	16
Remaining Semi-Annual Payments:	32
Debt Service Reserve:	\$ 164,950

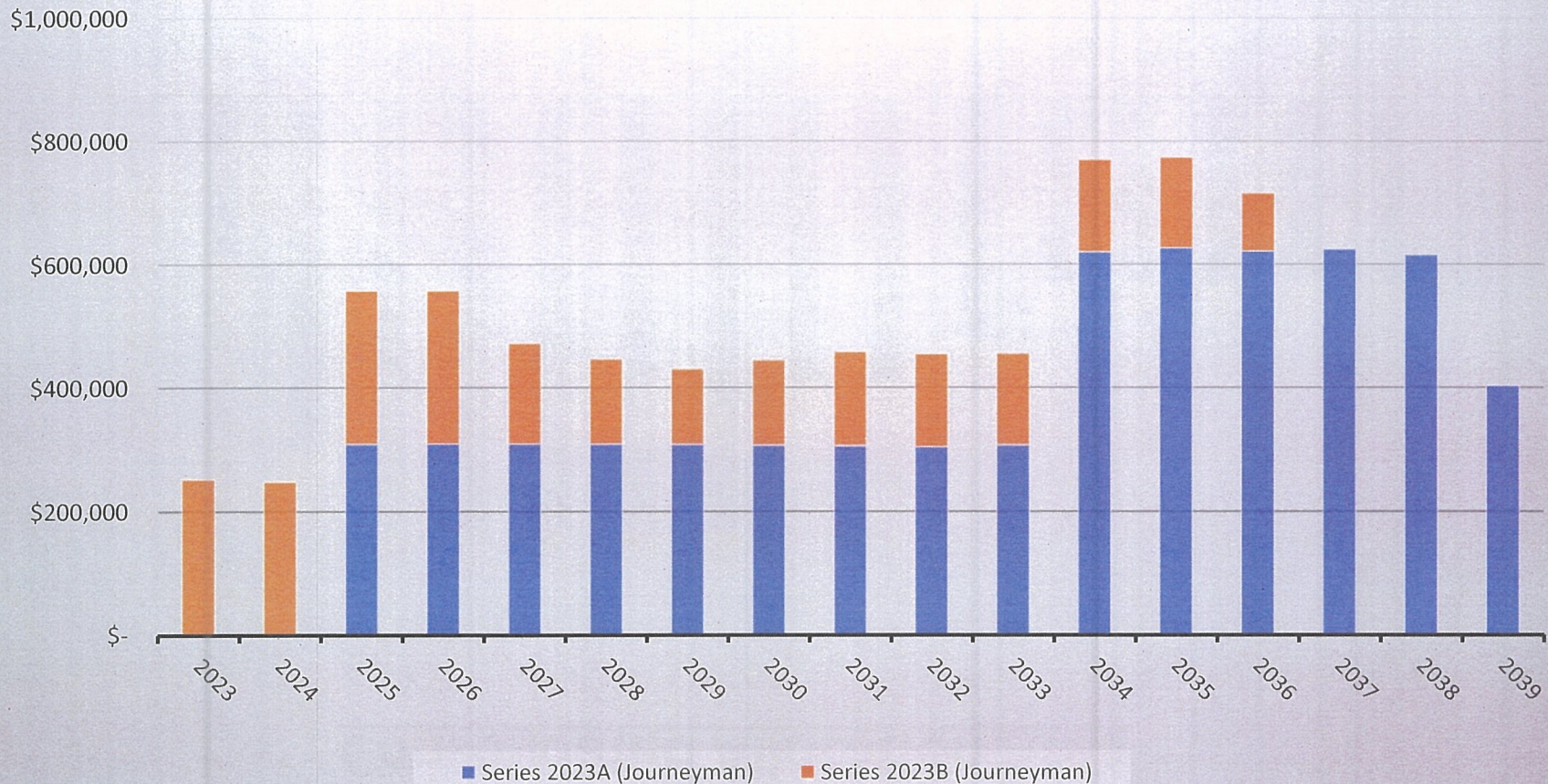
Schedule of Debt Service and Lease Rental Payments



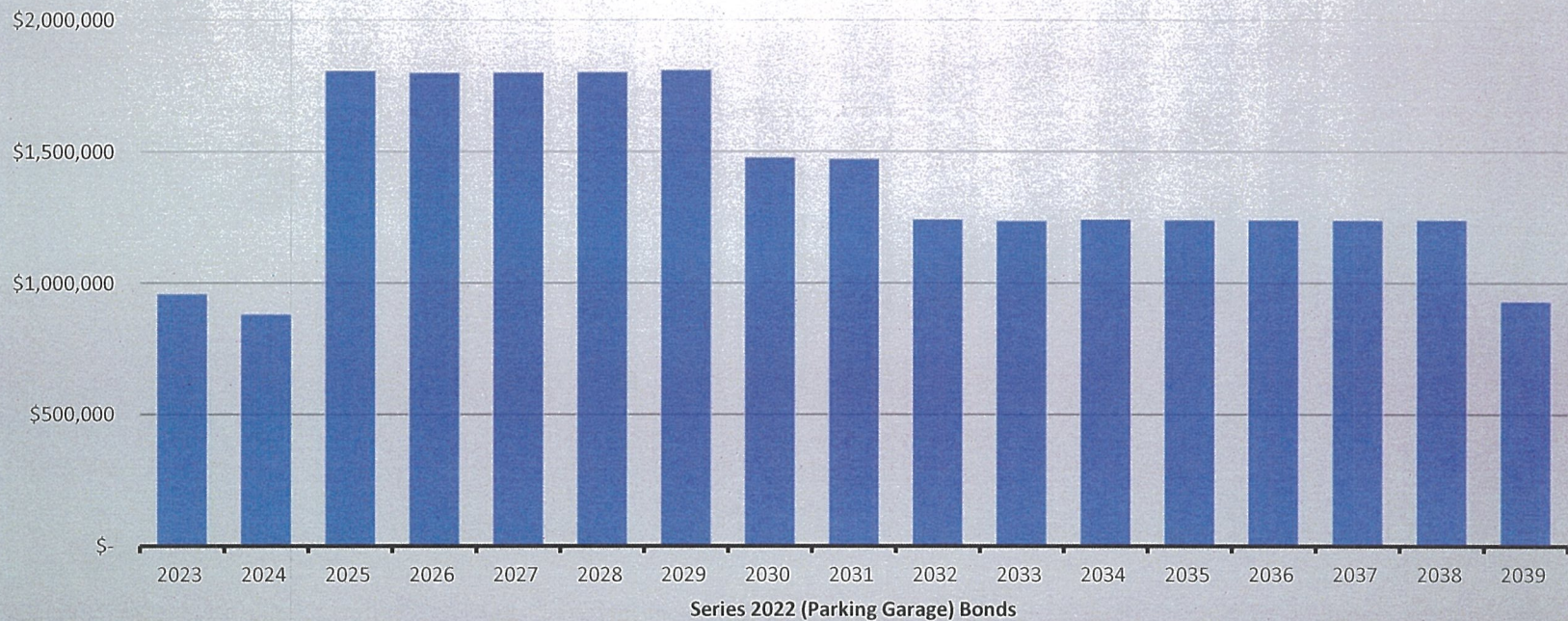
Schedule of Debt Service Payments Consolidated Allocation Area



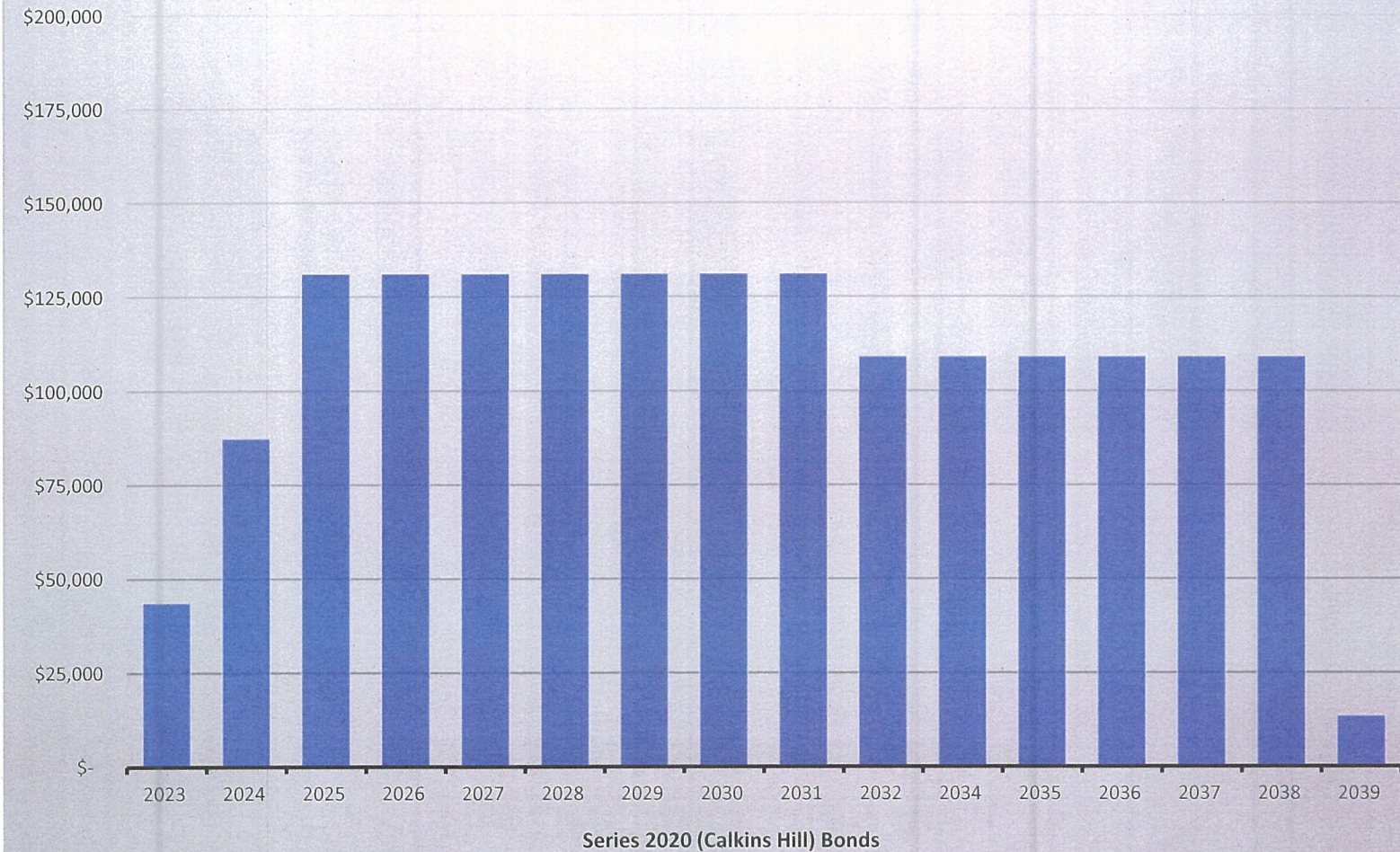
Schedule of Debt Service Payments Journeyman Allocation Area (Consolidated Allocation Area back-up)



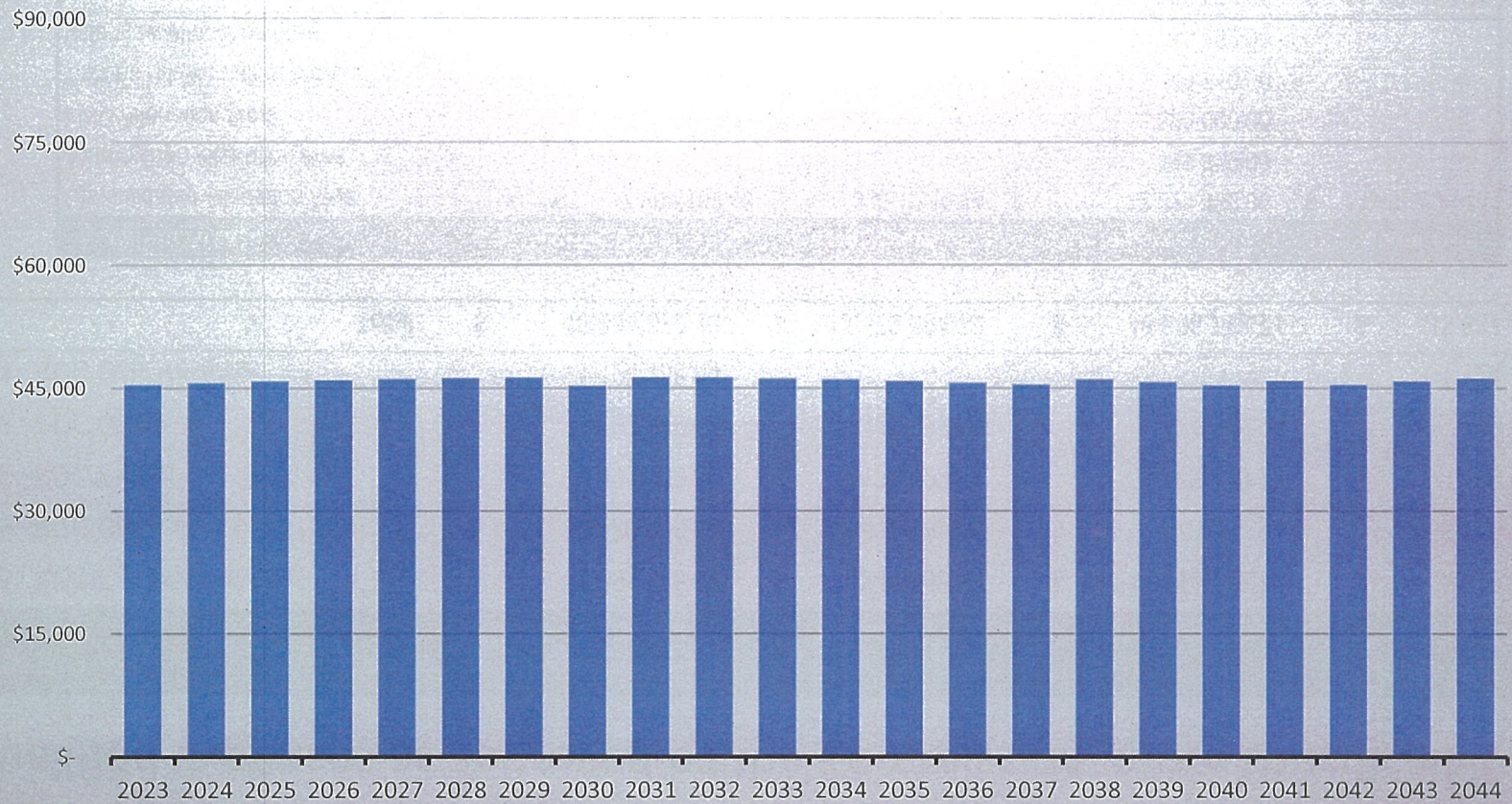
Schedule of Debt Service Payments The LINC Allocation Area (Consolidated Allocation Area back-up)



Schedule of Debt Service Payments Calkins Hill Allocation Area



Schedule of Debt Service Payments Vale View Allocation Area



Series 2018 (Vale View) Bonds

Commission Fund Balances for 2023

- The Commission currently utilizes the following funds for the receipt and disbursement of Commission revenues, including tax increment for qualified expenses as approved by the Commission, more specifically:

Fund	(January 1, 2023)		(December 31, 2023)	
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:
Fund 4445 - RDC Consolidated Area	\$ 9,091,885.99	\$ 11,246,559.62	\$ 14,414,142.74	\$ 5,924,302.87
Fund 4651 - RDC General	6,236,095.66	612,998.45	673,034.04	6,176,060.07
Fund 4652 - RDC Project	491,309.38	1,173,122.71	1,175,348.75	489,083.34
Fund 4653 - RDC Grants	(98,889.69)	446,883.94	424,188.18	(76,193.93)
Fund 4654 - RDC Debt Reserve	1,124,168.84	-	-	1,124,168.84
Total	\$ 16,844,570.18	\$ 13,479,564.72	\$ 16,686,713.71	\$ 13,637,421.19

Allocation Area	TIF Increment:	Other Revenues:	Debt Service:	Disbursements:
Consolidated Allocation Area	\$ 7,904,102.48	\$ 3,281,310.14	\$ 2,221,482.00	\$ 11,430,629.74
Journeyman Allocation Area	-	-	149,859.00	-
LINC Allocation Area	-	-	523,000.00	-
Calkins Hill Allocation Area	8,560.00	-	43,710.00	-
Vale View Allocation Area	52,587.00	-	45,462.00	-
Sub-Totals:	\$ 7,965,249.48	\$ 3,281,310.14	\$ 2,983,513.00	\$ 11,430,629.74

Fund 4445	Total Revenues:	\$ 11,246,559.62	Total Expenditures:	\$ 14,414,142.74
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Accounting of Tax Increment Revenue Granted

- East Porter County School Corporation - 21st Century Education Challenge Grant - \$164,387.25
- Valparaiso Community Schools – 21st Century Education Challenge Grant - \$284,922.39

Commission Resolutions Approved in 2023

Resolution #	Description	Resolution #	Description
1-2023	Resolution Authorizing the Execution of Two Leases Between the City of Valparaiso and the Redevelopment Commission	4-2023	Resolution Approving and Authorizing the Transfer of Real Property to the City Utilities
2-2023	Resolution Amending the Plan for the Consolidated Economic Development Area and Creating the Journeyman Allocation Area	5-2023	Resolution Concerning the 2024 Budget Year Determination of Tax Increment
3-2023	Resolution Declaring an Area as an Economic Development Area and Approving an Economic Development Plan (Grand Gardner)	6-2023	Resolution Confirming a Declaratory Resolution and Approving an Economic Development Area for the Grand Gardner Economic Development Area

Commission Resolutions Approved in 2023

(continued)

Resolution #	Description	Resolution #	Description
7-2023	Resolution Confirming a Declaratory Resolution Amending the Economic Development Area Plan and Creating the Journeyman Allocation Area	10-2023	Resolution Appointing an Authorized Representative for the Journeyman Project
8-2023	Resolution Requesting the Issuance by the City of Economic Development Tax Increment Revenue Bonds to Provide an Incentive to ANCO Revitalization, LLC	11-2023	Resolution Declaring an Area as an Economic Development Area and Approving an Economic Development Plan (West Street)
9-2023	Resolution Pledging Tax Increment Revenues to the Payment of Economic Development Revenue Bonds (ANCO Revitalization, LLC Project)	12-2023	Resolution Confirming the Declaratory Resolution Creating a New Allocation Area (West Street)



Valparaiso Redevelopment Commission

Overlapping Units Report 2024

*Prepared Per
Indiana Code 36-7-25-8*

Purpose Of The Overlapping Units Reports

- Per Indiana Code 36-7-25-8, the Valparaiso Redevelopment Commission is required to annually report to the overlapping taxing units on the following information:
 - The Commission's budget with respect to allocated property tax proceeds.
 - The long-term plans for the allocation area.
 - The tax impact on each of the taxing units.

Long Term Plans

- The Commission was originally established to address conditions associated with blight and the underutilization of land and/or barriers to development, as well as foster economic development within the City.
- While the exact plans for the allocation areas are constantly evolving, the Commission plans to promote further economic development and revitalization within the TIF district by utilizing tax increment proceeds and incentives.

Tax Impact to the Overlapping Taxing Units

- See Exhibits A-D for the 2024 Tax Impact Reports.

Commission Budget for 2024

- See Exhibit E for the 2024 Budgets.

TIF Parcels – 2022 pay 2023

- See Exhibit F for 2022 pay 2023 TIF Parcels.

**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Center Township (Unit 004):
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ 199,126,625

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2024 Tax Rate
	2023 Pay 2024 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2927	\$ 13,219,816,107	\$ 199,126,625	1.5063%	\$ (0.004409)	\$ 0.2883
Reassessment	0.0040	13,219,816,107	199,126,625	1.5063%	(0.000060)	0.0039
Bond #4	0.0148	13,219,816,107	199,126,625	1.5063%	(0.000223)	0.0146
(1a) Cumulative Bridge	0.0550	13,219,816,107	199,126,625	1.5063%	(0.000828)	0.0542
Health	0.0092	13,219,816,107	199,126,625	1.5063%	(0.000139)	0.0091
(1) Cumulative Capital Development	0.0197	13,219,816,107	199,126,625	0.0000%	-	0.0197
Total County Rate	\$ 0.3954				\$ (0.005659)	\$ 0.3897
Center Township						
General	\$ 0.0102	\$ 3,253,134,718	\$ 199,126,625	6.1211%	\$ (0.000624)	\$ 0.0096
Township Assistance	0.0117	3,253,134,718	199,126,625	6.1211%	(0.000716)	0.0110
Total Township Rate	\$ 0.0219				\$ (0.001341)	\$ 0.0206
Valparaiso Civil City						
General	\$ 0.6486	\$ 2,384,141,077	\$ 199,126,625	8.3521%	\$ (0.054172)	\$ 0.5944
Debt Service	0.0515	2,384,141,077	199,126,625	8.3521%	(0.004301)	0.0472
Motor Vehicle Highway	0.0405	2,384,141,077	199,126,625	8.3521%	(0.003383)	0.0371
Park	0.1216	2,384,141,077	199,126,625	8.3521%	(0.010156)	0.1114
(1) Cumulative Capital Development	0.0400	2,384,141,077	199,126,625	0.0000%	-	0.0400
Special Fire Territory General	0.2375	3,554,172,316	199,126,625	5.6026%	(0.013306)	0.2242
(1) Special Fire Territory Equip. Replacement	0.0326	3,554,172,316	199,126,625	0.0000%	-	0.0326
Total Corporation Rate	\$ 1.1723				\$ (0.085318)	\$ 1.0870
Valparaiso Community School Corporation						
(3) Ref Sch Post09	\$ 0.1456	\$ 3,452,250,715	\$ -	0.0000%	\$ -	\$ 0.1456
Debt Service	0.1213	3,253,134,718	199,126,625	6.1211%	(0.007425)	0.1139
Pension Debt	0.0414	3,253,134,718	199,126,625	6.1211%	(0.002534)	0.0389
Referendum Debt	0.3056	3,452,250,715	-	0.0000%	-	0.3056
(2) Operations	0.3283	3,253,134,718	199,126,625	6.1211%	(0.020095)	0.3082
Total School Rate	\$ 0.9422				\$ (0.030054)	\$ 0.9121
Porter County Public Library						
General	\$ 0.0602	\$ 11,333,856,345	\$ 199,126,625	1.7569%	\$ (0.001058)	\$ 0.0591
Total Library Rate	\$ 0.0602				\$ (0.001058)	\$ 0.0591
Porter County Airport Authority						
Special Airport General	\$ 0.0057	\$ 13,219,816,107	\$ 199,126,625	1.5063%	\$ (0.000086)	\$ 0.0056
(1) Special Airport Cumulative Building	0.0031	13,219,816,107	199,126,625	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0088				\$ (0.000086)	\$ 0.0087
Total Gross Tax Rate	\$ 2.6008				\$ (0.1235)	\$ 2.4773

NOTES:

- Funds controlled by a State statute maximum tax rate or are cumulative funds.
- Controlled (cumulative) fund within the maximum levy, meaning the fund is levy sensitive and not rate sensitive.
- Effective for 2020, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.
- The Redevelopment Commission does not collect the tax increment on the portion of taxes related to the School's Operating and Capital Referendums. The Schools collect the taxes on the referendum t

Estimated Net Variance: \$ (0.1235)

**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Center Township (Unit 004)
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 199,126,625**

	As Certified 2023 Pay 2024		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	Tax Rate	NAV		
Porter County				
Cumulative Capital Development	\$ 0.0197	\$ 13,219,816,107	\$ 199,126,625	\$ 39,228
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	13,219,816,107	199,126,625	6,173
City of Valparaiso Corporation				
Cumulative Capital Development	0.0400	2,384,141,077	199,126,625	79,651
Valparaiso Fire Territory				
Fire Territory Equipment Replaceme	0.0326	3,554,172,316	199,126,625	64,915

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029):
 2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 181,121,793**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2024 Tax Rate
	2023 Pay 2024 Tax Rate	Net Assessed Valuation				
<u>Porter County</u>						
General	\$ 0.2927	\$ 13,219,816,107	\$ 181,121,793	1.3701%	\$ (0.004010)	\$ 0.2887
Reassessment	0.0040	13,219,816,107	181,121,793	1.3701%	(0.000055)	0.0039
Bond #4	0.0148	13,219,816,107	181,121,793	1.3701%	(0.000203)	0.0146
(1a) Cumulative Bridge	0.0550	13,219,816,107	181,121,793	1.3701%	(0.000754)	0.0542
Health	0.0092	13,219,816,107	181,121,793	1.3701%	(0.000126)	0.0091
(1) Cumulative Capital Development	0.0197	13,219,816,107	181,121,793	0.0000%	-	0.0197
Total County Rate	\$ 0.3954				\$ (0.005147)	\$ 0.3903
<u>Washington Township</u>						
General	\$ 0.0105	\$ 665,659,833	\$ 181,121,793	27.2094%	\$ (0.002857)	\$ 0.0076
Township Assistance	0.0037	665,659,833	181,121,793	27.2094%	(0.001007)	0.0027
Recreation	0.0030	665,659,833	181,121,793	27.2094%	(0.000816)	0.0022
Total Township Rate	\$ 0.0172				\$ (0.004680)	\$ 0.0125
<u>Valparaiso Civil City</u>						
General	\$ 0.6486	\$ 2,384,141,077	\$ 181,121,793	7.5969%	\$ (0.049274)	\$ 0.5993
Debt Service	0.0515	2,384,141,077	181,121,793	7.5969%	(0.003912)	0.0476
Motor Vehicle Highway	0.0405	2,384,141,077	181,121,793	7.5969%	(0.003077)	0.0374
Park	0.1216	2,384,141,077	181,121,793	7.5969%	(0.009238)	0.1124
(1) Cumulative Capital Development	0.0400	2,384,141,077	181,121,793	0.0000%	-	0.0400
Special Fire Territory General	0.2375	3,554,172,316	181,121,793	5.0960%	(0.012103)	0.2254
(1) Special Fire Territory Equip. Replacement	0.0326	3,554,172,316	181,121,793	0.0000%	-	0.0326
Total Corporation Rate	\$ 1.1723				\$ (0.077604)	\$ 1.0947
<u>East Porter County School Corporation</u>						
Debt Service	\$ 0.5386	\$ 1,410,038,376	\$ 181,121,793	12.8452%	\$ (0.069184)	\$ 0.4694
(2) Operations	0.3464	1,410,038,376	181,121,793	12.8452%	(0.044496)	0.3019
Total School Rate	\$ 0.8850				\$ (0.113680)	\$ 0.7713
<u>Porter County Public Library</u>						
General	\$ 0.0602	\$ 11,333,856,345	\$ 181,121,793	1.5981%	\$ (0.000962)	\$ 0.0592
Total Library Rate	\$ 0.0602				\$ (0.000962)	\$ 0.0592
<u>Porter County Airport Authority</u>						
Special Airport General	\$ 0.0057	\$ 13,219,816,107	\$ 181,121,793	1.3701%	\$ (0.000078)	\$ 0.0056
(1) Special Airport Cumulative Building	0.0031	13,219,816,107	181,121,793	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0088				\$ (0.000078)	\$ 0.0087
Total Gross Tax Rate	\$ 2.5389				\$ (0.2022)	\$ 2.3367

NOTES:

- (1) Funds controlled by a State statute maximum tax rate or are cumulative funds.
 (1a) Controlled (cumulative) fund within the maximum levy, meaning the fund is levy sensitive and not rate sensitive.
 (2) Effective for 2019, the Operations Fund replaced the School Capital Projects, Transportation and Bus Replacement Funds and will have a maximum levy, but will not have a maximum tax rate as the Capital Projects Fund did previously.

Estimated Net Variance: \$ (0.2022)

**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029)
2023 Pay 2024: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 181,121,793**

	<i>As Certified</i> 2023 Pay 2024		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV
	Tax Rate	NAV		
<u>Porter County</u>				
Cumulative Capital Development	\$ 0.0197	\$ 13,219,816,107	\$ 181,121,793	\$ 35,681
<u>Porter County Airport Authority</u>				
Special Airport Cumulative Building	0.0031	13,219,816,107	181,121,793	5,615
<u>City of Valparaiso Corporation</u>				
Cumulative Capital Development	0.0400	2,384,141,077	181,121,793	72,449
<u>Valparaiso Fire Territory</u>				
Fire Territory Equipment	0.0326	3,554,172,316	181,121,793	59,046

RDC General Fund 2024 Budget

Expenditures:

County Garage	\$	15,000
Sidewalks		400,000
Neighborhood Grants		210,000
Initiatives SubTotal: \$		625,000
Public Art	\$	50,000
Engineering SR 130 & 400		-
Misc/Economic Dev Initiatives		200,000
Code Enforcement & Legal		80,000
Tree Match		-
Green Initiatives SubTotal: \$		330,000
Total Expenditures: \$		955,000

RDC TIF Allocation Funds 2024 Budget

Debt:

Debt Service	\$	4,931,743
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Recurring Expenses:

School Challenge Grants	\$	600,000
Public Safety		450,000
ValpoNet		50,000
Building Improvements & Facades		125,000
Environmental Protection		125,000
Utility Improvements		150,000
City Services Staff		525,000
Operations & Support		335,000
Total Recurring Expenses:	\$	2,360,000

Project Expenses:

Journeyman	\$	-
Bus Service Expansion		1,380,000
Sports Campus		100,000
Downtown Housing/Parking		2,800,000
Grants Match		1,595,000
Industrial Infrastructure		5,500,000
Total Project Expenses:	\$	11,375,000

Total Expenditures: \$	18,666,743
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**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

		Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
County	Parcel Number	Type Code	Taxpayer Name				
64	64-29-015373886-029	P	Jet Corr Inc	\$ 22,277,540	\$ 22,277,540	\$ -	\$ 22,277,540
64	64-09-23-437-017.000-004	R	AHEAD LLC	57,900	57,900	55,483	2,417
64	64-09-24-429-001.000-004	R	PSD Rentals LLC	199,100	199,100	-	199,100
64	64-09-24-429-002.000-004	R	F & K Enterprises Llp	593,400	593,400	-	593,400
64	64-09-24-429-003.000-004	R	F & K Enterprises Llp	46,900	46,900	-	46,900
64	64-09-24-429-004.000-004	R	The Lutheran University	27,300	-	-	-
64	64-09-24-429-006.000-004	R	F & K Enterprises Llp	51,400	51,400	-	51,400
64	64-09-24-429-016.000-004	R	Stan James L	169,800	169,800	-	169,800
64	64-09-24-429-021.000-004	R	Inc	49,800	-	-	-
64	64-09-24-429-022.000-004	R	Inc	836,100	-	-	-
64	64-09-24-429-023.000-004	R	LRG Holdings LLC	140,500	140,500	-	140,500
64	64-09-24-429-817.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-478-028.000-004	R	Inc	1,094,200	-	-	-
64	64-10-07-328-001.000-004	R	Royalty Surgical Center Inc	1,074,900	1,074,900	6,419	1,068,481
64	64-10-18-107-004.000-004	R	Valparaiso Land Owner LLC	141,400	141,400	-	141,400
64	64-10-18-107-005.000-004	R	Gte North Incorporated	58,800	58,800	-	58,800
64	64-10-18-107-007.000-004	R	LLC	3,449,100	3,449,100	234,810	3,214,290
64	64-10-18-107-008.000-004	R	Aurora View L P	970,300	-	-	-
64	64-10-18-126-001.000-004	R	Smith Jeremy	104,900	104,900	101,820	3,080
64	64-10-18-126-002.000-004	R	Ferguson Matthew S	185,500	92,735	87,539	5,196
64	64-10-18-126-003.000-004	R	Dagostaro Nicholas J	137,600	57,190	57,190	-
64	64-10-18-126-004.000-004	R	LLC	5,627,600	5,627,600	4,262,249	1,365,351
64	64-10-18-127-000.000-004	R	Assoc In	-	-	-	-
64	64-10-18-127-032.000-004	R	Watkins Douglas B	270,600	143,640	143,640	-
64	64-10-18-127-034.000-004	R	A/H&W	270,000	146,250	146,250	-
64	64-10-18-127-035.000-004	R	Wargo Bruce W	284,300	155,545	155,545	-
64	64-10-18-127-048.000-004	R	Cain Living Trust	291,900	160,485	160,485	-
64	64-10-18-127-049.000-004	R	Peters Rita Y	287,700	157,755	157,755	-
64	64-10-18-127-054.000-004	R	Ann/H&W	305,900	166,585	166,585	-
64	64-10-18-127-055.000-004	R	Rukavina Paula J	283,800	152,220	152,220	-
64	64-10-18-151-001.000-004	R	Porter Hospital Llc	1,148,700	1,148,700	3,454	1,145,246
64	64-10-18-151-003.000-004	R	Porter Hospital Llc	3,987,700	3,987,700	11,992	3,975,708
64	64-10-18-151-004.000-004	R	Porter Hospital Llc	3,209,200	3,209,200	9,651	3,199,549
64	64-10-18-151-006.000-004	R	TRK Valpo LLC	1,083,100	1,083,100	390,321	692,779
64	64-10-18-151-008.000-004	R	Porter Hospital Llc	271,700	271,700	-	271,700
64	64-10-18-151-011.000-004	R	PGO LLC	8,869,000	8,869,000	1,013,398	7,855,602
64	64-10-18-151-012.000-004	R	PGO LLC	7,214,300	7,214,300	5,419,305	1,794,995
64	64-10-18-151-810.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-18-151-889.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-228-001.000-004	R	Appletree Ventures	636,800	636,800	-	636,800
64	64-10-19-228-002.000-004	R	AM Stabilizers Corporation	3,160,700	3,160,700	9,505	3,151,195
64	64-10-19-262-001.000-004	R	Partnership	8,414,200	8,414,200	8,400,965	13,235
64	64-10-19-262-003.000-004	R	Partnership	6,626,600	6,626,600	433,470	6,193,130
64	64-10-19-262-004.000-004	R	Partnership	8,143,000	8,143,000	8,143,000	-
64	64-10-19-276-001.000-004	R	Valpo Properties	151,000	151,000	-	151,000
64	64-10-19-276-002.000-004	R	Spelde Edward C	151,000	151,000	-	151,000

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code					
64	64-10-19-276-003.000-004	R	Horvath Properties LLC	151,000	151,000	-	151,000
64	64-10-19-276-004.000-004	R	Henderlong Holdings LLC	151,000	151,000	-	151,000
64	64-10-19-276-005.000-004	R	Aunt Marthas Old Fashioned LLC	151,000	151,000	-	151,000
64	64-10-19-276-006.000-004	R	Larry Allen Properties LLC	151,000	151,000	-	151,000
64	64-10-19-276-007.000-004	R	Roshanku LLC	50,200	50,200	11,386	38,814
64	64-10-19-276-008.000-004	R	Roshanku LLC	50,200	50,200	11,383	38,817
64	64-10-19-276-009.000-004	R	Roshanku LLC	50,200	50,200	11,383	38,817
64	64-10-19-276-010.000-004	R	Roshanku LLC	50,200	50,200	11,383	38,817
64	64-10-19-276-011.000-004	R	Roshanku LLC	50,200	50,200	11,383	38,817
64	64-10-19-276-012.000-004	R	Roshanku LLC	72,700	72,700	12,429	60,271
64	64-10-19-277-001.000-004	R	2501 Beech Street Inc	412,900	412,900	-	412,900
64	64-10-19-277-002.000-004	R	FIP Master Funding I LLC	469,600	469,600	-	469,600
64	64-10-19-277-003.000-004	R	FIP Master Funding I LLC	55,000	55,000	-	55,000
64	64-10-19-277-004.000-004	R	Blaney Kenneth P Sr.	304,000	304,000	-	304,000
64	64-10-19-277-005.000-004	R	JMS RET LLC	240,400	240,400	-	240,400
64	64-10-19-277-006.000-004	R	Snemis Commercial Realestate	564,500	564,500	-	564,500
64	64-10-19-277-007.000-004	R	605 Silhavy Road LLC	686,700	686,700	-	686,700
64	64-10-19-278-001.000-004	R	Beech Center Llc	131,800	131,800	-	131,800
64	64-10-19-278-002.000-004	R	Beech Center Llc	131,800	131,800	-	131,800
64	64-10-19-278-003.000-004	R	Milroy Thomas J & Grace T/H&W	131,800	131,800	-	131,800
64	64-10-19-278-004.000-004	R	2502 Beech Street Suite 40 LLC	131,800	131,800	-	131,800
64	64-10-19-278-005.000-004	R	DAVELISAHAUSER LLC	131,800	131,800	-	131,800
64	64-10-19-278-006.000-004	R	CEL Properties LLC	131,800	131,800	-	131,800
64	64-10-19-278-007.000-004	R	Laczynski Todd L	131,800	131,800	-	131,800
64	64-10-19-278-008.000-004	R	Runnion & Zatlin Properties LLC	131,800	131,800	-	131,800
64	64-10-19-278-011.000-004	R	Beech Center LLC	18,100	18,100	-	18,100
64	64-10-19-278-012.000-004	R	The Fairway Group LLC	232,600	232,600	-	232,600
64	64-10-19-279-001.000-004	R	2402 Beech Street LLC	994,600	994,600	2,991	991,609
64	64-10-19-279-002.000-004	R	Michaelleen/H&W	477,400	477,400	-	477,400
64	64-10-19-279-003.000-004	R	Limited Liabi	678,500	678,500	-	678,500
64	64-10-19-279-004.000-004	R	G A LLC	287,400	287,400	-	287,400
64	64-10-19-279-005.000-004	R	SAV LLC	447,000	447,000	-	447,000
64	64-10-19-279-006.000-004	R	Lmm Corp	1,008,700	1,008,700	107,703	900,997
64	64-10-19-279-007.000-004	R	Gte North Inc	779,500	779,500	779,500	-
64	64-10-19-279-008.000-004	R	Lifestyle Properties	305,400	305,400	-	305,400
64	64-10-19-279-009.000-004	R	LMM Corp	487,200	487,200	-	487,200
64	64-10-19-279-012.000-004	R	Fourstone Properties	1,685,500	1,685,500	5,069	1,680,431
64	64-10-19-280-001.000-004	R	Rcs & L Properties Llc	212,100	212,100	-	212,100
64	64-10-19-280-002.000-004	R	MGD Holdings LLC	212,200	212,200	-	212,200
64	64-10-19-280-003.000-004	R	RFA Properties LLC	219,000	219,000	-	219,000
64	64-10-19-280-004.000-004	R	R & C Ventures Llc	219,000	219,000	-	219,000
64	64-10-19-280-005.000-004	R	Totus Tuus LLC	223,800	223,800	-	223,800
64	64-10-19-280-006.000-004	R	Roy & Elai	223,800	223,800	-	223,800
64	64-10-19-285-002.000-004	R	Bell Realty LLC	1,081,300	397,431	-	397,431
64	64-10-19-285-003.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-10-19-301-023.000-004	R	Valparaiso City Of	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-19-302-006.000-004	R	The Lutheran University Assoc	176,300	-	-	-
64	64-10-19-302-010.000-004	R	Andres Holdings LLC	175,700	175,700	-	175,700
64	64-10-19-302-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-302-026.000-004	R	Kehe Enterprises LLC	74,500	74,500	74,500	-
64	64-10-19-302-027.000-004	R	Inc	1,167,900	-	-	-
64	64-10-19-302-028.000-004	R	Porter Hospital Llc	23,200	23,200	-	23,200
64	64-10-19-302-885.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-303-001.000-004	R	Horizon Bank	786,100	786,100	2,364	783,736
64	64-10-19-303-007.000-004	R	La Porter Federal Credit Union	792,800	792,800	2,384	790,416
64	64-10-19-303-011.000-004	R	Baum James E	291,100	291,100	-	291,100
64	64-10-19-303-013.000-004	R	Eastgate Investments II LLC	5,295,200	5,039,165	81,189	4,957,976
64	64-10-19-303-014.000-004	R	Eastgate Investments I Llc	3,665,100	3,665,100	382,655	3,282,445
64	64-10-19-303-015.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-303-016.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-303-017.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-304-001.000-004	R	Association Inc	46,800	-	-	-
64	64-10-19-304-002.000-004	R	University Promenade LLC	5,020,100	5,020,100	937,357	4,082,743
64	64-10-19-304-003.000-004	R	University Promenade LLC	4,644,200	4,644,200	63,959	4,580,241
64	64-10-19-304-004.000-004	R	University Promenade LLC	190,600	190,600	-	190,600
64	64-10-19-304-881.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-305-000.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-305-001.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-305-002.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-305-003.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-305-004.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-329-010.000-004	R	Firestone Apartments LLC	1,325,800	1,325,800	99,585	1,226,215
64	64-10-19-329-011.000-004	R	Firestone Apartments LLC	673,700	673,700	72,153	601,547
64	64-10-19-329-012.000-004	R	Gupta Indrani Revocable Trust	11,700	11,700	-	11,700
64	64-10-19-329-013.000-004	R	Gupta Indrani Revocable Trust	11,700	11,700	-	11,700
64	64-10-19-329-014.000-004	R	Gupta Indrani Revocable Trust	11,800	11,800	-	11,800
64	64-10-19-329-015.000-004	R	Gupta Indrani Revocable Trust	11,800	11,800	-	11,800
64	64-10-19-329-016.000-004	R	Gupta Indrani Revocable Trust	11,800	11,800	-	11,800
64	64-10-19-329-017.000-004	R	Gupta Indrani Revocable Trust	18,900	18,900	-	18,900
64	64-10-19-331-001.000-004	R	Church Roman Catholiccatholic	210,600	-	-	-
64	64-10-19-331-002.000-004	R	Zikkos Joint Living Trust	293,600	293,600	-	293,600
64	64-10-19-351-006.000-004	R	Lutheran University Association	297,100	-	-	-
64	64-10-19-351-007.000-004	R	Church Bishop Of Diocese Of	364,600	-	-	-
64	64-10-19-351-008.000-004	R	Eastgate Investments II LLC	3,648,800	3,648,800	58,729	3,590,071
64	64-10-19-376-001.000-004	R	Church Bishop Of The Diocese Of	624,900	-	-	-
64	64-10-19-376-002.000-004	R	Seramur Dennis J & Michelle	122,800	122,800	-	122,800
64	64-10-19-376-003.000-004	R	DAM Good Real Estate LLC	251,700	251,700	-	251,700
64	64-10-19-376-005.000-004	R	Karras Gus & Paula/H&W1/2 &	238,400	238,400	-	238,400
64	64-10-19-376-006.000-004	R	Family Express Corporation	170,900	170,900	-	170,900
64	64-10-19-376-007.000-004	R	Life Bridge Christian Church of	383,700	-	-	-
64	64-10-19-376-008.000-004	R	DACVAC LLC	432,600	432,600	-	432,600
64	64-10-19-376-012.000-004	R	The Lutheran University	11,600	11,600	-	11,600

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-376-013.000-004	R	The Lutheran University Associatic	216,900	-	-	-
64	64-10-19-376-014.000-004	R	1605 LaPorte LLC	222,800	222,800	-	222,800
64	64-10-19-376-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-377-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-401-011.000-004	R	Monroe Rosalie A	146,600	52,390	52,390	-
64	64-10-19-401-012.000-004	R	Krueger Thomas	374,100	374,100	174,047	200,053
64	64-10-19-401-013.000-004	R	Schroeder Pamela J	50,600	-	-	-
64	64-10-19-401-037.000-004	R	SKJ Properties LLC	306,900	306,900	-	306,900
64	64-10-19-401-038.000-004	R	Das & Das LLC	300	300	-	300
64	64-10-19-401-039.000-004	R	Das Suman	775,700	775,700	513	775,187
64	64-10-19-401-040.000-004	R	Valparaiso RE LLC	1,026,400	1,026,400	3,087	1,023,313
64	64-10-19-401-838.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-403-007.000-004	R	Johnson John Michael	334,800	334,800	-	334,800
64	64-10-19-403-008.000-004	R	Egg Llc	2,249,900	2,249,900	6,766	2,243,134
64	64-10-19-426-001.000-004	R	East Pointe Properties LLC	5,512,500	5,512,500	74,417	5,438,083
64	64-10-19-426-009.000-004	R	East Pointe Properties LLC	300	300	-	300
64	64-10-19-428-015.000-004	R	Levin Lynda G	1,069,900	1,069,900	1,069,900	-
64	64-10-19-428-018.000-004	R	Rini Realty Company	196,900	196,900	-	196,900
64	64-10-19-428-029.000-004	R	Rini Realty Company	200,300	200,300	-	200,300
64	64-10-19-428-030.000-004	R	Rini Realty Company	1,841,200	1,841,200	5,537	1,835,663
64	64-10-19-428-031.000-004	R	Nabhan Ronald K	762,900	762,900	-	762,900
64	64-10-19-428-033.000-004	R	Centier Bank	666,400	666,400	-	666,400
64	64-10-19-428-827.000-004	R	Valparaiso City of Board of	-	-	-	-
64	64-10-19-429-001.000-004	R	V 2-49 Llc	711,900	711,900	-	711,900
64	64-10-19-429-002.000-004	R	Market Place Valparaiso Llc	3,900,500	3,900,500	11,729	3,888,771
64	64-10-19-429-003.000-004	R	Evelyn B Rev	590,100	590,100	-	590,100
64	64-10-19-429-004.000-004	R	Marinakos Con	765,400	765,400	-	765,400
64	64-10-19-429-006.000-004	R	Valparaiso II LLC	1,739,700	1,739,700	5,232	1,734,468
64	64-10-19-430-002.000-004	R	DAHM No 51 LLC	1,166,400	1,166,400	1,166,400	-
64	64-10-19-453-001.000-004	R	V 2-49 Llc	1,893,200	1,893,200	5,693	1,887,507
64	64-10-19-476-001.000-004	R	:Tax Dept	6,313,800	6,313,800	18,987	6,294,813
64	64-10-19-476-002.000-004	R	HD Development Of Maryland	6,785,200	6,785,200	20,404	6,764,796
64	64-10-19-476-003.000-004	R	Dept	42,600	42,600	-	42,600
64	64-10-19-476-004.000-004	R	Wispo Llc	2,906,300	2,906,300	8,740	2,897,560
64	64-10-19-476-005.000-004	R	Schumacher Interests Inc	849,800	849,800	2,555	847,245
64	64-10-19-477-001.000-004	R	Kohls Indiana L P	5,521,500	5,521,500	16,604	5,504,896
64	64-10-19-477-002.000-004	R	L & P Investments LLC	1,110,900	1,110,900	3,341	1,107,559
64	64-10-30-204-003.000-004	R	BSD Hospitality LLC	1,633,600	1,633,600	4,913	1,628,687
64	64-10-30-204-004.000-004	R	LR Dunmore I BE LLC	855,200	855,200	855,200	-
64	64-10-30-226-001.000-004	R	Office Vp B	48,400	-	-	-
64	64-10-30-227-001.000-004	R	Northern In Public Ser Co	112,300	112,300	-	112,300
64	64-10-30-227-002.000-004	R	A Trust	11,400	11,400	-	11,400
64	64-10-30-251-001.000-004	R	Kruger Properties Inc	603,100	603,100	-	603,100
64	64-10-30-251-004.000-004	R	City of Valparaiso	-	-	-	-
64	64-10-30-252-007.000-004	R	Drive L	1,974,000	1,974,000	5,936	1,968,064
64	64-10-30-252-008.000-004	R	Realty Income Properties 27 LLC	534,000	534,000	-	534,000

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-30-252-009.000-004	R	Realty Income Properties 27 LLC	77,400	77,400	-	77,400
64	64-10-30-252-010.000-004	R	Valparaiso Realty	4,800	4,800	-	4,800
64	64-10-30-253-001.000-004	R	City of Valparaiso	-	-	-	-
64	64-10-30-253-002.000-004	R	Gainer Bank	957,300	957,300	2,879	954,421
64	64-10-30-253-003.000-004	R	Southern Group Llc	598,700	598,700	-	598,700
64	64-10-30-253-004.000-004	R	PH and KB Properties LLC	842,700	842,700	842,700	-
64	64-10-30-253-005.000-004	R	OPLAV QSR Corporation	950,200	950,200	2,857	947,343
64	64-10-30-253-006.000-004	R	City of Valparaiso	-	-	-	-
64	64-10-30-276-001.000-004	R	VU Property Holdings II LLC	3,000	-	-	-
64	64-10-30-276-002.000-004	R	VU Property Holdings II LLC	118,600	-	-	-
64	64-10-30-276-003.000-004	R	VU Property Holdings II LLC	6,000	-	-	-
64	64-10-30-277-001.000-004	R	Luke Land LLC	4,600	4,600	-	4,600
64	64-10-30-277-002.000-004	R	Luke Land LLC	2,201,100	2,201,100	6,619	2,194,481
64	64-10-30-277-003.000-004	R	77 Valparaiso Llc	4,004,700	4,004,700	12,043	3,992,657
64	64-10-30-277-004.000-004	R	1351 Silhavy Rd LLC	2,391,200	2,391,200	7,191	2,384,009
64	64-10-30-278-001.000-004	R	Ma Durga Hospitality Inc	3,500,000	3,500,000	13,528	3,486,472
64	64-10-30-401-012.000-004	R	Trust	780,700	780,700	2,348	778,352
64	64-10-30-401-013.000-004	R	Trust	8,570,600	8,570,600	25,775	8,544,825
64	64-10-30-401-014.000-004	R	Wal Mart Realty Company	8,400	8,400	-	8,400
64	64-10-30-426-001.000-004	R	Murphy Oil USA Inc	725,800	725,800	-	725,800
64	64-10-30-426-002.000-004	R	Tractor Supply Company	1,980,000	1,980,000	8,379	1,971,621
64	64-10-30-426-003.000-004	R	Trust	131,200	131,200	-	131,200
64	64-10-30-476-003.000-004	R	King Harold E	136,000	56,815	56,815	-
64	64-10-30-476-004.000-004	R	King Harold E	57,500	57,500	-	57,500
64	64-10-30-476-005.000-004	R	King Harold E	4,900	4,900	-	4,900
64	64-09-23-177-887.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-435-005.000-004	R	Campbell Center LLC	979,600	979,600	979,297	303
64	64-09-23-435-886.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-437-003.000-004	R	Mic Dea Llc	123,900	123,900	123,900	-
64	64-09-23-437-007.000-004	R	58 Campbell LLC	290,900	290,900	290,900	-
64	64-09-23-437-010.000-004	R	Ahead LLC	1,000	1,000	-	1,000
64	64-09-23-437-011.000-004	R	Jet Development Llc	51,600	51,600	49,215	2,385
64	64-09-23-437-013.000-004	R	58 Campbell LLC	100	100	-	100
64	64-09-23-437-014.000-004	R	JET Development LLC	35,100	35,100	17,039	18,061
64	64-09-23-437-015.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-23-437-016.000-004	R	Ahead LLC	3,800	3,800	-	3,800
64	64-09-23-437-018.000-004	R	Jet Development Llc	15,800	15,800	-	15,800
64	64-09-23-437-020.000-004	R	Jeer Enterprises LLC	477,200	343,417	334,603	8,814
64	64-09-23-437-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-309-001.000-004	R	Bennett Bryan C & Kari K/H&W	638,200	382,580	382,580	-
64	64-09-24-309-002.000-004	R	Abbott Roxane Hope Taylor	183,400	75,960	75,960	-
64	64-09-24-309-005.000-004	R	Wong Joint Revocable Trust	189,200	90,730	90,730	-
64	64-09-24-309-006.000-004	R	JPJLAL LLC	145,600	145,600	145,600	-
64	64-09-24-309-007.000-004	R	Odum Megan A	326,200	187,575	185,436	2,139
64	64-09-24-309-008.000-004	R	Forszt Michael J & Mark J/Tc	252,200	252,200	252,200	-
64	64-09-24-309-009.000-004	R	Valparaiso City Of	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-309-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-309-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-310-001.000-004	R	Inc	1,516,400	-	-	-
64	64-09-24-310-002.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-310-003.000-004	R	VCP 58 Jefferson LLC	225,200	225,200	225,200	-
64	64-09-24-310-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-002.000-004	R	Bpo Elks 500 Valparaiso Lodge	287,200	-	-	-
64	64-09-24-312-003.000-004	R	First Partners	168,400	168,400	168,400	-
64	64-09-24-312-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-005.000-004	R	Commerce I	589,900	191,857	185,003	6,854
64	64-09-24-312-008.000-004	R	First Partners	1,679,400	1,679,400	1,679,400	-
64	64-09-24-313-001.000-004	R	Gen Telephone Co Of In Inc	540,900	540,900	540,900	-
64	64-09-24-313-002.000-004	R	Telephony Leases LLC	174,400	174,400	173,135	1,265
64	64-09-24-313-003.000-004	R	Doolittle Holdings LLC	241,200	241,200	241,200	-
64	64-09-24-313-004.000-004	R	Juliana/H&W	173,000	173,000	173,000	-
64	64-09-24-313-006.000-004	R	Blaney Kenneth Sr	298,600	298,600	298,600	-
64	64-09-24-313-007.000-004	R	50% & Slaw	473,100	473,100	473,100	-
64	64-09-24-313-008.000-004	R	Party of 8 LLC	307,500	307,500	307,500	-
64	64-09-24-313-009.000-004	R	68 Lincolnway LLC	268,100	268,100	268,100	-
64	64-09-24-313-010.000-004	R	GG & C Properties LLC	492,300	492,300	492,300	-
64	64-09-24-313-011.000-004	R	Vinci Inc	294,100	294,100	294,100	-
64	64-09-24-313-012.000-004	R	Michelle A/JT	279,700	279,700	279,700	-
64	64-09-24-313-013.000-004	R	Brian/Jt	366,100	288,550	287,789	761
64	64-09-24-313-014.000-004	R	Agape I Llc	464,900	464,900	464,900	-
64	64-09-24-313-016.000-004	R	Zosso Tammy J	528,100	528,100	528,100	-
64	64-09-24-313-017.000-004	R	P & V, LLC	121,600	121,600	121,600	-
64	64-09-24-313-018.000-004	R	Alma Properties LLC	246,500	246,500	246,500	-
64	64-09-24-313-019.000-004	R	Alma Properties LLC	8,300	8,300	-	8,300
64	64-09-24-317-001.000-004	R	Whaling Matty & Dena/H&W	578,600	343,840	343,840	-
64	64-09-24-317-002.000-004	R	Frataccia Priscilla K	615,500	367,825	367,825	-
64	64-09-24-317-003.000-004	R	Joint Re	480,800	280,270	280,270	-
64	64-09-24-317-004.000-004	R	Jacobsen 2020 Joint Trust	570,800	341,770	341,770	-
64	64-09-24-334-001.000-004	R	Thorgren Tyler E Revocable Trust	580,000	344,750	344,750	-
64	64-09-24-334-002.000-004	R	J/H&W	422,000	242,050	242,050	-
64	64-09-24-334-003.000-004	R	Valparaiso	105,600	-	-	-
64	64-09-24-334-004.000-004	R	Valpara	89,800	-	-	-
64	64-09-24-334-005.000-004	R	Valparaiso	48,400	-	-	-
64	64-09-24-334-006.000-004	R	Inc	521,300	-	-	-
64	64-09-24-334-007.000-004	R	Valparaiso	1,331,700	-	-	-
64	64-09-24-338-001.000-004	R	Geary Real Estate LLC	117,200	117,200	117,200	-
64	64-09-24-338-002.000-004	R	Stonehill Keven E	146,300	146,300	146,300	-
64	64-09-24-338-003.000-004	R	Michelle A &	169,700	169,700	169,700	-
64	64-09-24-338-004.000-004	R	Silcott Brent W	300,100	300,100	300,100	-
64	64-09-24-338-005.000-004	R	Mason David A	125,500	125,500	125,500	-
64	64-09-24-338-006.000-004	R	Alma Properties Llc	241,600	241,600	241,600	-

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**List of All Individual Components in Each Allocation Area
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Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-09-24-338-007.000-004	R	15 Franklin LLC	600,400	600,400	592,515	7,885
64	64-09-24-338-008.000-004	R	A/H&W	106,200	106,200	106,200	-
64	64-09-24-338-009.000-004	R	VTOWN LLC	327,100	327,100	327,100	-
64	64-09-24-338-010.000-004	R	3 Lincolnway LLC	392,100	392,100	391,186	914
64	64-09-24-338-011.000-004	R	5 Lincolnway LLC	383,500	383,500	383,500	-
64	64-09-24-338-012.000-004	R	Kuchta Sandra S Living Trust	359,900	359,900	359,900	-
64	64-09-24-338-013.000-004	R	Agape III LLC	354,400	354,400	354,400	-
64	64-09-24-338-014.000-004	R	Butterfield David A	362,000	362,000	361,057	943
64	64-09-24-338-015.000-004	R	Greek Empire LLC	180,100	180,100	180,100	-
64	64-09-24-338-016.000-004	R	Courthouse Square Lofts Llc	403,200	403,200	403,200	-
64	64-09-24-338-017.000-004	R	OEFM LLC	383,300	383,300	383,300	-
64	64-09-24-338-018.000-004	R	GLM LLC	388,500	58,275	58,275	-
64	64-09-24-338-019.000-004	R	GLM LLC	367,800	55,170	55,170	-
64	64-09-24-338-020.000-004	R	21 Lincolnway LLC	348,700	348,700	348,700	-
64	64-09-24-338-021.000-004	R	23 Lincolnway LLC	375,700	375,700	375,700	-
64	64-09-24-342-001.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-343-003.000-004	R	Fifty Seven Franklin Group LLC	1,947,500	1,947,500	1,947,500	-
64	64-09-24-343-011.000-004	R	Fifty Seven Franklin Group LLC	169,500	169,500	169,500	-
64	64-09-24-351-001.000-004	R	Brandy Dennis & Phyllis/H&W	271,100	271,100	271,100	-
64	64-09-24-351-002.000-004	R	Valparaiso Partners Llc	620,300	620,300	620,300	-
64	64-09-24-351-003.000-004	R	Valparaiso Partners Llc	177,100	177,100	177,100	-
64	64-09-24-351-004.000-004	R	YOUR Insurance Inc	255,000	255,000	255,000	-
64	64-09-24-351-005.000-004	R	A & J Development Inc	144,600	144,600	143,713	887
64	64-09-24-351-006.000-004	R	A & J Development Inc	113,300	113,300	112,649	651
64	64-09-24-351-007.000-004	R	Partnership	504,600	504,600	504,289	311
64	64-09-24-376-007.000-004	R	Commission	-	-	-	-
64	64-09-24-376-008.000-004	R	Commission	-	-	-	-
64	64-09-24-377-003.000-004	R	Fifty Seven Franklin Group LLC	87,000	87,000	87,000	-
64	64-09-24-377-007.000-004	R	Porter County Commissioners	-	-	-	-
64	64-10-32-301-001.000-029	R	MM Valpo LLC	11,058,500	11,058,500	80,960	10,977,540
64	64-10-32-301-002.000-029	R	Pratt Paper (IN) LLC	17,528,100	11,987,169	3,192	11,983,977
64	64-10-32-400-005.000-029	R	Pratt Paper (IN) LLC	464,700	464,700	-	464,700
64	64-10-32-400-008.000-029	R	Pratt Properties II LLC	5,100	5,100	-	5,100
64	64-10-17-126-002.000-029	R	SJBZ Porter Holdings LLC	23,500	23,500	685	22,815
64	64-10-17-126-003.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-128-001.000-029	R	VPAH Lakes Property LLC	1,916,400	989,120	28,840	960,280
64	64-10-17-151-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-151-008.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-177-002.000-029	R	SJBZ Porter Holdings LLC	24,600	24,600	769	23,831
64	64-10-17-201-021.000-029	R	SJBZ Porter Holdings LLC	4,600	4,600	134	4,466
64	64-10-17-201-022.000-029	R	SJBZ Porter Holdings LLC	7,800	7,800	227	7,573
64	64-10-17-201-023.000-029	R	SJBZ Porter Holdings LLC	2,000	2,000	58	1,942
64	64-10-17-202-001.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-251-005.000-029	R	SJBZ Porter Holdings LLC	7,700	7,700	240	7,460
64	64-10-17-251-006.000-029	R	ET Valparaiso LLC	294,100	294,100	8,581	285,519
64	64-10-17-251-007.000-029	R	ET Valparaiso LLC	1,826,000	1,826,000	53,270	1,772,730

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-17-252-001.000-029	R	ET Valparaiso LLC	6,138,700	6,138,700	178,987	5,959,713
64	64-10-17-301-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-428-001.000-029	R	Valparaiso	11,400	11,400	357	11,043
64	64-10-20-102-017.000-029	R	Ocean Life Investments LLC	-	-	-	-
64	64-10-20-102-018.000-029	R	IVA Properties LLC	241,100	241,100	151,608	89,492
64	64-10-20-102-019.000-029	R	AKB Holdings LLC	307,700	307,700	137,434	170,266
64	64-10-20-102-020.000-029	R	Blaney Kenneth P Sr	260,400	260,400	146,234	114,166
64	64-10-20-102-021.000-029	R	Duneland Management LLC	173,900	173,900	173,900	-
64	64-10-20-102-022.000-029	R	Yoder Custom Design LLC	205,700	205,700	5,998	199,702
64	64-10-20-102-023.000-029	R	Company	-	-	-	-
64	64-10-20-102-024.000-029	R	Value Flooring Inc	293,600	293,600	291,454	2,146
64	64-10-20-102-025.000-029	R	Company	1,015,900	1,015,900	29,621	986,279
64	64-10-20-102-026.000-029	R	Ocean Life Investments LLC	230,000	230,000	6,706	223,294
64	64-10-20-103-001.000-029	R	R & S Valpo Properties LLC	264,300	264,300	169,428	94,872
64	64-10-20-103-002.000-029	R	Lifestyle Properties Llc	293,900	293,900	219,495	74,405
64	64-10-20-103-003.000-029	R	Living Trust	202,500	202,500	104,498	98,002
64	64-10-20-103-004.000-029	R	Magnatrust Llc	266,800	266,800	38,807	227,993
64	64-10-20-103-005.000-029	R	Magnatrust LLC	234,800	234,800	38,720	196,080
64	64-10-20-103-006.000-029	R	Magnatrust Llc	94,900	94,900	29,889	65,011
64	64-10-20-103-007.000-029	R	Magnatrust LLC	94,600	94,600	30,082	64,518
64	64-10-20-127-005.000-029	R	Vansland2 LLC	23,600	23,600	23,600	-
64	64-10-20-128-001.000-029	R	Lifestyle Properties	1,231,700	1,231,700	1,231,700	-
64	64-10-20-176-002.000-029	R	Meijer Stores Limited Partnership	10,291,400	10,291,400	4,296,601	9,991,332
64	64-10-20-203-001.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-20-203-002.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-20-203-003.000-029	R	SP Porters Vale LLC	1,300	1,300	543	1,261
64	64-10-20-251-004.000-029	R	LLC	5,694,000	5,694,000	5,680,852	1,686,580
64	64-10-20-251-005.000-029	R	SP Porters Vale LLC	249,100	249,100	249,100	-
64	64-10-20-251-006.000-029	R	SP Porters Vale LLC	3,789,300	3,789,300	2,280,431	2,514,781
64	64-10-20-251-007.000-029	R	SP Porters Vale LLC	3,100	3,100	1,301	2,998
64	64-10-20-252-002.000-029	R	SP Porters Vale LLC	20,668,800	20,668,800	9,050,637	19,363,605
64	64-10-20-252-004.000-029	R	Meijer Stores Limited Partnership	165,000	165,000	68,887	160,189
64	64-10-20-301-003.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-20-301-004.000-029	R	Shree JI Properties LLC	1,342,200	1,342,200	1,342,200	-
64	64-10-20-301-005.000-029	R	Valpo Ventures LLC	357,800	357,800	10,432	347,368
64	64-10-20-301-006.000-029	R	LaPorte Center Association Inc	15,900	15,900	3,728	12,172
64	64-10-20-302-003.000-029	R	Valert Properties LLC	1,004,900	1,004,900	90,009	914,891
64	64-10-20-302-005.000-029	R	CFT NV Developments LLC	658,100	658,100	26,333	631,767
64	64-10-20-302-006.000-029	R	Family Express Corp	804,600	804,600	32,271	772,329
64	64-10-20-303-003.000-029	R	IRC Valparaiso Walk LLC	-	-	-	-
64	64-10-20-303-004.000-029	R	Aldi (Indiana) Lp	1,372,600	1,372,600	196,669	1,175,931
64	64-10-20-304-001.000-029	R	IRC Valparaiso Walk LLC	9,071,600	9,071,600	1,189,496	7,882,104
64	64-10-20-304-002.000-029	R	IRC Valparaiso Walk LLC	1,059,700	1,059,700	30,898	1,028,802
64	64-10-20-304-003.000-029	R	IRC Valparaiso Walk LLC	1,157,600	1,157,600	271,349	886,251
64	64-10-20-304-004.000-029	R	IRC Valparaiso Walk LLC	448,100	448,100	13,065	435,035
64	64-10-20-326-001.000-029	R	LLC	536,900	536,900	17,906	518,994

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County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-20-326-002.000-029	R	BMD Porters Vale LLC	1,900	1,900	1,900	-
64	64-10-20-327-001.000-029	R	Franciscan Alliance Inc	213,000	213,000	213,000	-
64	64-10-20-351-001.000-029	R	Menard Inc	138,000	138,000	138,000	-
64	64-10-20-351-005.000-029	R	Menard Inc	10,166,300	10,166,300	854,445	9,311,855
64	64-10-20-376-002.000-029	R	Franciscan Alliance Inc	279,700	279,700	279,700	-
64	64-10-20-401-001.000-029	R	Meijer Stores Limited Partnership	930,900	930,900	390,820	900,134
64	64-10-20-403-005.000-029	R	Of Washin	1,856,000	-	-	-
64	64-10-20-403-006.000-029	R	Washington To	234,100	-	-	-
64	64-10-20-426-001.000-029	R	Washington Tw	662,800	-	-	-
64	64-10-20-426-003.000-029	R	SP Porters Vale LLC	1,600	1,600	1,600	-
64	64-10-29-101-001.000-029	R	Regional Federal Credit Union	714,700	714,700	39,985	674,715
64	64-10-29-101-002.000-029	R	Regional Federal Credit Union	1,500	1,500	1,261	239
64	64-10-29-101-003.000-029	R	Bucher Holding LLC	1,100,000	1,100,000	114,861	985,139
64	64-10-29-101-004.000-029	R	Executive Center LLC	670,900	670,900	122,242	548,658
64	64-10-29-101-005.000-029	R	A Trust	2,200	2,200	1,109	1,091
64	64-10-29-101-006.000-029	R	A Trust	8,900	8,900	8,248	652
64	64-10-29-102-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-102-002.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-002.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-003.000-029	R	College o	-	-	-	-
64	64-10-29-126-004.000-029	R	College o	-	-	-	-
64	64-10-29-127-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-127-002.000-029	R	East Valparaiso Llc	2,752,700	2,752,700	118,060	2,634,640
64	64-10-29-127-003.000-029	R	St Mary Medical Center Inc	175,800	175,800	14,327	161,473
64	64-10-29-127-004.000-029	R	College o	-	-	-	-
64	64-10-29-128-002.000-029	R	TFD LLC	2,288,300	2,288,300	68,673	2,219,627
64	64-10-29-128-003.000-029	R	LLC	1,026,400	1,026,400	49,238	977,162
64	64-10-29-128-004.000-029	R	Vogt Robert A	692,000	692,000	21,025	670,975
64	64-10-29-151-001.000-029	R	Ma Durga Hospitality Inc	33,900	33,900	2,400	31,500
64	64-10-29-152-001.000-029	R	Sisusaaz LLC	1,773,600	1,773,600	71,446	1,702,154
64	64-10-29-152-002.000-029	R	Belden LLC	246,000	246,000	20,320	225,680
64	64-10-29-152-003.000-029	R	Stowers Properties LLC	923,100	787,896	56,354	731,542
64	64-10-29-152-004.000-029	R	Prabhudas LLC	-	-	-	-
64	64-10-29-152-005.000-029	R	America FLCA	443,100	443,100	22,483	420,617
64	64-10-29-152-008.000-029	R	Northern Ind Public Service Co	157,600	157,600	13,919	143,681
64	64-10-29-152-009.000-029	R	Lake County Trust 6086	2,909,900	2,909,900	113,130	2,796,770
64	64-10-29-152-010.000-029	R	Lake County Trust 6086	96,900	96,900	3,837	93,063
64	64-10-29-152-011.000-029	R	Haribol LLC	2,578,600	2,578,600	412,267	2,166,333
64	64-10-29-152-012.000-029	R	Eastport Centre Association Inc	5,300	5,300	183	5,117
64	64-10-29-153-001.000-029	R	Barr Touch Holdings LLC	65,300	65,300	3,205	62,095
64	64-10-29-153-002.000-029	R	Ent Building Llc	535,100	535,100	38,639	496,461
64	64-10-29-153-003.000-029	R	Barr Touch Holdings LLC	2,193,400	2,193,400	1,358,099	835,301
64	64-10-29-154-001.000-029	R	Prabhudas LLC	377,000	377,000	10,992	366,008
64	64-10-29-154-002.000-029	R	Indiana Land Trust #120977	75,000	75,000	2,187	72,813
64	64-10-29-176-001.000-029	R	RTS Development LLC	1,022,900	1,022,900	75,985	946,915

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-176-002.000-029	R	Mislenkov Enterprises Llc	1,329,100	1,329,100	822,319	506,781
64	64-10-29-177-001.000-029	R	Inc	188,300	-	-	-
64	64-10-29-177-002.000-029	R	Inc	732,100	-	-	-
64	64-10-29-177-003.000-029	R	Flexware Properties North LLC	1,382,900	1,382,900	55,683	1,327,217
64	64-10-29-177-004.000-029	R	Eastport Centre Association Inc	1,500	1,500	139	1,361
64	64-10-29-177-005.000-029	R	H-S Venture Llc	293,200	293,200	284,750	8,450
64	64-10-29-177-006.000-029	R	GMMB Buildings LLC	392,600	392,600	25,566	367,034
64	64-10-29-177-011.000-029	R	North Am	1,212,200	1,212,200	44,646	1,167,554
64	64-10-29-178-001.000-029	R	Big Dogs LLC	896,200	896,200	896,200	-
64	64-10-29-178-002.000-029	R	PK Industrial LLC	832,300	832,300	154,142	678,158
64	64-10-29-201-001.000-029	R	Chester Inc	1,473,800	1,473,800	103,914	1,369,886
64	64-10-29-201-003.000-029	R	A5 Properties LLC	948,200	541,040	18,504	522,536
64	64-10-29-201-004.000-029	R	1011 Penn LLC	185,800	185,800	7,088	178,712
64	64-10-29-201-005.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-201-006.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-202-001.000-029	R	McAfee Animal Hospital LLC	761,900	761,900	57,839	704,061
64	64-10-29-202-002.000-029	R	FLS Properties LLC	451,300	451,300	16,717	434,583
64	64-10-29-203-001.000-029	R	J and N Realty LLC	170,400	170,400	8,873	161,527
64	64-10-29-203-002.000-029	R	J & N Realty LLC	1,188,500	1,188,500	54,923	1,133,577
64	64-10-29-203-003.000-029	R	South Shore Medical LLC	681,900	681,900	32,230	649,670
64	64-10-29-221-001.000-029	R	PK Industrial LLC	18,400	18,400	9,477	17,846
64	64-10-29-221-002.000-029	R	Bowman Properties LLC	495,100	495,100	14,436	480,664
64	64-10-29-221-003.000-029	R	Commission	-	-	-	-
64	64-10-29-221-004.000-029	R	Commission	-	-	-	-
64	64-10-29-221-801.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-221-802.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-251-001.000-029	R	Mislenkov Danny	1,180,900	356,660	13,635	343,025
64	64-10-29-252-001.000-029	R	South Shore Medical LLC	69,900	69,900	3,410	66,490
64	64-10-29-252-002.000-029	R	Scientific Holdings LLC	830,600	830,600	33,938	796,662
64	64-10-29-252-003.000-029	R	Stamina Chemical LLC	680,500	680,500	31,327	649,173
64	64-10-29-252-004.000-029	R	Stamina Chemical LLC	2,184,900	1,376,340	44,743	1,331,597
64	64-10-29-252-005.000-029	R	Stamina Chemical LLC	83,400	83,400	3,697	79,703
64	64-10-29-252-008.000-029	R	PKI3 LLC	1,246,300	1,246,300	1,097,100	298,401
64	64-10-29-252-009.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-29-252-010.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-29-252-011.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-29-253-003.000-029	R	LLC	618,800	618,800	457,422	161,378
64	64-10-29-253-004.000-029	R	1251 Transport Drive LLC	618,800	618,800	457,422	161,378
64	64-10-29-253-005.000-029	R	1251 Transport Drive LLC	181,400	181,400	181,400	-
64	64-10-29-301-001.000-029	R	ASAA Holding Company LLC	399,700	399,700	239,043	160,657
64	64-09-12-351-006.000-004	R	Redevelopment Commiss	-	-	-	-
64	64-09-12-351-013.000-004	R	Valparaiso	8,000	-	-	-
64	64-09-12-351-015.000-004	R	Christ Lutheran Church	198,300	-	-	-
64	64-09-12-351-016.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-12-351-017.000-004	R	Valparaiso	1,100	-	-	-
64	64-09-12-352-001.000-004	R	Life	268,700	147,155	147,143	12

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-09-12-352-002.000-004	R	and Recre	-	-	-	-
64	64-09-12-352-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-426-006.000-004	R	Valparaiso	1,219,900	-	-	-
64	64-09-12-426-008.000-004	R	Urschel Development Corp	-	-	-	-
64	64-09-12-426-009.000-004	R	Urschel Development Corp	1,862,600	1,862,600	1,862,600	-
64	64-09-12-427-001.000-004	R	Association of Va	257,500	-	-	-
64	64-09-12-451-001.000-004	R	Central Reg	-	-	-	-
64	64-09-12-476-006.000-004	R	Vale Park Village Apartments LLC	5,664,700	5,664,700	5,664,700	-
64	64-09-12-476-007.000-004	R	Vale Park Development Lic	691,300	691,300	691,300	-
64	64-09-12-476-008.000-004	R	Vale Park Development Lic	906,500	906,500	906,500	-
64	64-09-12-476-009.000-004	R	Vale Park Development Lic	118,600	118,600	118,522	78
64	64-09-12-476-010.000-004	R	Vale Park Development Lic	115,900	115,900	115,823	77
64	64-09-12-476-011.000-004	R	Vale Park Development LLC	53,300	53,300	53,265	35
64	64-09-12-476-883.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-476-901.000-004	R	Taxcompliance De	-	-	-	-
64	64-09-12-476-902.000-004	R	Indiana Federal Savings & Loan	-	-	-	-
64	64-09-12-477-001.000-004	R	Vale Park Development LLC	824,300	824,300	823,755	545
64	64-09-12-477-002.000-004	R	Vale Park Development LLC	69,900	69,900	69,854	46
64	64-09-12-477-003.000-004	R	Valparaiso Retail LLC	608,300	608,300	607,898	402
64	64-09-12-477-004.000-004	R	Vale Park Development LLC	84,600	84,600	84,544	56
64	64-09-12-478-001.000-004	R	Vale Park Development Lic	451,500	451,500	451,202	298
64	64-09-12-478-002.000-004	R	Vale Park Development Lic	60,700	60,700	60,660	40
64	64-09-13-201-001.000-004	R	Aurora View LP	785,700	-	-	-
64	64-09-13-201-002.000-004	R	Porter-Starke Services Inc	302,900	-	-	-
64	64-09-13-201-003.000-004	R	Porter Cou	248,300	-	-	-
64	64-09-13-201-004.000-004	R	Porter Cou	1,180,800	-	-	-
64	64-09-13-201-006.000-004	R	Foundation In	240,000	-	-	-
64	64-09-13-201-007.000-004	R	Porter Cou	461,700	-	-	-
64	64-09-13-201-008.000-004	R	Darts Three LLC	452,300	452,300	452,300	-
64	64-09-13-201-009.000-004	R	Vale Park Medical LLC	571,200	571,200	570,822	378
64	64-09-13-201-010.000-004	R	Vale Park Medical LLC	44,600	44,600	44,571	29
64	64-09-13-201-011.000-004	R	Vale Park Medical LLC	968,200	968,200	967,560	640
64	64-09-13-201-012.000-004	R	Vale Park Medical LLC	76,600	76,600	76,549	51
64	64-09-13-201-013.000-004	R	Wehle Realty LLC	413,200	413,200	413,200	-
64	64-09-13-201-014.000-004	R	HealthLinc Inc	-	-	-	-
64	64-09-13-202-001.000-004	R	Pablo Realty LLC	615,900	615,900	615,900	-
64	64-09-13-202-002.000-004	R	Buck Stephen R & Jill L/H&W	350,600	350,600	350,600	-
64	64-09-13-202-003.000-004	R	Wheeland Mark R & Juliea/H&W	211,500	211,500	211,360	140
64	64-09-13-202-004.000-004	R	501 Wall LLC	620,700	620,700	620,700	-
64	64-09-13-202-005.000-004	R	Jdj Realty Investments Llc	266,700	266,700	266,700	-
64	64-09-13-202-006.000-004	R	Porter Starke Services INC	756,000	-	-	-
64	64-09-13-203-001.000-004	R	401 Wall Street LLC	97,500	97,500	97,500	-
64	64-09-13-203-002.000-004	R	Wiese Kurt A	113,600	113,600	113,600	-
64	64-09-13-203-003.000-004	R	Kassar Amer	129,900	129,900	129,900	-
64	64-09-13-203-004.000-004	R	Agreement	81,200	81,200	81,200	-
64	64-09-13-203-005.000-004	R	R/H&W	89,400	89,400	89,400	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-203-006.000-004	R	Anuradha/H&W	89,400	89,400	89,400	-
64	64-09-13-203-007.000-004	R	Living Trust	81,200	81,200	81,146	54
64	64-09-13-203-008.000-004	R	Living Trust	73,200	73,200	73,152	48
64	64-09-13-203-009.000-004	R	Vale Park Medical Center	48,800	48,800	48,768	32
64	64-09-13-203-010.000-004	R	Vale Park Medical Center	28,900	28,900	28,881	19
64	64-09-13-204-001.000-004	R	VAV Operations LLC	480,700	480,700	480,700	-
64	64-09-13-204-003.000-004	R	Porter-Starke Services Inc	99,000	99,000	99,000	-
64	64-09-13-204-004.000-004	R	Porter Starke Services	235,800	-	-	-
64	64-09-13-204-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-204-006.000-004	R	Shaffer John	246,300	246,300	246,300	-
64	64-09-13-204-007.000-004	R	Porter-Starke Services Inc	321,700	-	-	-
64	64-09-13-204-008.000-004	R	2501 Cumberland Llc	605,400	605,400	605,400	-
64	64-09-13-204-009.000-004	R	Porter-Starke Services Inc	376,200	-	-	-
64	64-09-13-204-010.000-004	R	Porter Starke Services Of Indiana	442,600	-	-	-
64	64-09-13-204-011.000-004	R	Porter-Starke Services Inc	273,900	273,900	273,900	-
64	64-09-13-204-012.000-004	R	VAV Operations LLC	16,800	16,800	16,789	11
64	64-09-13-205-001.000-004	R	HealthLinc Inc	-	-	-	-
64	64-09-13-205-002.000-004	R	Commission	-	-	-	-
64	64-09-13-206-001.000-004	R	HealthLinc Inc	1,046,800	1,046,800	1,046,108	692
64	64-09-13-226-001.000-004	R	Next Generation Investments LLC	1,332,800	1,332,800	1,332,800	-
64	64-09-13-226-004.000-004	R	Partnership	916,600	916,600	916,600	-
64	64-09-13-226-006.000-004	R	A&M Building LLC	788,400	788,400	788,400	-
64	64-09-13-226-007.000-004	R	Nbd Bank	548,200	548,200	548,200	-
64	64-09-13-226-012.000-004	R	Fin Offi	2,426,300	731,400	730,917	483
64	64-09-13-226-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-227-001.000-004	R	Michael Drone DDS LLC	107,500	107,500	107,500	-
64	64-09-13-227-002.000-004	R	Michael Drone DDS LLC	107,300	107,300	107,300	-
64	64-09-13-227-003.000-004	R	Michael Drone DDS LLC	108,200	108,200	108,200	-
64	64-09-13-227-004.000-004	R	Trust	107,400	107,400	107,400	-
64	64-09-13-228-002.000-004	R	Est Tax	135,200	135,200	135,200	-
64	64-09-13-228-003.000-004	R	Hitz Larry D	33,900	33,900	33,878	22
64	64-09-13-228-006.000-004	R	Josephine H Tr	342,000	342,000	342,000	-
64	64-09-13-228-007.000-004	R	EYM Realty of Indiana LLC	398,400	398,400	398,400	-
64	64-09-13-228-008.000-004	R	Family Express Corporation	161,000	161,000	160,894	106
64	64-09-13-228-010.000-004	R	Management LLC	180,100	180,100	179,981	119
64	64-09-13-228-011.000-004	R	Management LLC	175,600	175,600	175,600	-
64	64-09-13-228-012.000-004	R	Management LLC	23,100	23,100	23,085	15
64	64-09-13-228-013.000-004	R	Family Express Corporation	14,100	14,100	14,091	9
64	64-09-13-228-015.000-004	R	Haresh Prithyani LLC	358,700	358,700	358,700	-
64	64-09-13-228-016.000-004	R	CPC Holdings LLC	479,700	479,700	479,700	-
64	64-09-13-228-017.000-004	R	Hitz Larry D	485,800	485,800	485,800	-
64	64-09-13-228-018.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-13-228-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-229-001.000-004	R	Family Express Corporation	959,200	959,200	959,200	-
64	64-09-13-229-002.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-230-001.000-004	R	UHV LLC	93,100	93,100	93,038	62

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-09-13-230-002.000-004	R	UHV LLC	119,700	119,700	119,621	79
64	64-09-13-230-003.000-004	R	UHV LLC	76,500	76,500	76,449	51
64	64-09-13-230-004.000-004	R	UHV LLC	66,500	66,500	66,456	44
64	64-09-13-230-005.000-004	R	UHV LLC	199,300	199,300	199,168	132
64	64-09-13-230-006.000-004	R	Valpo Mob LLC	208,200	208,200	208,062	138
64	64-09-13-230-007.000-004	R	UHV LLC	113,100	113,100	113,025	75
64	64-09-13-276-001.000-004	R	First Partners	554,000	554,000	554,000	-
64	64-09-13-276-004.000-004	R	2107 N Calumet Ave LLC	596,400	596,400	596,400	-
64	64-09-13-276-005.000-004	R	Bakery Building LLC	255,500	255,500	255,500	-
64	64-09-13-278-001.000-004	R	CPC Holdings LLC	184,100	184,100	183,978	122
64	64-09-13-278-002.000-004	R	CPC Holdings LLC	172,500	172,500	172,386	114
64	64-09-13-278-003.000-004	R	Desert Streams Llc	539,600	539,600	539,600	-
64	64-09-13-278-004.000-004	R	P & A LLC	391,300	391,300	391,300	-
64	64-09-13-278-005.000-004	R	Advocates Inc	365,400	-	-	-
64	64-09-13-278-012.000-004	R	CPC Holdings LLC	143,800	143,800	143,705	95
64	64-09-13-278-013.000-004	R	CPC Holdings LLC	143,300	143,300	143,300	-
64	64-09-13-278-014.000-004	R	CPC Holdings LLC	207,700	207,700	207,563	137
64	64-09-13-278-015.000-004	R	CPC Holdings LLC	433,600	433,600	433,600	-
64	64-09-13-278-016.000-004	R	Reason Bell Properties	500	500	466	34
64	64-09-13-278-017.000-004	R	Mgmt Corp #1	400	400	373	27
64	64-09-13-278-019.000-004	R	B & H Real Estate LLC	947,100	947,100	946,897	203
64	64-09-13-278-020.000-004	R	CPC Holdings LLC	195,100	195,100	194,971	129
64	64-09-13-278-021.000-004	R	CPC Holdings LLC	159,500	159,500	159,500	-
64	64-09-13-278-022.000-004	R	R&H LLC	219,600	219,600	219,600	-
64	64-09-13-278-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-278-888.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-279-001.000-004	R	Behrend Management LLC	210,000	210,000	209,861	139
64	64-09-13-279-002.000-004	R	Behrend Management LLC	218,800	218,800	218,655	145
64	64-09-13-279-003.000-004	R	Behrend Management LLC	210,300	210,300	210,161	139
64	64-09-13-279-004.000-004	R	Behrend Management LLC	207,000	207,000	207,000	-
64	64-09-13-279-005.000-004	R	Behrend Management LLC	213,100	213,100	213,100	-
64	64-09-13-279-006.000-004	R	Behrend Management LLC	212,400	212,400	212,400	-
64	64-09-13-280-003.000-004	R	Bland Leon & Vanessa/H&W	159,400	159,400	159,295	105
64	64-09-13-280-004.000-004	R	Connors Gary H	175,300	175,300	175,184	116
64	64-09-13-280-005.000-004	R	L/H&W	257,300	257,300	257,130	170
64	64-09-13-280-007.000-004	R	Real Estate	949,400	949,400	949,400	-
64	64-09-13-280-008.000-004	R	Nondorf Gary A & Mona D/H&W	258,400	258,400	258,229	171
64	64-09-13-280-009.000-004	R	Estate LLC	1,098,000	1,098,000	1,098,000	-
64	64-09-13-280-010.000-004	R	Allen Kenneth J	304,900	304,900	304,900	-
64	64-09-13-280-011.000-004	R	WP Times LLC	1,293,600	1,293,600	1,293,600	-
64	64-09-13-280-014.000-004	R	Ratnayake Tikiri	-	-	-	-
64	64-09-13-280-015.000-004	R	McDonald's Corporation	-	-	-	-
64	64-09-13-280-016.000-004	R	McDonald's Corporation	-	-	-	-
64	64-09-13-280-017.000-004	R	McDonald's Corporation	-	-	-	-
64	64-09-13-280-018.000-004	R	McDonald's Corporation	-	-	-	-
64	64-09-13-280-019.000-004	R	Ratnayake Tikiri	275,400	275,400	275,218	182

**CITY OF VALPARAISO
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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-281-001.000-004	R	CPC Holdings LLC	135,300	135,300	135,211	89
64	64-09-13-281-002.000-004	R	CPC Holdings LLC	213,700	213,700	213,700	-
64	64-09-13-282-001.000-004	R	McDonald's Corporation	469,700	469,700	469,389	311
64	64-10-07-133-003.000-004	R	Flint Lake Village Commercial Llc	600	600	559	41
64	64-10-07-134-001.000-004	R	Morgan Frank S & Sandra L/H&W	317,400	174,060	174,060	-
64	64-10-07-134-002.000-004	R	Frick Willard E & Virginia E/H&W	219,700	96,555	96,555	-
64	64-10-07-134-003.000-004	R	Weil Patrick D & Patrice S/H&W	252,500	131,875	131,875	-
64	64-10-07-134-004.000-004	R	L/H&W	231,800	118,420	118,420	-
64	64-10-07-134-005.000-004	R	MSLEE Rental Properties LLC	252,900	252,900	252,828	72
64	64-10-07-134-006.000-004	R	Thoreson Carol A	278,600	148,840	148,840	-
64	64-10-07-134-007.000-004	R	Parker Donna J	256,300	134,345	134,345	-
64	64-10-07-134-008.000-004	R	Lator Monica M	266,500	140,975	140,975	-
64	64-10-07-175-001.000-004	R	POA	-	-	-	-
64	64-10-07-175-002.000-004	R	George Judith R	242,000	125,050	125,050	-
64	64-10-07-175-003.000-004	R	Calhoon Ken & Linda/H&W	216,000	108,150	108,150	-
64	64-10-07-175-004.000-004	R	Keever Erin Bree	248,700	129,405	129,405	-
64	64-10-07-175-005.000-004	R	George Kenneth E	248,300	129,145	129,145	-
64	64-10-07-175-006.000-004	R	Pall Rena Kay Trust	239,600	126,490	126,490	-
64	64-10-07-175-007.000-004	R	M	259,000	139,100	139,100	-
64	64-10-07-175-008.000-004	R	Monroe Linda K	242,600	128,440	128,440	-
64	64-10-07-177-001.000-004	R	Flint Lake Village Commercial Llc	400	400	373	27
64	64-10-07-177-002.000-004	R	SE VALPO LLC	1,013,000	1,013,000	1,013,000	-
64	64-10-07-177-003.000-004	R	LLC	469,700	469,700	469,700	-
64	64-10-07-177-024.000-004	R	Ragland Ryan A	222,200	112,180	112,180	-
64	64-10-07-177-025.000-004	R	Nelson Lorene B	190,000	91,250	91,250	-
64	64-10-07-177-044.000-004	R	Thompson Lana S	205,600	101,390	101,390	-
64	64-10-07-177-045.000-004	R	Parikh Parth & Julianne C/H&W	292,200	289,200	289,200	-
64	64-10-07-177-046.000-004	R	Schnabel Scott A	188,300	90,145	90,145	-
64	64-10-07-177-047.000-004	R	Allen-Abulhassan Tina M	227,300	118,495	118,495	-
64	64-10-07-177-048.000-004	R	Pham Christine Diep	239,700	123,555	123,555	-
64	64-10-07-179-001.000-004	R	POA	-	-	-	-
64	64-10-07-180-017.000-004	R	Babcock Melody	176,600	68,540	68,540	-
64	64-10-07-180-018.000-004	R	Severe Richard	174,500	81,175	81,175	-
64	64-10-07-180-019.000-004	R	Bausor Marion L	179,600	84,490	84,490	-
64	64-10-07-180-020.000-004	R	Heckman Nancy J F	168,900	80,535	80,535	-
64	64-10-07-180-038.000-004	R	A/H&W	179,300	87,295	87,295	-
64	64-10-07-180-039.000-004	R	Crowley Joseph M	187,700	89,755	89,755	-
64	64-10-07-180-053.000-004	R	Costas Diane	13,300	13,300	13,291	9
64	64-10-07-180-055.000-004	R	Costas Diane	13,300	13,300	13,291	9
64	64-10-07-180-078.000-004	R	Costas Diane	194,100	194,100	194,100	-
64	64-10-07-180-079.000-004	R	Stibgen David D	231,500	118,225	118,225	-
64	64-10-07-180-080.000-004	R	Withrow Grace E	189,400	90,860	90,860	-
64	64-10-07-180-081.000-004	R	Winterhalter Joseph P	213,500	109,525	109,525	-
64	64-10-07-180-082.000-004	R	Modesto Robert L & Julie E/H&W	196,400	95,410	95,410	-
64	64-10-07-180-083.000-004	R	Schramlin Betsy A	193,200	79,330	79,330	-
64	64-10-07-180-084.000-004	R	J/H&W	210,300	90,445	90,445	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-07-180-085.000-004	R	Chocholek Brian J	191,500	92,225	92,225	-
64	64-10-07-180-086.000-004	R	Parker Justin M	199,500	100,425	100,425	-
64	64-10-07-180-087.000-004	R	Barthold Brian R	225,600	114,390	114,390	-
64	64-10-07-180-088.000-004	R	M/JT	210,700	107,705	107,705	-
64	64-10-07-180-089.000-004	R	Costas Diane	-	-	-	-
64	64-10-07-181-002.000-004	R	Gray Gary K & Donna M/H&W	265,600	143,390	143,390	-
64	64-10-07-181-003.000-004	R	Gray Steven J & Deborah A/H&W	260,700	140,205	140,205	-
64	64-10-07-181-004.000-004	R	Johnston Christiana J	276,200	147,280	147,280	-
64	64-10-07-181-005.000-004	R	Borovich Michael J	272,500	144,875	144,875	-
64	64-10-07-181-006.000-004	R	Bland 2021 Joint Trust	234,900	123,435	123,435	-
64	64-10-07-182-001.000-004	R	Flint Lake Village Commercial Llc	1,100	1,100	1,025	75
64	64-10-07-182-004.000-004	R	Flint Lake Village Commercial Llc	4,900	4,900	4,664	236
64	64-10-07-182-010.000-004	R	Forszt Mark J & Forszt Michael J	455,900	455,900	455,822	78
64	64-10-07-182-011.000-004	R	Valpo Development Group Llc	373,200	373,200	373,200	-
64	64-10-07-182-012.000-004	R	Banyan Group LLC	1,788,000	1,788,000	1,786,818	1,182
64	64-10-07-182-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-182-882.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-183-005.000-004	R	O'Quinn William & Debra/H&W	192,600	80,460	80,460	-
64	64-10-07-183-006.000-004	R	Felipa/H&W	275,500	149,825	149,825	-
64	64-10-07-183-007.000-004	R	Sparks Diane	258,900	136,035	136,035	-
64	64-10-07-183-008.000-004	R	Jevtic Marko	209,100	103,665	103,665	-
64	64-10-07-183-009.000-004	R	Sears Rosalie Family Trust	221,800	100,920	100,920	-
64	64-10-07-183-010.000-004	R	Havlin Jennifer Lynn	219,800	110,620	110,620	-
64	64-10-07-183-011.000-004	R	Bogner Teresa	241,100	124,465	124,465	-
64	64-10-07-183-012.000-004	R	Kusmierz Judith M	169,000	77,600	77,600	-
64	64-10-07-185-001.000-004	R	Guzman Maria G	224,800	113,870	113,870	-
64	64-10-07-185-002.000-004	R	Pflughaupt Jennif	232,400	121,810	121,810	-
64	64-10-07-185-003.000-004	R	Zahm William	218,100	109,515	109,515	-
64	64-10-07-185-004.000-004	R	King Jeffrey M & Danielle R/H&W	242,500	125,375	125,375	-
64	64-10-07-185-005.000-004	R	A/H&W	275,400	148,125	148,122	3
64	64-10-07-185-006.000-004	R	Burnside Matthew & Maritza/H&W	279,500	149,425	149,425	-
64	64-10-07-185-007.000-004	R	Majchrowicz Kara L	271,100	143,965	143,965	-
64	64-10-07-185-008.000-004	R	Perez Gabriel	264,000	139,350	139,350	-
64	64-10-07-185-009.000-004	R	Frost Tina M	224,500	116,675	116,675	-
64	64-10-07-185-010.000-004	R	Cram Kevin J & Kathi L/H&W	274,400	146,110	146,110	-
64	64-10-07-186-001.000-004	R	POA	-	-	-	-
64	64-10-07-186-002.000-004	R	Chavez Ronald D & Carol/H&W	197,600	83,710	83,710	-
64	64-10-07-186-003.000-004	R	Wescher Brett D & Cheryl A/H&W	203,000	99,700	99,700	-
64	64-10-07-186-004.000-004	R	Scalise Nicholas F	197,000	197,000	197,000	-
64	64-10-07-186-005.000-004	R	S/H&W	221,300	111,595	111,595	-
64	64-10-07-186-006.000-004	R	Stamper Laverne Deborah	199,000	100,100	100,100	-
64	64-10-07-186-007.000-004	R	Northlake Marketing LLC	199,500	199,500	199,500	-
64	64-10-07-186-008.000-004	R	Wible Matthew S	195,200	94,630	94,630	-
64	64-10-07-186-009.000-004	R	Gecas Richard F & Alice M/H&W	207,400	102,560	102,560	-
64	64-10-07-186-010.000-004	R	Orta Monica S	215,100	110,565	110,565	-
64	64-10-07-301-013.000-004	R	Vale Park Development Llc	-	-	-	-

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-301-014.000-004	R	Zheng Brothers LLC	573,500	573,500	573,500	-
64	64-10-07-301-015.000-004	R	& Safet	-	-	-	-
64	64-10-07-301-020.000-004	R	Vale Park Development LLC	740,300	740,300	740,300	-
64	64-10-07-301-021.000-004	R	Vale Park Development Llc	485,400	485,400	485,400	-
64	64-10-07-303-001.000-004	R	Communities Inc	2,666,500	-	-	-
64	64-10-07-304-002.000-004	R	Spare Space L L C	425,900	425,900	425,900	-
64	64-10-07-304-003.000-004	R	Trust FNB 3611	885,300	885,300	885,300	-
64	64-10-07-304-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-305-001.000-004	R	Shoecrew LLC	390,500	390,500	390,500	-
64	64-10-07-305-002.000-004	R	Eleftheri Loucas	277,400	277,400	277,400	-
64	64-10-07-305-003.000-004	R	Patriki LLC	873,100	873,100	873,100	-
64	64-10-07-305-004.000-004	R	MCCG LLC	949,400	949,400	949,400	-
64	64-10-07-305-005.000-004	R	Julienne P 50	813,300	813,300	813,300	-
64	64-10-07-305-006.000-004	R	Philips Community Storage L L C	362,300	362,300	362,300	-
64	64-10-07-326-001.000-004	R	Realty Income Properties 5 LLC	510,800	510,800	510,800	-
64	64-10-07-327-001.000-004	R	Valpo Towers LLC	1,112,200	1,112,200	1,112,200	-
64	64-10-07-351-002.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-004.000-004	R	Attn:Portfolio	315,700	315,700	315,700	-
64	64-10-07-351-006.000-004	R	Vale Park Development LLC	-	-	-	-
64	64-10-07-351-010.000-004	R	Peoples Bank SB	684,700	684,700	684,700	-
64	64-10-07-351-011.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-012.000-004	R	Vale Park Development LLC	-	-	-	-
64	64-10-07-351-013.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-014.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-015.000-004	R	Vale Park Development Llc	336,700	336,700	336,699	1
64	64-10-07-351-016.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-017.000-004	R	Vale Park Development Llc	1,455,800	1,455,800	1,455,542	258
64	64-10-07-351-018.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-019.000-004	R	Vale Park Development Llc	139,900	139,900	139,808	92
64	64-10-07-351-020.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-021.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-022.000-004	R	Vale Park Development LLC	-	-	-	-
64	64-10-07-351-023.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-024.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-025.000-004	R	Vale Park Development Llc	234,600	234,600	234,445	155
64	64-10-07-351-901.000-004	R	Comp Dep	73,200	73,200	73,152	48
64	64-10-07-352-001.000-004	R	Philips Community Storage LLC	225,400	225,400	225,400	-
64	64-10-07-352-004.000-004	R	Blythe Enterprises	967,400	967,400	967,400	-
64	64-10-07-352-009.000-004	R	VEREIT Real Estate LP	232,600	232,600	232,446	154
64	64-10-07-352-027.000-004	R	Spare Space L L C	355,800	355,800	355,800	-
64	64-10-07-352-028.000-004	R	Indiana Grocery Group LLC	173,500	173,500	173,500	-
64	64-10-07-352-029.000-004	R	Lakepointe Gardens Partnership	400	400	373	27
64	64-10-07-352-043.000-004	R	Indiana Grocery Group LLC	2,205,900	2,205,900	2,205,900	-
64	64-10-07-352-044.000-004	R	Indiana Grocery Group LLC	61,100	61,100	61,100	-
64	64-10-07-352-045.000-004	R	Vereit Real Estate LP	407,200	407,200	407,200	-
64	64-10-07-352-046.000-004	R	First Natl Bank Valpo	607,900	607,900	607,498	402

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County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-07-352-047.000-004	R	Lakepoint Investments LLC	2,169,000	2,169,000	2,167,563	1,437
64	64-10-07-352-881.000-004	R	Works	-	-	-	-
64	64-10-07-352-882.000-004	R	Works	-	-	-	-
64	64-10-07-352-883.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-352-901.000-004	R	Lakepoint Investments LLC	66,900	66,900	66,856	44
64	64-10-07-355-001.000-004	R	Vale Park Development LLC	118,300	118,300	118,222	78
64	64-10-07-356-001.000-004	R	Vale Park Development Llc	290,700	290,700	290,508	192
64	64-10-07-356-002.000-004	R	Vale Park Development Llc	342,500	342,500	342,274	226
64	64-10-06-452-006.000-004	R	Caseys Marketing Company	1,189,400	1,189,400	4,488	1,184,912
64	64-10-06-452-007.000-004	R	Burlington Beach LLC	994,400	994,400	66,515	927,885
64	64-10-06-452-010.000-004	R	Conservancy Distri	-	-	-	-
64	64-10-06-455-001.000-004	R	ZTKL LLC	2,610,000	2,610,000	9,834	2,600,166
64	64-10-06-455-002.000-004	R	Burlington Beach LLC	10,200	10,200	10,200	-
64	64-10-08-101-028.000-029	R	Property 49 LLC	3,400	3,400	25	3,375
64	64-10-08-101-029.000-029	R	Property 49 LLC	1,800	1,800	13	1,787
64	64-10-08-101-030.000-029	R	Valpodoc LLC	1,800	1,800	13	1,787
64	64-10-08-101-031.000-029	R	Valpodoc LLC	1,800	1,800	13	1,787
64	64-10-08-101-032.000-029	R	1/2	2,000	2,000	15	1,985
64	64-10-08-101-033.000-029	R	Ray Charles L	140,100	140,100	1,041	139,059
64	64-10-08-126-001.000-029	R	Grieger Polly	293,200	293,200	161,267	131,933
64	64-10-08-176-003.000-029	R	Patko Llc	24,800	24,800	1,068	23,732
64	64-10-08-176-004.000-029	R	Patko Llc	10,200	10,200	434	9,766
64	64-10-08-176-006.000-029	R	St Mary Medical Center Inc	54,800	54,800	2,925	51,875
64	64-10-08-176-007.000-029	R	St Mary Medical Center Inc	12,774,400	-	-	-
64	64-10-08-176-008.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-176-009.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-326-003.000-029	R	Patko Llc	17,000	17,000	736	16,264
64	64-10-08-326-004.000-029	R	Patko Llc	5,200	5,200	39	5,161
64	64-10-08-326-005.000-029	R	Patko Llc	-	-	-	-
64	64-10-31-200-010.000-004	R	City of Valparaiso	-	-	-	-
64	64-10-31-276-001.000-004	R	Appletree Ventures LLC	14,948,600	14,270,510	8,571	14,261,939
64	64-10-31-276-002.000-004	R	Barley Properties LLC	3,548,500	1,021,365	-	1,021,365
64	64-09-23-407-008.000-004	R	Wiltfang Matthew J	160,600	72,140	72,140	-
64	64-09-23-436-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-436-002.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-451-002.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-452-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-476-001.000-004	R	Commiss	-	-	-	-
64	64-09-23-476-002.000-004	R	Leeto Llc	15,200	15,200	5,974	9,226
64	64-09-23-476-003.000-004	R	Cain Lenore T & James A/H&W	105,900	105,900	105,900	-
64	64-09-23-476-004.000-004	R	Leeto Llc	136,100	136,100	136,100	-
64	64-09-23-476-005.000-004	R	Krueger Thomas M	192,100	192,100	183,204	8,896
64	64-09-23-476-006.000-004	R	Robert L Jr	122,500	122,500	117,807	4,693
64	64-09-23-476-007.000-004	R	Commiss	-	-	-	-
64	64-09-23-476-008.000-004	R	Commiss	-	-	-	-
64	64-09-23-476-009.000-004	R	Anco Revitalization LLC	981,500	981,500	782,938	198,562

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-23-478-005.000-004	R	L & S Metals	233,300	233,300	233,300	-
64	64-09-24-314-001.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-314-002.000-004	R	Lincolnway Office Llc	197,000	197,000	197,000	-
64	64-09-24-314-003.000-004	R	Novak George	103,200	38,460	37,367	1,093
64	64-09-24-314-004.000-004	R	Courtney Morgan LLC	31,900	31,900	12,538	19,362
64	64-09-24-314-005.000-004	R	Moraine House Inc	216,000	-	-	-
64	64-09-24-314-006.000-004	R	Tfa Properties Inc	234,700	234,700	228,931	5,769
64	64-09-24-314-007.000-004	R	Courtney Morgan LLC	72,000	72,000	72,000	-
64	64-09-24-314-008.000-004	R	County In	213,700	-	-	-
64	64-09-24-314-009.000-004	R	County In	91,200	-	-	-
64	64-09-24-314-010.000-004	R	Co	233,000	-	-	-
64	64-09-24-314-011.000-004	R	Smith Ready Mix Inc	424,300	424,300	424,300	-
64	64-09-24-314-012.000-004	R	G & M Property Holdings Llc	305,700	305,700	305,700	-
64	64-09-24-314-013.000-004	R	Smith Ready Mix Inc	201,500	201,500	201,500	-
64	64-09-24-314-014.000-004	R	Courtney Morgan LLC	348,700	348,700	348,700	-
64	64-09-24-314-015.000-004	R	58 Napoleon LLC	105,600	105,600	105,600	-
64	64-09-24-315-005.000-004	R	Kristine/H&W	215,300	215,300	215,300	-
64	64-09-24-315-006.000-004	R	Addison Investments LLC	218,600	218,600	218,600	-
64	64-09-24-315-009.000-004	R	Works	-	-	-	-
64	64-09-24-315-010.000-004	R	Works	-	-	-	-
64	64-09-24-315-011.000-004	R	Courtney Morgan LLC	1,055,800	1,055,800	1,055,800	-
64	64-09-24-315-012.000-004	R	DAM Fine Properties LLC	495,000	495,000	495,000	-
64	64-09-24-315-013.000-004	R	DAM Fine Properties LLC	301,200	301,200	301,200	-
64	64-09-24-315-014.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-001.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-002.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-003.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-006.000-004	R	Merken Building Llc	258,300	255,300	255,300	-
64	64-09-24-316-007.000-004	R	Block 24 LLC	2,038,400	2,038,400	2,038,400	-
64	64-09-24-316-801.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-335-002.000-004	R	System	-	-	-	-
64	64-09-24-335-003.000-004	R	P/H&W	238,300	122,645	122,645	-
64	64-09-24-335-004.000-004	R	Bowtie Properties LLC	211,900	211,900	169,031	42,869
64	64-09-24-335-005.000-004	R	Library Valparaiso Public	-	-	-	-
64	64-09-24-336-001.000-004	R	Marie/H&W	254,000	254,000	247,809	6,191
64	64-09-24-336-002.000-004	R	Schwartz Kim R	257,100	134,865	134,865	-
64	64-09-24-336-005.000-004	R	B/H&W	228,500	121,515	117,630	3,885
64	64-09-24-336-006.000-004	R	Evans Donald J li & Kathleen V	282,600	151,440	151,440	-
64	64-09-24-336-007.000-004	R	Antolick Sandra	149,000	67,600	67,600	-
64	64-09-24-336-008.000-004	R	Bianco Jane E	293,800	159,070	159,070	-
64	64-09-24-336-009.000-004	R	The 214592864 Blind Trust	306,100	306,100	296,787	9,313
64	64-09-24-336-010.000-004	R	205 Jefferson LLC	177,800	167,514	167,514	-
64	64-09-24-336-011.000-004	R	Good Rentals LLC	213,400	213,400	208,323	5,077
64	64-09-24-336-012.000-004	R	Schiralli Rocco	260,200	136,880	136,880	-
64	64-09-24-337-004.000-004	R	McConnell Sean & Christine/H&W	239,600	123,490	123,490	-
64	64-09-24-339-001.000-004	R	Gainer Bank	178,100	178,100	178,100	-

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County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-09-24-339-003.000-004	R	Gainer Bank	1,348,100	1,348,100	1,348,100	-
64	64-09-24-339-004.000-004	R	E Lucas & Sons LLC	742,200	742,200	742,200	-
64	64-09-24-339-005.000-004	R	Porter County	651,700	336,800	336,800	-
64	64-09-24-339-006.000-004	R	Rivero Carlos & Carol/H&W	323,400	323,400	323,400	-
64	64-09-24-339-007.000-004	R	Bertig Buildings Llc	526,000	526,000	526,000	-
64	64-09-24-340-001.000-004	R	Maria/Jt	185,300	185,300	181,432	3,868
64	64-09-24-340-003.000-004	R	Bucher & Sons LLC	256,800	256,800	256,800	-
64	64-09-24-340-009.000-004	R	One D Girl LLC	206,900	206,900	206,900	-
64	64-09-24-340-010.000-004	R	Bucher & Sons LLC	400	400	157	243
64	64-09-24-340-011.000-004	R	Bucher & Sons LLC	-	-	-	-
64	64-09-24-341-001.000-004	R	TNJ Office Rentals LLC	313,800	313,800	302,364	11,436
64	64-09-24-341-002.000-004	R	Pollack Phoebe P	178,600	178,600	178,600	-
64	64-09-24-341-003.000-004	R	Bowtie Properties LLC	278,700	278,700	278,700	-
64	64-09-24-341-004.000-004	R	Kuruda Todd A	316,600	173,540	173,540	-
64	64-09-24-341-005.000-004	R	301 Lincolnway LLC	201,000	201,000	201,000	-
64	64-09-24-341-006.000-004	R	Commiss	-	-	-	-
64	64-09-24-341-007.000-004	R	Commission	78,800	78,800	78,800	-
64	64-09-24-343-001.000-004	R	Courtyard Properties Valpo LLC	687,000	687,000	687,000	-
64	64-09-24-343-002.000-004	R	55 Properties LLC	237,300	237,300	237,300	-
64	64-09-24-343-004.000-004	R	65 Franklin LLC	175,900	175,900	175,900	-
64	64-09-24-343-005.000-004	R	Dimitrios	326,100	326,100	326,100	-
64	64-09-24-343-006.000-004	R	Steil Valerie G	335,200	335,200	335,200	-
64	64-09-24-343-007.000-004	R	E Lucas & Sons LLC	244,800	244,800	244,800	-
64	64-09-24-343-008.000-004	R	SHAO LLC	243,800	243,800	243,800	-
64	64-09-24-343-009.000-004	R	Blosky-Pa	498,400	498,400	498,400	-
64	64-09-24-343-010.000-004	R	Quad Llc	210,600	210,600	210,600	-
64	64-09-24-344-001.000-004	R	Thormahlen Investments LLC	1,547,500	1,547,500	1,531,215	16,285
64	64-09-24-344-002.000-004	R	Haven Creek Capital LLC	276,300	276,300	276,300	-
64	64-09-24-344-003.000-004	R	Angotti Vincent J & Patti/H&W	270,500	270,500	270,500	-
64	64-09-24-344-004.000-004	R	M.J. Miller Investments Inc	427,100	427,100	427,100	-
64	64-09-24-344-006.000-004	R	Gengo Anthony M	511,400	511,400	511,400	-
64	64-09-24-344-007.000-004	R	Trust Agree	199,600	199,600	199,600	-
64	64-09-24-344-008.000-004	R	% Jimmy'	136,500	136,500	136,500	-
64	64-09-24-344-009.000-004	R	Valparaiso Partners LLC	454,700	454,700	454,700	-
64	64-09-24-344-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-344-011.000-004	R	212 Lincolnway LLC	111,900	111,900	111,900	-
64	64-09-24-345-003.000-004	R	Commission	134,900	134,900	134,900	-
64	64-09-24-345-004.000-004	R	Tezak Investments LLC	85,000	85,000	85,000	-
64	64-09-24-345-005.000-004	R	Tezak Investments LLC	463,500	463,500	463,500	-
64	64-09-24-345-006.000-004	R	Brandy Dennis D & Phyllis A	229,200	229,200	223,324	5,876
64	64-09-24-345-007.000-004	R	Black Lodge 303 LLC	289,900	201,185	201,185	-
64	64-09-24-345-008.000-004	R	Jenkins Phillip	169,000	169,000	166,938	2,062
64	64-09-24-345-009.000-004	R	Dres Pete & Susan/H&W	301,800	301,800	301,800	-
64	64-09-24-352-001.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-002.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-352-003.000-004	R	Commissioners Porter County	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-352-006.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-007.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-008.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-352-604.000-004	R	Commissioners of Porter County	-	-	-	-
64	64-09-24-353-001.000-004	R	Block 24 LLC	112,000	112,000	112,000	-
64	64-09-24-353-002.000-004	R	Block 24 LLC	111,300	111,300	111,300	-
64	64-09-24-353-003.000-004	R	B & P Financial Services Llc	145,900	145,900	145,900	-
64	64-09-24-353-004.000-004	R	Kimberly J/H&W	201,900	201,900	201,900	-
64	64-09-24-353-005.000-004	R	Back Pocket Valpo LLC	375,000	375,000	375,000	-
64	64-09-24-353-006.000-004	R	Church Grace New Testament Inc	110,500	-	-	-
64	64-09-24-353-007.000-004	R	Church Grace New Testament Inc	393,600	-	-	-
64	64-09-24-353-008.000-004	R	Parker Drive Partnersllc	418,900	418,900	418,900	-
64	64-09-24-354-001.000-004	R	Commission	-	-	-	-
64	64-09-24-354-002.000-004	R	Commission	-	-	-	-
64	64-09-24-354-003.000-004	R	Commiss	-	-	-	-
64	64-09-24-354-004.000-004	R	Commiss	-	-	-	-
64	64-09-24-354-005.000-004	R	Commission	-	-	-	-
64	64-09-24-354-006.000-004	R	UDC South LLC	228,500	228,500	228,500	-
64	64-09-24-354-007.000-004	R	Company	53,500	53,500	21,027	32,473
64	64-09-24-355-001.000-004	R	Smith Ready Mix Inc	58,000	58,000	22,796	35,204
64	64-09-24-356-001.000-004	R	Von Tobel Corporation	411,900	411,900	411,900	-
64	64-09-24-356-002.000-004	R	Von Tobel Corporation	39,600	39,600	15,564	24,036
64	64-09-24-357-001.000-004	R	Browns Dairy Inc	235,400	235,400	235,400	-
64	64-09-24-357-002.000-004	R	Von Tobel Corporation	97,600	97,600	97,600	-
64	64-09-24-357-003.000-004	R	Von Tobel Corporation	124,300	124,300	124,300	-
64	64-09-24-357-004.000-004	R	Von Tobel Corporation	872,200	872,200	872,200	-
64	64-09-24-357-005.000-004	R	Von Tobel Corporation	21,500	21,500	8,450	13,050
64	64-09-24-358-001.000-004	R	Commission	-	-	-	-
64	64-09-24-358-002.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-003.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-004.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-005.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-006.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-007.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-008.000-004	R	Commiss	-	-	-	-
64	64-09-24-358-009.000-004	R	Smith Ready Mix Inc	39,200	39,200	15,407	23,793
64	64-09-24-358-010.000-004	R	Smith Ready Mix Inc	91,800	91,800	91,800	-
64	64-09-24-358-011.000-004	R	Smith Ready Mix Inc	497,600	494,600	494,600	-
64	64-09-24-358-012.000-004	R	Ocean Life Brown LLC	83,600	83,600	83,600	-
64	64-09-24-358-013.000-004	R	Von Tobel Corporation	700,400	700,400	700,400	-
64	64-09-24-358-014.000-004	R	Northern In Public Ser Co	13,000	13,000	5,109	7,891
64	64-09-24-358-015.000-004	R	Northern In Public Ser Co	302,100	302,100	302,100	-
64	64-09-24-376-001.000-004	R	Lawplace LLC	161,300	161,300	161,300	-
64	64-09-24-376-012.000-004	R	Lawplace LLC	465,600	465,600	465,600	-
64	64-09-24-376-013.000-004	R	1st Source Bank	278,100	278,100	278,100	-
64	64-09-24-376-014.000-004	R	Lawplace LLC	70,200	70,200	70,200	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-09-24-376-015.000-004	R	1st Source Bank	922,700	922,700	922,700	-
64	64-09-24-376-016.000-004	R	Foundation	237,400	-	-	-
64	64-09-24-377-001.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-377-002.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-377-004.000-004	R	Loyal Order	330,000	-	-	-
64	64-09-24-377-006.000-004	R	Porter County Commissioners	-	-	-	-
64	64-09-24-378-001.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-002.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-003.000-004	R	Davidson Manors Inc	125,600	122,600	121,137	1,463
64	64-09-24-378-004.000-004	R	Times Square Properties LLC	176,400	176,400	152,288	24,112
64	64-09-24-378-005.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-006.000-004	R	A Plus Enterprises LLC	229,600	229,600	229,600	-
64	64-09-24-378-007.000-004	R	Pensacola Properties LLC	155,600	155,600	155,600	-
64	64-09-24-378-008.000-004	R	Schmitt Karl Robert Bruce	195,000	97,920	97,192	728
64	64-09-24-378-009.000-004	R	Tag Leasing LLC	188,800	188,800	188,800	-
64	64-09-24-379-004.000-004	R	Martinez	252,600	252,600	247,772	4,828
64	64-09-24-379-006.000-004	R	Lintner Timothy	140,600	140,600	139,010	1,590
64	64-09-24-379-007.000-004	R	Lintner Timothy	165,000	78,140	77,897	243
64	64-09-24-379-008.000-004	R	Jelski-Schreiber Janet	174,900	81,435	81,435	-
64	64-09-24-379-009.000-004	R	Diane	53,400	14,032	13,911	121
64	64-09-24-379-010.000-004	R	Azevedo Euclides G	246,500	246,500	241,080	5,420
64	64-09-24-379-011.000-004	R	A Plus Enterprises LLC	326,000	326,000	296,503	29,497
64	64-09-24-380-001.000-004	R	268	248,600	-	-	-
64	64-09-24-380-002.000-004	R	Dave and Claw's LLC	170,900	170,900	170,900	-
64	64-09-24-380-003.000-004	R	Von Tobel Corporation	54,800	54,800	21,538	33,262
64	64-09-24-380-004.000-004	R	Von Tobel Corporation	62,200	62,200	24,634	37,566
64	64-09-24-380-005.000-004	R	Wabash Dunes LLC	10,200	10,200	4,009	6,191
64	64-09-24-380-006.000-004	R	Marrell Richard L	138,900	138,900	136,111	2,789
64	64-09-24-380-007.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-380-011.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-380-012.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-381-007.000-004	R	Dick Jan M	182,600	182,600	182,600	-
64	64-09-24-381-008.000-004	R	Marrell Dennis R	209,600	107,340	106,733	607
64	64-09-24-381-013.000-004	R	Bartholomew C Robert	365,100	365,100	365,100	-
64	64-09-24-384-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-385-001.000-004	R	K-12 Tech Properties LLC	119,200	119,200	119,200	-
64	64-09-24-389-000.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-001.000-004	R	Taylor Paul Victor	613,200	613,200	489,146	124,054
64	64-09-24-389-002.000-004	R	Revocable Trust	380,000	214,750	214,750	-
64	64-09-24-389-003.000-004	R	Christopher J	586,500	348,975	348,975	-
64	64-09-24-389-004.000-004	R	Kristin	606,800	362,170	362,170	-
64	64-09-25-101-001.000-004	R	Commiss	-	-	-	-
64	64-09-25-101-002.000-004	R	R/TC	146,700	146,700	144,854	1,846
64	64-09-25-101-003.000-004	R	Campbell Street Complex LLC	184,400	184,400	184,400	-
64	64-09-25-101-004.000-004	R	Commission	-	-	-	-
64	64-09-25-101-005.000-004	R	Von Tobel Corporation	556,600	556,600	556,600	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-25-101-006.000-004	R	Von Tobel Corporation	24,700	24,700	9,708	14,992
64	64-09-25-101-007.000-004	R	GMG Properties LLC	168,500	168,500	168,500	-
64	64-09-25-101-008.000-004	R	Von Tobels Corporation	142,400	142,400	142,400	-
64	64-09-25-102-001.000-004	R	Salan David M & Jamiel/H&W	167,400	167,400	167,400	-
64	64-09-25-103-001.000-004	R	Loncar Nikola	120,600	120,600	120,600	-
64	64-09-25-103-002.000-004	R	BCH Inc	226,700	-	-	-
64	64-09-25-104-001.000-004	R	355 West St Holdings LLC	174,600	174,600	174,600	-
64	64-09-25-104-004.000-004	R	Simko Buildings LLC	273,000	273,000	273,000	-
64	64-09-25-104-005.000-004	R	Micbrylak LLC	240,000	240,000	240,000	-
64	64-09-25-104-006.000-004	R	Blaney Kenneth	771,000	771,000	771,000	-
64	64-09-25-104-007.000-004	R	LLC	1,433,100	1,433,100	1,433,100	-
64	64-09-25-104-009.000-004	R	Tech Credit Union	863,400	863,400	863,400	-
64	64-09-25-106-001.000-004	R	Centier Bank	564,300	564,300	564,300	-
64	64-09-25-106-002.000-004	R	Corporation	643,400	643,400	581,303	62,097
64	64-09-25-126-001.000-004	R	Company	165,300	165,300	165,300	-
64	64-09-25-126-002.000-004	R	Dykes Patrick J	138,100	138,100	138,100	-
64	64-09-25-126-003.000-004	R	Salan David M & Jamiel/H&W	340,100	340,100	338,724	1,376
64	64-09-25-126-004.000-004	R	Trust	218,400	218,400	215,116	3,284
64	64-09-25-126-005.000-004	R	Ebersold Jon M	84,600	13,260	13,260	-
64	64-09-25-126-006.000-004	R	Baxter Lester V & Suellyn/H&W	287,800	168,505	167,623	882
64	64-09-25-126-007.000-004	R	Trust	12,000	12,000	4,716	7,284
64	64-09-25-126-008.000-004	R	Trust	207,800	207,800	205,682	2,118
64	64-09-25-126-009.000-004	R	Chen Xiayong	46,700	46,700	18,354	28,346
64	64-09-26-227-005.000-004	R	A/Jt	265,700	127,975	127,975	-
64	64-09-26-227-006.000-004	R	Supplemental Needs	138,400	61,235	60,325	910
64	64-09-26-227-007.000-004	R	Vaca Santiago	138,700	138,700	137,469	1,231
64	64-09-26-228-001.000-004	R	Looney Jerry	137,300	137,300	134,346	2,954
64	64-09-26-228-002.000-004	R	Robert L Jr	475,800	475,800	473,969	1,831
64	64-09-26-228-003.000-004	R	Robert L Jr	226,300	226,300	226,300	-
64	64-09-26-231-001.000-004	R	Trust 6120	159,800	74,630	71,412	3,218
64	64-09-26-231-002.000-004	R	Valparaiso City Utilities	-	-	-	-
64	64-09-26-231-003.000-004	R	Luke Land Llc	379,300	379,300	379,300	-
64	64-09-26-231-004.000-004	R	Homes by Hutnick LLC	230,800	230,800	230,800	-
64	64-29-800000218-029	R	Pratt Paper Llc	56,399,870	36,396,480	-	36,396,480
64	64-10-08-200-001.000-029	R	Patko P & K LLC	10,100	10,100	-	10,100
64	64-10-08-200-003.000-029	R	Lafreniere Sierr	181,200	87,245	85,345	1,900
64	64-10-08-200-004.000-029	R	Johnson Gregory Wayne	242,500	139,750	139,750	-
64	64-10-08-200-005.000-029	R	Patko P & K LLC	11,800	11,800	4,056	7,744
64	64-10-08-200-006.000-029	R	Commiss	62,500	62,500	62,500	-
64	64-10-08-200-008.000-029	R	Commiss	91,400	91,400	91,400	-
64	64-10-08-200-009.000-029	R	Commiss	300	300	-	300
64	64-10-08-201-001.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-201-002.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-251-001.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-29-351-002.000-029	R	Agreement	152,300	149,300	146,287	3,013
64	64-10-29-351-003.000-029	R	One Source 4 Homes LLC	142,200	142,200	131,802	10,398

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property		Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
		Type Code	Taxpayer Name				
64	64-10-29-351-004.000-029	R	Reynolds Brian	154,600	71,240	71,240	-
64	64-10-29-351-005.000-029	R	Luzadder Christopher	182,300	118,130	101,470	16,660
64	64-10-29-351-006.000-029	R	Williams Correy	107,800	107,800	64,416	43,384
64	64-10-29-351-007.000-029	R	Ann/H&W	192,600	95,940	95,940	-
64	64-10-29-351-008.000-029	R	Ann/H&W	162,300	162,300	148,882	13,418
64	64-10-29-351-009.000-029	R	Agreement	200,900	102,535	93,535	9,000
64	64-10-29-351-010.000-029	R	Richart John E	143,800	63,670	59,670	4,000
64	64-10-29-351-014.000-029	R	Richey Jack E	139,700	139,700	139,700	-
64	64-10-29-351-814.000-029	R	State of Indiana	-	-	-	-
64	64-10-29-352-001.000-029	R	Rieth Riley Construction Co Inc	206,600	206,600	206,600	-
64	64-10-32-101-001.000-029	R	Rieth Riley Construction Co Inc	434,200	434,200	434,200	-
64	64-10-32-101-002.000-029	R	Rieth Riley Construction Co Inc	425,700	425,700	425,700	-
64	64-10-32-126-001.000-029	R	UGN Inc	5,257,300	5,134,602	5,026,978	107,624
64	64-10-32-126-002.000-029	R	Alpha/ Owens-Corning	1,918,800	1,918,800	1,918,800	-
64	64-10-32-151-001.000-029	R	Stokes Kelly Bertholet	860,300	860,300	860,300	-
64	64-10-32-151-002.000-029	R	Blue Collar Holdings LLC	592,600	592,600	592,600	-
64	64-10-32-151-003.000-029	R	JKC Holdings LLC	51,600	51,600	51,600	-
64	64-10-32-151-004.000-029	R	JKC Holdings Inc	689,200	689,200	308,028	381,172
64	64-10-32-151-005.000-029	R	JKC Holdings LLC	71,000	71,000	71,000	-
64	64-10-32-151-006.000-029	R	JKC Holdings LLC	694,300	694,300	694,300	-
64	64-10-32-151-007.000-029	R	JKC Holdings LLC	89,800	89,800	89,800	-
64	64-10-32-152-001.000-029	R	Corporation	-	-	-	-
64	64-10-32-176-001.000-029	R	Walsh & Kelly Inc	343,000	343,000	343,000	-
64	64-10-32-177-001.000-029	R	Walsh & Kelly Inc	309,800	309,800	309,800	-
64	64-10-32-177-002.000-029	R	Pratt Paper (IN) LLC	21,500	21,500	21,500	-
64	64-10-32-177-003.000-029	R	Pratt Paper LLC	6,300	6,300	-	6,300
64	64-10-32-200-001.000-029	R	Racer LLC	105,600	105,600	105,600	-
64	64-10-32-200-002.000-029	R	Racer LLC	507,400	507,400	507,400	-
64	64-10-32-200-008.000-029	R	3701 Innovation LLC	6,650,500	6,650,500	5,771,602	878,898
64	64-10-32-200-009.000-029	R	Ardagh Metal Beverage USA Inc	3,351,900	3,351,900	3,088,709	263,191
64	64-10-32-200-010.000-029	R	Swartz Nick D	387,000	387,000	387,000	-
64	64-10-32-200-011.000-029	R	Cin-Gar Inc	386,500	386,500	386,500	-
64	64-10-32-200-012.000-029	R	4201 Montdale LLC	2,166,300	2,166,300	2,166,300	-
64	64-10-32-200-013.000-029	R	Store Capital Acquisitions LLC	13,500	13,500	13,500	-
64	64-10-32-200-014.000-029	R	Store Capital Acquisitions LLC	2,083,700	2,083,700	2,083,700	-
64	64-10-32-200-015.000-029	R	Store Capital Acquisitions LLC	6,200	6,200	-	6,200
64	64-10-32-200-016.000-029	R	Ball Donald A	3,407,400	3,407,400	3,407,400	-
64	64-10-32-200-017.000-029	R	Ozinga Bros Inc	372,600	372,600	372,600	-
64	64-10-32-200-018.000-029	R	Arch Wood Protection Inc	54,600	54,600	54,600	-
64	64-10-32-200-019.000-029	R	Arch Wood Protection Inc	626,200	626,200	626,200	-
64	64-10-33-101-004.000-029	R	M.A. Properties I LLC	785,300	527,980	235,934	292,046
64	64-10-33-101-006.000-029	R	Larkin LLC	223,800	223,800	223,800	-
64	64-10-33-101-007.000-029	R	LARKN LLC	350,600	350,600	199,461	151,139
64	64-10-33-101-008.000-029	R	Lifestyle Properties LLC	393,600	393,600	393,600	-
64	64-10-33-101-009.000-029	R	Gibson Family Properties LLC	533,500	533,500	533,500	-
64	64-10-33-101-011.000-029	R	Lifestyle Properties LLC	138,800	138,800	63,616	75,184

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-33-101-012.000-029	R	Lifestyle Properties LLC	330,800	330,800	330,800	-
64	64-10-33-102-001.000-029	R	MAAC Foundation Inc	396,900	-	-	-
64	64-10-33-103-001.000-029	R	H & T Property Services LLC	68,200	68,200	30,240	37,960
64	64-10-33-103-002.000-029	R	4501 Airport LLC	-	-	-	-
64	64-10-33-103-003.000-029	R	4501 Airport LLC	-	-	-	-
64	64-10-33-103-004.000-029	R	4501 Airport LLC	246,800	246,800	109,431	137,369
64	64-10-33-151-003.000-029	R	Co	3,463,900	3,463,900	1,535,893	1,928,007
64	64-10-33-151-004.000-029	R	72 North LLC	12,900	-	-	-
64	64-10-33-151-005.000-029	R	72 North LLC	9,900	-	-	-
64	64-10-33-176-001.000-029	R	Transpoint Intermodal LLC	37,300	37,300	37,300	-
64	64-10-33-176-002.000-029	R	Transpoint Intermodal LLC	-	-	-	-
64	64-10-33-176-003.000-029	R	Transpoint Intermodal LLC	-	-	-	-
64	64-10-33-200-023.000-029	R	Transpoint Intermodal LLC	24,500	24,500	24,500	-
64	64-10-33-200-024.000-029	R	Transpoint Intermodal LLC	189,800	189,800	189,800	-
64	64-10-33-200-025.000-029	R	Transpoint Intermodal LLC	5,100	5,100	-	5,100
64	64-10-33-400-003.000-029	R	Transpoint Intermodal LLC	2,700	2,700	-	2,700
64	64-10-33-400-004.000-029	R	Co-Trustee	15,800	15,800	15,800	-
64	64-10-33-400-008.000-029	R	Co-Trustee	2,100	2,100	-	2,100
64	64-10-34-300-004.000-029	R	Co-Trustee	71,800	71,800	71,800	-
Total Consolidated Valparaiso Allocation Area No. 1:				\$ 693,802,910	\$ 603,308,153	\$ 252,211,625	\$ 366,101,804

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)**

Vale View Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-380-010.000-004	R	Vale View LLC	-	-	-	-
64	64-09-24-380-013.000-004	R	Vale View LLC	-	-	-	-
64	64-09-24-380-014.000-004	R	Vale View LLC	3,458,000	3,458,000	828,626	2,629,374
Total Vale View Allocation Area:				\$ 3,458,000	\$ 3,458,000	\$ 828,626	\$ 2,629,374

Calkins Hill Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-337-001.000-004	R	Downtown Valparaiso Partners LL	-	-	-	-
64	64-09-24-337-002.000-004	R	Valparaiso Redevelopment Comm	-	-	-	-
64	64-09-24-337-003.000-004	R	Downtown Valparaiso Partners LL	-	-	-	-
64	64-09-24-337-005.000-004	R	Siler Stephen J & Susan R/H&W	595,000	354,500	81,833	272,667
64	64-09-24-337-006.000-004	R	Calkins Hill Venture LLC	238,600	238,600	238,600	-
64	64-09-24-337-007.000-004	R	Krusinger Drew G & Angela/H&W	164,600	77,740	37,996	39,744
64	64-09-24-337-008.000-004	R	Gregory Charles Bruce & Julia Alic	164,600	77,740	37,996	39,744
64	64-09-24-337-009.000-004	R	Calkins Hill Venture LLC	100	100	100	-
64	64-09-24-337-010.000-004	R	Calkins Hill Venture LLC	100	100	100	-
64	64-09-24-337-011.000-004	R	Calkins' Hill Venture LLC	-	-	-	-
64	64-09-24-337-012.000-004	R	Calkins' Hill Venture LLC	-	-	-	-
64	64-09-24-337-013.000-004	R	Simon Philip P & Lori/H&W	198,100	96,515	22,280	74,235
64	64-09-24-337-014.000-004	R	Gray James R Living Trust	181,700	88,855	87,492	1,363
64	64-09-24-337-015.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-016.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-017.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-018.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-019.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-020.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-021.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-022.000-004	R	Downtown Valparaiso Partners LL	100	100	100	-
64	64-09-24-337-023.000-004	R	Downtown Valparaiso Partners LL	300	300	69	231
Total Calkins Hill Allocation Area:				\$ 1,543,900	\$ 935,250	\$ 507,266	\$ 427,984

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2022 Pay 2023)

Valpo LINC Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-340-004.000-004	R	HG Valpo I LLC	-	-	-	-
64	64-09-24-340-005.000-004	R	HG Valpo I LLC	-	-	-	-
64	64-09-24-340-006.000-004	R	HG Valpo I LLC	-	-	-	-
64	64-09-24-340-007.000-004	R	HG Valpo I LLC	-	-	-	-
64	64-09-24-340-008.000-004	R	HG Valpo I LLC	681,500	681,500	681,500	-
Total Valpo LINC Allocation Area:				\$ 681,500	\$ 681,500	\$ 681,500	\$ -
GRAND TOTAL:				\$ 699,486,310	\$ 608,382,903	\$ 254,229,017	\$ 369,159,162

**VALPARAISO, INDIANA
REDEVELOPMENT COMMISSION**

RESOLUTION NO. 02-2024

**RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION
CONCERNING THE 2025 BUDGET YEAR DETERMINATION FOR TAX
INCREMENT FOR THE VALPARAISO REDEVELOPMENT
COMMISSION ALLOCATION AREA**

WHEREAS, the Valparaiso Redevelopment Commission (the "Commission"), has previously established the Consolidated Valparaiso Allocation Area No. 1, the Consolidated Valparaiso Allocation Area No. 2 (Vale View), the Calkins Hill Allocation Area, the Valpo LINC Allocation Area, the Journeyman Allocation Area, the Grand Garner Allocation Area and the West Street Allocation Area (collectively, the "Allocation Areas") for purposes of capturing tax increment pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the Porter County Auditor and also the City Council (the "City Council") of Valparaiso, Indiana, as the fiscal body of the City, which created the Commission; and

WHEREAS, with respect to the Allocation Areas, for budget year 2025, the Commission has determined the amount of the Tax Increment projected to be collected in 2025 as well as the amount of Tax Increment needed in 2025 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Areas, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3);

NOW, THEREFORE, BE IT RESOLVED BY THE VALPARAISO REDEVELOPMENT COMMISSION AS FOLLOWS:

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Areas for the January 1, 2024, assessment date (for budget year 2025) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Porter County Auditor and the City Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ALL OF WHICH IS PASSED AND RESOLVED by the Valparaiso, Indiana Redevelopment Commission on _____.

**VALPARAISO, INDIANA
REDEVELOPMENT COMMISSION**

President

Vice-President

Secretary

Member

Member

ATTESTATION:

Commission Secretary