



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*

*Diana Reed
City Council
Member*

Auxiliary Member

*John Nuppnau
Nuppnau Lawn &
Snow*

*Spencer Skinner
Baker Tilly*

Advisory Member

*Frank Dessuit
Representing
Schools*

Legal Counsel

Patrick Lyp

Director of Development

George Douglas

RDC MEETING AGENDA: Thursday, March 13, 2025

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, March 13th. This meeting will be held by the Valparaiso Redevelopment Commission at Valparaiso City Hall, 166 W. Lincolnway, Valparaiso, Indiana on **March 13, 2025 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>. The Agenda Packet can be viewed on the City's website <https://ci.valparaiso.in.us/1784/Meeting-Agenda-Packets>.

1. Approval of Meeting Minutes
 - a. March 13, 2025 Executive Session Minutes (Bill Durnell)
 - b. February 13, 2025 Meeting Minutes (Bill Durnell)
2. Approval of Claims Register and Financial Report (George Douglas)
3. 2025 Neighborhood Improvement Grants (Maggie Clifton)
4. Replacement Coach – Chicago Dash (Bob Thompson)
5. MOU NILEA (George Douglas)
6. MOU Marsh St (George Douglas)
7. School Challenge Grant (Debbie Melcic)
8. 2024 Annual Report (Karl Cender/George Douglas)
9. Other Business
10. Public Comment
11. 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.

- April 10, 2025
- May 8, 2025

Valparaiso Redevelopment Commission
Memoranda of Minutes

The Valparaiso Redevelopment Commission met in executive session on **March 13, 2025** 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
February 13, 2025

The regular meeting of the Valparaiso Redevelopment Commission was called to order at 4:17p.m. on Thursday, February 13, 2025, President Rob Thorgren presided.

Members present were: Rob Thorgren, Barbara Domer, Bill Durnell, Trish Sarkisian, Frank Dessuit. Diana Reed attended via Zoom. Also present were Director of Development George Douglas, City Attorney Patrick Lyp, Community Engagement Director Maggie Clifton, Planning Director Bob Thompson, Associate Planner Jessica Gage, and members of the public.

ITEM #1 -ELECTION OF OFFICERS (0:53):

Ms. Reed made motion for this calendar year that Barbara Domer serve as Vice President. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #2- MINUTES (1:23):

Mr. Durnell stated Commission members met for the Executive session.

Motion: Mr. Durnell moved to approve the February 13, 2025, executive meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

Mr. Durnell reported copies of January 9, 2025, regular meeting minutes were distributed to members for their review prior to the meeting. After reviewing the minutes, all seemed in order.

Motion: Mr. Durnell moved to approve the January 9, 2025, meeting minutes. Ms. Sarkisian seconded. A voice vote was unanimously carried.

ITEM #3 CLAIMS REGISTER AND FINANCIAL REPORT (2:18):

Mr. Douglas reported that the Commission was sent the February 2025 Claims Registers and January Financial Report prior to the meeting. Mr. Douglas highlighted a few key claims and noteworthy items in the Claims Register and Financial Report.

Motion: Ms. Sarkisian motioned to approve the February Register. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

Discussion from Commission members ensued. Questions and items of discussion included:

- Whether the \$500,000 transfer was for police equipment
- If the Challenge Grants are paid as reimbursement
- Is the bulk of annual interest from Trust Indiana

City staff answered and addressed questions and discussion items.

Motion: Mr. Durnell motioned to approve the January Financial report. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #4 VALPARAISO ART WALK AGREEMENT: (9:57)

Ms. Clifton reported that the Redevelopment Commission has been part of the Art Walk for at least 12 years. The public art initiatives are guided by a volunteer advisory committee. Over the last several years the projects included the Art Walk, birds of paradise scavenger hunt and the utility box wrap expansion. The committee has recommended working with Greg & Alex Mendez again for this year to swap out 17 current steel sculptures with 17 new pieces. The installation of the sculptures will begin in March and end in May.

Ms. Clifton reported in 2024 the Redevelopment Commission approved the purchase of two sculptures that are currently on display and will be featured at two of the middle schools in town.

Motion: Ms. Sarkisian motioned to approve the Valparaiso Art Walk Agreement. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #5 BARNES & THORNBURG CONSULTING AGREEMENT: (13:40)

Mr. Douglas reported we did not receive this agreement in time for our January meeting. The annual consulting agreement with Barnes and Thornburg is for services rendered, usually on the financial and/or legal side. The hourly rates went up, as they did on other professional service agreements. Last year, we spent just over \$19,000. A bulk of the costs were related to legal services on the Linc project and the parking garage. This agreement has a not to exceed amount of \$35,000.

Discussion from Commission members ensued. Questions and items of discussion included:

- What the budget amount was for 2024

City staff answered and addressed the question and discussion item

Motion: Mr. Durnell motioned to approve the Barnes & Thornburg Consulting Agreement. Ms. Sarkisian seconded the motion. A voice vote was unanimously carried.

ITEM #6 AUTHORIZATION OF FARM LEASE RFP: (16:10)

Mr. Douglas reported at the previous meeting the Commission received three RFP responses. The three responses were from the Johnson Brothers Farm at \$190 per tillable acre, which comes out to just over \$31,400 per year, Thomas Murphy at \$185 per tillable acre which comes out to \$29,005.43 a year, and lastly, from Matt Goetz at \$245 per tillable acres which comes out to \$39,200 a year. This property is 249 acres total with roughly a net of 159 tillable acres. After reviewing all three responses, Mr. Douglas recommends the proposal from Matt Goetz as it is the highest price per tillable acre.

Motion: Ms. Sarkisian motioned to approve Farm Lease RFP. Mr. Durnell seconded the motion. A voice vote was unanimously carried.

ITEM #7 UPDATE ON RFI FOR VALPONET: (21:31)

Mr. Douglas reported the Redevelopment Commission received two proposals for the ValpoNet RFI (request for information). The first was from Choice Light out of South Bend, Indiana and the second was from Nitco. A response was received from Surf Air, but they did not meet the deadline, and the remaining two companies chose not to submit a response. A committee consisting of George Douglas, Patrick Lyp, Bryan Baker and Paul Pryor reviewed the two proposals. Nitco is a user and currently a customer and Choice Light is not, so the two proposals are very different. The committee recommended meeting with Nitco and Choice Light individually to better understand their proposals.

Discussion from Commission members ensued:

- Will the same committee meet with Choice Light and Nitco to go over their responses?

City staff answered and addressed questions and discussion items.

ITEM #8 UPDATE ON REGAL BELOIT: (23:47)

Mr. Douglas reported the Redevelopment Commission closed on the Regal building last week. The property will be assessed in how best we might use it. We are working closely with public facilities to make sure the building is secure and to transfer utility services to the Redevelopment Commission. The building is insured, with an indemnity clause. Currently, WSP, which is the environmental consultant for Emerson, is doing remediation work inside. We will continue to communicate directly with them to understand onsite activities. In addition, the Valparaiso Parks is working with a company called Sports Facilities Companies. They are working through assessments of the property in terms of how it might be used in the future, as a community center and possible other uses. Mr. Douglas stated there is no word yet on the Lilly Endowment Foundation \$6 million grant request application. We are hoping to hear something by the end of the month or early in March.

Discussion from Commission members ensued. Questions and items of discussion included:

- What is the Lilly Endowment request for \$6 million?
- Is there still bond money available to help finance this project?

City staff answered and addressed the question and discussion item.

ITEM #9 OTHER BUSINESS: (28:11)

Mr. Douglas reported MKSK is currently working on the West St. Corridor study. MKSK is currently in the first phase of gathering and going through GIS data and other information relating to the study area. Once their review of the area and information is completed they will present a high level assessment of their findings and alternative programming for the campus. Mr. Douglas expects to have public input with the stakeholders by approximately mid-summer. We will work with MKSK towards completion of the study and options in August to be able to come back to the Commission with a formal recommendation.

Discussion from Commission members included:

- What does the first phase encompass?
- Where is the funding for the project coming from?

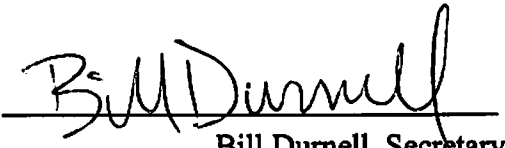
City staff answered and addressed the question and discussion item.

ITEM #10 PUBLIC COMMENT: (36:42)

None.

ITEM #11 ADJOURNMENT: (36:50)

Staff said they had no further items for the Commission's consideration. Mr. Durnell motioned to adjourn the meeting with Ms. Sarkisian seconding. A voice vote was unanimously carried. The meeting was adjourned at 4:53 p.m.


Bill Durnell, Secretary

CITY OF VALPARAISO REDEVELOPMENT COMMISSION

FEBRUARY 2025

		Consolidated Valparaiso Allocation	General Fund	Pratt Bond	Grants (All Projects)	Debt Reserve [RESTRICTED]	Total Monies Investments	RDC Funds YTD Inclusive of Trust As of 2/1/2025
		4445	4651	4652	4653	4654	4650	
Balances as of 2/1/2025		\$10,384,781.60	\$6,416,093.91	\$0.00	-\$94,484.14	\$210,301.00	-\$6,500,000.00	\$16,916,692.37
Fund #	REVENUE							
4445	Revenue (Taxes)	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Interest Income	\$6,750.40	\$0.00	\$0.00	\$0.00			\$189,639.65
4445	Parking Garage EV Chargers	\$783.19	\$0.00	\$0.00	\$0.00			\$1,634.54
4445	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00			\$140,142.59
4445	Refunds	\$0.00	\$0.00	\$0.00	\$0.00			\$2,200,000.00
4445	Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00			\$387,999.99
4445	Temporary Loan	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Interest Income	\$0.00	\$6,750.40	\$0.00	\$0.00			\$189,639.65
4651	Contributions/Donations	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Transfer	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00			\$1,060.68
4651	Real Estate	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Pilot Program	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	ValpoNet Deposits	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	ValpoNet Fiber Lease Payments	\$0.00	\$6,600.50	\$0.00	\$0.00			\$21,381.50
4651	Other Income	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Refunds	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4652	Pratt Bond	\$0.00	\$0.00	\$29,829.58	\$0.00			\$127,936.67
4653	Grants (All Reimbursed Projects)	\$0.00	\$0.00	\$0.00	\$33,033.62			\$33,033.62
4650	Transfer In	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTAL CASH REVENUE		\$7,533.59	\$13,350.90	\$29,829.58	\$33,033.62	\$0.00	\$0.00	\$3,292,468.89
Fund #	DISBURSEMENTS							
4445	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Transfer Out	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Econ Development Initiatives	\$295.00	\$0.00	\$0.00	\$0.00			\$295.00
4445	Bond Obligations	\$0.00	\$0.00	\$0.00	\$0.00			\$9,978.79
4445	School Challenge Grants	\$0.00	\$0.00	\$0.00	\$0.00			\$71,986.94
4445	Professional Studies	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Professional Services	\$3,678.73	\$0.00	\$0.00	\$0.00			\$10,703.73
4445	Utility Improvements	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	ValpoNet	\$1,799.90	\$0.00	\$0.00	\$0.00			\$4,555.75
4445	Building Improvements/Facades	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Public Safety Equipment	\$0.00	\$0.00	\$0.00	\$0.00			\$500,000.00
4445	Industrial Infrastructure	\$2,181,541.71	\$0.00	\$0.00	\$0.00			\$2,192,663.71
4445	Eastside (Memorial Drive)	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Workforce Housing Initiatives	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Journeyman TOD	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4445	Environmental Protection	\$0.00	\$0.00	\$0.00	\$0.00			\$1,744.00
4445	Bus Service Expenses	\$800.00	\$0.00	\$0.00	\$0.00			\$800.00
4445	Grants Match	\$74,928.07	\$0.00	\$0.00	\$0.00			\$115,338.82
4445	Vale View	\$0.00	\$0.00	\$0.00	\$0.00			\$20,256.81
4445	Downtown Housing/Parking	\$63,868.34	\$0.00	\$0.00	\$0.00			\$84,945.23
4651	Unappropriated	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
4651	Operations Support	\$0.00	\$282.00	\$0.00	\$0.00			\$282.00
4651	Initiatives	\$0.00	\$516.00	\$0.00	\$0.00			\$11,316.00
4651	Green Initiatives/Public Art	\$0.00	\$17,000.00	\$0.00	\$0.00			\$17,000.00
4652	Pratt Bond	\$0.00	\$0.00	\$0.00	\$0.00			\$588,642.50
4653	Grants (All Projects)	\$0.00	\$0.00	\$0.00	\$840.00			\$2,483.00
4650	Total Monies Investments	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
TOTAL EXPENDITURES		\$2,326,911.75	\$17,798.00	\$0.00	\$840.00	\$0.00	\$0.00	\$3,632,992.28
Fund Balances: 2/28/2025		\$8,065,403.44	\$6,411,646.81	\$29,829.58	-\$62,290.52	\$210,301.00	-\$6,500,000.00	\$14,654,890.31
*OVERALL FUND BALANCE INCLUDES MONEY INVESTED AT TRUST INDIANA								

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.

March 13, 2025


Fiscal Officer

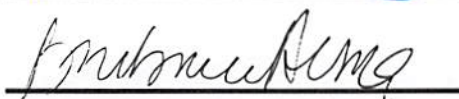
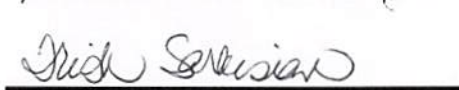
ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

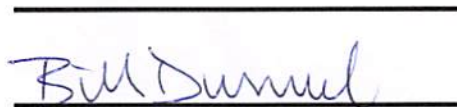
11213220CITY OF VALPARAISO

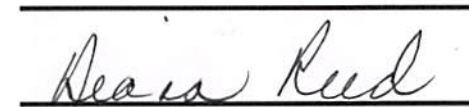
APV 7049-7081

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 7 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 3,304,359.51.

Dated this 13th day of March 2025.

Signatures of Governing Board

Date: 03/06/2025 01:04:53 PM

APVREGISTER.FRX

Accounts Payable Register

APV Register Batch - RDC MAR 13, 2025 CLAIMS APV 7049-7081

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 CHECK # DATE	MEMORANDUM
**Fund Number 4445 RDC CONSOLIDATED AREA (TIF)									
**Appropriation 4445020308.000 RDC TIF - SCHOOL CHALLENGE GRANTS									
**APV Number 7055									
03/05/2025	7055	EAST PORTER CO. SCHOOL CORP		4445020308.000	RDC TIF - SCHOOL CHALLENGE GRANTS	FINAL REIMB FOR 2024 CHALLENGE GRANT	973.05	8638 03/13/2025	
SubTotal APV Number 7055							973.05		
SubTotal Appropriation 4445020308.000							973.05		
**Appropriation 4445020309.000 RDC TIF - PROFESSIONAL STUDIES									
**APV Number 7056									
03/05/2025	7056	MKSK, INC		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	PROF SVCS WEST STREET STUDY THRU 1/31/25	3668.75	8629 03/13/2025	
03/05/2025	7056	MKSK, INC		4445020309.000	RDC TIF - PROFESSIONAL STUDIES	PROF SVCS WEST STREET STUDY THRU 12/31/24	7171.10	8629 03/13/2025	
SubTotal APV Number 7056							10839.85		
SubTotal Appropriation 4445020309.000							10839.85		
**Appropriation 4445020310.000 RDC TIF - PROFESSIONAL SERVICES									
**APV Number 7057									
03/05/2025	7057	PORTER COUNTY ASSESSOR		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	TAX APPEAL SETTLEMENT AGREEMENT	7800.00	8630 03/13/2025	
SubTotal APV Number 7057							7800.00		
**APV Number 7058									
03/05/2025	7058	BARNES AND THORNBURG, LLP		4445020310.000	RDC TIF - PROFESSIONAL SERVICES	LOBBYING FEB	5000.00	8632 03/13/2025	
SubTotal APV Number 7058							5000.00		
SubTotal Appropriation 4445020310.000							12800.00		

Accounts Payable Register

Date: 03/06/2025 01:04:54 PM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**Appropriation 4445020312.000 RDC TIF - VALPONET										
**APV Number 7052										
02/19/2025	7052	NITCO		4445020312.000	RDC TIF - VALPONET	BUSINESS INTERNET, VALPONET 2/1-2/28	89.95	8621	02/19/2025	
SubTotal APV Number 7052							89.95			
**APV Number 7054										
02/20/2025	7054	NIPSCO		4445020312.000	RDC TIF - VALPONET	10 NAPOLEON 1/16-2/14	69.51	8622	02/20/2025	
SubTotal APV Number 7054							69.51			
**APV Number 7059										
03/05/2025	7059	GGNET, INC		4445020312.000	RDC TIF - VALPONET	MONITORING OF FIBER STRANDS	250.00	8643	03/13/2025	
SubTotal APV Number 7059							250.00			
**APV Number 7060										
03/05/2025	7060	MIDWESTERN ELECTRIC INC		4445020312.000	RDC TIF - VALPONET	JANUARY FIBER MAINTENANCE	200.00	8635	03/13/2025	
SubTotal APV Number 7060							200.00			
**APV Number 7061										
03/05/2025	7061	COM-CONTROL INC		4445020312.000	RDC TIF - VALPONET	INVOICING, RFI CALL	250.00	8642	03/13/2025	
03/05/2025	7061	COM-CONTROL INC		4445020312.000	RDC TIF - VALPONET	INVOICING	125.00	8642	03/13/2025	
SubTotal APV Number 7061							375.00			
**APV Number 7062										
03/05/2025	7062	NITCO		4445020312.000	RDC TIF - VALPONET	BUSINESS INTERNET VALPONET 3/1-3/31	89.95	8637	03/13/2025	
SubTotal APV Number 7062							89.95			
SubTotal Appropriation 4445020312.000							1074.41			
**Appropriation 4445020315.000 RDC TIF - INDUSTRIAL INFRASTRUCTURE										
**APV Number 7050										
02/04/2025	7050	GREATER ILLINOIS TITLE		4445020315.000	RDC TIF - INDUSTRIAL	CLOSING, 909 LAFAYETTE ST	2120608.96	7050	02/04/2025	

Accounts Payable Register

Date: 03/06/2025 01:04:54 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
		COMPANY GROUP OF COMPANIES			INFRASTRUCTURE				
SubTotal APV Number 7050							2120608.96		
**APV Number 7063									
03/05/2025	7063	BRANDY'S LOCK & KEY		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	MASTER KEYS FOR REGAL BUILDING	92.00	8625 03/13/2025	
SubTotal APV Number 7063							92.00		
**APV Number 7064									
03/05/2025	7064	TAFT STETTINIUS & HOLLISTER LLP		4445020315.000	RDC TIF - INDUSTRIAL INFRASTRUCTURE	PROF SVCS THRU 1/31/25, BROWNFIELD REDEVELOPMENT	2524.50	8639 03/13/2025	
SubTotal APV Number 7064							2524.50		
SubTotal Appropriation 4445020315.000							2123225.46		
**Appropriation 4445020321.000 RDC TIF - ENVIRONMENTAL PROTECTION									
**APV Number 7065									
03/05/2025	7065	AUGUST MACK ENVIRONMENTAL, INC		4445020321.000	RDC TIF - ENVIRONMENTAL PROTECTION	PROF SVCS 909 N LAFAYETTE & 1002 CAMPBELL	2700.00	8626 03/13/2025	
03/05/2025	7065	AUGUST MACK ENVIRONMENTAL, INC		4445020321.000	RDC TIF - ENVIRONMENTAL PROTECTION	PROF SVCS 909 N LAFAYETTE & 1002 CAMPBELL 11/25/24-1/5/25	4911.25	8626 03/13/2025	
SubTotal APV Number 7065							7611.25		
SubTotal Appropriation 4445020321.000							7611.25		
**Appropriation 4445020323.000 RDC TIF - GRANTS MATCH									
**APV Number 7066									
03/05/2025	7066	AMERICAN STRUCTUREPOINT, INC.		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS 1/1-1/31 HORSEPRairie/S CAMPBELL EXTENSION	4922.70	8627 03/13/2025	
SubTotal APV Number 7066							4922.70		
**APV Number 7067									
03/05/2025	7067	MICHELE R. BURDEN		4445020323.000	RDC TIF - GRANTS MATCH	RELOCATION ENTITLEMENT,	34482.00	8628 03/13/2025	

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Date: 03/06/2025 01:04:54 PM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
LINCOLNWAY/CAMPBELL										
SubTotal APV Number 7067							34482.00			
**APV Number 7080										
03/05/2025	7080	DLZ INDIANA, LLC		4445020323.000	RDC TIF - GRANTS MATCH	PROF SVCS TOD TRAIL 12/7/24-2/7/25	44.28	8631	03/13/2025	
SubTotal APV Number 7080							44.28			
SubTotal Appropriation 4445020323.000							39448.98			
**Appropriation 4445020327.000 RDC TIF - DOWNTOWN HOUSING/PARKING										
**APV Number 7051										
02/19/2025	7051	NIPSCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	301 LINCOLNWAY 12/27-1/29	3550.34	8620	02/19/2025	
SubTotal APV Number 7051							3550.34			
**APV Number 7053										
02/19/2025	7053	NITCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE 2/1-2/28	191.26	8621	02/19/2025	
SubTotal APV Number 7053							191.26			
**APV Number 7068										
03/05/2025	7068	NIPSCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE 1/29-2/27	3006.75	8636	03/13/2025	
SubTotal APV Number 7068							3006.75			
**APV Number 7069										
03/05/2025	7069	NITCO		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	BUSINESS INTERNET & PHONE PARKING GARAGE 3/1-3/31	210.39	8637	03/13/2025	
SubTotal APV Number 7069							210.39			
**APV Number 7070										
03/05/2025	7070	WHITE CAP HD SUPPLYVCONSTRUCTION & INDUSTRIAL		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE WATER BLOWOUT	94.99	8633	03/13/2025	

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal APV Number 7070							94.99			
**APV Number 7071										
03/05/2025	7071	VON TOBEL CORPORATION		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	PARKING GARAGE WATER SHUTOFF	21.36	8640	03/13/2025	
SubTotal APV Number 7071							21.36			
**APV Number 7072										
03/05/2025	7072	ANTON INSURANCE		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	COMMERCIAL PROPERTY PARKING GARAGE	3057.00	8624	03/13/2025	
SubTotal APV Number 7072							3057.00			
**APV Number 7073										
03/05/2025	7073	GARIUP CONSTRUCTION CO, INC		4445020327.000	RDC TIF - DOWNTOWN HOUSING/PARKING	STREETSCAPE IMPROVEMENTS 12/1/24-1/31/25	142836.10	8634	03/13/2025	
SubTotal APV Number 7073							142836.10			
SubTotal Appropriation 4445020327.000							152968.19			
SubTotal Fund Number 4445							2348941.19			
**Fund Number 4651 RDC GENERAL										
**Appropriation 4651020304.000 RDC GENERAL - OPERATIONS SUPPORT										
**APV Number 7074										
03/05/2025	7074	STAPLES BUSINESS ADVANTAGE		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	KLEENEX	9.39	8641	03/13/2025	
03/05/2025	7074	STAPLES BUSINESS ADVANTAGE		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	HANGING FILE FOLDERS, PENS	58.74	8641	03/13/2025	
SubTotal APV Number 7074							68.13			
**APV Number 7075										
03/05/2025	7075	KASEYA US, LLC		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	OFFICE 365 BACKUP, RDC PORTION	685.56	8647	03/13/2025	
SubTotal APV Number 7075							685.56			
**APV Number 7076										

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
03/05/2025	7076	BOYCE/KEYSTONE/KOMPUTRO L		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	REORDER AP CHECKS	434.80	8623	03/13/2025	
SubTotal APV Number 7076							434.80			
**APV Number 7077										
03/05/2025	7077	DEBRA MELCIC		4651020304.000	RDC GENERAL - OPERATIONS SUPPORT	NOTARY CONTINUED EDUCATION	49.37	8644	03/13/2025	
SubTotal APV Number 7077							49.37			
SubTotal Appropriation 4651020304.000							1237.86			
**Appropriation 4651020305.000 RDC GENERAL - INITIATIVES										
**APV Number 7078										
03/05/2025	7078	NICHOLAS W. SCHRADER		4651020305.000	RDC GENERAL - INITIATIVES	AERIAL DRONE PHOTOGRAPHY	195.00	8646	03/13/2025	
SubTotal APV Number 7078							195.00			
**APV Number 7079										
03/05/2025	7079	BRIDGEWATER ESTATES NEIGHBORHOOD ASSOCIATION, INC.		4651020305.000	RDC GENERAL - INITIATIVES	2023 NEIGHBORHOOD GRANT	2352.00	8645	03/13/2025	
SubTotal APV Number 7079							2352.00			
SubTotal Appropriation 4651020305.000							2547.00			
SubTotal Fund Number 4651							3784.86			
**Fund Number 4653 RDC GRANTS										
**Appropriation 4653020010.000 RDC GRANT - TOD TRAIL TO DOWNTOWN										
**APV Number 7080										
03/05/2025	7080	DLZ INDIANA, LLC		4653020010.000	RDC GRANT - TOD TRAIL TO DOWNTOWN	PROF SVCS TOD TRAIL 12/7/24-2/7/25	177.12	8631	03/13/2025	
SubTotal APV Number 7080							177.12			
SubTotal Appropriation 4653020010.000							177.12			
**Appropriation 4653020013.000 RDC GRANT - VALPARAISO INDIANA AVE CULTURAL TRAIL										

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Date: 03/06/2025 01:04:54 PM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
**APV Number 7081										
03/05/2025	7081	AMERICAN STRUCTUREPOINT, INC.		4653020013.000	RDC GRANT - VALPARAISO INDIANA AVE CULTURAL TRAIL	PROF SVCS INDIANA AVE CULTURAL TRAIL 1/1-1/31	37588.50	8627	03/13/2025	
SubTotal APV Number 7081							37588.50			
SubTotal Appropriation 4653020013.000							37588.50			
SubTotal Fund Number 4653							37765.62			
**Fund Number 4654 RDC DEBT RESERVE										
**Appropriation 4654020001.000 RDC DEBT RESERVE - TRANSFER OUT										
**APV Number 7049										
02/04/2025	7049	CITY OF VALPARAISO		4654020001.000	RDC DEBT RESERVE - TRANSFER OUT	2025 STARTING BALANCES CORRECTION	913867.84	7049	02/04/2025	
SubTotal APV Number 7049							913867.84			
SubTotal Appropriation 4654020001.000							913867.84			
SubTotal Fund Number 4654							913867.84			
*** GRAND TOTAL ***							3304359.51			

Memorandum of Understanding

This *Memorandum of Understanding* ("MOU") is entered into by and among **Northern Indiana Law Enforcement Academy ("NILEA")**, **Valparaiso City Utilities Board of Directors ("VCU")**, and the **Valparaiso Redevelopment Commission ("RDC")**.

WHEREAS, NILEA was established in 1982 as a response to a legislative mandate that all police officers in Indiana have minimum in-service training to maintain certification as law enforcement officers;

WHEREAS, NILEA membership has grown to over sixty-four (64) police departments covering twelve (12) counties across northern Indiana. NILEA provides in-service training programs to over twenty-five hundred (2,500) police officers through training classes and two sixteen (16) week basic recruit academy classes annually;

WHEREAS, NILEA will be building a new training academy at **4500 Montdale Drive**. The property was donated to NILEA by 72 North LLC to assist in the relocation of the academy adjacent to MAAC first responders training campus;

WHEREAS, the Parties value the training opportunities at the MAAC campus for Valparaiso Police and Fire personnel. The Parties recognizes the other broader benefits to the community from an enhanced presence of first responders coming to the campus of MAAC and to the future NILEA Academy. The Parties also acknowledge that community businesses benefit from the activities generated by employees and users of the NILEA and MAAC facilities;

WHEREAS, the Parties have discussed certain water infrastructure improvements that would assist NILEA with the construction of the academy as well as fulfill VCU and RDC's objective of extending a water main to Slover Road to support economic development priorities of having water service readily available to serve future developments; and

WHEREAS, the Parties wish to confirm certain understandings as to future activities.

NOW, THEREFORE, for and in consideration of the mutual promises and obligations set out below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Process**. As outlined below, the process to complete NILEA's building project will include the coordination and approval of governmental entities within Valparaiso as well as from NILEA's governing body.
2. **NILEA's Proposal**. NILEA will construct a new 18,000 – 25,000 sf law enforcement academy and administrative offices on an approximately three (3) acre parcel on the south side of Montdale Drive (See Exhibit A). Commencement of construction is expected in **January 2025** with an overall investment of approximately \$4,000,000 excluding the value of donated property. NILEA agrees to undertake the design and construction of a 12" water main across frontage of property and extend out to Slover Road (See Exhibit B).

3. **RDC's Commitment.** Based on NILEA's proposal and in conjunction with VCU, RDC commits to reimburse an amount not to exceed **\$500,000** toward water main extension across NILEA's property and out to Slover Road.
4. **Utility Commitment.** Subject to compliance with VCU's rules and its approval, VCU agrees to furnish the design specifications for the water main and oversee the bidding and construction of the water main. VCU, or designated representative shall review and approve all work and invoices from NILEA seeking reimbursement for work completed.
5. **Local Contractors, Suppliers, and Vendors.** NILEA agrees that it will use its reasonable best efforts to employ qualified local price competitive contractors, suppliers, and vendors on the academy project. Should NILEA be unable to find local contractors, suppliers, and vendors that are price competitive and properly qualified, NILEA shall not be prohibited from employing contractors, suppliers, or vendors who are not local.
6. **Waiver of Claims.** NILEA recognizes the benefits being provided by VCU and RDC. To the maximum extent allowed by law, NILEA release and forever discharge VCU and RDC, and their officers, employees, agents and representatives, of any and all claims, demands, liabilities, and/or rights of action resulting from work being provided under this MOU. NILEA further agrees not to file, maintain, or litigate any action against VCU and RDC, their officers, employees, or successors.
7. This MOU shall be governed by and construed in accordance with the laws of the State of Indiana. Any matter to resolve any dispute between the parties shall be filed and adjudicated in the state courts of Indiana – Porter County. The prevailing party shall be entitled to reimbursement of court costs and legal expenses.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this *Memorandum of Understanding* as of the date set forth above.

DEVELOPER:

Northern Indiana Law Enforcement
Academy (NILEA)

By: _____
Sheriff Jeff Balon, Board President

By: _____
Rob Thorgren, President
Valparaiso Redevelopment Commission

By: _____
President
Valparaiso City Utilities Board

SITE DATA	
• ZONING:	INH - HEAVY INDUSTRIAL
• BUILDING AREA:	25,047 SQ. FT.
• PARKING REQUIRED:	1 SPACES PER FULL TIME EQUIVALENT EMPLOYEE (100 CADETS+16 STAFF+9 ADD. GUEST+25 OVERFLOW) =150 SPACES REQUIRED
• PARKING PROVIDED:	156 SPACES (INCLUDES 6 ADA SPACES)

LEGEND	
	CONCRETE SIDEWALK
	CONCRETE PAD
	ASPHALT PAVEMENT
	4" (MIN) TOPSOIL & SEEDING/LANDSCAPING (SEE LANDSCAPE PLAN)
	STRIPING (PAINT, 4" WIDE)
	BARRIER CURB & GUTTER
	ROLL CURB AND GUTTER
	REVERSE PITCH CURB AND GUTTER
	6-INCH BARRIER CURB
	6-FOOT HIGH CHAIN LINK FENCE
	EXPANSION JOINT
	TOOLED CONSTRUCTION JOINT

NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

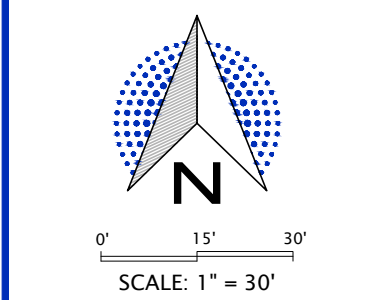
NOT FOR CONSTRUCTION

SHIVE-HATTERY
ARCHITECTURE & ENGINEERING
321 S. MAIN STREET, SUITE 103
SOUTH BEND, IN 46601

DATE:	REVISIONS AND NOTES:

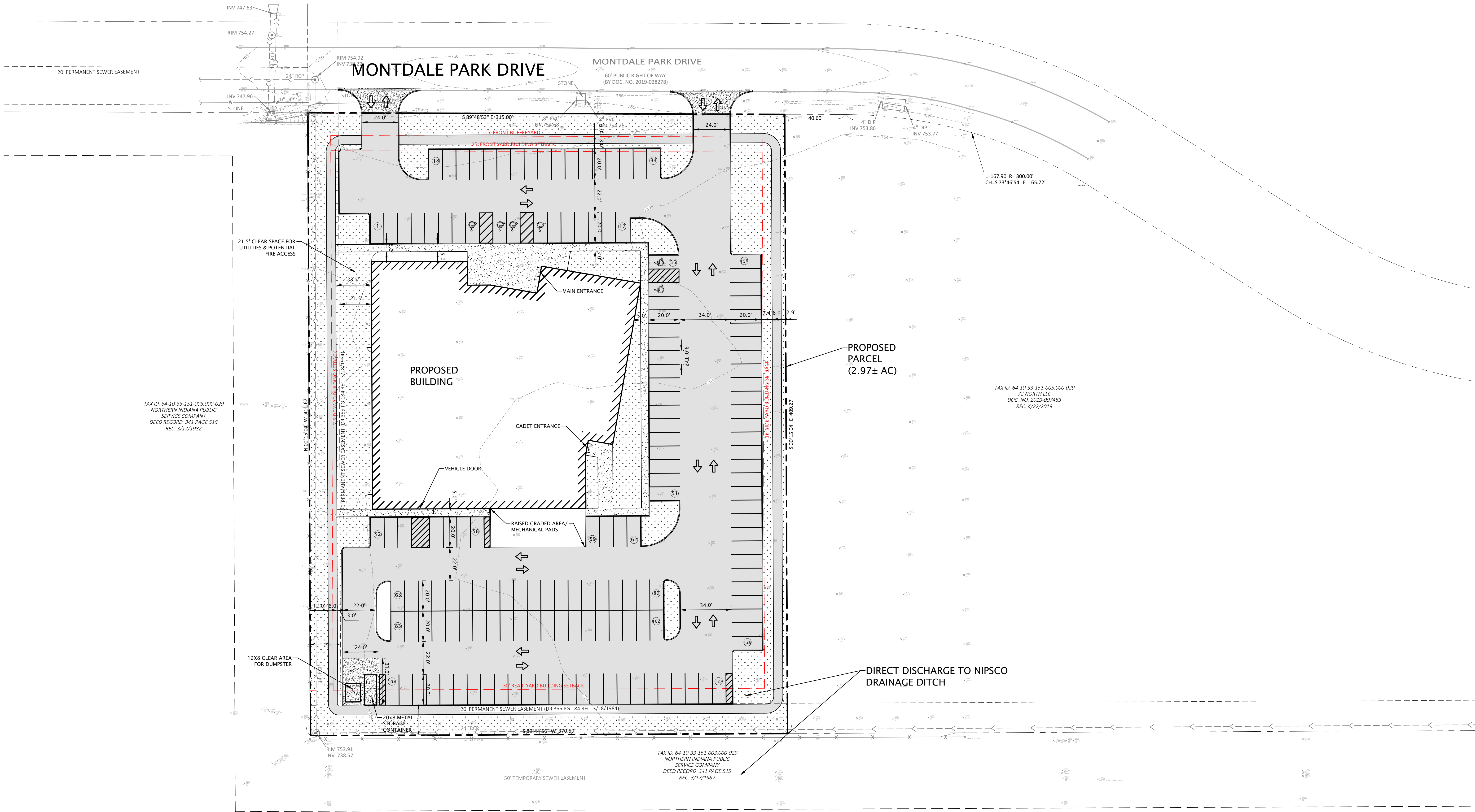
NORTHWEST INDIANA LAW
ENFORCEMENT AGENCY ACADEMY

Site Plan



© COPYRIGHT 2017 DVG TEAM, INC	
DESIGN BY GAL	DATE 2/8/24
PROJECT NO. 23-0102	
C103	

NOT FOR CONSTRUCTION





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

MEMORANDUM

DATE: July 30, 2024
TO: Nate McGinley, Matt Zurbriggen
FROM: Anthony Kenning
SUBJECT: MAAC/Montdale Extension (Update to the 6/7/24 Memorandum)

WATER MAIN SIZING

Hydraulic modeling indicates that the water main on Montdale Park Drive between its existing termini and CR 325 does not need to be a 20-inch diameter water main. While it is 20 inches West of this location, it is 12 inches in diameter even further west along Montdale Park Drive. Assuming fire flows greater than 2,100 gpm are not required, both the 8-inch and 12-inch water main provide ample fire flow if the main is "dead-ended" at CR 325. The 2017 master plan suggested that this water main be extended as a 12-inch to CR 325. Therefore, it is recommended that a 12 inch water main be installed.

OPINIONS OF PROBABLE CONSTRUCTION COSTS

Opinions of probable construction costs are provided for the infrastructure shown in Figure 1 in the attached table (Table 1) for the 8-inch sanitary sewer, 12-inch water main across the NILEA property, and 12-inch water main across the property to the west of the NILEA property to CR 325. All assume minimal construction beneath the pavement.

x:\projects\2015\1564\127870 vcu - as needed\phases\1143 maac montdale extension\2024-07-29 analysis\maac water and sewer extension july 2024.docx

TABLE 1 - OPINION OF PROBABLE CONSTRUCTION COST

MAAC/Montdale Extension (Updated 7/30/24)

12-inch Water Main Extension Across NILEA Property (Water Main Cost #1)						12-inch Water Main Extension Across from East Edge of NILEA Property to CR325 (Water Main Cost #2)							
Item	Description	Quantity	Unit	Unit Price	Amount	Item	Description	Quantity	Unit	Unit Price	Amount		
1	MOBILIZATION/DEMOBILIZATION	1	LS	\$ 4,000	\$ 4,000	1	MOBILIZATION/DEMOBILIZATION	1	LS	\$ 10,000	\$ 10,000		
2	MAINTENANCE OF TRAFFIC	1	LS	\$ 500	\$ 500	2	MAINTENANCE OF TRAFFIC	1	LS	\$ 1,500	\$ 1,500		
3	CLEARING AND GRUBBING	1	LS	\$ 2,000	\$ 2,000	3	CLEARING AND GRUBBING	1	LS	\$ 4,000	\$ 4,000		
4	EROSION CONTROL	1	LS	\$ 2,000	\$ 2,000	4	EROSION CONTROL	1	LS	\$ 4,000	\$ 4,000		
5	WATER MAIN, 12-INCH, OPEN-CUT	225	LFT	\$ 190	\$ 42,750	5	WATER MAIN, 12-INCH, OPEN-CUT	850	LFT	\$ 190	\$ 161,500		
6	WATER MAIN, FITTING, 12-INCH	4	EA	\$ 3,500	\$ 14,000	6	WATER MAIN, FITTING, 12-INCH	4	EA	\$ 3,500	\$ 14,000		
7	VALVE, BUTTERFLY, 12-INCH	1	EA	\$ 6,500	\$ 6,500	7	VALVE, BUTTERFLY, 12-INCH	1	EA	\$ 6,500	\$ 6,500		
8	HYDRANT ASSEMBLY	1	EA	\$ 7,000	\$ 7,000	8	HYDRANT ASSEMBLY	1	EA	\$ 7,000	\$ 7,000		
9	BLOWOFF ASSEMBLY	1	EA	\$ 1,000	\$ 1,000	9	BLOWOFF ASSEMBLY	1	EA	\$ 1,000	\$ 1,000		
10	SEEDING AND RESTORATION	1	LS	\$ 5,000	\$ 5,000	10	SEEDING AND RESTORATION	1	LS	\$ 8,000	\$ 8,000		
Total (Rounded to Nearest \$1,000)					\$ 85,000	Total (Rounded to Nearest \$1,000)					\$ 218,000		
Construction Contingency @					25%	\$ 21,250	Construction Contingency @					25%	\$ 54,500
Total Construction with Contingency					\$ 106,250	Total Construction with Contingency					\$ 272,500		
Administrative, Legal, Engineering, Inspection					25%	\$ 26,563	Administrative, Legal, Engineering, Inspection					25%	\$ 68,125
Alternative Project Total (Rounded to Nearest \$10,000) \$ 130,000						Alternative Project Total (Rounded to Nearest \$10,000) \$ 340,000							
8-inch Sanitary Sewer													
Item	Description	Quantity	Unit	Unit Price	Amount								
1	MOBILIZATION/DEMOBILIZATION	1	LS	\$ 5,000	\$ 5,000								
2	MAINTENANCE OF TRAFFIC	1	LS	\$ 1,500	\$ 1,500								
3	CLEARING AND GRUBBING	1	LS	\$ 6,000	\$ 6,000								
4	EROSION CONTROL	1	LS	\$ 6,000	\$ 6,000								
5	SANITARY SEWER, 8-INCH	358	LFT	\$ 125	\$ 44,750								
6	SANITARY MANHOLE	2	EA	\$ 6,000	\$ 12,000								
7	SANITARY LATERAL	4	EA	\$ 4,000	\$ 16,000								
8	SEEDING AND RESTORATION	1	LS	\$ 10,000	\$ 10,000								
Total (Rounded to Nearest \$1,000)					\$ 101,000								
Construction Contingency @					25%	\$ 25,250							
Total Construction with Contingency					\$ 126,250								
Administrative, Legal, Engineering, Inspection					25%	\$ 31,563							
Alternative Project Total (Rounded to Nearest \$10,000) \$ 160,000													
Notes													
1) Unit prices are based on Year 2024 dollars from recently bid DLZ Projects.													
2) Land acquisition and easement costs are not included.													
3) Costs not inclusive of unusual soils, environmental, utility relocations, or dewatering.													
4) Costs assume general installation is outside of roadway limits with minimal structure backfill.													

Proposed K9 Training Facility

Existing outdoor training area.

Sanitary cost

Watermain Cost #1
\$130,000

Watermain Cost #2
\$340,000

Proposed Law Enforcement Academy

Undeveloped Land

Existing Commercial Building on well

FIGURE 1

Memorandum of Understanding

6

This *Memorandum of Understanding* ("MOU") is entered into by and among **MJF Development, Inc.** ("Developer"), **Valparaiso City Utilities Board of Directors** ("VCU"), and the **Valparaiso Redevelopment Commission** ("RDC").

WHEREAS, the City of Valparaiso received \$24.5 million in relinquish funds from the State of Indiana to fund for certain improvement projects along the Hwy 30 corridor within the City. Desired outcomes from these enhancement projects included improving the aesthetics along the Hwy 30 corridor and spurring additional private investment along the Hwy 30 corridor;

WHEREAS, VCU has begun construction on a \$14 million Sturdy Road lift station upgrade project that will be completed in early 2026. The completion of which will result in added capacity at the Horseprairie lift station that is critical to accommodate future growth along the Hwy 30 corridor. VCU desires to efficiently route added flows along the northside of Hwy 30 to the Horseprairie lift station in lieu of being sent to the Heritage Valley lift station and then back to Horseprairie lift station;

WHEREAS, the RDC created a West Street Allocation Area in 2023 to capture increased assessed valuation as a result of new redevelopment along Hwy 30 and West Street. The RDC engaged a consulting firm to evaluate this corridor and to develop conceptual plans for future land uses and transportation connectivity improvements;

WHEREAS, the Developer owns approximately 5.7 acres between West St, Marsh St, and Hwy 30 and received approval for a four-lot subdivision. The Developer now desires to construct a hotel and stormwater detention pond on two of the lots and anticipates development on the remaining two lots for another potential hotel and/or professional/medical offices;

WHEREAS, the Parties recognize the lack of readily accessible public sewer and the broader benefits to the surrounding businesses and residents from a public lift station at the corner of Marsh Street and Hwy 30;

WHEREAS, the Parties have discussed certain public sewer infrastructure improvements that would help facilitate the Developer's plan of constructing the hotel and having available other shovel-ready lots as well as accommodating the current and future development along Hwy 30 and the West Street corridor; and

WHEREAS, the Parties wish to confirm certain understandings as to future activities.

NOW, THEREFORE, for and in consideration of the mutual promises and obligations set out below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Process**. As outlined below, the process to complete Developer's hotel project will include the coordination and approval of governmental entities within Valparaiso.
2. **Developer's Proposal**. Developer will construct a new Tru (Hilton brand) hotel with 89 guest rooms with an estimated costs of \$14,000,000. The remaining two shovel-ready lots are intended to be developed for uses like a hotel, commercial office, or medical.

Combined building construction costs for the other lots are estimated between \$12,000,000 - \$20,000,000. The overall development when completed would bring a sizeable number of full and part-time job opportunities from construction and business employment. The Tru hotel will commence construction in **May 2025**. VCU agrees to oversee the design of the public sewer infrastructure, and the Developer will construction the public lift station per design specifications and extend a force main along Hwy 30 rights-of-way to the Horseprairie lift station. (See Exhibit A).

3. **RDC's Commitment.** Based on Developer's proposal and in conjunction with VCU, RDC commits to reimburse the estimated **\$1,350,000** toward public lift station and force main extension along Hwy 30 and to the Horseprairie lift station.
4. **Utility Commitment.** Subject to compliance with VCU's rules and its approval, VCU agrees to furnish the design specifications for the public lift station and force main and oversee the bidding and construction of the public sewer infrastructure. VCU, or designated representative, shall review and approve all work and invoices from Developer seeking reimbursement for work completed.
5. **Local Contractors, Suppliers, and Vendors.** Developer agrees that it will use its reasonable best efforts to employ qualified local price competitive contractors, suppliers, and vendors on the academy project. Should Developer be unable to find local contractors, suppliers, and vendors that are price competitive and properly qualified, Developer shall not be prohibited from employing contractors, suppliers, or vendors who are not local.
6. **Waiver of Claims.** Developer recognizes the benefits being provided by VCU and RDC. To the maximum extent allowed by law, Developer release and forever discharge VCU and RDC, and their officers, employees, agents and representatives, of any and all claims, demands, liabilities, and/or rights of action resulting from work being provided under this MOU. Developer further agrees not to file, maintain, or litigate any action against VCU and RDC, their officers, employees, or successors.
7. This MOU shall be governed by and construed in accordance with the laws of the State of Indiana. Any matter to resolve any dispute between the parties shall be filed and adjudicated in the state courts of Indiana – Porter County. The prevailing party shall be entitled to reimbursement of court costs and legal expenses.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this *Memorandum of Understanding* as of the date set forth above.

DEVELOPER:

MJF Development, Inc.

By:_____
Mark Forszt

By:_____
Rob Thorgren, President
Valparaiso Redevelopment Commission

By:_____
President
Valparaiso City Utilities Board

MEMORANDUM

DATE: September 5, 2024
TO: Matt Zurbriggen, PE
FROM: Anthony Kenning, PE
SUBJECT: MJF (Wastewater)

OBJECTIVE

The objective of this memorandum is to show the difference in construction cost between the discharge of wastewater from the proposed development areas to either the Horse Prairie Lift Station or the Heritage Valley Lift Station. Both existing lift stations will have the capacity to handle the wastewater flows from the proposed development (Parcels of Interest) area shown on Figure 1 (red highlighted area and yellow bounded area) assuming the flows are developed as outlined below. It is assumed a new wastewater lift station will be required to services most of the area (identified as the green box on Figure 1).

ANALYSIS

Figure 1 identifies the locations of the existing Horse Prairie and Heritage Valley Lift Stations. Also shown on Figure 1 is the floodplain associated with Salt Creek (blue shaded area). The red shaded area identifies the Parcels of Interest for redevelopment. The thick yellow polygon identifies areas of potential development that could be taken to a proposed "regional lift station" as identified by the green box that is outlined in black. Note that some of the area in the yellow bounded region is served by private sewer systems.

Within the area bounded by yellow (area assumed to go to the proposed regional lift station), there is approximately 27 acres; however, most of the western portion (area identified as "WEST" on Figure 1) appears to be floodplain which may not be highly developable. This area is approximately 12 acres. While this wastewater is included in the analysis below, it is likely going to be a small contribution and could possibly be sent westward to the existing public gravity sewer that is located along US30 if necessary.

Instructions provided to DLZ were to include 2 hotels with the rest of the developable area (located outside of the floodplain) becoming commercial. Being conservative, wastewater flows from the remaining areas that are not hotels were assumed to be based on a high density of restaurants in the eastern portion of the yellow bounded area (denoted as "EAST"). Thus, peak wastewater flows from 2 hotels plus 6 to 12 restaurants (achieving a footprint of full buildout in the yellow "non-floodplain" areas would range between 180 gpm and 240 gpm. This is the ideal range for a 6-inch force main.

Option #1 on Figure 1 shows a proposed force main headed to the Heritage Valley Lift Station while Option #2 shows this force main headed to the Horse Prairie Lift Station. Option #1 involves a relatively expensive

bore and jack across US 30 while Option #2 will likely involve construction along the US 30 right-of-way or within easements from parcels located on the north side of US30. While Option #1 could involve sending wastewater to the gravity sewer at Thornapple Way and US30 that ultimately discharges to Heritage Valley, the peak flows from the proposed regional lift station could take up over half of the capacity of the existing 10-inch sewer. This could limit future growth in the area along US 30. Therefore, for this option, it is assumed the force main will run all the way to the Heritage Valley Lift Station in order to save the capacity of this gravity sewer. Option #2 also requires horizontal directional drilling beneath Salt Creek to get to the Horse Prairie Lift Station. Opinions of probable construction cost for the regional lift station and both force main options are provided in Table 1.

OTHER CONSIDERATIONS

Another consideration when deciding if Option #1 or Option #2 is best should be the consideration of pumping wastewater multiple times. Option #1 involves pumping wastewater 3 times (MJF regional, Heritage Valley, and Horse Prairie) while Option #2 involves pumping wastewater 2 times (MJF regional, Horse Prairie) before it gets to the wastewater treatment plant.

End of Memorandum

TABLE 1

OPINION OF PROBABLE CONSTRUCTION COSTS - MJF REGIONAL LIFT STATION AND FORCE MAIN

9/5/2024

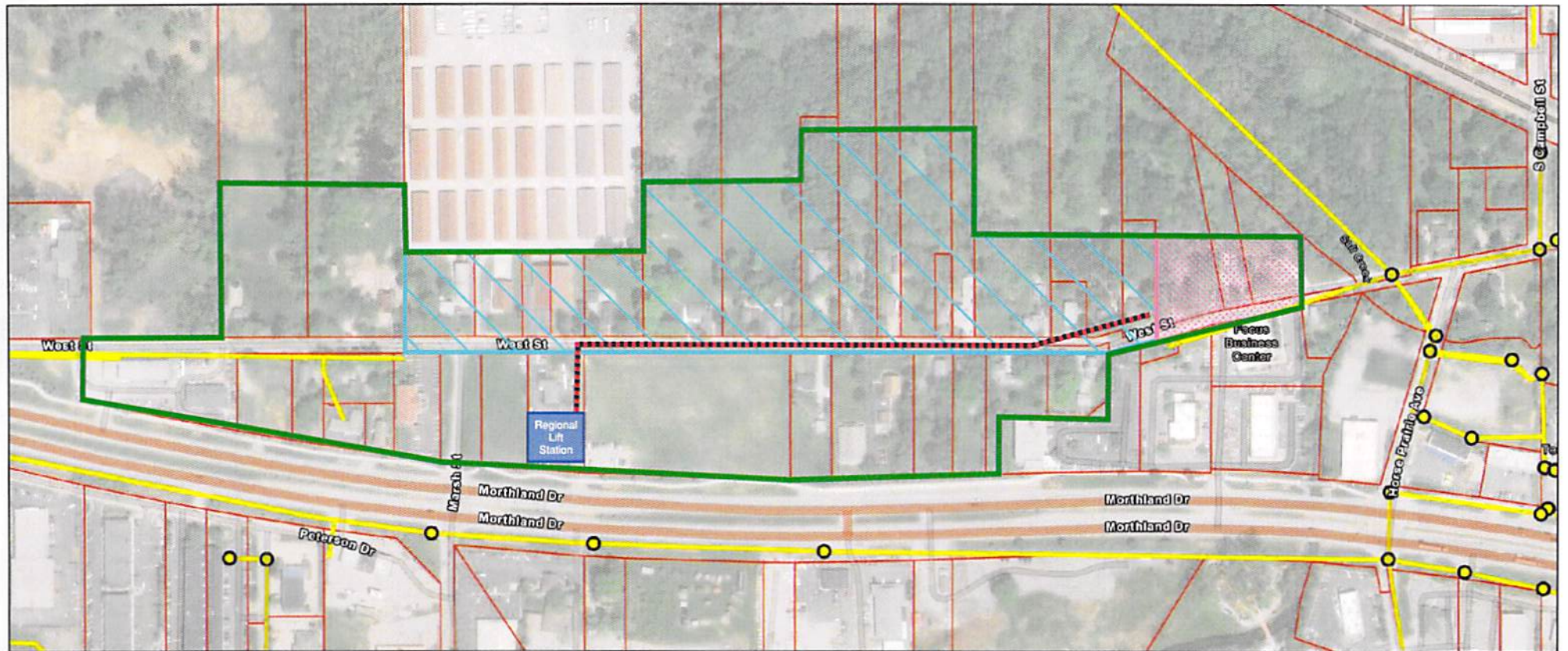
				Option #1		Option #2	
				To Heritage Valley		To Horse Prairie	
Item	Description	Unit	Unit Price	Quantity	Amount	Quantity	Amount
1	MOBILIZATION/DEMOBILIZATION	LS	-	1	\$ 50,000	1	\$ 40,000
2	MAINTENANCE OF TRAFFIC	LS	-	1	\$ 10,000	1	\$ 10,000
3	CLEARING AND GRUBBING	LS	-	1	\$ 20,000	1	\$ 15,000
4	EROSION CONTROL	LS	-	1	\$ 10,000	1	\$ 7,500
5	MJF REGIONAL LIFT STATION (ALL COMPONENTS)	LS	\$ 500,000	1	\$ 500,000	1	\$ 500,000
6	FORCE MAIN, 6-INCH (OPEN CUT)	LFT	\$ 100	3,675	\$ 367,500	2,150	\$ 215,000
7	FORCE MAIN, 6-INCH (HORIZONTAL DIRECTIONAL DRILL)	LFT	\$ 250	0	\$ -	250	\$ 62,500
8	FORCE MAIN, 6-INCH (BORE AND JACK WITH CASING)	LFT	\$ 750	225	\$ 168,750	0	\$ -
9	SEEDING AND RESTORATION	LFT	\$ 6	3,675	\$ 22,050	2,150	\$ 12,900
Total (Rounded to Nearest \$10,000)					\$ 1,148,000		\$ 863,000
Construction Contingency @ 30%					\$ 344,400		\$ 258,900
Total Construction with Contingency					\$ 1,492,400		\$ 1,121,900
Administrative, Legal, Engineering, Inspection 20%					\$ 298,480		\$ 224,380
Project Total (Rounded to Nearest \$10,000)					\$ 1,790,000		\$ 1,350,000

Notes

- 1) Unit prices are based on Year 2024 dollars and are based on similar projects designed/bid by DLZ and adjusted for inflation.
- 2) Land acquisition and easement costs are not included.
- 3) Costs not inclusive of unusual soils, environmental, utility relocations, or dewatering.
- 4) Costs assume minimal pavement disturbance.

Attachment A

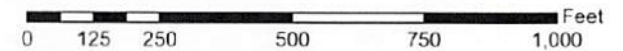
MJF Gravity Sewer Analysis



X:\Projects\2015\1564\127870 VCU - As Needed\Phases\1130 MJF Development\2024-09-19 - Gravity Sewer Analysis\Raw Documents

Legend

- Parcels
- Potential Area Tributary to Regional Lift Station
- Potential Area to New Gravity Sewer on West Street
- Existing Sanitary Manholes
- Low Pressure Sewer System Go to Gravity Sewer on West Street
- Existing Sanitary Sewer
- Proposed 10" Gravity Sewer Path



VCS Grant Application

This 2025 Grant Application was formed in compliance with the policy statement passed by the Valparaiso Redevelopment Commission on August 11, 2016 and per Indiana Code 36-7-25-7. Eligible entities must provide educational programs, work training programs, worker retraining programs, or any other programs that prepare individuals to participate in the competitive and global economy. School challenge grants are subject to available funding in the Commission's annual budget and are provided at the sole and absolute discretion of the Commission. Grant funds cannot be used to subsidize ongoing operating expenses, staff salaries, personal expenses, or travel expenses. In granting school challenge grant funds, the Commission must find that the programs will promote the redevelopment and economic development of the City, is of utility and benefit, and is in the best interests of the City's residents.

Please note this application is to be submitted to the Valparaiso Redevelopment Commission, c/o Debbie Melcic, 166 Lincolnway, Valparaiso, IN 46383 by April 30, 2025. Failure to file with the Commission in a timely fashion may render the project ineligible for funding. The Commission reserves the right to seek additional information relating to the project prior to reimbursement.

If you have any questions regarding this application or policies affecting this grant, please contact George Douglas, Director of Development at (219) 462-1161 or at gdouglas@valpo.us.

Total 2025 Funds Available to VCS: \$441,278.17

1.) Briefly outline the projects VCS intends to initiate or continue in 2025 with Redevelopment Grant Funds by listing the project, intended expenditures, and an estimated cost. Please remember that expenditures must be capital-based and have a lifespan of no less than three years.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

2.) Up to \$3,000 of total grant funds may be applied to the Arts as a match to State or private grants. If a state grant is not awarded, the funds may be used on arts-related capital expenses with a lifespan of no less than three years. If you intend to use grant funds on the arts, please list the project, intended expenditures, and the estimated cost below.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

3.) Briefly explain how each project will use advanced methods or technologies that offer students an education that is competitive in the global economy.

Project 1:

Project 2:

Project 3:

4.) Briefly explain how the project enhances problem solving, collaboration, and analytical skills of students.

Project 1:

Project 2:

Project 3:

5.) Provide evidence of the Board of Directors approval of the grant application. Minutes from a board meeting approving grant submission to the Valparaiso Redevelopment Commission will suffice.

This application was filed by Valparaiso Community Schools as its formal application to the Valparaiso Redevelopment Commission, stating its intended uses for 2025 grant funds. I understand the Commission's right to seek additional information relating to the project prior to reimbursement.

Dr. Jim McCall, Superintendent Valparaiso
Community Schools



EPCS Grant Application

This 2025 Grant Application was formed in compliance with the policy statement passed by the Valparaiso Redevelopment Commission on August 11, 2016 and per Indiana Code 36-7-25-7. Eligible entities must provide educational programs, work training programs, worker retraining programs, or any other programs that prepare individuals to participate in the competitive and global economy. School challenge grants are subject to available funding in the Commission's annual budget and are provided at the sole and absolute discretion of the Commission. Grant funds cannot be used to subsidize ongoing operating expenses, staff salaries, personal expenses, or travel expenses. In granting school challenge grant funds, the Commission must find that the programs will promote the redevelopment and economic development of the City, is of utility and benefit, and is in the best interests of the City's residents.

Please note this application is to be submitted to the Valparaiso Redevelopment Commission, c/o Debbie Melcic, 166 Lincolnway, Valparaiso, IN 46383 by April 30, 2025. Failure to file with the Commission in a timely fashion may render the project ineligible for funding. The Commission reserves the right to seek additional information relating to the project prior to reimbursement.

If you have any questions regarding this application or policies affecting this grant, please contact George Douglas, Director of Development at (219) 462-1161 or at gdouglas@valpo.us.

Total 2025 Funds Available to EPCS: \$158,721.82

1.) Briefly outline the projects EPCS intends to initiate or continue in 2025 with Redevelopment Grant Funds by listing the project, intended expenditures, and an estimated cost. Please remember that all expenditures must be capital-based and have a lifespan of no less than three years.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

2.) Up to \$3,000 of total grant funds may be applied to the Arts as a match to State or private grants. If a state grant is not awarded, the funds may be used on arts-related capital expenses with a lifespan of no less than three years. If you intend to use grant funds on the arts, please list the project, intended expenditures, and the estimated cost below.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

3.) Briefly explain how each project will use advanced methods or technologies that offer students an education that is competitive in the global economy.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

4.) Briefly explain how the project enhances problem solving, collaboration, and analytical skills of students.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

5.) Provide evidence of the Board of Directors approval of the grant application. Minutes from a board meeting approving grant submission to the Valparaiso Redevelopment Commission will suffice.

This application was filed by East Porter Community Schools as its formal application to the Valparaiso Redevelopment Commission, stating its intended uses for 2025 grant funds. I understand the Commission's right to seek additional information relating to the project prior to reimbursement.

Dr. Aaron Case, Superintendent
East Porter County Schools



PCCTE Grant Application

This 2025 Grant Application was formed in compliance with the policy statement passed by the Valparaiso Redevelopment Commission on August 11, 2016 and per Indiana Code 36-7-25-7. Eligible entities must provide educational programs, work training programs, worker retraining programs, or any other programs that prepare individuals to participate in the competitive and global economy. School challenge grants are subject to available funding in the Commission's annual budget and are provided at the sole and absolute discretion of the Commission. Grant funds cannot be used to subsidize ongoing operating expenses, staff salaries, personal expenses, or travel expenses. In granting school challenge grant funds, the Commission must find that the programs will promote the redevelopment and economic development of the City, is of utility and benefit, and is in the best interests of the City's residents.

Please note this application is to be submitted to the Valparaiso Redevelopment Commission, c/o Debbie Melcic, 166 Lincolnway, Valparaiso, IN 46383 by April 30, 2025. Failure to file with the Commission in a timely fashion may render the project ineligible for funding. The Commission reserves the right to seek additional information relating to the project prior to reimbursement.

If you have any questions regarding this application or policies affecting this grant, please contact George Douglas, Director of Development at (219) 462-1161 or at gdouglas@valpo.us.

Total 2025 Funds Available to PCCTE: up to \$50,000

1.) Briefly outline the projects PCCTE intends to initiate or continue in 2025 with Redevelopment Grant Funds by listing the project, intended expenditures, and an estimated cost. Please remember that all expenditures must be capital-based and have a lifespan of no less than three years.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

2.) Up to \$3,000 of total grant funds may be applied to the Arts as a match to State or private grants. If a state grant is not awarded, the funds may be used on arts-related capital expenses with a lifespan of no less than three years. If you intend to use grant funds on the arts, please list the project, intended expenditures, and the estimated cost below.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

3.) Briefly explain how each project will use advanced methods or technologies that offer students an education that is competitive in the global economy.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

4.) Briefly explain how the project enhances problem solving, collaboration, and analytical skills of students.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

5.) Provide evidence of the Board of Directors approval of the grant application. Minutes from a board meeting approving grant submission to the Valparaiso Redevelopment Commission will suffice.

This application was filed by Porter County Career & Technical Education as its formal application to the Valparaiso Redevelopment Commission, stating its intended uses for 2025 grant funds. I understand the Commission's right to seek additional information relating to the project prior to reimbursement.

Mrs. Audra Peterson, Director
Porter County Career & Technical Education



PCES Grant Application

This 2025 Grant Application was formed in compliance with the policy statement passed by the Valparaiso Redevelopment Commission on August 11, 2016 and per Indiana Code 36-7-25-7. Eligible entities must provide educational programs, work training programs, worker retraining programs, or any other programs that prepare individuals to participate in the competitive and global economy. School challenge grants are subject to available funding in the Commission's annual budget and are provided at the sole and absolute discretion of the Commission. Grant funds cannot be used to subsidize ongoing operating expenses, staff salaries, personal expenses, or travel expenses. In granting school challenge grant funds, the Commission must find that the programs will promote the redevelopment and economic development of the City, is of utility and benefit, and is in the best interests of the City's residents.

Please note this application is to be submitted to the Valparaiso Redevelopment Commission, c/o Debbie Melcic, 166 Lincolnway, Valparaiso, IN 46383 by April 30, 2025. Failure to file with the Commission in a timely fashion may render the project ineligible for funding. The Commission reserves the right to seek additional information relating to the project prior to reimbursement.

If you have any questions regarding this application or policies affecting this grant, please contact George Douglas, Director of Development at (219) 462-1161 or at gdouglas@valpo.us.

Total 2025 Funds Available to SELF: up to \$50,000

1.) Briefly outline the projects SELF intends to initiate or continue in 2025 with Redevelopment Grant Funds by listing the project, intended expenditures, and an estimated cost. Please remember that all expenditures must be capital-based and have a lifespan of no less than three years.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

2.) Up to \$3,000 of total grant funds may be applied to the Arts as a match to State or private grants. If a state grant is not awarded, the funds may be used on arts-related capital expenses with a lifespan of no less than three years. If you intend to use grant funds on the arts, please list the project, intended expenditures, and the estimated cost below.

Title of Project	Intended Expenditures	Estimated Cost
------------------	-----------------------	----------------

3.) Briefly explain how each project will use advanced methods or technologies that offer students an education that is competitive in the global economy.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

4.) Briefly explain how the project enhances problem solving, collaboration, and analytical skills of students.

Project 1:

Project 2:

Project 3:

Project 4:

Project 5:

5.) Provide evidence of the Board of Directors approval of the grant application. Minutes from a board meeting approving grant submission to the Valparaiso Redevelopment Commission will suffice.

This application was filed by Porter County Education Services as its formal application to the Valparaiso Redevelopment Commission, stating its intended uses for 2025 grant funds. I understand the Commission's right to seek additional information relating to the project prior to reimbursement.

Ms. Sandy Bodnar, Executive Director
Porter County Education Services



Valparaiso Redevelopment Commission

Annual Report 2024

*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 2024.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2024.
 - 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 2024.

The members of the Commission:

- **Rob Thorgren - President**
- **Barbara Domer – Vice-President**
- **Bill Durnell – Secretary**
- **Trish Sarkisian**
- **Robert Cotton**

Non-Voting Representative (Washington Township 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 2024, the Allocation Areas captured assessed increment (\$422,765,788) comprise 17.73% of Valparaiso’s total assessed value (\$2,384,141,077).

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 2024

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2024:

Allocation Area	(1st installment) June 11, 2024	(2nd installment) December 10, 2024	Total
Consolidated Allocation Area	\$ 5,079,350.44	\$ 4,288,299.26	\$ 9,367,649.70
Journeyman Allocation Area	9,531.36	11,310.63	20,841.99
Vale View Allocation Area	28,938.30	28,938.30	57,876.60
Calkins Hill Allocation Area	16,460.78	11,739.75	28,200.53
Grand Gardner Allocation Area	5,588.03	6,390.06	11,978.09
LINC Allocation Area	8,186.04	9,360.94	17,546.98
Totals:	\$ 5,148,054.95	\$ 4,356,038.94	\$ 9,504,093.89

Source:

FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender|Dalton Municipal Advisors, for June 11th, 2024, and December 10th, 2024, tax increment distributions to the Valparaiso Redevelopment Commission.

Outstanding Debt Service in 2024

- 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, 2024	\$ 414,500
January 15, 2025	414,500
FY Totals:	\$ 829,000
As of March 1, 2025	
Outstanding Principal Due:	\$ 17,105,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15.5
Remaining Semi-Annual Payments:	31

(continued on next page)

Outstanding Debt Service in 2024 *(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, 2024	\$ -	\$ 117,558	\$ 117,558
January 15, 2025	-	117,558	117,558
FY Totals:	\$ -	\$ 235,116	\$ 235,116

As of March 1, 2025

Outstanding Principal Due:	\$ 3,780,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

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, 2024	\$ 60,000	\$ 60,956	\$ 120,956
January 15, 2025	60,000	59,090	119,090
FY Totals:	\$ 120,000	\$ 120,046	\$ 240,046

As of March 1, 2025

Outstanding Principal Due:	\$ 1,840,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

Outstanding Debt Service in 2024 *(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, 2024	\$ 443,500
January 15, 2025	443,500
FY Totals:	\$ 887,000

As of March 1, 2025

Outstanding Principal Due:	\$ 15,560,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

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. 85% TIF Pledge.

Payments Due	Principal Amount	Interest Amount	Total Paid
August 1, 2024	\$ 12,460	\$ 31,250	\$ 43,710
February 1, 2025	12,772	30,939	43,711
FY Totals:	\$ 25,232	\$ 62,189	\$ 87,421

As of March 1, 2025

Outstanding Principal Due:	\$ 1,224,769
Final Maturity Date:	August 1, 2039
Remaining Bond Life (Years):	14.5
Remaining Semi-Annual Payments:	29

Outstanding Debt Service in 2024 *(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, 2024	\$ 645,000	\$ 26,000	\$ 671,000
January 15, 2025	655,000	13,100	668,100
FY Totals:	\$ 1,300,000	\$ 39,100	\$ 1,339,100

As of March 1, 2024

Outstanding Principal Due:	\$ -
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	-
Remaining Semi-Annual Payments:	-
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. 70% TIF Pledge.

Payments Made	Total Paid
July 15, 2024	\$ 8,681
January 15, 2025	-
FY Totals:	\$ 8,681

As of March 1, 2025

Final Maturity Date:	January 15, 2044
Remaining Bond Life (Years):	19
Remaining Semi-Annual Payments:	38

Outstanding Debt Service in 2024 *(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, 2024	\$ 130,000	\$ 5,000	\$ 135,000
January 15, 2025	120,000	2,400	122,400
FY Totals:	\$ 250,000	\$ 7,400	\$ 257,400

As of March 1, 2025

Outstanding Principal Due:	\$ -
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	-
Remaining Semi-Annual Payments:	-
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%

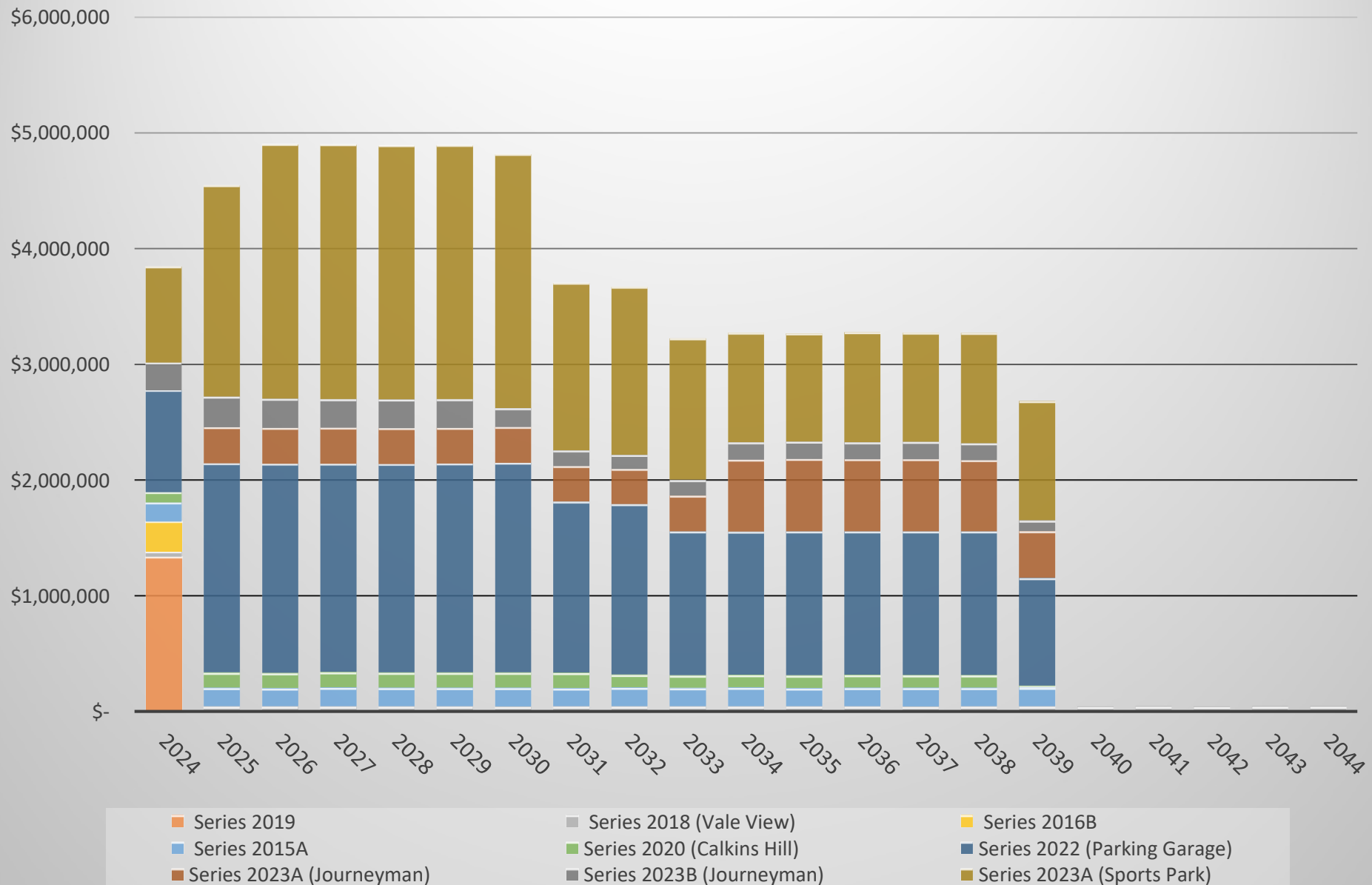
Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 45,000	\$ 37,568	\$ 82,568
January 15, 2025	45,000	36,859	81,859
FY Totals:	\$ 90,000	\$ 74,427	\$ 164,427

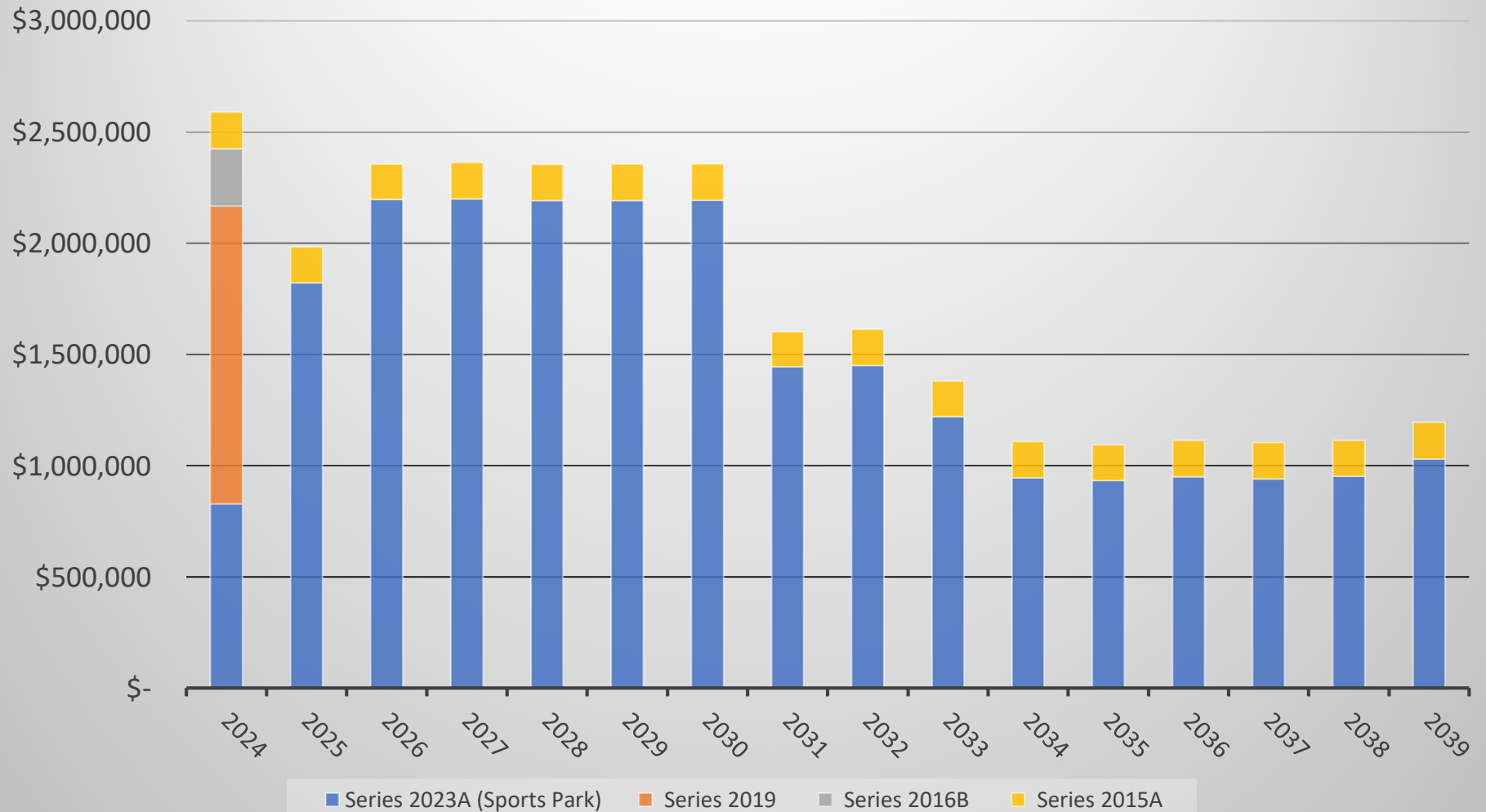
As of March 1, 2025

Outstanding Principal Due:	\$ 1,800,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30
Debt Service Reserve:	\$ 164,950

Schedule of Debt Service and Lease Rental Payments



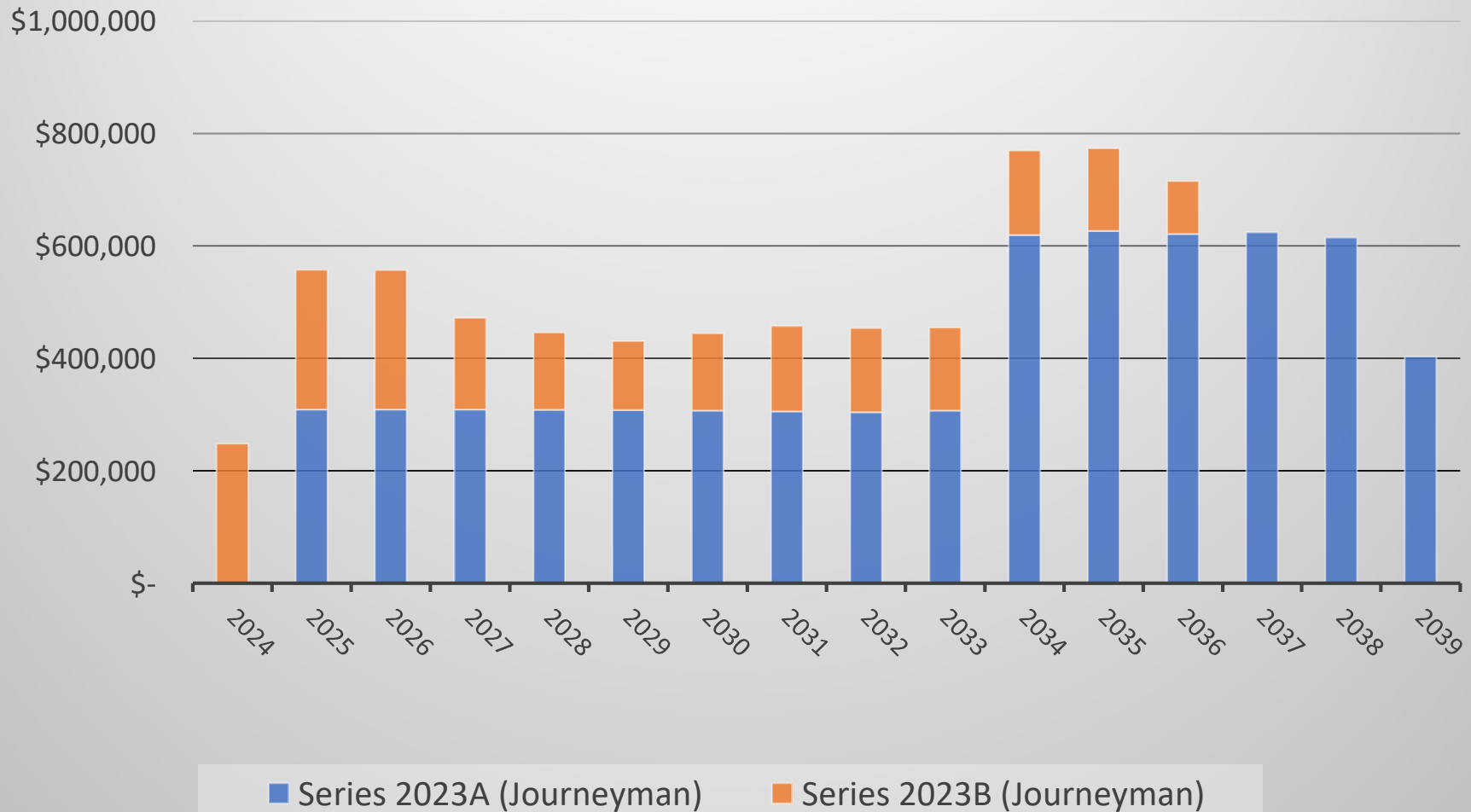
Schedule of Debt Service Payments - Consolidated Allocation Area



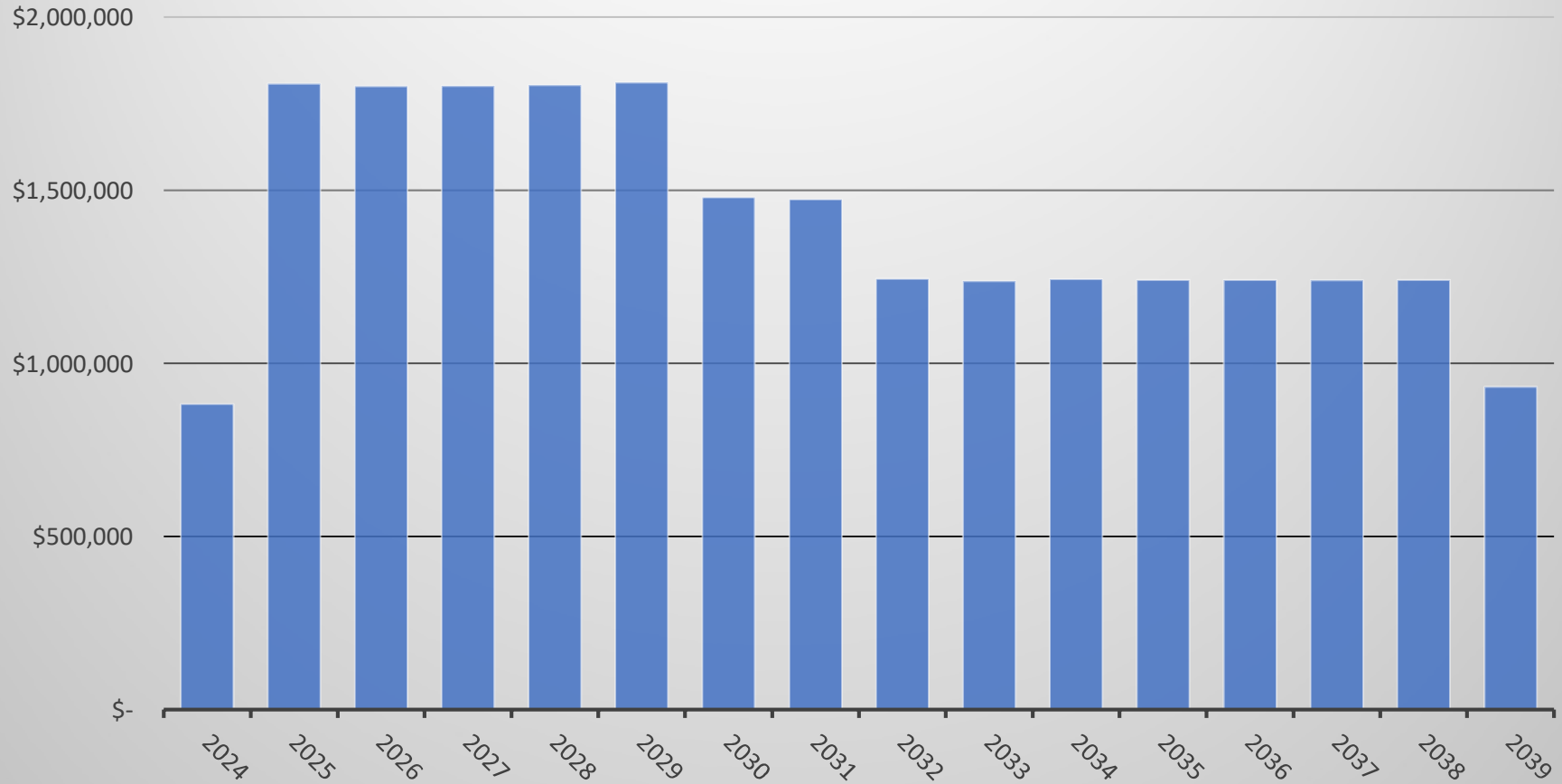
Schedule of Debt Service Payments

Journeyman Allocation Area

(Consolidated Allocation Area back-up)

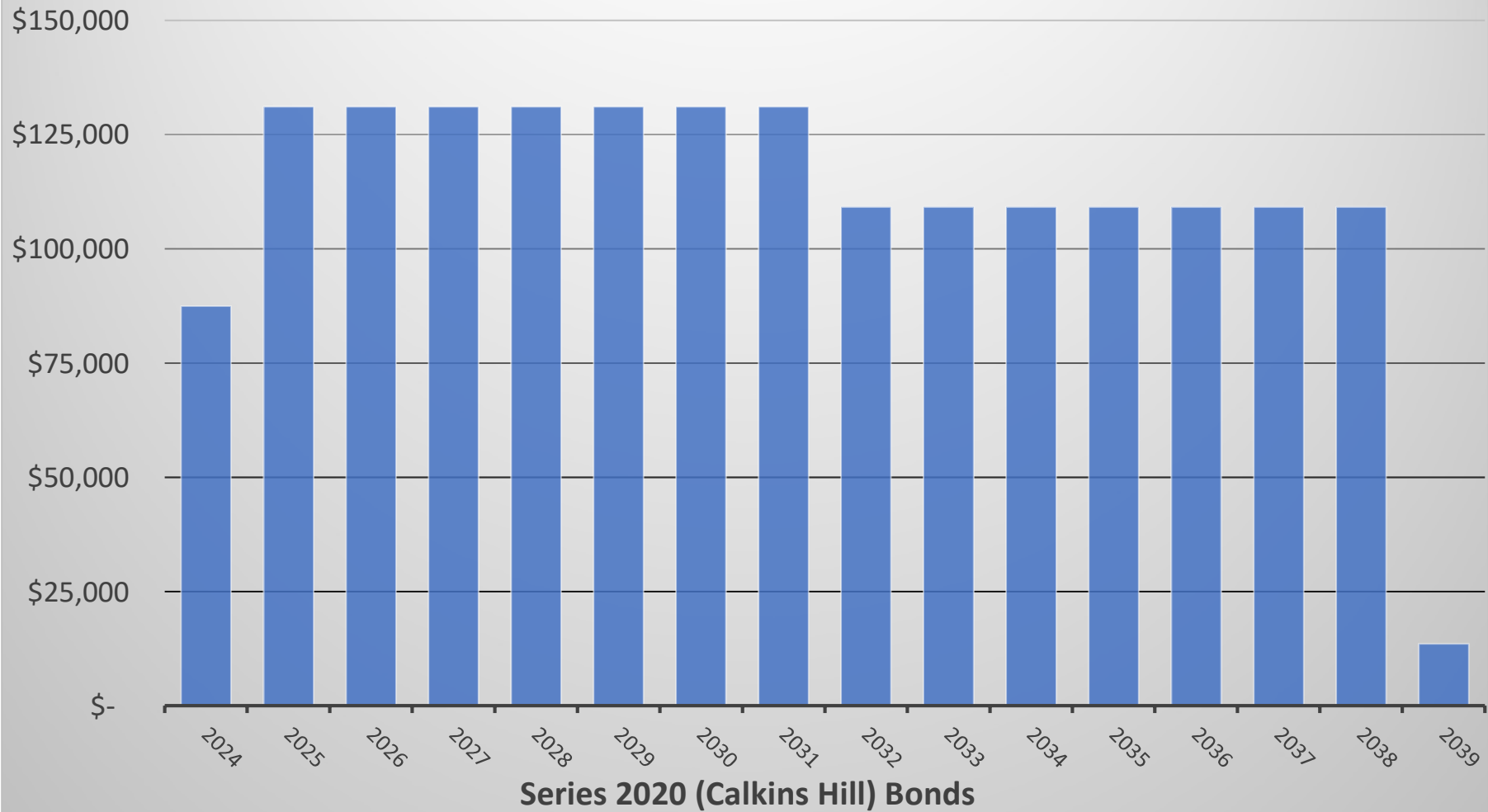


Schedule of Debt Service Payments
The LINC Allocation Area
(Consolidated Allocation Area backup)



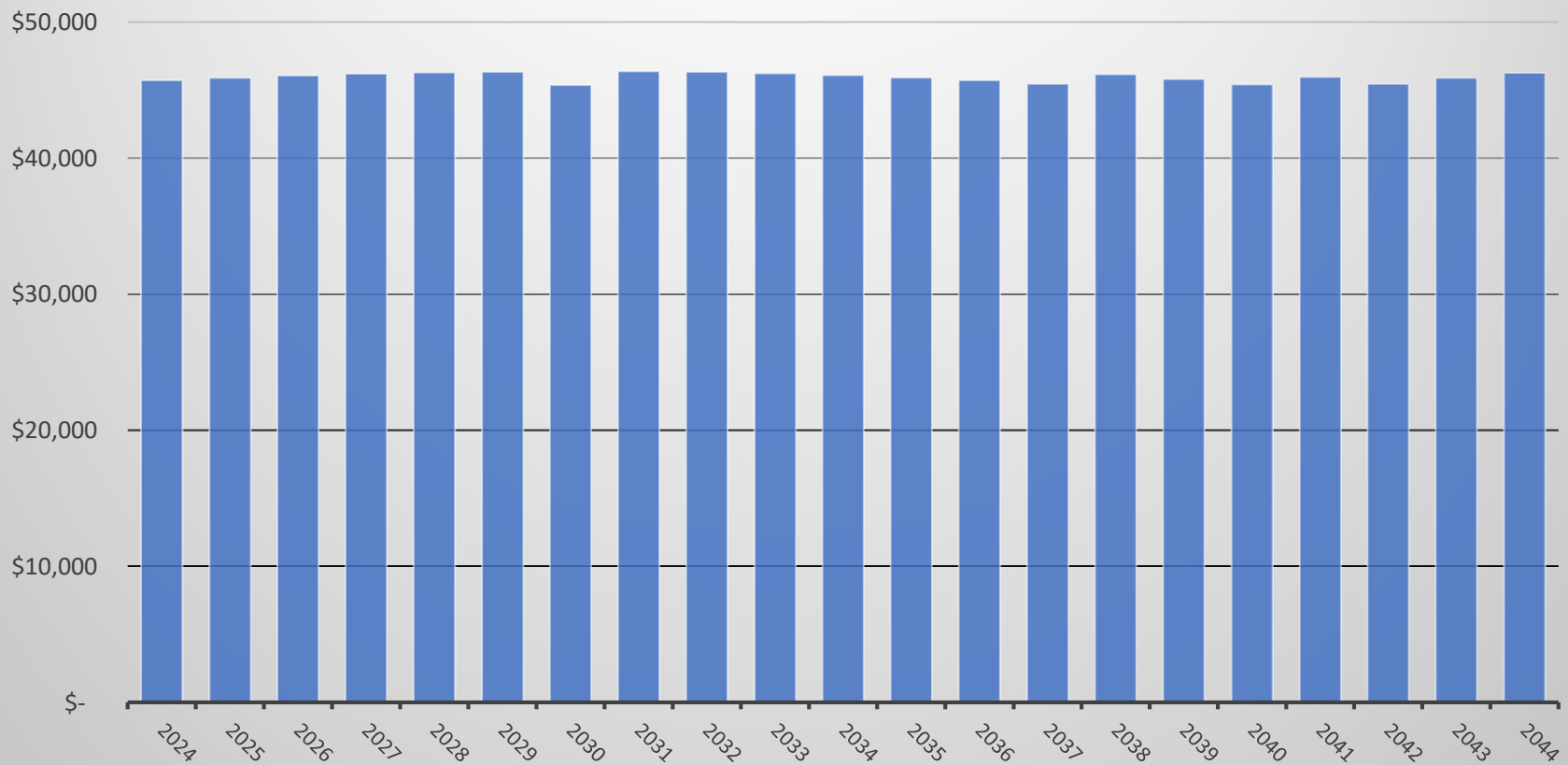
Series 2022 (Parking Garage) Bonds

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 2024

- 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, 2024)			(Decemer 31, 2024)	
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:	
Fund 4445 - RDC Consolidated Area	\$ 5,924,302.87	\$ 13,334,084.37	\$ 12,012,999.63	\$ 7,245,387.61	
Fund 4651 - RDC General	6,176,060.07	694,074.16	641,971.25	6,228,162.98	
Fund 4652 - RDC Project	489,083.34	1,176,207.07	1,174,755.00	490,535.41	
Fund 4653 - RDC Grants	(76,193.93)	123,699.45	140,346.66	(92,841.14)	
Fund 4654 - RDC Debt Reserve	1,124,168.84	-	-	1,124,168.84	
Total	\$ 13,637,421.19	\$ 15,328,065.05	\$ 13,970,072.54	\$ 14,995,413.70	

Summary by Allocation Area	TIF Increment:		Other Revenues:		Other Debt Service:		Other Disbursements:	
Consolidated Allocation Area	\$	9,367,649.70	\$	5,823,971.16	\$	3,215,025.18	\$	7,550,928.45
Journeyman Allocation Area		20,841.99		-		240,956.00		-
LINC Allocation Area		17,546.98		-		887,000.00		-
Calkins Hill Allocation Area		28,200.53		-		60,000.00		-
Grand Gardner Allocation Area		11,978.09		-		-		-
Vale View Allocation Area		57,876.60		-		59,090.00		-
Sub-totals:	\$	9,504,093.89	\$	5,823,971.16	\$	4,462,071.18	\$	7,550,928.45
Fund 4445	Total Revenues:		\$ 15,328,065.05	Total Expenditures:		\$ 12,012,999.63		

Accounting of Tax Increment Revenue Granted

- East Porter County School Corporation - 21st Century Education Challenge Grant - \$89,861.36
- Valparaiso Community Schools – 21st Century Education Challenge Grant - \$517,620.39

Commission Resolutions Approved in 2024

Resolution #	Description
1-2024	Resolution Pledging Tax Increment Revenues from the Grand Gardner Economic Development Area to the Payment of Economic Development Revenue Bonds (Urschel Development Corporation).
2-2024	Resolution Concerning the 2025 Budget Year Determination of Tax Increment.



Valparaiso Redevelopment Commission

Overlapping Units Report 2025

*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 2025 Tax Impact Reports.

Commission Budget for 2025

- See Exhibit E for the 2025 Budgets.

TIF Parcels – 2023 pay 2024

- See Exhibit F for 2023 pay 2024 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):
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ 231,574,008

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
	2024 Pay 2025 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2787	\$ 14,434,914,560	\$ 231,574,008	1.6043%	\$ (0.004471)	\$ 0.2742
Reassessment	0.0040	14,434,914,560	231,574,008	1.6043%	(0.000064)	0.0039
Bond #4	0.0101	14,434,914,560	231,574,008	1.6043%	(0.000162)	0.0099
Bond #5	0.0137	14,434,914,560	231,574,008	1.6043%	(0.000220)	0.0135
(1a) Cumulative Bridge	0.0524	14,434,914,560	231,574,008	1.6043%	(0.000841)	0.0516
Health	0.0087	14,434,914,560	231,574,008	1.6043%	(0.000140)	0.0086
(1) Cumulative Capital Development	0.0180	14,434,914,560	231,574,008	0.0000%	-	0.0180
Total County Rate	\$ 0.3856				\$ (0.005897)	\$ 0.3797
Center Township						
General	\$ 0.0098	\$ 3,586,511,975	\$ 231,574,008	6.4568%	\$ (0.000633)	\$ 0.0092
Township Assistance	0.0112	3,586,511,975	231,574,008	6.4568%	(0.000723)	0.0105
Total Township Rate	\$ 0.0210				\$ (0.001356)	\$ 0.0196
Valparaiso Civil City						
General	\$ 0.5888	\$ 2,628,810,926	\$ 231,574,008	8.8091%	\$ (0.051868)	\$ 0.5369
Debt Service	0.0520	2,628,810,926	231,574,008	8.8091%	(0.004581)	0.0474
Bond #2	0.0409	2,628,810,926	231,574,008	8.8091%	(0.003603)	0.0373
Motor Vehicle Highway	0.0382	2,628,810,926	231,574,008	8.8091%	(0.003365)	0.0348
Park	0.1376	2,628,810,926	231,574,008	8.8091%	(0.012121)	0.1255
(1) Cumulative Capital Development	0.0400	2,628,810,926	231,574,008	0.0000%	-	0.0400
Special Fire Territory General	0.2249	3,903,013,896	231,574,008	5.9332%	(0.013344)	0.2116
(1) Special Fire Territory Equip. Replacement	0.0326	3,903,013,896	231,574,008	0.0000%	-	0.0326
Total Corporation Rate	\$ 1.1550				\$ (0.088882)	\$ 1.0661
Valparaiso Community School Corporation						
(3) Ref Sch Post09	\$ 0.1414	\$ 3,795,155,941	\$ -	0.0000%	\$ -	\$ 0.1414
Debt Service	0.1064	3,586,511,975	231,574,008	6.4568%	(0.006870)	0.0995
Pension Debt	0.0265	3,586,511,975	231,574,008	6.4568%	(0.001711)	0.0248
Referendum Debt	0.2775	3,795,155,941	-	0.0000%	-	0.2775
(2) Operations	0.3221	3,586,511,975	231,574,008	6.4568%	(0.020797)	0.3013
Total School Rate	\$ 0.8739				\$ (0.029378)	\$ 0.8445
Porter County Public Library						
General	\$ 0.0571	\$ 12,428,207,053	\$ 231,574,008	1.8633%	\$ (0.001064)	\$ 0.0560
Total Library Rate	\$ 0.0571				\$ (0.001064)	\$ 0.0560
Porter County Airport Authority						
Special Airport General	\$ 0.0054	\$ 14,434,914,560	\$ 231,574,008	1.6043%	\$ (0.000087)	\$ 0.0053
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	231,574,008	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0085				\$ (0.000087)	\$ 0.0084
Total Gross Tax Rate	\$ 2.5011				\$ (0.1267)	\$ 2.3744

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 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.
- (3) 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 tax increment.

Estimated Net Variance: \$ (0.1267)

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

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Center Township (Unit 004)
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 231,574,008**

	As Certified 2024 Pay 2025		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV ⁽¹⁾
	Tax Rate	NAV		
Porter County				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 231,574,008	\$ 41,683
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	14,434,914,560	231,574,008	7,179
City of Valparaiso Corporation				
Cumulative Capital Development	0.0400	2,628,810,926	231,574,008	92,630
Valparaiso Fire Territory ⁽²⁾				
Fire Territory Equipment Replaceme	0.0326	3,903,013,896	231,574,008	75,493

(1) The levy impact attributable to these funds relates to the captured assessed value in comparison to the current tax rate.

(2) The tax rate for the Valparaiso Fire Territory apply to both Center and Washington Township.

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION
Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029):
 2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 230,485,707**

		As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
2024 Pay 2025 Tax Rate		Net Assessed Valuation					
Porter County							
General	\$ 0.2787	\$ 14,434,914,560	\$ 230,485,707	1.5967%	\$ (0.004450)	\$ 0.2742	
Reassessment	0.0040	14,434,914,560	230,485,707	1.5967%	(0.000064)	0.0039	
Bond #4	0.0101	14,434,914,560	230,485,707	1.5967%	(0.000161)	0.0099	
Bond #5	0.0137	14,434,914,560	230,485,707	1.5967%	(0.000219)	0.0135	
(1a) Cumulative Bridge	0.0524	14,434,914,560	230,485,707	1.5967%	(0.000837)	0.0516	
Health	0.0087	14,434,914,560	230,485,707	1.5967%	(0.000139)	0.0086	
(1) Cumulative Capital Development	0.0180	14,434,914,560	230,485,707	0.0000%	-	0.0180	
Total County Rate	\$ 0.3856				\$ (0.005870)	\$ 0.3797	
Washington Township							
General	\$ 0.0121	\$ 700,736,738	\$ 230,485,707	32.8919%	\$ (0.003980)	\$ 0.0081	
Township Assistance	0.0021	700,736,738	230,485,707	32.8919%	(0.000691)	0.0014	
Recreation	0.0028	700,736,738	230,485,707	32.8919%	(0.000921)	0.0019	
Total Township Rate	\$ 0.0170				\$ (0.005592)	\$ 0.0114	
Valparaiso Civil City							
General	\$ 0.5888	\$ 2,628,810,926	\$ 230,485,707	8.7677%	\$ (0.051624)	\$ 0.5372	
Debt Service	0.0520	2,628,810,926	230,485,707	8.7677%	(0.004559)	0.0474	
Bond #2	0.0409	2,628,810,926	230,485,707	8.7677%	(0.003586)	0.0373	
Motor Vehicle Highway	0.0382	2,628,810,926	230,485,707	8.7677%	(0.003349)	0.0349	
Park	0.1376	2,628,810,926	230,485,707	8.7677%	(0.012064)	0.1255	
(1) Cumulative Capital Development	0.0400	2,628,810,926	230,485,707	0.0000%	-	0.0400	
Special Fire Territory General	0.2249	3,903,013,896	230,485,707	5.9053%	(0.013281)	0.2116	
(1) Special Fire Territory Equip. Replacement	0.0326	3,903,013,896	230,485,707	0.0000%	-	0.0326	
Total Corporation Rate	\$ 1.1550				\$ (0.088464)	\$ 1.0665	
East Porter County School Corporation							
Debt Service	\$ 0.4835	\$ 1,532,011,940	\$ 230,485,707	15.0446%	\$ (0.072741)	\$ 0.4108	
(2) Operations	0.3316	1,532,011,940	230,485,707	15.0446%	(0.049888)	0.2817	
Total School Rate	\$ 0.8151				\$ (0.122629)	\$ 0.6925	
Porter County Public Library							
General	\$ 0.0571	\$ 12,428,207,053	\$ 230,485,707	1.8545%	\$ (0.001059)	\$ 0.0560	
Total Library Rate	\$ 0.0571				\$ (0.001059)	\$ 0.0560	
Porter County Airport Authority							
Special Airport General	\$ 0.0054	\$ 14,434,914,560	\$ 230,485,707	1.5967%	\$ (0.000086)	\$ 0.0053	
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	230,485,707	0.0000%	-	0.0031	
Total Airport Rate	\$ 0.0085				\$ (0.000086)	\$ 0.0084	
Total Gross Tax Rate	\$ 2.4383				\$ (0.2237)	\$ 2.2146	

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: \$ (0.2237)

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

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029)
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 230,485,707**

	<i>As Certified</i> 2024 Pay 2025		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV ⁽¹⁾
	Tax Rate	NAV		
Porter County				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 230,485,707	\$ 41,487
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	14,434,914,560	230,485,707	7,145
City of Valparaiso Corporation				
Cumulative Capital Development	0.0400	2,628,810,926	230,485,707	92,194
Valparaiso Fire Territory ⁽²⁾				
Fire Territory Equipment	0.0326	3,903,013,896	230,485,707	75,138

(1) The levy impact attributable to these funds relates to the captured assessed value in comparison to the current tax rate.

(2) The tax rate for the Valparaiso Fire Territory apply to both Center and Washington Township.

**Valparaiso Redevelopment Commission
RDC General Fund - 2025 Budget**

Revenues

Tax Abatement	\$	200,000
ValpoNet Fiber Lease Payments		100,000
Interest Earnings		30,000
PILOT		150,000
Total Revenues:	\$	480,000

Expenditures

Sidewalks/Pathways	\$	800,000
Neighborhood Grants		215,000
Initiatives Subtotal:	\$	1,015,000
Public Art		50,000
City Services		520,000
Code Enforcement & Legal		80,000
Tree Match		5,000
Green Initiatives Subtotal:	\$	655,000
Total Expenditures:	\$	1,670,000

Valparaiso Redevelopment Commission
RDC TIF Funds - 2025 Budget

Revenues

TIF Receipts	\$	8,815,961
Interest Income		150,000
Misc Reimbursements		700,000
Pratt Bond Reimbursements		1,178,977
Total Revenues:	\$	10,844,938

Expenditures**Debt:**

Debt Service	\$	5,622,094
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Recurring Expenses:

School Challenge Grants	\$	700,000
Public Safety		500,000
ValpoNet		75,000
Economic Development Initiatives		200,000
Building Improvements & Facades		150,000
Environmental Protection		125,000
Utility Improvements		1,000,000
Professional Studies		375,000
Professional Services		310,000
Total Recurring Expenses:	\$	3,435,000

Project Expenses:

Workforce Housing Initiatives		1,000,000
Bus Service Expansion		580,000
Eastside		450,000
Downtown Housing/Parking		1,215,000
Grants Match		2,775,000
Industrial Infrastructure		5,250,000
Project Expenses Subtotal:	\$	11,270,000

Total Expenditures:	\$	20,327,094
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**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-12-351-006.000-004	R	Valparaiso City Of Redevelopment Commiss	\$ -	\$ -	\$ -	\$ -
64	64-09-12-351-013.000-004	R	Christ Lutheran Church 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	Christ Lutheran Church Valparaiso	1,400	-	-	-
64	64-09-12-352-001.000-004	R	Clifford J M & T G Living Trust /W Life	292,400	148,440	147,143	1,297
64	64-09-12-352-002.000-004	R	Valparaiso Department of Parks and Recre	-	-	-	-
64	64-09-12-352-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-426-006.000-004	R	Young Mens Christian Assoc of 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	1,863,700	1,863,700	1,862,600	1,100
64	64-09-12-427-001.000-004	R	Young Men's Christian Association of Va	231,800	-	-	-
64	64-09-12-451-001.000-004	R	United States Postal Service Central Reg	-	-	-	-
64	64-09-12-476-006.000-004	R	Vale Park Village Apartments LLC	6,379,700	6,379,700	5,664,700	715,000
64	64-09-12-476-007.000-004	R	Vale Park Development Llc	757,200	757,200	691,300	65,900
64	64-09-12-476-008.000-004	R	Vale Park Development Llc	987,100	987,100	906,500	80,600
64	64-09-12-476-009.000-004	R	Vale Park Development Llc	119,400	119,400	118,522	878
64	64-09-12-476-010.000-004	R	Vale Park Development Llc	116,700	116,700	115,823	877
64	64-09-12-476-011.000-004	R	Vale Park Development LLC	53,900	53,900	53,265	635
64	64-09-12-476-883.000-004	R	Valparaiso City of	-	-	-	-
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	648,900	648,900	607,898	41,002
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 Llc	451,500	451,500	451,202	298
64	64-09-12-478-002.000-004	R	Vale Park Development Llc	60,700	60,700	60,660	40
64	64-09-13-201-001.000-004	R	Aurora View LP	797,000	-	-	-
64	64-09-13-201-002.000-004	R	Porter-Starke Services Inc	304,900	-	-	-
64	64-09-13-201-003.000-004	R	Visiting Nurse Association Of Porter Cou	248,300	-	-	-
64	64-09-13-201-004.000-004	R	Visiting Nurse Association Of Porter Cou	1,113,300	-	-	-
64	64-09-13-201-006.000-004	R	Visiting Nurse Association Foundation In	240,200	-	-	-
64	64-09-13-201-007.000-004	R	Visiting Nurse Association of Porter Cou	487,200	-	-	-
64	64-09-13-201-008.000-004	R	Darts Three LLC	477,300	477,300	452,300	25,000
64	64-09-13-201-009.000-004	R	Vale Park Medical LLC	615,900	615,900	570,822	45,078
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	960,900	960,900	967,560	-
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	394,500	394,500	413,200	-
64	64-09-13-202-001.000-004	R	Pablo Realty LLC	634,600	634,600	615,900	18,700
64	64-09-13-202-002.000-004	R	Buck Stephen R & Jill L/H&W	343,400	343,400	350,600	-
64	64-09-13-202-003.000-004	R	Wheeland Mark R & Juliea/H&W	216,700	216,700	211,360	5,340
64	64-09-13-202-004.000-004	R	501 Wall LLC	669,600	669,600	620,700	48,900
64	64-09-13-202-005.000-004	R	C&G Property Holdings LLC	268,600	268,600	266,700	1,900
64	64-09-13-202-006.000-004	R	Porter Starke Services INC	782,200	-	-	-
64	64-09-13-203-001.000-004	R	401 Wall Street LLC	103,200	103,200	97,500	5,700
64	64-09-13-203-002.000-004	R	Wiese Kurt A	120,400	120,400	113,600	6,800
64	64-09-13-203-003.000-004	R	Kassar Amer	137,600	137,600	129,900	7,700
64	64-09-13-203-004.000-004	R	Delumpa Bernadette Anne Trust Agreement	86,000	86,000	81,200	4,800
64	64-09-13-203-005.000-004	R	Garlapati Sudhakar R & Anuradha R/H&W	94,600	94,600	89,400	5,200
64	64-09-13-203-006.000-004	R	Garlapati Sudhakar R & Anuradha/H&W	94,600	94,600	89,400	5,200
64	64-09-13-203-007.000-004	R	Delumpa Rustica C Revocable Living Trust	86,000	86,000	81,146	4,854
64	64-09-13-203-008.000-004	R	Delumpa Rustica C Revocable Living Trust	77,500	77,500	73,152	4,348
64	64-09-13-203-009.000-004	R	Vale Park Medical Center	51,700	51,700	48,768	2,932
64	64-09-13-203-010.000-004	R	Vale Park Medical Center	30,900	30,900	28,881	2,019

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-204-001.000-004	R	VAV Operations LLC	505,900	505,900	480,700	25,200
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	246,100	-	-	-
64	64-09-13-204-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-204-006.000-004	R	Shaffer John	257,100	257,100	246,300	10,800
64	64-09-13-204-007.000-004	R	Porter-Starke Services Inc	347,300	-	-	-
64	64-09-13-204-008.000-004	R	2501 Cumberland Llc	639,500	639,500	605,400	34,100
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	282,100	282,100	273,900	8,200
64	64-09-13-204-012.000-004	R	VAV Operations LLC	16,800	16,800	16,789	11
64	64-09-13-205-002.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-13-206-001.000-004	R	HealthLinc Inc	1,393,100	-	1,046,108	-
64	64-09-13-226-001.000-004	R	Next Generation Investments LLC	1,275,100	1,275,100	1,332,800	-
64	64-09-13-226-004.000-004	R	El-Naggar Family Limited Partnership	993,600	993,600	916,600	77,000
64	64-09-13-226-006.000-004	R	A&M Building LLC	856,600	856,600	788,400	68,200
64	64-09-13-226-007.000-004	R	Nbd Bank	578,400	578,400	548,200	30,200
64	64-09-13-226-012.000-004	R	Computer Services LLC c/o Chief Fin Offi	2,365,500	1,012,260	730,917	281,343
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	114,900	114,900	107,500	7,400
64	64-09-13-227-002.000-004	R	Michael Drone DDS LLC	114,600	114,600	107,300	7,300
64	64-09-13-227-003.000-004	R	Michael Drone DDS LLC	115,800	115,800	108,200	7,600
64	64-09-13-227-004.000-004	R	Schechner Loretta Revocable Trust	114,800	114,800	107,400	7,400
64	64-09-13-228-002.000-004	R	Midas Properties Inc Attn: Real Est Tax	142,000	142,000	135,200	6,800
64	64-09-13-228-003.000-004	R	LRTuscon LLC	34,400	34,400	33,878	522
64	64-09-13-228-006.000-004	R	Brown James M Trust 1/2 & Josephine H Tr	362,400	362,400	342,000	20,400
64	64-09-13-228-007.000-004	R	EYM Realty of Indiana LLC	414,500	414,500	398,400	16,100
64	64-09-13-228-008.000-004	R	Family Express Corporation	168,100	168,100	160,894	7,206
64	64-09-13-228-010.000-004	R	Pathfinder Group Property Management LLC	193,000	193,000	179,981	13,019
64	64-09-13-228-011.000-004	R	Pathfinder Group Property Management LLC	182,100	182,100	175,600	6,500
64	64-09-13-228-012.000-004	R	Pathfinder Group Property Management LLC	23,400	23,400	23,085	315
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	328,600	328,600	358,700	-
64	64-09-13-228-016.000-004	R	CPC Holdings LLC	442,100	442,100	479,700	-
64	64-09-13-228-017.000-004	R	LRTuscon LLC	474,000	474,000	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	985,400	985,400	959,200	26,200
64	64-09-13-230-001.000-004	R	DEV H18 LLC	93,100	93,100	93,038	62
64	64-09-13-230-002.000-004	R	DEV H18 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	178,700	178,700	199,168	-
64	64-09-13-230-006.000-004	R	Valpo Mob LLC	2,604,400	2,604,400	208,062	2,396,338
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	598,200	598,200	554,000	44,200
64	64-09-13-276-004.000-004	R	2107 N Calumet Ave LLC	586,100	586,100	596,400	-
64	64-09-13-276-005.000-004	R	Bakery Building LLC	270,500	270,500	255,500	15,000
64	64-09-13-278-001.000-004	R	CPC Holdings LLC	185,900	185,900	183,978	1,922
64	64-09-13-278-002.000-004	R	CPC Holdings LLC	177,500	177,500	172,386	5,114
64	64-09-13-278-003.000-004	R	Desert Streams Llc	571,000	571,000	539,600	31,400
64	64-09-13-278-004.000-004	R	P & A LLC	370,700	370,700	391,300	-
64	64-09-13-278-005.000-004	R	New Creation Business Advocates Inc	369,400	-	-	-
64	64-09-13-278-012.000-004	R	CPC Holdings LLC	150,700	150,700	143,705	6,995

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-278-013.000-004	R	CPC Holdings LLC	149,300	149,300	143,300	6,000
64	64-09-13-278-014.000-004	R	CPC Holdings LLC	214,900	214,900	207,563	7,337
64	64-09-13-278-015.000-004	R	CPC Holdings LLC	421,000	421,000	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	McDonalds Corporation %Rest Mgmt Corp #1	500	500	373	127
64	64-09-13-278-019.000-004	R	B & H Real Estate LLC	1,025,800	1,025,800	946,897	78,903
64	64-09-13-278-020.000-004	R	CPC Holdings LLC	200,700	200,700	194,971	5,729
64	64-09-13-278-021.000-004	R	CPC Holdings LLC	170,800	170,800	159,500	11,300
64	64-09-13-278-022.000-004	R	R&H LLC	232,200	232,200	219,600	12,600
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	222,600	222,600	209,861	12,739
64	64-09-13-279-002.000-004	R	Behrend Management LLC	232,300	232,300	218,655	13,645
64	64-09-13-279-003.000-004	R	Behrend Management LLC	222,900	222,900	210,161	12,739
64	64-09-13-279-004.000-004	R	Behrend Management LLC	219,300	219,300	207,000	12,300
64	64-09-13-279-005.000-004	R	Behrend Management LLC	226,100	226,100	213,100	13,000
64	64-09-13-279-006.000-004	R	Behrend Management LLC	225,300	225,300	212,400	12,900
64	64-09-13-280-003.000-004	R	Bland Leon & Vanessa/H&W	164,900	164,900	159,295	5,605
64	64-09-13-280-004.000-004	R	Connors Gary H	184,700	184,700	175,184	9,516
64	64-09-13-280-005.000-004	R	Radosevich John M & Davis Judy L/H&W	264,400	264,400	257,130	7,270
64	64-09-13-280-007.000-004	R	1101 East Glendale Boulevard Real Estate	1,034,900	1,034,900	949,400	85,500
64	64-09-13-280-008.000-004	R	Nondorf Gary A & Mona D/H&W	270,000	270,000	258,229	11,771
64	64-09-13-280-009.000-004	R	1101 Glendale Boulevard Real Estate LLC	1,169,900	1,169,900	1,098,000	71,900
64	64-09-13-280-010.000-004	R	Allen Kenneth J	322,300	322,300	304,900	17,400
64	64-09-13-280-011.000-004	R	WP Times LLC	1,543,600	1,543,600	1,293,600	250,000
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	288,700	288,700	275,218	13,482
64	64-09-13-281-001.000-004	R	CPC Holdings LLC	144,100	144,100	135,211	8,889
64	64-09-13-281-002.000-004	R	CPC Holdings LLC	229,500	229,500	213,700	15,800
64	64-09-13-282-001.000-004	R	McDonald's Corporation	497,900	497,900	469,389	28,511
64	64-10-07-133-003.000-004	R	Flint Lake Village Commercial Llc	800	800	559	241
64	64-10-07-134-001.000-004	R	Morgan Frank S & Sandra L/H&W	324,500	166,460	174,060	-
64	64-10-07-134-002.000-004	R	Frick Willard E & Virginia E/H&W	221,700	76,220	96,555	-
64	64-10-07-134-003.000-004	R	Weil Patrick D & Patrice S/H&W	254,800	124,080	131,875	-
64	64-10-07-134-004.000-004	R	Anderson Ian Lee & Kathleen L/H&W	233,800	111,480	118,420	-
64	64-10-07-134-005.000-004	R	MSLEE Rental Properties LLC	255,200	255,200	252,828	2,372
64	64-10-07-134-006.000-004	R	Thoreson Carol A	281,200	139,920	148,840	-
64	64-10-07-134-007.000-004	R	Parker Donna J	258,500	126,300	134,345	-
64	64-10-07-134-008.000-004	R	Lator Monica M	268,700	132,420	140,975	-
64	64-10-07-175-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-175-002.000-004	R	George Judith R	244,200	117,720	125,050	-
64	64-10-07-175-003.000-004	R	Calhoon Ken & Linda/H&W	218,000	102,000	108,150	-
64	64-10-07-175-004.000-004	R	Keever Erin Bree	251,000	121,800	129,405	-
64	64-10-07-175-005.000-004	R	George Kenneth E	250,500	121,500	129,145	-
64	64-10-07-175-006.000-004	R	Pall Rena Kay Trust	241,800	116,280	126,490	-
64	64-10-07-175-007.000-004	R	Sanders Mark S & Sanders Diane M	261,400	128,040	139,100	-
64	64-10-07-175-008.000-004	R	Monroe Linda K	246,400	119,040	128,440	-
64	64-10-07-177-001.000-004	R	Flint Lake Village Commercial Llc	500	500	373	127
64	64-10-07-177-002.000-004	R	GH Valpo LLC	1,097,300	1,097,300	1,013,000	84,300
64	64-10-07-177-003.000-004	R	Flint Lake Village Commercial LLC	503,400	503,400	469,700	33,700
64	64-10-07-177-024.000-004	R	Ragland Ryan A	224,000	105,600	112,180	-

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-177-025.000-004	R	Nelson Lorene B	221,500	104,100	91,250	12,850
64	64-10-07-177-044.000-004	R	Thompson Lana S	211,500	98,100	101,390	-
64	64-10-07-177-045.000-004	R	Parikh Parth & Julianne C/H&W	294,800	294,800	289,200	5,600
64	64-10-07-177-046.000-004	R	Schnabel Scott A	190,000	85,200	90,145	-
64	64-10-07-177-047.000-004	R	Allen-Abulhassan Tina M	229,200	108,720	118,495	-
64	64-10-07-177-048.000-004	R	Pham Christine Diep	241,700	116,220	123,555	-
64	64-10-07-179-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-180-017.000-004	R	Babcock Melody	178,100	64,060	68,540	-
64	64-10-07-180-018.000-004	R	Severe Richard	175,900	76,740	81,175	-
64	64-10-07-180-019.000-004	R	Swanson Morgan	181,100	79,860	84,490	-
64	64-10-07-180-020.000-004	R	Heckman Nancy J F	173,000	75,000	80,535	-
64	64-10-07-180-038.000-004	R	Lafferty Matthew C & Susan A/H&W	183,600	81,360	87,295	-
64	64-10-07-180-039.000-004	R	Crowley Joseph M	189,200	84,720	89,755	-
64	64-10-07-180-053.000-004	R	Costas Diane	-	-	13,291	-
64	64-10-07-180-055.000-004	R	Costas Diane	-	-	13,291	-
64	64-10-07-180-078.000-004	R	Costas Diane	-	-	194,100	-
64	64-10-07-180-079.000-004	R	Stibgen David D	233,400	111,240	118,225	-
64	64-10-07-180-080.000-004	R	Norman Trenton William & Withrow Grace E	190,900	85,740	90,860	-
64	64-10-07-180-081.000-004	R	Winterhaler Joseph P	215,300	100,380	109,525	-
64	64-10-07-180-082.000-004	R	Modesto Robert L & Julie E/H&W	198,000	90,000	95,410	-
64	64-10-07-180-083.000-004	R	Schramlin Betsy A	194,800	74,080	79,330	-
64	64-10-07-180-084.000-004	R	Fromm Stephan W & Carole J/H&W	212,100	84,460	90,445	-
64	64-10-07-180-085.000-004	R	Chocholek Brian J	193,100	87,060	92,225	-
64	64-10-07-180-086.000-004	R	Parker Justin M	201,200	91,920	100,425	-
64	64-10-07-180-087.000-004	R	Barthold Brian R	227,500	107,700	114,390	-
64	64-10-07-180-088.000-004	R	Burrell Susan J	212,600	98,760	107,705	-
64	64-10-07-180-089.000-004	R	Costas Diane	217,900	217,900	-	217,900
64	64-10-07-181-002.000-004	R	Gray Gary K & Donna M/H&W	268,000	132,000	143,390	-
64	64-10-07-181-003.000-004	R	Gray Steven J & Deborah A/H&W	263,100	129,060	140,205	-
64	64-10-07-181-004.000-004	R	Johnston Christiana J	278,800	138,480	147,280	-
64	64-10-07-181-005.000-004	R	Borovich Michael J	277,500	137,700	144,875	-
64	64-10-07-181-006.000-004	R	Bland 2021 Joint Trust	236,900	113,340	123,435	-
64	64-10-07-182-001.000-004	R	Flint Lake Village Commercial Llc	1,400	1,400	1,025	375
64	64-10-07-182-004.000-004	R	Flint Lake Village Commercial Llc	1,277,800	1,277,800	4,664	1,273,136
64	64-10-07-182-010.000-004	R	Forszt Mark J & Forszt Michael J	459,900	459,900	455,822	4,078
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	1,662,000	1,662,000	1,786,818	-
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 Debra	210,700	85,140	80,460	4,680
64	64-10-07-183-006.000-004	R	Zarantonello Family Living Trust	302,700	152,820	149,825	2,995
64	64-10-07-183-007.000-004	R	Sparks Diane	284,300	141,780	136,035	5,745
64	64-10-07-183-008.000-004	R	Jevtic Marko	229,100	108,660	103,665	4,995
64	64-10-07-183-009.000-004	R	Sears Rosalie Family Trust	251,200	121,920	100,920	21,000
64	64-10-07-183-010.000-004	R	Havlin Jennifer Lynn	249,000	120,600	110,620	9,980
64	64-10-07-183-011.000-004	R	Bogner Teresa	273,500	135,300	124,465	10,835
64	64-10-07-183-012.000-004	R	Robertson Jeffrey R	190,500	85,500	77,600	7,900
64	64-10-07-185-001.000-004	R	Miller Ryan V	226,600	107,160	113,870	-
64	64-10-07-185-002.000-004	R	Pflughaupt Matthew P & Pflughaupt Jennif	234,400	111,840	121,810	-
64	64-10-07-185-003.000-004	R	Zahm William	219,800	103,080	109,515	-
64	64-10-07-185-004.000-004	R	King Jeffrey M & Danielle R/H&W	244,600	117,960	125,375	-
64	64-10-07-185-005.000-004	R	Carpus Joel D & Elizabeth A/H&W	279,700	140,300	148,122	-
64	64-10-07-185-006.000-004	R	Burnside Matthew & Maritza/H&W	281,700	140,220	149,425	-
64	64-10-07-185-007.000-004	R	Majchrowicz Kara L	273,600	135,360	143,965	-

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64	64-10-07-185-008.000-004	R	Perez Gabriel	266,300	130,980	139,350	-
64	64-10-07-185-009.000-004	R	Frost Tina M	226,400	107,040	116,675	-
64	64-10-07-185-010.000-004	R	Cram Kevin J & Kathi L/H&W	276,600	137,160	146,110	-
64	64-10-07-186-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-186-002.000-004	R	Chavez Ronald D & Carol/H&W	198,100	77,580	83,710	-
64	64-10-07-186-003.000-004	R	Wescher Brett D & Cheryl A/H&W	204,800	94,080	99,700	-
64	64-10-07-186-004.000-004	R	Scalise Nicholas F	198,700	198,700	197,000	1,700
64	64-10-07-186-005.000-004	R	Ruwersma Harold W & Starlene S/H&W	223,200	105,120	111,595	-
64	64-10-07-186-006.000-004	R	Stamper Laverne Deborah	200,700	91,620	100,100	-
64	64-10-07-186-007.000-004	R	Northlake Marketing LLC	201,200	201,200	199,500	1,700
64	64-10-07-186-008.000-004	R	Wible Matthew S	196,800	89,280	94,630	-
64	64-10-07-186-009.000-004	R	Gecas Richard F & Alice M/H&W	209,100	96,660	102,560	-
64	64-10-07-186-010.000-004	R	Orta Monica S	216,900	101,340	110,565	-
64	64-10-07-301-013.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-301-014.000-004	R	Zheng Brothers LLC	544,800	544,800	573,500	-
64	64-10-07-301-015.000-004	R	Valparaiso Board of Public Works & 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	457,100	457,100	485,400	-
64	64-10-07-303-001.000-004	R	Pines Village Retirement Communities Inc	2,816,400	-	-	-
64	64-10-07-304-002.000-004	R	Spare Space L L C	447,000	447,000	425,900	21,100
64	64-10-07-304-003.000-004	R	Trust FNB 3611	1,058,200	1,058,200	885,300	172,900
64	64-10-07-304-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-305-001.000-004	R	Shoecrew LLC	385,500	385,500	390,500	-
64	64-10-07-305-002.000-004	R	Luke Land LLC	269,300	269,300	277,400	-
64	64-10-07-305-003.000-004	R	Luke Land LLC	941,500	941,500	873,100	68,400
64	64-10-07-305-004.000-004	R	MCCG LLC	979,000	979,000	949,400	29,600
64	64-10-07-305-005.000-004	R	Philips Robert C 50% & Gee Julianne P 50	852,500	852,500	813,300	39,200
64	64-10-07-305-006.000-004	R	Philips Community Storage L L C	377,800	377,800	362,300	15,500
64	64-10-07-326-001.000-004	R	Realty Income Properties 5 LLC	509,900	509,900	510,800	-
64	64-10-07-327-001.000-004	R	Valpo Towers LLC	1,201,700	1,201,700	1,112,200	89,500
64	64-10-07-351-002.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-004.000-004	R	Realty Income Corporation Attn:Portfolio	330,700	330,700	315,700	15,000
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	734,100	734,100	684,700	49,400
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	347,400	347,400	336,699	10,701
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	1,592,000	1,592,000	1,455,542	136,458
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	141,000	141,000	139,808	1,192
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	Maisel E N & Associates Prop Tx Comp Dep	80,900	80,900	73,152	7,748
64	64-10-07-352-001.000-004	R	Philips Community Storage LLC	237,800	237,800	225,400	12,400
64	64-10-07-352-004.000-004	R	Blythe Enterprises	1,031,500	1,031,500	967,400	64,100
64	64-10-07-352-009.000-004	R	VEREIT Real Estate LP	241,300	241,300	232,446	8,854
64	64-10-07-352-027.000-004	R	Spare Space L L C	365,000	365,000	355,800	9,200

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-352-028.000-004	R	Indiana Grocery Group LLC	173,500	173,500	173,500	-
64	64-10-07-352-029.000-004	R	Lakepointe Gardens Partnership	500	500	373	127
64	64-10-07-352-043.000-004	R	Indiana Grocery Group LLC	2,227,100	2,227,100	2,205,900	21,200
64	64-10-07-352-044.000-004	R	Indiana Grocery Group LLC	62,100	62,100	61,100	1,000
64	64-10-07-352-045.000-004	R	Vereit Real Estate LP	428,300	428,300	407,200	21,100
64	64-10-07-352-046.000-004	R	First Natl Bank Valpo	654,700	654,700	607,498	47,202
64	64-10-07-352-047.000-004	R	Lakepoint Investments LLC	2,159,800	2,159,800	2,167,563	-
64	64-10-07-352-881.000-004	R	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-882.000-004	R	Valparaiso City of Board of Public 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	74,000	74,000	66,856	7,144
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	354,400	354,400	342,274	12,126
64	64-09-23-407-008.000-004	R	Wiltfang Matthew J	157,600	65,760	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	City of Valparaiso Redevelopment 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	103,300	103,300	105,900	-
64	64-09-23-476-004.000-004	R	Leeto Llc	137,400	137,400	136,100	1,300
64	64-09-23-476-005.000-004	R	Krueger Thomas M	187,100	187,100	183,204	3,896
64	64-09-23-476-006.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	119,500	119,500	117,807	1,693
64	64-09-23-478-005.000-004	R	L & S Metals	243,100	243,100	233,300	9,800
64	64-09-24-314-001.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-314-002.000-004	R	Lincolnway Office Llc	208,600	208,600	197,000	11,600
64	64-09-24-314-003.000-004	R	Novak George	111,300	38,700	37,367	1,333
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	229,600	-	-	-
64	64-09-24-314-006.000-004	R	Tfa Properties Inc	257,400	257,400	228,931	28,469
64	64-09-24-314-007.000-004	R	Courtney Morgan LLC	72,900	72,900	72,000	900
64	64-09-24-314-008.000-004	R	Youth Service Bureau of Porter County In	230,400	-	-	-
64	64-09-24-314-009.000-004	R	Youth Service Bureau Of Porter County In	91,200	-	-	-
64	64-09-24-314-010.000-004	R	Youth Service Bureau Of Porter Co	246,400	-	-	-
64	64-09-24-314-011.000-004	R	Smith Ready Mix Inc	413,400	413,400	424,300	-
64	64-09-24-314-012.000-004	R	G & M Property Holdings Llc	319,400	319,400	305,700	13,700
64	64-09-24-314-013.000-004	R	Smith Ready Mix Inc	201,900	201,900	201,500	400
64	64-09-24-314-014.000-004	R	Courtney Morgan LLC	368,800	368,800	348,700	20,100
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	Magiera Michael A & Albers Kristine/H&W	227,300	227,300	215,300	12,000
64	64-09-24-315-006.000-004	R	Addison Investments LLC	231,000	231,000	218,600	12,400
64	64-09-24-315-009.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-010.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-011.000-004	R	Courtney Morgan LLC	1,120,100	1,120,100	1,055,800	64,300
64	64-09-24-315-012.000-004	R	DAM Fine Properties LLC	514,000	514,000	495,000	19,000
64	64-09-24-315-013.000-004	R	DAM Fine Properties LLC	321,000	321,000	301,200	19,800
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	282,100	282,100	255,300	26,800
64	64-09-24-316-007.000-004	R	Block 24 LLC	3,044,000	3,044,000	2,038,400	1,005,600

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-316-801.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-335-002.000-004	R	Porter County Public Library System	-	-	-	-
64	64-09-24-335-003.000-004	R	Walsh Robert J & Kimberly P/H&W	262,700	128,820	122,645	6,175
64	64-09-24-335-004.000-004	R	Bowtie Properties LLC	237,800	237,800	169,031	68,769
64	64-09-24-335-005.000-004	R	Library Valparaiso Public	-	-	-	-
64	64-09-24-336-001.000-004	R	Jarrett Larry S & Kim Kathleen Marie/H&W	279,100	279,100	247,809	31,291
64	64-09-24-336-002.000-004	R	Schwartz Kim R	280,700	139,620	134,865	4,755
64	64-09-24-336-005.000-004	R	Koselke Frederick L & Eva B/H&W	249,600	123,440	117,630	5,810
64	64-09-24-336-006.000-004	R	Evans Donald J li & Kathleen V	311,000	157,800	151,440	6,360
64	64-09-24-336-007.000-004	R	Antolick Sandra	164,200	69,720	67,600	2,120
64	64-09-24-336-008.000-004	R	Bianco Jane E	324,100	166,020	159,070	6,950
64	64-09-24-336-009.000-004	R	The 214592864 Blind Trust	337,200	337,200	296,787	40,413
64	64-09-24-336-010.000-004	R	205 Jefferson LLC	184,600	173,048	167,514	5,534
64	64-09-24-336-011.000-004	R	Good Rentals LLC	234,400	234,400	208,323	26,077
64	64-09-24-336-012.000-004	R	Schiralli Rocco	272,600	134,760	136,880	-
64	64-09-24-337-004.000-004	R	McConnell Sean & Christine/H&W	264,800	130,080	123,490	6,590
64	64-09-24-339-001.000-004	R	Gainer Bank	179,200	179,200	178,100	1,100
64	64-09-24-339-003.000-004	R	Gainer Bank	1,431,300	1,431,300	1,348,100	83,200
64	64-09-24-339-004.000-004	R	E Lucas & Sons LLC	788,900	788,900	742,200	46,700
64	64-09-24-339-005.000-004	R	Porter Lodge 137 F & Am Of Porter County	676,000	361,100	336,800	24,300
64	64-09-24-339-006.000-004	R	Rivero Carlos & Carol/H&W	342,800	342,800	323,400	19,400
64	64-09-24-339-007.000-004	R	Bertig Buildings Llc	551,900	551,900	526,000	25,900
64	64-09-24-340-001.000-004	R	Handschy Susan & Nelson Anna Maria/Jt	203,100	203,100	181,432	21,668
64	64-09-24-340-003.000-004	R	Bucher & Sons LLC	-	-	-	-
64	64-09-24-340-009.000-004	R	One D Girl LLC	218,400	218,400	206,900	11,500
64	64-09-24-340-010.000-004	R	Bucher & Sons LLC	-	-	-	-
64	64-09-24-340-011.000-004	R	Bucher & Sons LLC	279,200	279,200	256,957	22,243
64	64-09-24-341-001.000-004	R	TNJ Office Rentals LLC	344,700	344,700	302,364	42,336
64	64-09-24-341-002.000-004	R	Pollack Phoebe P	193,600	193,600	178,600	15,000
64	64-09-24-341-003.000-004	R	Bowtie Properties LLC	299,400	299,400	278,700	20,700
64	64-09-24-341-004.000-004	R	Kuruda Todd A	348,800	180,480	173,540	6,940
64	64-09-24-341-005.000-004	R	Valparaiso Redevelopment Commission	173,500	173,500	201,000	-
64	64-09-24-341-006.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-341-007.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-343-001.000-004	R	Courtyard Properties Valpo LLC	724,700	724,700	687,000	37,700
64	64-09-24-343-002.000-004	R	55 Properties LLC	258,700	258,700	237,300	21,400
64	64-09-24-343-004.000-004	R	65 Franklin LLC	191,300	191,300	175,900	15,400
64	64-09-24-343-005.000-004	R	Fitousis Nick D & Eleftheria & Dimitrios	353,400	353,400	326,100	27,300
64	64-09-24-343-006.000-004	R	Steil Valerie G	355,800	355,800	335,200	20,600
64	64-09-24-343-007.000-004	R	E Lucas & Sons LLC	255,600	255,600	244,800	10,800
64	64-09-24-343-008.000-004	R	SHAO LLC	254,800	254,800	243,800	11,000
64	64-09-24-343-009.000-004	R	Blosky John Living Trust 1/2 & Blosky-Pa	521,400	521,400	498,400	23,000
64	64-09-24-343-010.000-004	R	Quad Llc	227,500	227,500	210,600	16,900
64	64-09-24-344-001.000-004	R	Thormahlen Investments LLC	2,492,600	2,492,600	1,531,215	961,385
64	64-09-24-344-002.000-004	R	Haven Creek Capital LLC	290,600	290,600	276,300	14,300
64	64-09-24-344-003.000-004	R	Angotti Vincent J & Patti/H&W	284,900	284,900	270,500	14,400
64	64-09-24-344-004.000-004	R	M.J. Miller Investments Inc	442,500	442,500	427,100	15,400
64	64-09-24-344-006.000-004	R	Gengo Anthony M	528,400	528,400	511,400	17,000
64	64-09-24-344-007.000-004	R	Berning Patricia L Revocable Trust Agree	209,100	209,100	199,600	9,500
64	64-09-24-344-008.000-004	R	Fitousis Nick D & Demetrios T/C % Jimmy'	146,800	146,800	136,500	10,300
64	64-09-24-344-009.000-004	R	Valparaiso Partners LLC	533,600	533,600	454,700	78,900
64	64-09-24-344-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-344-011.000-004	R	212 Lincolnway LLC	112,600	112,600	111,900	700
64	64-09-24-345-003.000-004	R	301 Lincolnway LLC	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-345-004.000-004	R	Tezak Investments LLC	100,100	100,100	85,000	15,100
64	64-09-24-345-005.000-004	R	Tezak Investments LLC	503,600	503,600	463,500	40,100
64	64-09-24-345-006.000-004	R	Brandy Dennis D & Phyllis A	252,100	252,100	223,324	28,776
64	64-09-24-345-007.000-004	R	Black Lodge 303 LLC	318,300	215,740	201,185	14,555
64	64-09-24-345-008.000-004	R	Jenkins Phillip	183,800	183,800	166,938	16,862
64	64-09-24-345-009.000-004	R	Dres Pete & Susan/H&W	333,100	333,100	301,800	31,300
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	-	-	-	-
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	112,700	112,700	112,000	700
64	64-09-24-353-002.000-004	R	Block 24 LLC	111,900	111,900	111,300	600
64	64-09-24-353-003.000-004	R	B & P Financial Services Llc	150,500	150,500	145,900	4,600
64	64-09-24-353-004.000-004	R	Karamesines Menelaos C & Kimberly J/H&W	219,500	219,500	201,900	17,600
64	64-09-24-353-005.000-004	R	Back Pocket Valpo LLC	404,100	404,100	375,000	29,100
64	64-09-24-353-006.000-004	R	Church Grace New Testament Inc	111,100	-	-	-
64	64-09-24-353-007.000-004	R	Church Grace New Testament Inc	424,100	-	-	-
64	64-09-24-353-008.000-004	R	Parker Drive Partnersllc	446,400	446,400	418,900	27,500
64	64-09-24-354-001.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-002.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-003.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-004.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-005.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-006.000-004	R	UDC South LLC	232,900	232,900	228,500	4,400
64	64-09-24-354-007.000-004	R	UDC South LLC	54,400	54,400	21,027	33,373
64	64-09-24-354-008.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-009.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-010.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-011.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-355-001.000-004	R	Smith Ready Mix Inc	60,400	60,400	22,796	37,604
64	64-09-24-356-001.000-004	R	Von Tobel Corporation	439,700	439,700	411,900	27,800
64	64-09-24-356-002.000-004	R	Von Tobel Corporation	39,100	39,100	15,564	23,536
64	64-09-24-357-001.000-004	R	Browns Dairy Inc	243,600	243,600	235,400	8,200
64	64-09-24-357-002.000-004	R	Von Tobel Corporation	98,100	98,100	97,600	500
64	64-09-24-357-003.000-004	R	Von Tobel Corporation	124,900	124,900	124,300	600
64	64-09-24-357-004.000-004	R	Von Tobel Corporation	942,500	942,500	872,200	70,300
64	64-09-24-357-005.000-004	R	Von Tobel Corporation	21,600	21,600	8,450	13,150
64	64-09-24-358-001.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-358-002.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-003.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-004.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-005.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-006.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-007.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-008.000-004	R	City of Valparaiso Redevelopment 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	488,900	488,900	494,600	-
64	64-09-24-358-012.000-004	R	Ocean Life Brown LLC	87,600	87,600	83,600	4,000
64	64-09-24-358-013.000-004	R	Von Tobel Corporation	725,400	725,400	700,400	25,000
64	64-09-24-358-014.000-004	R	Northern In Public Ser Co	13,000	13,000	5,109	7,891

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-358-015.000-004	R	Northern In Public Ser Co	302,500	302,500	302,100	400
64	64-09-24-376-001.000-004	R	Lawplace LLC	174,600	174,600	161,300	13,300
64	64-09-24-376-012.000-004	R	Lawplace LLC	503,800	503,800	465,600	38,200
64	64-09-24-376-013.000-004	R	1st Source Bank	290,000	290,000	278,100	11,900
64	64-09-24-376-014.000-004	R	Lawplace LLC	70,600	70,600	70,200	400
64	64-09-24-376-015.000-004	R	1st Source Bank	1,001,800	1,001,800	922,700	79,100
64	64-09-24-376-016.000-004	R	Porter County Museum Foundation	263,600	-	-	-
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	Valparaiso Lodge 1357 Of The Loyal Order	353,900	-	-	-
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	136,200	136,200	121,137	15,063
64	64-09-24-378-004.000-004	R	Times Square Properties LLC	193,200	193,200	152,288	40,912
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	246,600	246,600	229,600	17,000
64	64-09-24-378-007.000-004	R	Pensacola Properties LLC	162,300	162,300	155,600	6,700
64	64-09-24-378-008.000-004	R	Schmitt Karl Robert Bruce	214,200	100,160	97,192	2,968
64	64-09-24-378-009.000-004	R	Christodoulakis Giannis	188,800	188,800	188,800	-
64	64-09-24-379-004.000-004	R	Azevedo Euclides G 1/2& Ismael Martinez	288,200	288,200	247,772	40,428
64	64-09-24-379-006.000-004	R	Lintner Timothy	152,100	152,100	139,010	13,090
64	64-09-24-379-007.000-004	R	Lintner Timothy	181,000	79,960	77,897	2,063
64	64-09-24-379-008.000-004	R	Jelski-Schreiber Janet	192,600	86,760	81,435	5,325
64	64-09-24-379-009.000-004	R	Bradney Jeffrey Lee & Charlotte Diane	57,500	13,952	13,911	41
64	64-09-24-379-010.000-004	R	Azevedo Euclides G	277,700	277,700	241,080	36,620
64	64-09-24-379-011.000-004	R	A Plus Enterprises LLC	380,000	380,000	296,503	83,497
64	64-09-24-380-001.000-004	R	American Legion Post 94 P O Box 268	267,400	-	-	-
64	64-09-24-380-002.000-004	R	Dave and Claw's LLC	184,200	184,200	170,900	13,300
64	64-09-24-380-003.000-004	R	Von Tobel Corporation	55,000	55,000	21,538	33,462
64	64-09-24-380-004.000-004	R	Von Tobel Corporation	62,800	62,800	24,634	38,166
64	64-09-24-380-005.000-004	R	Wabash Dunes LLC	10,400	10,400	4,009	6,391
64	64-09-24-380-006.000-004	R	Marrell Richard L	156,600	156,600	136,111	20,489
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	O'Neil Properties LLC	216,100	216,100	182,600	33,500
64	64-09-24-381-008.000-004	R	Marrell Dennis R	229,500	109,260	106,733	2,527
64	64-09-24-381-013.000-004	R	Bartholomew C Robert	387,100	387,100	365,100	22,000
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	616,900	616,900	119,200	497,700
64	64-09-24-389-000.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-001.000-004	R	Taylor Paul Victor	675,100	675,100	489,146	185,954
64	64-09-24-389-002.000-004	R	Wendell Carl & Jennifer Revocable Trust	640,800	355,680	214,750	140,930
64	64-09-24-389-003.000-004	R	Okolita Zachary & Okolita Richard & Okol	645,600	358,560	351,975	6,585
64	64-09-24-389-004.000-004	R	Delmonaco August Jr & Yzaguirre Kristin	668,100	374,070	362,170	11,900
64	64-09-25-101-001.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-25-101-002.000-004	R	Weiler Robert L Jr & Weiler David R/TC	158,900	158,900	144,854	14,046
64	64-09-25-101-003.000-004	R	Campbell Street Complex LLC	195,800	195,800	184,400	11,400
64	64-09-25-101-004.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-25-101-005.000-004	R	Von Tobel Corporation	569,200	569,200	556,600	12,600
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	176,600	176,600	168,500	8,100
64	64-09-25-101-008.000-004	R	Von Tobels Corporation	142,400	142,400	142,400	-

**CITY OF VALPARAISO
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List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-25-101-009.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-25-102-001.000-004	R	Salan David M & Jamiel/H&W	175,400	175,400	167,400	8,000
64	64-09-25-103-001.000-004	R	Loncar Nikola	124,000	124,000	120,600	3,400
64	64-09-25-103-002.000-004	R	BCH Inc	236,000	-	-	-
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	279,700	279,700	273,000	6,700
64	64-09-25-104-005.000-004	R	Micbrylak LLC	250,400	250,400	240,000	10,400
64	64-09-25-104-006.000-004	R	Blaney Kenneth	828,300	828,300	771,000	57,300
64	64-09-25-104-007.000-004	R	WBA Portfolio Owner NLP Galaxy LLC	1,455,400	1,455,400	1,433,100	22,300
64	64-09-25-104-009.000-004	R	Tech Credit Union	902,000	902,000	863,400	38,600
64	64-09-25-106-001.000-004	R	Centier Bank	590,900	590,900	564,300	26,600
64	64-09-25-106-002.000-004	R	Diamond Residential Mortgage Corporation	686,700	686,700	581,303	105,397
64	64-09-25-126-001.000-004	R	Northern Indiana Public Service Company	168,400	168,400	165,300	3,100
64	64-09-25-126-002.000-004	R	Dykes Patrick J	151,200	151,200	138,100	13,100
64	64-09-25-126-003.000-004	R	Salan David M & Jamiel/H&W	353,400	353,400	338,724	14,676
64	64-09-25-126-004.000-004	R	Elena Properties LLC	237,100	237,100	215,116	21,984
64	64-09-25-126-005.000-004	R	Ebersold Jon M	89,500	10,900	13,260	-
64	64-09-25-126-006.000-004	R	Baxter Lester V & Suellyn/H&W	309,200	172,080	167,623	4,457
64	64-09-25-126-007.000-004	R	Wheeler Andrew T & Barbara J Trust	12,000	12,000	4,716	7,284
64	64-09-25-126-008.000-004	R	Wheeler Andrew T & Barbara J Trust	217,700	217,700	205,682	12,018
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	Scheeringa Norma J & Jeffery A/Jt	290,100	132,780	127,975	4,805
64	64-09-26-227-006.000-004	R	Hite Michael Lewis Jr Supplemental Needs	149,300	61,340	60,325	1,015
64	64-09-26-227-007.000-004	R	Vaca Santiago	149,100	149,100	137,469	11,631
64	64-09-26-228-001.000-004	R	Looney Jerry	135,200	135,200	134,346	854
64	64-09-26-228-002.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	410,600	410,600	473,969	-
64	64-09-26-228-003.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	243,500	243,500	226,300	17,200
64	64-09-26-231-001.000-004	R	Trust 6120	170,600	76,920	71,412	5,508
64	64-09-26-231-002.000-004	R	Valparaiso City Utilities	-	-	-	-
64	64-09-26-231-003.000-004	R	Luke Land Llc	396,700	396,700	379,300	17,400
64	64-09-26-231-004.000-004	R	Homes by Hutnick LLC	283,500	283,500	230,800	52,700
64	64-10-06-452-006.000-004	R	Caseys Marketing Company	1,265,600	1,265,600	4,488	1,261,112
64	64-10-06-452-007.000-004	R	KABELIN VALPO LLC	1,029,800	1,029,800	66,515	963,285
64	64-10-06-452-010.000-004	R	Valparaiso Lakes Area Conservancy Distri	-	-	-	-
64	64-10-06-455-001.000-004	R	ZTKL LLC	2,839,300	2,839,300	9,834	2,829,466
64	64-10-06-455-002.000-004	R	Burlington Beach LLC	12,900	12,900	10,200	2,700
64	64-09-24-429-001.000-004	R	PSD Rentals LLC	209,100	209,100	-	209,100
64	64-09-24-429-002.000-004	R	F & K Enterprises Llp	648,800	648,800	-	648,800
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 Association Inc	27,300	-	-	-
64	64-09-24-429-006.000-004	R	F & K Enterprises Llp	51,700	51,700	-	51,700
64	64-09-24-429-016.000-004	R	Stan James L	180,800	180,800	-	180,800
64	64-09-24-429-021.000-004	R	Lutheran University Association Inc	50,100	-	-	-
64	64-09-24-429-022.000-004	R	Lutheran University Association Inc	859,900	-	-	-
64	64-09-24-429-023.000-004	R	LRG Holdings LLC	148,000	148,000	-	148,000
64	64-09-24-429-817.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-478-028.000-004	R	Lutheran University Association Inc	1,120,000	-	-	-
64	64-10-07-328-001.000-004	R	Royalty Surgical Center Inc	1,144,300	1,144,300	6,419	1,137,881
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	60,800	60,800	-	60,800
64	64-10-18-107-007.000-004	R	Covington Square Apartments LLC	3,816,400	3,816,400	234,810	3,581,590
64	64-10-18-107-008.000-004	R	Aurora View L P	1,023,100	-	-	-
64	64-10-18-126-001.000-004	R	Smith Jeremy	111,900	111,900	101,820	10,080
64	64-10-18-126-002.000-004	R	Ferguson Matthew S	199,300	95,340	87,539	7,801

**CITY OF VALPARAISO
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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 Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-18-126-003.000-004	R	Dagostaro Nicholas J	143,700	143,700	57,190	86,510
64	64-10-18-126-004.000-004	R	Covington Square Apartments LLC	6,145,500	6,145,500	4,262,249	1,883,251
64	64-10-18-127-000.000-004	R	Villas at Vale Park Condominium Assoc In	-	-	-	-
64	64-10-18-127-032.000-004	R	Watkins Douglas B	272,600	134,760	143,640	-
64	64-10-18-127-034.000-004	R	Mackanos Peter J & Patsy A/H&W	272,000	134,400	146,250	-
64	64-10-18-127-035.000-004	R	Wargo Bruce W Revocable Trust	286,500	143,100	155,545	-
64	64-10-18-127-048.000-004	R	Cain Nulah M	294,300	147,780	160,485	-
64	64-10-18-127-049.000-004	R	Peters Rita Y	290,000	145,200	157,755	-
64	64-10-18-127-054.000-004	R	Brechner Ronald E & Charlotte Ann/H&W	316,200	160,920	166,585	-
64	64-10-18-127-055.000-004	R	Rukavina Paula J	286,100	142,860	152,220	-
64	64-10-18-151-001.000-004	R	Porter Hospital Llc	1,146,900	1,146,900	3,454	1,143,446
64	64-10-18-151-003.000-004	R	Porter Hospital Llc	4,036,700	4,036,700	11,992	4,024,708
64	64-10-18-151-004.000-004	R	Porter Hospital Llc	3,514,600	3,514,600	9,651	3,504,949
64	64-10-18-151-006.000-004	R	TRK Valpo LLC	1,158,200	1,158,200	390,321	767,879
64	64-10-18-151-008.000-004	R	Porter Hospital Llc	273,700	273,700	-	273,700
64	64-10-18-151-011.000-004	R	PGO LLC	9,731,100	9,731,100	1,013,398	8,717,702
64	64-10-18-151-012.000-004	R	PGO LLC	7,896,300	7,896,300	5,419,305	2,476,995
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	694,200	694,200	-	694,200
64	64-10-19-228-002.000-004	R	AM Stabilizers Corporation	3,212,000	3,212,000	9,505	3,202,495
64	64-10-19-262-001.000-004	R	Compass Pointe Limited Partnership	8,809,300	8,809,300	8,400,965	408,335
64	64-10-19-262-003.000-004	R	Windridge Village Limited Partnership	7,253,300	7,253,300	433,470	6,819,830
64	64-10-19-262-004.000-004	R	Compass Pointe II Limited Partnership	8,512,700	8,512,700	8,143,000	369,700
64	64-10-19-276-001.000-004	R	Hopper Holdings NWI LLC	152,500	152,500	-	152,500
64	64-10-19-276-002.000-004	R	Spelde Edward C	152,500	152,500	-	152,500
64	64-10-19-276-003.000-004	R	Horvath Properties LLC	152,500	152,500	-	152,500
64	64-10-19-276-004.000-004	R	Henderlong Holdings LLC	152,500	152,500	-	152,500
64	64-10-19-276-005.000-004	R	Aunt Marthas Old Fashioned LLC	152,500	152,500	-	152,500
64	64-10-19-276-006.000-004	R	Larry Allen Properties LLC	152,500	152,500	-	152,500
64	64-10-19-276-007.000-004	R	Roshanku LLC	54,000	54,000	11,386	42,614
64	64-10-19-276-008.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-009.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-010.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-011.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-012.000-004	R	Roshanku LLC	78,900	78,900	12,429	66,471
64	64-10-19-277-001.000-004	R	2501 Beech Street Inc	402,100	402,100	-	402,100
64	64-10-19-277-002.000-004	R	FIP Master Funding I LLC	496,800	496,800	-	496,800
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.	323,300	323,300	-	323,300
64	64-10-19-277-005.000-004	R	JMS RET LLC	252,900	252,900	-	252,900
64	64-10-19-277-006.000-004	R	Snemis Commercial Realestate	604,400	604,400	-	604,400
64	64-10-19-277-007.000-004	R	TEC Property Holdings LLC	728,400	728,400	-	728,400
64	64-10-19-278-001.000-004	R	Beech Center Llc	139,100	139,100	-	139,100
64	64-10-19-278-002.000-004	R	Beech Center Llc	139,100	139,100	-	139,100
64	64-10-19-278-003.000-004	R	Milroy Thomas J & Grace T/H&W	139,100	139,100	-	139,100
64	64-10-19-278-004.000-004	R	2502 Beech Street Suite 40 LLC	139,100	139,100	-	139,100
64	64-10-19-278-005.000-004	R	DAVELISAHAUSER LLC	139,100	139,100	-	139,100
64	64-10-19-278-006.000-004	R	CEL Properties LLC	139,100	139,100	-	139,100
64	64-10-19-278-007.000-004	R	Laczynski Todd L	139,100	139,100	-	139,100
64	64-10-19-278-008.000-004	R	Runnion & Zatlin Properties LLC	139,100	139,100	-	139,100
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	247,300	247,300	-	247,300
64	64-10-19-279-001.000-004	R	2402 Beech Street LLC	1,061,500	1,061,500	2,991	1,058,509

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64	64-10-19-279-002.000-004	R	Blaney Kenneth P Sr & Michaelleen/H&W	521,400	521,400	-	521,400
64	64-10-19-279-003.000-004	R	Three Brothers Enterprises Limited Liabi	733,500	733,500	-	733,500
64	64-10-19-279-004.000-004	R	G A LLC	302,200	302,200	-	302,200
64	64-10-19-279-005.000-004	R	SAV LLC	473,700	473,700	-	473,700
64	64-10-19-279-006.000-004	R	Lmm Corp	1,098,100	1,098,100	107,703	990,397
64	64-10-19-279-007.000-004	R	Gte North Inc	828,900	828,900	779,500	49,400
64	64-10-19-279-008.000-004	R	Lifestyle Properties	323,300	323,300	-	323,300
64	64-10-19-279-009.000-004	R	LMM Corp	522,800	522,800	-	522,800
64	64-10-19-279-012.000-004	R	Fourstone Properties	1,833,600	1,833,600	5,069	1,828,531
64	64-10-19-280-001.000-004	R	Rcs & L Properties Llc	228,400	228,400	-	228,400
64	64-10-19-280-002.000-004	R	MGD Holdings LLC	228,400	228,400	-	228,400
64	64-10-19-280-003.000-004	R	RFA Properties LLC	224,300	224,300	-	224,300
64	64-10-19-280-004.000-004	R	R & C Ventures Llc	224,300	224,300	-	224,300
64	64-10-19-280-005.000-004	R	Totus Tuus LLC	229,200	229,200	-	229,200
64	64-10-19-280-006.000-004	R	Appel David C 1/2 & Patterson Roy & Elai	229,200	229,200	-	229,200
64	64-10-19-285-002.000-004	R	Bell Realty LLC	1,078,900	395,031	-	395,031
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	-	-	-	-
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	197,600	197,600	-	197,600
64	64-10-19-302-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-302-026.000-004	R	Kehe Enterprises LLC	77,100	77,100	74,500	2,600
64	64-10-19-302-027.000-004	R	Lutheran University Association Inc	1,179,100	-	-	-
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	801,400	801,400	2,364	799,036
64	64-10-19-303-007.000-004	R	La Porter Federal Credit Union	784,600	784,600	2,384	782,216
64	64-10-19-303-011.000-004	R	Baum James E	300,900	300,900	-	300,900
64	64-10-19-303-013.000-004	R	Eastgate Investments II LLC	5,839,700	5,839,700	81,189	5,758,511
64	64-10-19-303-014.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-303-015.000-004	R	Eastgate Investments I Llc	30,100	30,100	-	30,100
64	64-10-19-303-016.000-004	R	Eastgate Investments I Llc	29,900	29,900	-	29,900
64	64-10-19-303-017.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-304-001.000-004	R	The Lutheran University Association Inc	46,800	-	-	-
64	64-10-19-304-002.000-004	R	University Promenade LLC	5,351,400	5,351,400	937,357	4,414,043
64	64-10-19-304-003.000-004	R	University Promenade LLC	5,116,700	5,116,700	63,959	5,052,741
64	64-10-19-304-004.000-004	R	University Promenade LLC	192,700	192,700	-	192,700
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 II LLC	721,800	721,800	101,003	620,797
64	64-10-19-305-002.000-004	R	Eastgate Investments III LP	2,461,200	2,461,200	101,002	2,360,198
64	64-10-19-305-003.000-004	R	Eastgate Investments II LLC	252,000	252,000	101,002	150,998
64	64-10-19-305-004.000-004	R	Eastgate Investments III LP	6,116,700	6,116,700	101,002	6,015,698
64	64-10-19-329-010.000-004	R	Firestone Apartments LLC	1,333,100	1,333,100	99,585	1,233,515
64	64-10-19-329-011.000-004	R	Firestone Apartments LLC	733,300	733,300	72,153	661,147
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 Catholic Diocese Of	213,600	-	-	-
64	64-10-19-331-002.000-004	R	Zikkos Joint Living Trust	307,100	307,100	-	307,100
64	64-10-19-351-006.000-004	R	Lutheran University Association Inc	303,200	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-351-007.000-004	R	Church Bishop Of Diocese Of Gary	378,300	-	-	-
64	64-10-19-351-008.000-004	R	Eastgate Investments II LLC	3,838,600	3,838,600	58,729	3,779,871
64	64-10-19-376-001.000-004	R	Church Bishop Of The Diocese Of Gary Stu	666,300	-	-	-
64	64-10-19-376-002.000-004	R	Seramur Dennis J & Michelle A/H&W	128,900	128,900	-	128,900
64	64-10-19-376-003.000-004	R	DAM Good Real Estate LLC	264,100	264,100	-	264,100
64	64-10-19-376-005.000-004	R	Karras Gus & Paula/H&W1/2 & Tripolis li	246,900	246,900	-	246,900
64	64-10-19-376-006.000-004	R	Family Express Corporation	176,900	176,900	-	176,900
64	64-10-19-376-007.000-004	R	Life Bridge Christian Church of Valpo In	399,600	-	-	-
64	64-10-19-376-008.000-004	R	DACVAC LLC	451,900	451,900	-	451,900
64	64-10-19-376-012.000-004	R	The Lutheran University Association Inc	11,600	11,600	-	11,600
64	64-10-19-376-013.000-004	R	The Lutheran University Association Inc	229,600	-	-	-
64	64-10-19-376-014.000-004	R	1605 LaPorte LLC	262,700	262,700	-	262,700
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	157,800	52,160	52,390	-
64	64-10-19-401-012.000-004	R	Krueger Thomas	408,500	408,500	174,047	234,453
64	64-10-19-401-013.000-004	R	Schroeder Pamela J	53,600	-	-	-
64	64-10-19-401-037.000-004	R	SKJ Properties LLC	312,600	312,600	-	312,600
64	64-10-19-401-038.000-004	R	Das & Das LLC	400	400	-	400
64	64-10-19-401-039.000-004	R	Das Suman	814,700	814,700	513	814,187
64	64-10-19-401-040.000-004	R	S & L Properties Valparaiso LLC	1,016,400	1,016,400	3,087	1,013,313
64	64-10-19-401-838.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-403-007.000-004	R	Johnson John Michael	346,300	346,300	-	346,300
64	64-10-19-403-008.000-004	R	Egp Llc	2,413,600	2,413,600	6,766	2,406,834
64	64-10-19-426-001.000-004	R	East Pointe Properties LLC	7,405,800	7,405,800	74,417	7,331,383
64	64-10-19-426-009.000-004	R	East Pointe Properties LLC	400	400	-	400
64	64-10-19-428-015.000-004	R	Levin Lynda G	1,081,600	1,081,600	1,069,900	11,700
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	1,973,200	1,973,200	5,537	1,967,663
64	64-10-19-428-031.000-004	R	Nabhan Ronald K & Nabhan Michele/JT	801,600	801,600	-	801,600
64	64-10-19-428-033.000-004	R	Centier Bank	677,000	677,000	-	677,000
64	64-10-19-428-827.000-004	R	Valparaiso City of Board of Public Wor	-	-	-	-
64	64-10-19-429-001.000-004	R	V 2-49 Llc	722,700	722,700	-	722,700
64	64-10-19-429-002.000-004	R	Market Place Valparaiso Llc	4,128,200	4,128,200	11,729	4,116,471
64	64-10-19-429-003.000-004	R	Pappas Patty 1/6 & McCullen Evelyn B Rev	583,500	583,500	-	583,500
64	64-10-19-429-004.000-004	R	Athanasopoulos Betty 1/4 & Marinakis Con	758,600	758,600	-	758,600
64	64-10-19-429-006.000-004	R	Valparaiso II LLC	1,839,600	1,839,600	5,232	1,834,368
64	64-10-19-430-002.000-004	R	DAHM No 51 LLC	1,137,200	1,137,200	1,166,400	-
64	64-10-19-453-001.000-004	R	V 2-49 Llc	2,007,100	2,007,100	5,693	2,001,407
64	64-10-19-476-001.000-004	R	Target Corporation T-1286 Attn :Tax Dept	6,017,200	6,017,200	18,987	5,998,213
64	64-10-19-476-002.000-004	R	HD Development Of Maryland	7,212,800	7,212,800	20,404	7,192,396
64	64-10-19-476-003.000-004	R	Target Corporation Attn: Prop Tax Dept	42,600	42,600	-	42,600
64	64-10-19-476-004.000-004	R	Wispo Llc	3,075,700	3,075,700	8,740	3,066,960
64	64-10-19-476-005.000-004	R	Schumacher Interests Inc	875,600	875,600	2,555	873,045
64	64-10-19-477-001.000-004	R	Kohls Indiana L P	5,289,200	5,289,200	16,604	5,272,596
64	64-10-19-477-002.000-004	R	L & P Investments LLC	1,184,100	1,184,100	3,341	1,180,759
64	64-10-30-204-003.000-004	R	Yogeshwar Hospitality LLC	1,742,600	1,742,600	4,913	1,737,687
64	64-10-30-204-004.000-004	R	LR Dunmore I BE LLC	877,800	877,800	855,200	22,600
64	64-10-30-226-001.000-004	R	University Lutheran Associnc Office Vp B	396,400	-	-	-
64	64-10-30-227-001.000-004	R	Northern In Public Ser Co	112,900	112,900	-	112,900
64	64-10-30-227-002.000-004	R	Hain Dennis C Trust1/2 & Judith A Trust	14,400	14,400	-	14,400
64	64-10-30-251-001.000-004	R	Kruger Properties Inc	621,300	621,300	-	621,300
64	64-10-30-251-004.000-004	R	City of Valparaiso	-	-	-	-

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-30-252-007.000-004	R	Millco Valparaiso 2106 Morthland Drive L	1,961,300	1,961,300	5,936	1,955,364
64	64-10-30-252-008.000-004	R	Realty Income Properties 27 LLC	547,800	547,800	-	547,800
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	998,500	998,500	2,879	995,621
64	64-10-30-253-003.000-004	R	Southern Group Llc	616,200	616,200	-	616,200
64	64-10-30-253-004.000-004	R	PH and KB Properties LLC	886,500	886,500	842,700	43,800
64	64-10-30-253-005.000-004	R	OPLAV QSR Corporation	992,600	992,600	2,857	989,743
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	119,000	-	-	-
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	The Lutheran University Association Inc	4,600	4,600	-	4,600
64	64-10-30-277-002.000-004	R	The Lutheran University Association Inc	2,263,600	2,263,600	6,619	2,256,981
64	64-10-30-277-003.000-004	R	77 Valparaiso Llc	4,039,800	4,039,800	12,043	4,027,757
64	64-10-30-277-004.000-004	R	1351 Silhavy Rd LLC	2,661,200	2,661,200	7,191	2,654,009
64	64-10-30-278-001.000-004	R	Ma Durga Hospitality Inc	4,442,300	4,442,300	13,528	4,428,772
64	64-10-30-401-012.000-004	R	Wal Mart Real Estate Business Trust	742,900	742,900	2,348	740,552
64	64-10-30-401-013.000-004	R	Wal Mart Real Estate Business Trust	8,941,000	8,941,000	25,775	8,915,225
64	64-10-30-401-014.000-004	R	Wal Mart Realty Company	10,400	10,400	-	10,400
64	64-10-30-426-001.000-004	R	Murphy Oil USA Inc	766,400	766,400	-	766,400
64	64-10-30-426-002.000-004	R	Tractor Supply Company	2,771,500	2,771,500	8,379	2,763,121
64	64-10-30-426-003.000-004	R	Wal Mart Real Estate Business Trust	122,800	122,800	-	122,800
64	64-10-30-476-003.000-004	R	King Harold E	144,000	58,320	56,815	1,505
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	12,200	12,200	-	12,200
64	64-10-08-101-028.000-029	R	Property 49 LLC	4,300	4,300	25	4,275
64	64-10-08-101-029.000-029	R	Property 49 LLC	2,300	2,300	13	2,287
64	64-10-08-101-030.000-029	R	Valpodoc LLC	2,300	2,300	13	2,287
64	64-10-08-101-031.000-029	R	Valpodoc LLC	2,300	2,300	13	2,287
64	64-10-08-101-032.000-029	R	SC Legend LLC 1/2 & JH3 LLC 1/2	2,500	2,500	15	2,485
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	321,800	321,800	161,267	160,533
64	64-10-08-176-003.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-176-004.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-176-006.000-029	R	St Mary Medical Center Inc	69,400	69,400	2,925	66,475
64	64-10-08-176-007.000-029	R	St Mary Medical Center Inc	14,055,200	1,280,800	-	1,280,800
64	64-10-08-176-008.000-029	R	Patko Llc	31,200	31,200	-	31,200
64	64-10-08-176-009.000-029	R	Patko Llc	12,200	12,200	-	12,200
64	64-10-08-326-003.000-029	R	Patko Llc	21,500	21,500	736	20,764
64	64-10-08-326-004.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-326-005.000-029	R	Patko Llc	5,400	5,400	-	5,400
64	64-09-23-177-887.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-435-005.000-004	R	Campbell Center LLC	1,143,300	1,143,300	979,297	164,003
64	64-09-23-435-886.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-437-003.000-004	R	Brown 256 West LLC	133,000	133,000	123,900	9,100
64	64-09-23-437-007.000-004	R	58 Campbell LLC	317,900	317,900	290,900	27,000
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

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-23-437-017.000-004	R	AHEAD LLC	57,900	57,900	55,483	2,417
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	457,200	457,200	334,603	122,597
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	766,300	442,810	382,580	60,230
64	64-09-24-309-002.000-004	R	Abbott Roxane Hope Taylor	201,800	78,280	75,960	2,320
64	64-09-24-309-005.000-004	R	Wong Joint Revocable Trust	208,000	96,000	90,730	5,270
64	64-09-24-309-006.000-004	R	JPJLAL LLC	159,300	159,300	145,600	13,700
64	64-09-24-309-007.000-004	R	Odum Megan A	357,400	190,880	185,436	5,444
64	64-09-24-309-008.000-004	R	Forszt Michael J & Mark J/Tc	271,100	271,100	252,200	18,900
64	64-09-24-309-009.000-004	R	Valparaiso City Of	-	-	-	-
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	BridgePoint Church of Hobart IN Inc	1,600,900	-	-	-
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	127,000	127,000	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	306,400	-	-	-
64	64-09-24-312-003.000-004	R	First Partners	170,600	170,600	168,400	2,200
64	64-09-24-312-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-005.000-004	R	Greater Valparaiso Chamber Of Commerce I	621,700	223,657	185,003	38,654
64	64-09-24-312-008.000-004	R	First Partners	1,795,800	1,795,800	1,679,400	116,400
64	64-09-24-313-001.000-004	R	Gen Telephone Co Of In Inc	581,400	581,400	540,900	40,500
64	64-09-24-313-002.000-004	R	Telephony Leases LLC	228,500	228,500	173,135	55,365
64	64-09-24-313-003.000-004	R	23 Raven LLC	263,400	263,400	241,200	22,200
64	64-09-24-313-004.000-004	R	Grove David Alan Jr & Juliana/H&W	188,000	188,000	173,000	15,000
64	64-09-24-313-006.000-004	R	Blaney Kenneth Sr	321,500	321,500	298,600	22,900
64	64-09-24-313-007.000-004	R	Worstell Diane M Living Trust 50% & Slaw	493,300	493,300	473,100	20,200
64	64-09-24-313-008.000-004	R	Party of 8 LLC	323,900	323,900	307,500	16,400
64	64-09-24-313-009.000-004	R	68 Lincolnway LLC	281,600	281,600	268,100	13,500
64	64-09-24-313-010.000-004	R	GG & C Properties LLC	515,900	515,900	492,300	23,600
64	64-09-24-313-011.000-004	R	Vinci Inc	307,500	307,500	294,100	13,400
64	64-09-24-313-012.000-004	R	Seramur Dennis J & Seramur Michelle A/JT	294,400	294,400	279,700	14,700
64	64-09-24-313-013.000-004	R	Heemstra Thomas H & Bieker Brian/Jt	389,900	303,060	287,789	15,271
64	64-09-24-313-014.000-004	R	Agape I Llc	406,300	406,300	464,900	-
64	64-09-24-313-016.000-004	R	Zosso Tammy J	557,400	557,400	528,100	29,300
64	64-09-24-313-017.000-004	R	P & V, LLC	132,200	132,200	121,600	10,600
64	64-09-24-313-018.000-004	R	Alma Properties LLC	276,200	276,200	246,500	29,700
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	636,600	353,160	343,840	9,320
64	64-09-24-317-002.000-004	R	Frataccia Priscilla K	677,300	380,510	367,825	12,685
64	64-09-24-317-003.000-004	R	Schneidt Arthur J & Christene K Joint Re	528,700	288,420	280,270	8,150
64	64-09-24-317-004.000-004	R	Jacobsen 2020 Joint Trust	628,100	348,060	341,770	6,290
64	64-09-24-334-001.000-004	R	Thorgren Tyler E Revocable Trust	641,400	356,040	344,750	11,290
64	64-09-24-334-002.000-004	R	Ingram Steven R & Patricia J/H&W	463,900	249,540	242,050	7,490
64	64-09-24-334-003.000-004	R	Church First United Methodist Valparaiso	105,600	-	-	-
64	64-09-24-334-004.000-004	R	Church First United Methodist Of Valpara	89,800	-	-	-
64	64-09-24-334-005.000-004	R	Church First United Methodist Valparaiso	48,400	-	-	-
64	64-09-24-334-006.000-004	R	Valparaiso Womans Association Inc	579,900	-	-	-
64	64-09-24-334-007.000-004	R	Church First United Methodist Valparaiso	1,451,700	-	-	-
64	64-09-24-338-001.000-004	R	Geary Real Estate LLC	126,900	126,900	117,200	9,700
64	64-09-24-338-002.000-004	R	Stonehill Keven E	158,800	158,800	146,300	12,500
64	64-09-24-338-003.000-004	R	Seramur Dennis J & Seramur Michelle A &	182,200	182,200	169,700	12,500

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64	64-09-24-338-004.000-004	R	Silcott Brent W	323,400	323,400	300,100	23,300
64	64-09-24-338-005.000-004	R	Mason David A	136,100	136,100	125,500	10,600
64	64-09-24-338-006.000-004	R	Alma Properties Llc	262,600	262,600	241,600	21,000
64	64-09-24-338-007.000-004	R	15 Franklin LLC	660,700	660,700	592,515	68,185
64	64-09-24-338-008.000-004	R	Seramur Dennis J & Michelle A/H&W	115,000	115,000	106,200	8,800
64	64-09-24-338-009.000-004	R	VTOWN LLC	348,900	348,900	327,100	21,800
64	64-09-24-338-010.000-004	R	3 Lincolnway LLC	424,900	424,900	391,186	33,714
64	64-09-24-338-011.000-004	R	5 Lincolnway LLC	409,200	409,200	383,500	25,700
64	64-09-24-338-012.000-004	R	Kuchta Sandra S Living Trust	383,100	383,100	359,900	23,200
64	64-09-24-338-013.000-004	R	Agape III LLC	377,000	377,000	354,400	22,600
64	64-09-24-338-014.000-004	R	Butterfield David A	385,400	385,400	361,057	24,343
64	64-09-24-338-015.000-004	R	Greek Empire LLC	187,700	187,700	180,100	7,600
64	64-09-24-338-016.000-004	R	Courthouse Square Lofts Llc	431,000	431,000	403,200	27,800
64	64-09-24-338-017.000-004	R	OEFM LLC	424,200	424,200	383,300	40,900
64	64-09-24-338-018.000-004	R	GLM LLC	414,700	84,475	58,275	26,200
64	64-09-24-338-019.000-004	R	GLM LLC	391,800	79,170	55,170	24,000
64	64-09-24-338-020.000-004	R	21 Lincolnway LLC	370,700	370,700	348,700	22,000
64	64-09-24-338-021.000-004	R	23 Lincolnway LLC	400,600	400,600	375,700	24,900
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	2,136,700	2,136,700	1,947,500	189,200
64	64-09-24-343-011.000-004	R	Fifty Seven Franklin Group LLC	170,600	170,600	169,500	1,100
64	64-09-24-351-001.000-004	R	Brandy Dennis & Phyllis/H&W	288,700	288,700	271,100	17,600
64	64-09-24-351-002.000-004	R	Valparaiso Partners Llc	635,300	635,300	620,300	15,000
64	64-09-24-351-003.000-004	R	Valparaiso Partners Llc	253,900	253,900	177,100	76,800
64	64-09-24-351-004.000-004	R	YOUR Insurance Inc	272,500	272,500	255,000	17,500
64	64-09-24-351-005.000-004	R	STK Investments LLC	159,700	159,700	143,713	15,987
64	64-09-24-351-006.000-004	R	A & J Development Inc	124,600	124,600	112,649	11,951
64	64-09-24-351-007.000-004	R	El-Naggar Family Limited Partnership	545,800	545,800	504,289	41,511
64	64-09-24-376-007.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-376-008.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-377-003.000-004	R	Fifty Seven Franklin Group LLC	87,600	87,600	87,000	600
64	64-09-24-377-007.000-004	R	Porter County Commissioners	-	-	-	-
64	64-10-08-200-001.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-200-003.000-029	R	Dujmovich Alexander J & Lafreniere Sierr	197,300	91,460	85,345	6,115
64	64-10-08-200-004.000-029	R	Johnson Gregory Wayne	247,200	132,080	139,750	-
64	64-10-08-200-005.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-200-006.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	62,500	-
64	64-10-08-200-008.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	91,400	-
64	64-10-08-200-009.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-010.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-011.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-012.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-201-001.000-029	R	Patko P & K LLC	7,800	7,800	8,600	-
64	64-10-08-201-002.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-226-001.000-029	R	Johnson Gregory Wayne	-	-	-	-
64	64-10-08-251-001.000-029	R	Patko P & K LLC	10,400	10,400	10,100	300
64	64-10-29-351-002.000-029	R	Wisz Joint Revocable Trust Agreement	161,900	161,900	146,287	15,613
64	64-10-29-351-003.000-029	R	One Source 4 Homes LLC	156,200	156,200	131,802	24,398
64	64-10-29-351-004.000-029	R	Reynolds Brian	165,000	70,200	71,240	-
64	64-10-29-351-005.000-029	R	Luzadder Christopher	200,500	131,580	101,470	30,110
64	64-10-29-351-006.000-029	R	Williams Correy	115,400	115,400	64,416	50,984
64	64-10-29-351-007.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	208,700	96,420	95,940	480
64	64-10-29-351-008.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	175,200	175,200	148,882	26,318
64	64-10-29-351-009.000-029	R	Wisz Joint Revocable Trust Agreement	219,300	107,380	93,535	13,845

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-351-010.000-029	R	Richart John E	155,600	67,000	59,670	7,330
64	64-10-29-351-014.000-029	R	Richey Jack E	194,400	194,400	139,700	54,700
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	203,400	203,400	206,600	-
64	64-10-32-101-001.000-029	R	Rieth Riley Construction Co Inc	551,200	551,200	434,200	117,000
64	64-10-32-101-002.000-029	R	Rieth Riley Construction Co Inc	472,200	472,200	425,700	46,500
64	64-10-32-126-001.000-029	R	UGN Inc	4,713,200	4,633,061	5,026,978	-
64	64-10-32-126-002.000-029	R	Alpha/ Owens-Corning	1,946,800	1,946,800	1,918,800	28,000
64	64-10-32-151-001.000-029	R	Stokes Kelly Bertholet	940,700	940,700	860,300	80,400
64	64-10-32-151-002.000-029	R	Blue Collar Holdings LLC	601,700	601,700	592,600	9,100
64	64-10-32-151-003.000-029	R	JKC Holdings LLC	52,000	52,000	51,600	400
64	64-10-32-151-004.000-029	R	JKC Holdings Inc	700,300	700,300	308,028	392,272
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	727,400	727,400	694,300	33,100
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	Porter County Jail Building Corporation	-	-	-	-
64	64-10-32-176-001.000-029	R	Walsh & Kelly Inc	335,500	335,500	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	107,000	107,000	105,600	1,400
64	64-10-32-200-002.000-029	R	Racer LLC	541,800	541,800	507,400	34,400
64	64-10-32-200-008.000-029	R	3701 Innovation LLC	5,912,800	5,912,800	5,771,602	141,198
64	64-10-32-200-009.000-029	R	Ardagh Metal Beverage USA Inc	3,412,500	3,039,930	3,088,709	-
64	64-10-32-200-010.000-029	R	Swartz Nick D	390,100	390,100	387,000	3,100
64	64-10-32-200-011.000-029	R	Cin-Gar Inc	352,900	352,900	386,500	-
64	64-10-32-200-012.000-029	R	4201 Montdale LLC	2,203,300	2,203,300	2,166,300	37,000
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	1,927,200	1,927,200	2,083,700	-
64	64-10-32-200-015.000-029	R	Store Capital Acquisitions LLC	7,900	7,900	-	7,900
64	64-10-32-200-016.000-029	R	Ball Donald A	3,467,600	3,467,600	3,407,400	60,200
64	64-10-32-200-017.000-029	R	Ozinga Bros Inc	352,300	352,300	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	634,000	634,000	626,200	7,800
64	64-10-33-101-004.000-029	R	M.A. Properties I LLC	842,200	702,160	235,934	466,226
64	64-10-33-101-006.000-029	R	Larkin LLC	237,300	237,300	223,800	13,500
64	64-10-33-101-007.000-029	R	LARKN LLC	377,800	377,800	199,461	178,339
64	64-10-33-101-008.000-029	R	Lifestyle Properties LLC	420,600	420,600	393,600	27,000
64	64-10-33-101-009.000-029	R	Gibson Family Properties LLC	579,000	579,000	533,500	45,500
64	64-10-33-101-011.000-029	R	Lifestyle Properties LLC	124,900	124,900	63,616	61,284
64	64-10-33-101-012.000-029	R	Lifestyle Properties LLC	320,700	320,700	330,800	-
64	64-10-33-102-001.000-029	R	MAAC Foundation Inc	502,300	-	-	-
64	64-10-33-103-001.000-029	R	H & T Property Services LLC	477,000	477,000	30,240	446,760
64	64-10-33-103-004.000-029	R	4501 Airport LLC	197,400	197,400	109,431	87,969
64	64-10-33-151-003.000-029	R	Northern Indiana Public Service Co	3,664,600	3,664,600	1,535,893	2,128,707
64	64-10-33-151-004.000-029	R	72 North LLC	813,500	-	-	-
64	64-10-33-151-005.000-029	R	72 North LLC	12,600	-	-	-
64	64-10-33-176-001.000-029	R	Transpoint Intermodal LLC	-	-	-	-
64	64-10-33-176-002.000-029	R	Poettinger US Inc	24,500	24,500	16,050	8,450
64	64-10-33-176-003.000-029	R	Transpoint Intermodal LLC	24,500	24,500	16,050	8,450
64	64-10-33-200-023.000-029	R	Transpoint Intermodal LLC	31,000	31,000	24,500	6,500
64	64-10-33-200-024.000-029	R	Transpoint Intermodal LLC	194,400	194,400	189,800	4,600
64	64-10-33-200-025.000-029	R	Transpoint Intermodal LLC	6,500	6,500	-	6,500
64	64-10-33-400-003.000-029	R	Transpoint Intermodal LLC	3,500	3,500	-	3,500

CITY OF VALPARAISO
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List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-33-400-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	20,000	20,000	15,800	4,200
64	64-10-33-400-008.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	2,600	2,600	-	2,600
64	64-10-34-300-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	90,900	90,900	71,800	19,100
64	64-10-32-301-001.000-029	R	MM Valpo LLC	13,486,300	13,486,300	80,960	13,405,340
64	64-10-32-301-002.000-029	R	Pratt Paper (IN) LLC	17,280,300	13,640,642	3,192	13,637,450
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	6,500	6,500	-	6,500
64	64-10-17-126-002.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-126-003.000-029	R	SJBZ Porter Holdings LLC	26,000	26,000	546	25,454
64	64-10-17-128-001.000-029	R	VPAH Lakes Property LLC	2,039,200	1,141,870	28,840	1,113,030
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	31,200	31,200	769	30,431
64	64-10-17-201-021.000-029	R	SJBZ Porter Holdings LLC	5,800	5,800	134	5,666
64	64-10-17-201-022.000-029	R	SJBZ Porter Holdings LLC	9,800	9,800	227	9,573
64	64-10-17-201-023.000-029	R	SJBZ Porter Holdings LLC	2,600	2,600	58	2,542
64	64-10-17-202-001.000-029	R	Lot 5 Real Estate LLC	678,600	678,600	-	678,600
64	64-10-17-251-005.000-029	R	SJBZ Porter Holdings LLC	9,700	9,700	240	9,460
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
64	64-10-17-252-001.000-029	R	ET Valparaiso LLC	6,433,300	6,433,300	178,987	6,254,313
64	64-10-17-301-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-428-001.000-029	R	Business Park in the Lakes of Valparaiso	14,500	14,500	357	14,143
64	64-10-20-102-018.000-029	R	IVA Properties LLC	242,800	242,800	151,608	91,192
64	64-10-20-102-019.000-029	R	AKB Holdings LLC	299,600	299,600	137,434	162,166
64	64-10-20-102-020.000-029	R	Blaney Kenneth P Sr	272,500	272,500	146,234	126,266
64	64-10-20-102-021.000-029	R	Duneland Management LLC	181,200	181,200	173,900	7,300
64	64-10-20-102-022.000-029	R	Yoder Custom Design LLC	216,400	216,400	5,998	210,402
64	64-10-20-102-024.000-029	R	Value Flooring Inc	296,200	296,200	291,454	4,746
64	64-10-20-102-025.000-029	R	Gtwarehouse Llc %Richden Company	1,024,600	1,024,600	29,621	994,979
64	64-10-20-102-026.000-029	R	Ocean Life Investments LLC	240,000	240,000	6,706	233,294
64	64-10-20-103-001.000-029	R	R & S Valpo Properties LLC	277,000	277,000	169,428	107,572
64	64-10-20-103-002.000-029	R	Lifestyle Properties Llc	310,300	310,300	219,495	90,805
64	64-10-20-103-003.000-029	R	Hinterman Richard M Revoc Living Trust	208,800	208,800	104,498	104,302
64	64-10-20-103-004.000-029	R	Magnatrust Llc	237,300	237,300	38,807	198,493
64	64-10-20-103-005.000-029	R	Magnatrust LLC	246,800	246,800	38,720	208,080
64	64-10-20-103-006.000-029	R	Magnatrust Llc	95,600	95,600	29,889	65,711
64	64-10-20-103-007.000-029	R	Magnatrust LLC	96,900	96,900	30,082	66,818
64	64-10-20-127-005.000-029	R	Vansland2 LLC	29,900	29,900	23,600	6,300
64	64-10-20-128-001.000-029	R	Lifestyle Properties	1,416,700	1,416,700	1,231,700	185,000
64	64-10-20-176-002.000-029	R	Meijer Stores Limited Partnership	17,979,000	17,979,000	4,296,601	17,678,932
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	1,700	1,700	543	1,661
64	64-10-20-251-004.000-029	R	Penny Property Sub Holdings LLC	8,362,600	8,362,600	5,680,852	4,355,180
64	64-10-20-251-005.000-029	R	SP Porters Vale LLC	250,100	250,100	249,100	1,000
64	64-10-20-251-006.000-029	R	SP Porters Vale LLC	3,855,800	3,855,800	2,280,431	2,581,281
64	64-10-20-251-007.000-029	R	SP Porters Vale LLC	4,000	4,000	1,301	3,898
64	64-10-20-252-002.000-029	R	SP Porters Vale LLC	21,525,200	21,525,200	9,050,637	20,220,005
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	1,425,500	1,425,500	1,342,200	83,300
64	64-10-20-301-005.000-029	R	Valpo Ventures LLC	426,600	426,600	10,432	416,168
64	64-10-20-301-006.000-029	R	LaPorte Center Association Inc	14,300	14,300	3,728	10,572

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-20-302-003.000-029	R	Valert Properties LLC	1,046,900	1,046,900	90,009	956,891
64	64-10-20-302-005.000-029	R	CFT NV Developments LLC	695,100	695,100	26,333	668,767
64	64-10-20-302-006.000-029	R	Family Express Corp	826,000	826,000	32,271	793,729
64	64-10-20-303-004.000-029	R	Aldi (Indiana) Lp	1,534,900	1,534,900	196,669	1,338,231
64	64-10-20-304-001.000-029	R	IRC Valparaiso Walk LLC	9,057,600	9,057,600	1,189,496	7,868,104
64	64-10-20-304-002.000-029	R	Walnut RE Holdings LLC	1,150,000	1,150,000	30,898	1,119,102
64	64-10-20-304-003.000-029	R	IRC Valparaiso Walk LLC	1,156,900	1,156,900	271,349	885,551
64	64-10-20-304-004.000-029	R	IRC Valparaiso Walk LLC	472,900	472,900	13,065	459,835
64	64-10-20-326-001.000-029	R	Barnes Development Company LLC	1,768,600	1,768,600	17,906	1,750,694
64	64-10-20-326-002.000-029	R	DEV H19 LLC	2,400	2,400	1,900	500
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	10,875,400	10,875,400	854,445	10,020,955
64	64-10-20-376-002.000-029	R	Franciscan Alliance Inc	280,100	280,100	279,700	400
64	64-10-20-401-001.000-029	R	Meijer Stores Limited Partnership	994,900	994,900	390,820	964,134
64	64-10-20-403-005.000-029	R	Church Evangelical Free Church Of Washin	2,019,000	-	-	-
64	64-10-20-403-006.000-029	R	Church Evangelical Free Of Washington To	254,200	-	-	-
64	64-10-20-426-001.000-029	R	Evangelical Free Church Of Washington Tw	662,800	-	-	-
64	64-10-20-426-003.000-029	R	SP Porters Vale LLC	2,100	2,100	1,600	500
64	64-10-29-101-001.000-029	R	Regional Federal Credit Union	748,300	748,300	39,985	708,315
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	1,900,100	1,900,100	114,861	1,785,239
64	64-10-29-101-004.000-029	R	Executive Center LLC	860,900	860,900	122,242	738,658
64	64-10-29-101-005.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	2,800	2,800	1,109	1,691
64	64-10-29-101-006.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	11,300	11,300	8,248	3,052
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	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-126-004.000-029	R	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-127-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-127-002.000-029	R	Haresh Properties Inc	2,933,800	2,933,800	118,060	2,815,740
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	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-128-002.000-029	R	TFD LLC	2,506,600	2,506,600	68,673	2,437,927
64	64-10-29-128-003.000-029	R	Midwest Property Enterprises LLC	1,118,100	1,118,100	49,238	1,068,862
64	64-10-29-128-004.000-029	R	Vogt Robert A	702,000	702,000	21,025	680,975
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	Sisusaz LLC	1,892,300	1,892,300	71,446	1,820,854
64	64-10-29-152-002.000-029	R	Haresh Properties Inc	246,000	246,000	20,320	225,680
64	64-10-29-152-003.000-029	R	Stowers Properties LLC	1,005,400	1,005,400	56,354	949,046
64	64-10-29-152-005.000-029	R	Farm Credit Services of Mid America FLCA	620,800	620,800	22,483	598,317
64	64-10-29-152-008.000-029	R	Northern Ind Public Service Co	157,700	157,700	13,919	143,781
64	64-10-29-152-009.000-029	R	Lake County Trust 6086	3,199,000	3,199,000	113,130	3,085,870
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	2,591,800	2,591,800	412,267	2,179,533
64	64-10-29-152-012.000-029	R	Eastport Centre Association Inc	6,700	6,700	183	6,517
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	581,300	581,300	38,639	542,661
64	64-10-29-153-003.000-029	R	Barr Touch Holdings LLC	2,290,300	2,290,300	1,358,099	932,201
64	64-10-29-154-001.000-029	R	Prabhudas LLC	395,700	395,700	10,992	384,708
64	64-10-29-154-002.000-029	R	Indiana Land Trust #120977	67,500	67,500	2,187	65,313
64	64-10-29-176-001.000-029	R	RTS Development LLC	1,104,800	1,104,800	75,985	1,028,815

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-176-002.000-029	R	Mislenkov Enterprises Llc	1,351,100	1,351,100	822,319	528,781
64	64-10-29-177-001.000-029	R	Nacho Real Estate LLC	188,300	-	-	-
64	64-10-29-177-002.000-029	R	United Way of Northwest Indiana Inc	735,200	3,100	-	3,100
64	64-10-29-177-003.000-029	R	Flexware Properties North LLC	1,506,600	1,506,600	55,683	1,450,917
64	64-10-29-177-004.000-029	R	Eastport Centre Association Inc	1,900	1,900	139	1,761
64	64-10-29-177-005.000-029	R	H-S Venture Llc	275,400	275,400	284,750	-
64	64-10-29-177-006.000-029	R	GMMB Buildings LLC	381,000	381,000	25,566	355,434
64	64-10-29-177-011.000-029	R	Laborers International Union of North Am	1,244,200	1,244,200	44,646	1,199,554
64	64-10-29-178-001.000-029	R	Big Dogs LLC	908,900	908,900	896,200	12,700
64	64-10-29-178-002.000-029	R	PK Industrial LLC	845,100	845,100	154,142	690,958
64	64-10-29-201-001.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-201-003.000-029	R	A5 Properties LLC	1,020,200	644,900	18,504	626,396
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	LLNJ Properties LLC	1,202,500	1,202,500	-	1,202,500
64	64-10-29-201-006.000-029	R	Chester Inc	1,487,300	1,487,300	98,063	1,389,237
64	64-10-29-202-001.000-029	R	McAfee Animal Hospital LLC	823,600	823,600	57,839	765,761
64	64-10-29-202-002.000-029	R	FLS Properties LLC	542,900	542,900	16,717	526,183
64	64-10-29-203-001.000-029	R	J and N Realty LLC	166,900	166,900	8,873	158,027
64	64-10-29-203-002.000-029	R	J & N Realty LLC	1,062,000	1,062,000	54,923	1,007,077
64	64-10-29-203-003.000-029	R	South Shore Medical LLC	744,600	744,600	32,230	712,370
64	64-10-29-221-001.000-029	R	PK Industrial LLC	23,200	23,200	9,477	22,646
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	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-004.000-029	R	Valparaiso Redevelopment 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	1,200,900	570,720	13,635	557,085
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	905,700	905,700	33,938	871,762
64	64-10-29-252-003.000-029	R	Stamina Chemical LLC	610,900	610,900	31,327	579,573
64	64-10-29-252-004.000-029	R	Stamina Chemical LLC	2,225,100	1,606,830	44,743	1,562,087
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	1,230,600	1,230,600	1,097,100	282,701
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	Aero Machine & Manufacturing LLC	626,800	626,800	457,422	169,378
64	64-10-29-253-004.000-029	R	1251 Transport Drive LLC	626,800	626,800	457,422	169,378
64	64-10-29-253-005.000-029	R	1251 Transport Drive LLC	183,800	183,800	181,400	2,400
64	64-10-29-301-001.000-029	R	ASAA Holding Company LLC	431,300	431,300	239,043	192,257
Total Consolidated Valparaiso Allocation Area:				\$ 653,936,300	\$ 584,204,136	\$ 251,232,683	\$ 351,343,770

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)**

Vale View Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-380-014.000-004	R	Vale View LLC	3,876,900	3,876,900	828,626	3,048,274
Total Vale View Allocation Area:				\$ 3,876,900	\$ 3,876,900	\$ 828,626	\$ 3,048,274

Calkins Hill Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-337-005.000-004	R	Siler Stephen J & Susan R/H&W	516,900	281,340	81,833	199,507
64	64-09-24-337-006.000-004	R	Calkins Hill Venture LLC	613,000	613,000	238,600	374,400
64	64-09-24-337-007.000-004	R	Krusinger Drew G & Angela/H&W	608,800	336,480	37,996	298,484
64	64-09-24-337-008.000-004	R	Gregory Charles Bruce & Julia Alic	682,400	384,080	37,996	346,084
64	64-09-24-337-009.000-004	R	Calkins Hill Venture LLC	207,500	207,500	100	207,400
64	64-09-24-337-010.000-004	R	Huseman Bryan J & Sharon G/H&W	207,500	95,700	100	95,600
64	64-09-24-337-011.000-004	R	Calkins' Hill Venture LLC	191,400	191,400	-	191,400
64	64-09-24-337-012.000-004	R	Calkins' Hill Venture LLC	191,400	191,400	-	191,400
64	64-09-24-337-013.000-004	R	Simon Philip P & Lori/H&W	674,200	378,340	22,280	356,060
64	64-09-24-337-014.000-004	R	Gray James R Living Trust	652,400	363,080	87,492	275,588
64	64-09-24-337-015.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-016.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-017.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-018.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-019.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-020.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-021.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-022.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-023.000-004	R	Downtown Valparaiso Partners LLC	400	400	69	331
Total Calkins Hill Allocation Area:				\$ 4,546,700	\$ 3,043,520	\$ 507,266	\$ 2,536,254

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	65,800	65,800	-	65,800
64	64-09-24-340-005.000-004	R	HG Valpo I LLC	30,400	30,400	-	30,400
64	64-09-24-340-006.000-004	R	HG Valpo I LLC	90,800	90,800	-	90,800
64	64-09-24-340-007.000-004	R	HG Valpo I LLC	688,000	688,000	-	688,000
64	64-09-24-340-008.000-004	R	HG Valpo I LLC	695,300	695,300	681,500	13,800
Total Valpo LINC Allocation Area:				\$ 1,570,300	\$ 1,570,300	\$ 681,500	\$ 888,800

GRAND TOTAL: \$ 663,930,200 \$ 592,694,856 \$ 253,250,075 \$ 357,817,098

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 2024.
 - Cash balances and revenues/expenditures in each fund.
 - Outstanding obligations with amounts paid during 2024.
 - 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 2024.

The members of the Commission:

- **Rob Thorgren - President**
- **Barbara Domer – Vice-President**
- **Bill Durnell – Secretary**
- **Trish Sarkisian**
- **Robert Cotton**

Non-Voting Representative (Washington Township 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 2024, the Allocation Areas captured assessed increment (\$422,765,788) comprise 17.73% of Valparaiso’s total assessed value (\$2,384,141,077).

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 2024

- The Office of the Porter County Auditor distributed the following tax increment to the Commission in fiscal year 2024:

Allocation Area	(1st installment) June 11, 2024	(2nd installment) December 10, 2024	Total
Consolidated Allocation Area	\$ 5,079,350.44	\$ 4,288,299.26	\$ 9,367,649.70
Journeyman Allocation Area	9,531.36	11,310.63	20,841.99
Vale View Allocation Area	28,938.30	28,938.30	57,876.60
Calkins Hill Allocation Area	16,460.78	11,739.75	28,200.53
Grand Gardner Allocation Area	5,588.03	6,390.06	11,978.09
LINC Allocation Area	8,186.04	9,360.94	17,546.98
Totals:	\$ 5,148,054.95	\$ 4,356,038.94	\$ 9,504,093.89

Source:

FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender|Dalton Municipal Advisors, for June 11th, 2024, and December 10th, 2024, tax increment distributions to the Valparaiso Redevelopment Commission.

Outstanding Debt Service in 2024

- 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, 2024	\$ 414,500
January 15, 2025	414,500
FY Totals:	\$ 829,000
As of March 1, 2025	
Outstanding Principal Due:	\$ 17,105,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15.5
Remaining Semi-Annual Payments:	31

(continued on next page)

Outstanding Debt Service in 2024 *(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, 2024	\$ -	\$ 117,558	\$ 117,558
January 15, 2025	-	117,558	117,558
FY Totals:	\$ -	\$ 235,116	\$ 235,116

As of March 1, 2025

Outstanding Principal Due:	\$ 3,780,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

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, 2024	\$ 60,000	\$ 60,956	\$ 120,956
January 15, 2025	60,000	59,090	119,090
FY Totals:	\$ 120,000	\$ 120,046	\$ 240,046

As of March 1, 2025

Outstanding Principal Due:	\$ 1,840,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

Outstanding Debt Service in 2024 *(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, 2024	\$ 443,500
January 15, 2025	443,500
FY Totals:	\$ 887,000

As of March 1, 2025

Outstanding Principal Due:	\$ 15,560,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30

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. 85% TIF Pledge.

Payments Due	Principal Amount	Interest Amount	Total Paid
August 1, 2024	\$ 12,460	\$ 31,250	\$ 43,710
February 1, 2025	12,772	30,939	43,711
FY Totals:	\$ 25,232	\$ 62,189	\$ 87,421

As of March 1, 2025

Outstanding Principal Due:	\$ 1,224,769
Final Maturity Date:	August 1, 2039
Remaining Bond Life (Years):	14.5
Remaining Semi-Annual Payments:	29

Outstanding Debt Service in 2024 *(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, 2024	\$ 645,000	\$ 26,000	\$ 671,000
January 15, 2025	655,000	13,100	668,100
FY Totals:	\$ 1,300,000	\$ 39,100	\$ 1,339,100

As of March 1, 2024

Outstanding Principal Due:	\$ -
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	-
Remaining Semi-Annual Payments:	-
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. 70% TIF Pledge.

Payments Made	Total Paid
July 15, 2024	\$ 8,681
January 15, 2025	-
FY Totals:	\$ 8,681

As of March 1, 2025

Final Maturity Date:	January 15, 2044
Remaining Bond Life (Years):	19
Remaining Semi-Annual Payments:	38

Outstanding Debt Service in 2024 *(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, 2024	\$ 130,000	\$ 5,000	\$ 135,000
January 15, 2025	120,000	2,400	122,400
FY Totals:	\$ 250,000	\$ 7,400	\$ 257,400

As of March 1, 2025

Outstanding Principal Due:	\$ -
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	-
Remaining Semi-Annual Payments:	-
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%

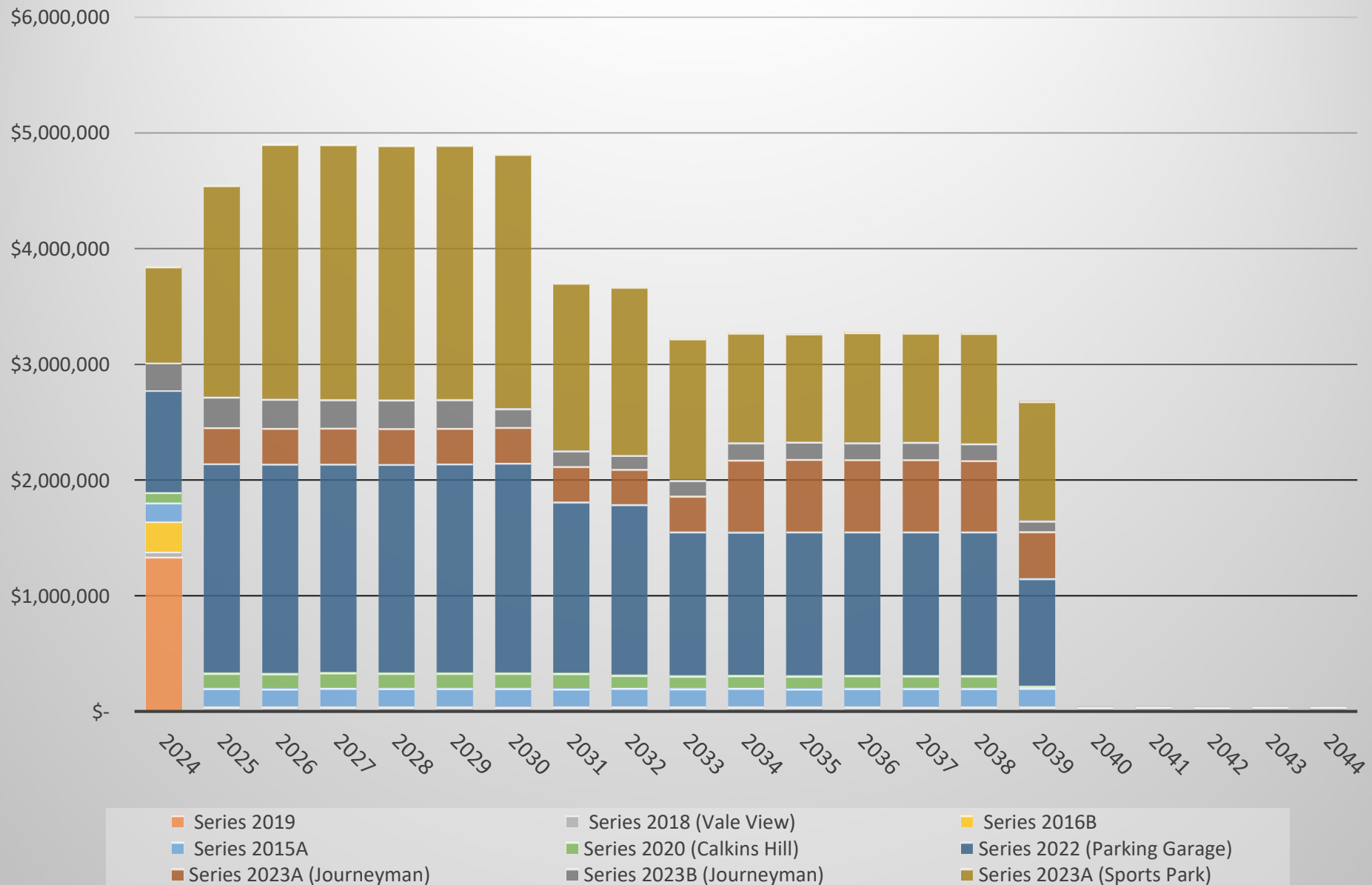
Source of Funding: TIF Increment from the Consolidated Allocation Area.

Payments Due	Principal Amount	Interest Amount	Total
July 15, 2024	\$ 45,000	\$ 37,568	\$ 82,568
January 15, 2025	45,000	36,859	81,859
FY Totals:	\$ 90,000	\$ 74,427	\$ 164,427

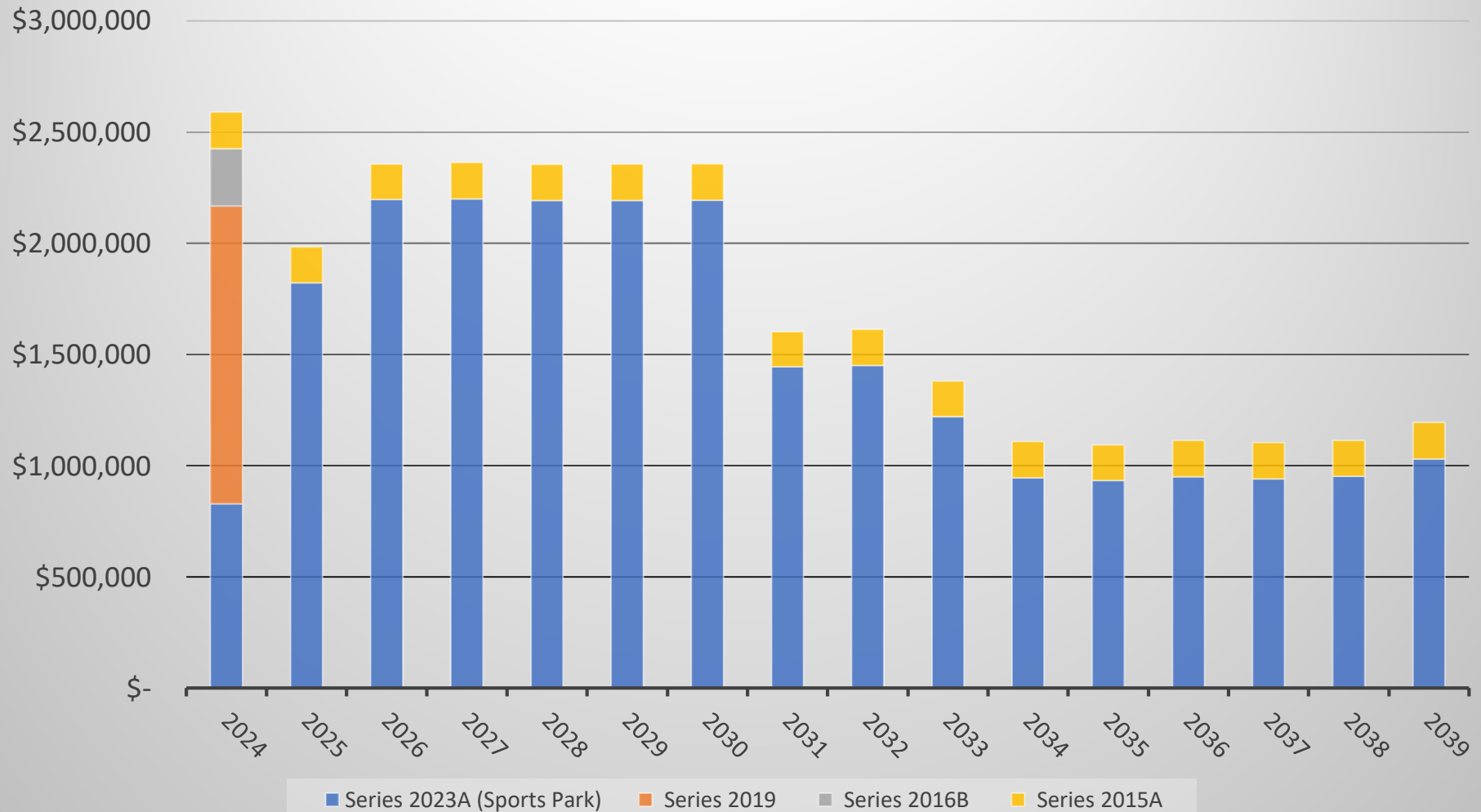
As of March 1, 2025

Outstanding Principal Due:	\$ 1,800,000
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	15
Remaining Semi-Annual Payments:	30
Debt Service Reserve:	\$ 164,950

Schedule of Debt Service and Lease Rental Payments



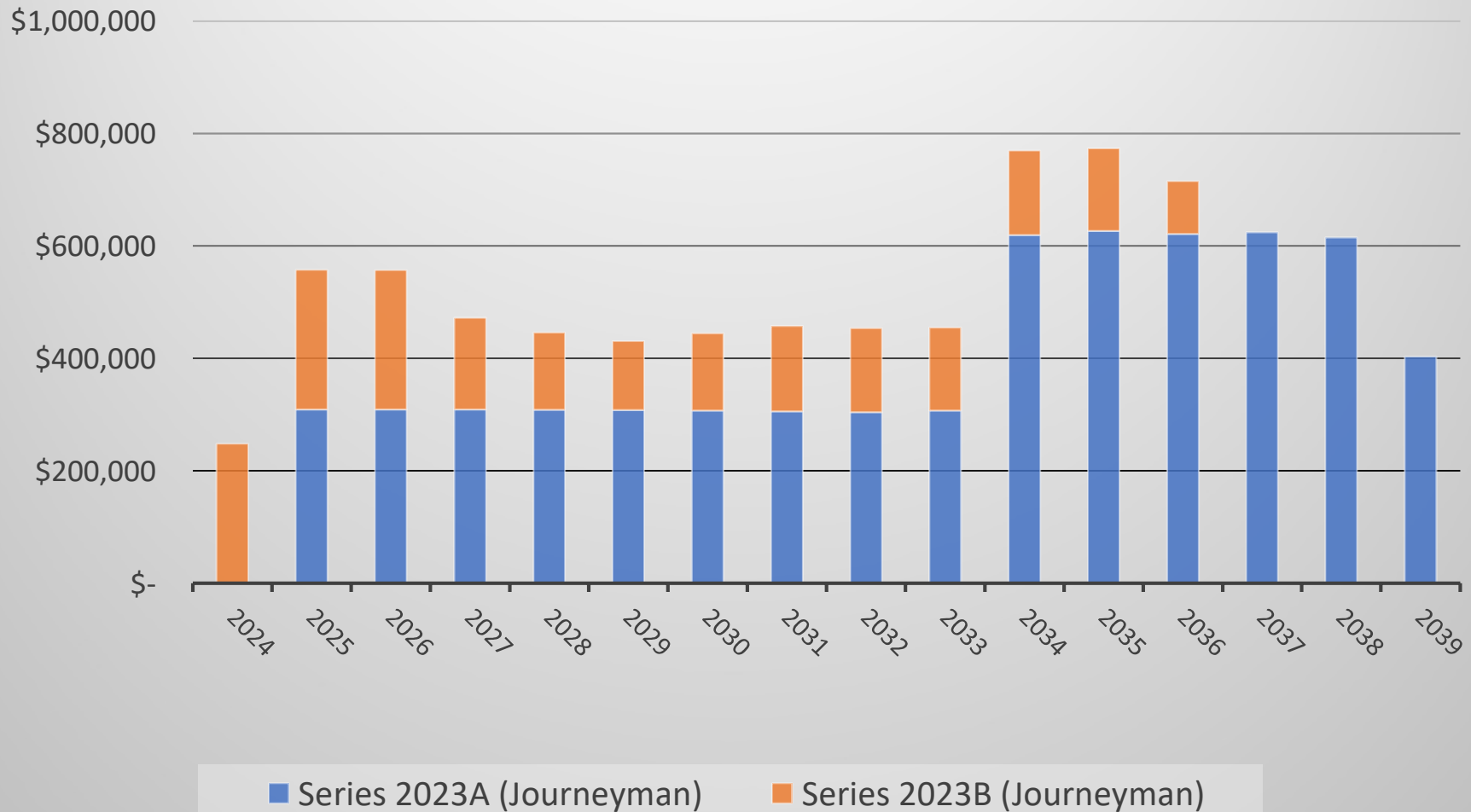
Schedule of Debt Service Payments - Consolidated Allocation Area



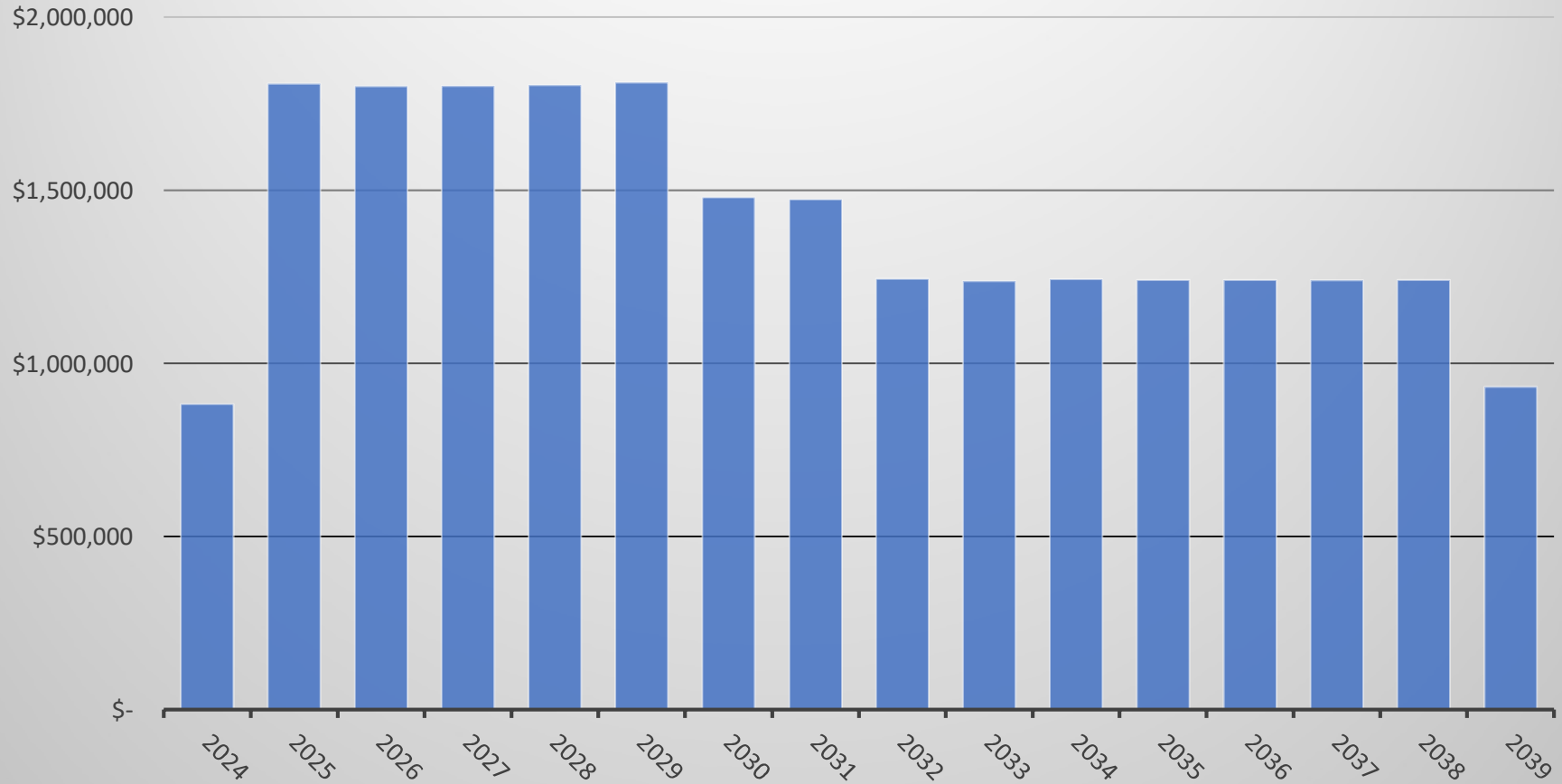
Schedule of Debt Service Payments

Journeyman Allocation Area

(Consolidated Allocation Area back-up)

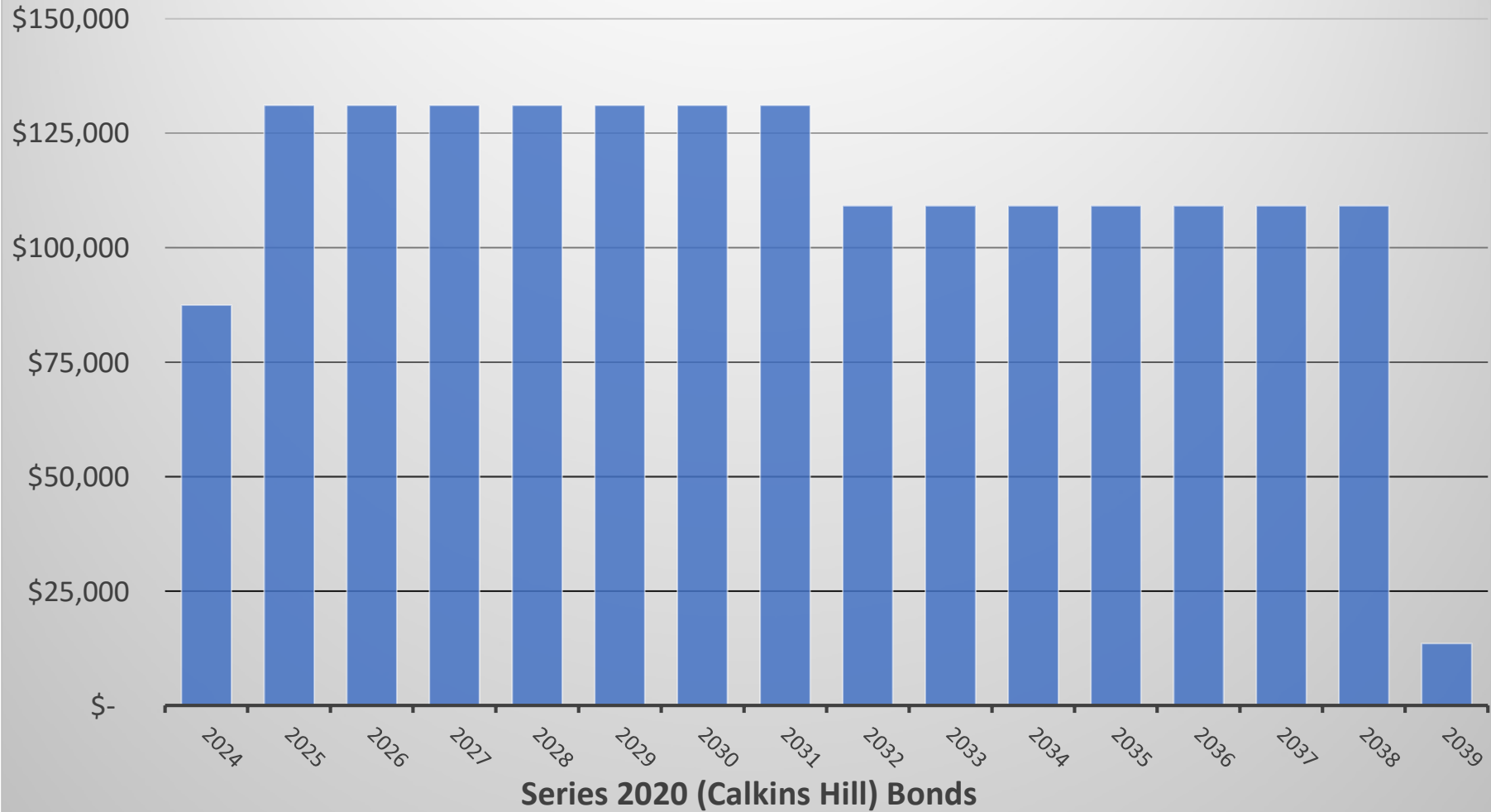


Schedule of Debt Service Payments
The LINC Allocation Area
(Consolidated Allocation Area backup)



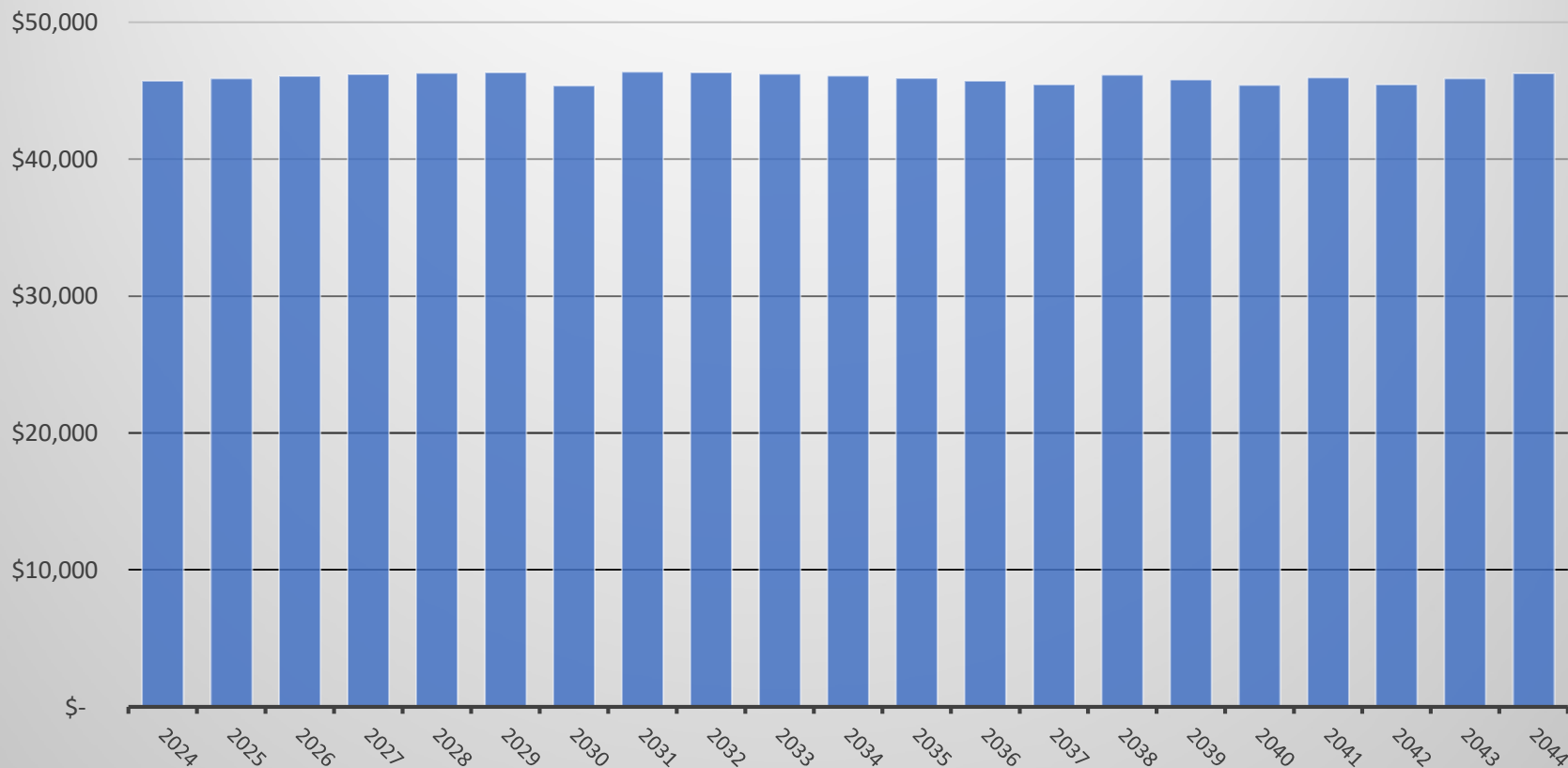
Series 2022 (Parking Garage) Bonds

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 2024

- 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, 2024)			(Decemer 31, 2024)	
	Beginning Balance:	Revenues:	Disbursements:	Ending Balance:	
Fund 4445 - RDC Consolidated Area	\$ 5,924,302.87	\$ 13,334,084.37	\$ 12,012,999.63	\$ 7,245,387.61	
Fund 4651 - RDC General	6,176,060.07	694,074.16	641,971.25	6,228,162.98	
Fund 4652 - RDC Project	489,083.34	1,176,207.07	1,174,755.00	490,535.41	
Fund 4653 - RDC Grants	(76,193.93)	123,699.45	140,346.66	(92,841.14)	
Fund 4654 - RDC Debt Reserve	1,124,168.84	-	-	1,124,168.84	
Total	\$ 13,637,421.19	\$ 15,328,065.05	\$ 13,970,072.54	\$ 14,995,413.70	

Summary by Allocation Area	TIF Increment:		Other Revenues:		Other Debt Service:		Other Disbursements:	
Consolidated Allocation Area	\$	9,367,649.70	\$	5,823,971.16	\$	3,215,025.18	\$	7,550,928.45
Journeyman Allocation Area		20,841.99		-		240,956.00		-
LINC Allocation Area		17,546.98		-		887,000.00		-
Calkins Hill Allocation Area		28,200.53		-		60,000.00		-
Grand Gardner Allocation Area		11,978.09		-		-		-
Vale View Allocation Area		57,876.60		-		59,090.00		-
Sub-totals:	\$	9,504,093.89	\$	5,823,971.16	\$	4,462,071.18	\$	7,550,928.45
Fund 4445	Total Revenues:		\$ 15,328,065.05	Total Expenditures:		\$ 12,012,999.63		

Accounting of Tax Increment Revenue Granted

- East Porter County School Corporation - 21st Century Education Challenge Grant - \$89,861.36
- Valparaiso Community Schools – 21st Century Education Challenge Grant - \$517,620.39

Commission Resolutions Approved in 2024

Resolution #	Description
1-2024	Resolution Pledging Tax Increment Revenues from the Grand Gardner Economic Development Area to the Payment of Economic Development Revenue Bonds (Urschel Development Corporation).
2-2024	Resolution Concerning the 2025 Budget Year Determination of Tax Increment.



Valparaiso Redevelopment Commission

Overlapping Units Report 2025

*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 2025 Tax Impact Reports.

Commission Budget for 2025

- See Exhibit E for the 2025 Budgets.

TIF Parcels – 2023 pay 2024

- See Exhibit F for 2023 pay 2024 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):
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): \$ 231,574,008

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
	2024 Pay 2025 Tax Rate	Net Assessed Valuation				
Porter County						
General	\$ 0.2787	\$ 14,434,914,560	\$ 231,574,008	1.6043%	\$ (0.004471)	\$ 0.2742
Reassessment	0.0040	14,434,914,560	231,574,008	1.6043%	(0.000064)	0.0039
Bond #4	0.0101	14,434,914,560	231,574,008	1.6043%	(0.000162)	0.0099
Bond #5	0.0137	14,434,914,560	231,574,008	1.6043%	(0.000220)	0.0135
(1a) Cumulative Bridge	0.0524	14,434,914,560	231,574,008	1.6043%	(0.000841)	0.0516
Health	0.0087	14,434,914,560	231,574,008	1.6043%	(0.000140)	0.0086
(1) Cumulative Capital Development	0.0180	14,434,914,560	231,574,008	0.0000%	-	0.0180
Total County Rate	\$ 0.3856				\$ (0.005897)	\$ 0.3797
Center Township						
General	\$ 0.0098	\$ 3,586,511,975	\$ 231,574,008	6.4568%	\$ (0.000633)	\$ 0.0092
Township Assistance	0.0112	3,586,511,975	231,574,008	6.4568%	(0.000723)	0.0105
Total Township Rate	\$ 0.0210				\$ (0.001356)	\$ 0.0196
Valparaiso Civil City						
General	\$ 0.5888	\$ 2,628,810,926	\$ 231,574,008	8.8091%	\$ (0.051868)	\$ 0.5369
Debt Service	0.0520	2,628,810,926	231,574,008	8.8091%	(0.004581)	0.0474
Bond #2	0.0409	2,628,810,926	231,574,008	8.8091%	(0.003603)	0.0373
Motor Vehicle Highway	0.0382	2,628,810,926	231,574,008	8.8091%	(0.003365)	0.0348
Park	0.1376	2,628,810,926	231,574,008	8.8091%	(0.012121)	0.1255
(1) Cumulative Capital Development	0.0400	2,628,810,926	231,574,008	0.0000%	-	0.0400
Special Fire Territory General	0.2249	3,903,013,896	231,574,008	5.9332%	(0.013344)	0.2116
(1) Special Fire Territory Equip. Replacement	0.0326	3,903,013,896	231,574,008	0.0000%	-	0.0326
Total Corporation Rate	\$ 1.1550				\$ (0.088882)	\$ 1.0661
Valparaiso Community School Corporation						
(3) Ref Sch Post09	\$ 0.1414	\$ 3,795,155,941	\$ -	0.0000%	\$ -	\$ 0.1414
Debt Service	0.1064	3,586,511,975	231,574,008	6.4568%	(0.006870)	0.0995
Pension Debt	0.0265	3,586,511,975	231,574,008	6.4568%	(0.001711)	0.0248
Referendum Debt	0.2775	3,795,155,941	-	0.0000%	-	0.2775
(2) Operations	0.3221	3,586,511,975	231,574,008	6.4568%	(0.020797)	0.3013
Total School Rate	\$ 0.8739				\$ (0.029378)	\$ 0.8445
Porter County Public Library						
General	\$ 0.0571	\$ 12,428,207,053	\$ 231,574,008	1.8633%	\$ (0.001064)	\$ 0.0560
Total Library Rate	\$ 0.0571				\$ (0.001064)	\$ 0.0560
Porter County Airport Authority						
Special Airport General	\$ 0.0054	\$ 14,434,914,560	\$ 231,574,008	1.6043%	\$ (0.000087)	\$ 0.0053
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	231,574,008	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0085				\$ (0.000087)	\$ 0.0084
Total Gross Tax Rate	\$ 2.5011				\$ (0.1267)	\$ 2.3744

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 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.
- (3) 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 tax increment.

Estimated Net Variance: \$ (0.1267)

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

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Center Township (Unit 004)
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 231,574,008**

	As Certified 2024 Pay 2025		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV ⁽¹⁾
	Tax Rate	NAV		
Porter County				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 231,574,008	\$ 41,683
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	14,434,914,560	231,574,008	7,179
City of Valparaiso Corporation				
Cumulative Capital Development	0.0400	2,628,810,926	231,574,008	92,630
Valparaiso Fire Territory ⁽²⁾				
Fire Territory Equipment Replaceme	0.0326	3,903,013,896	231,574,008	75,493

(1) The levy impact attributable to these funds relates to the captured assessed value in comparison to the current tax rate.

(2) The tax rate for the Valparaiso Fire Territory apply to both Center and Washington Township.

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION
Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029):
 2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 230,485,707**

	As Certified		Estimated Captured Assessment	Percent Impact to Net Assessed Valuation	(Variance) Tax Rate Impact	Net Adjusted 2025 Tax Rate
	2024 Pay 2025 Tax Rate	Net Assessed Valuation				
<u>Porter County</u>						
General	\$ 0.2787	\$ 14,434,914,560	\$ 230,485,707	1.5967%	\$ (0.004450)	\$ 0.2742
Reassessment	0.0040	14,434,914,560	230,485,707	1.5967%	(0.000064)	0.0039
Bond #4	0.0101	14,434,914,560	230,485,707	1.5967%	(0.000161)	0.0099
Bond #5	0.0137	14,434,914,560	230,485,707	1.5967%	(0.000219)	0.0135
(1a) Cumulative Bridge	0.0524	14,434,914,560	230,485,707	1.5967%	(0.000837)	0.0516
Health	0.0087	14,434,914,560	230,485,707	1.5967%	(0.000139)	0.0086
(1) Cumulative Capital Development	0.0180	14,434,914,560	230,485,707	0.0000%	-	0.0180
Total County Rate	\$ 0.3856				\$ (0.005870)	\$ 0.3797
<u>Washington Township</u>						
General	\$ 0.0121	\$ 700,736,738	\$ 230,485,707	32.8919%	\$ (0.003980)	\$ 0.0081
Township Assistance	0.0021	700,736,738	230,485,707	32.8919%	(0.000691)	0.0014
Recreation	0.0028	700,736,738	230,485,707	32.8919%	(0.000921)	0.0019
Total Township Rate	\$ 0.0170				\$ (0.005592)	\$ 0.0114
<u>Valparaiso Civil City</u>						
General	\$ 0.5888	\$ 2,628,810,926	\$ 230,485,707	8.7677%	\$ (0.051624)	\$ 0.5372
Debt Service	0.0520	2,628,810,926	230,485,707	8.7677%	(0.004559)	0.0474
Bond #2	0.0409	2,628,810,926	230,485,707	8.7677%	(0.003586)	0.0373
Motor Vehicle Highway	0.0382	2,628,810,926	230,485,707	8.7677%	(0.003349)	0.0349
Park	0.1376	2,628,810,926	230,485,707	8.7677%	(0.012064)	0.1255
(1) Cumulative Capital Development	0.0400	2,628,810,926	230,485,707	0.0000%	-	0.0400
Special Fire Territory General	0.2249	3,903,013,896	230,485,707	5.9053%	(0.013281)	0.2116
(1) Special Fire Territory Equip. Replacement	0.0326	3,903,013,896	230,485,707	0.0000%	-	0.0326
Total Corporation Rate	\$ 1.1550				\$ (0.088464)	\$ 1.0665
<u>East Porter County School Corporation</u>						
Debt Service	\$ 0.4835	\$ 1,532,011,940	\$ 230,485,707	15.0446%	\$ (0.072741)	\$ 0.4108
(2) Operations	0.3316	1,532,011,940	230,485,707	15.0446%	(0.049888)	0.2817
Total School Rate	\$ 0.8151				\$ (0.122629)	\$ 0.6925
<u>Porter County Public Library</u>						
General	\$ 0.0571	\$ 12,428,207,053	\$ 230,485,707	1.8545%	\$ (0.001059)	\$ 0.0560
Total Library Rate	\$ 0.0571				\$ (0.001059)	\$ 0.0560
<u>Porter County Airport Authority</u>						
Special Airport General	\$ 0.0054	\$ 14,434,914,560	\$ 230,485,707	1.5967%	\$ (0.000086)	\$ 0.0053
(1) Special Airport Cumulative Building	0.0031	14,434,914,560	230,485,707	0.0000%	-	0.0031
Total Airport Rate	\$ 0.0085				\$ (0.000086)	\$ 0.0084
Total Gross Tax Rate	\$ 2.4383				\$ (0.2237)	\$ 2.2146

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: \$ (0.2237)

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

Report on Economic and Tax Impact Analysis

Schedule of Tax Rates Applied:
Valparaiso - Washington Township (Unit 029)
2024 Pay 2025: Tax Rate Impact of Assessment

Estimated Captured Assessment (Net Assessment): **\$ 230,485,707**

	<i>As Certified</i> 2024 Pay 2025		Estimated Captured Assessment	Cumulative Fund Levy Impact of Captured NAV ⁽¹⁾
	Tax Rate	NAV		
Porter County				
Cumulative Capital Development	\$ 0.0180	\$ 14,434,914,560	\$ 230,485,707	\$ 41,487
Porter County Airport Authority				
Special Airport Cumulative Building	0.0031	14,434,914,560	230,485,707	7,145
City of Valparaiso Corporation				
Cumulative Capital Development	0.0400	2,628,810,926	230,485,707	92,194
Valparaiso Fire Territory ⁽²⁾				
Fire Territory Equipment	0.0326	3,903,013,896	230,485,707	75,138

(1) The levy impact attributable to these funds relates to the captured assessed value in comparison to the current tax rate.

(2) The tax rate for the Valparaiso Fire Territory apply to both Center and Washington Township.

**Valparaiso Redevelopment Commission
RDC General Fund - 2025 Budget**

Revenues

Tax Abatement	\$	200,000
ValpoNet Fiber Lease Payments		100,000
Interest Earnings		30,000
PILOT		150,000
Total Revenues:	\$	480,000

Expenditures

Sidewalks/Pathways	\$	800,000
Neighborhood Grants		215,000
Initiatives Subtotal:	\$	1,015,000
Public Art		50,000
City Services		520,000
Code Enforcement & Legal		80,000
Tree Match		5,000
Green Initiatives Subtotal:	\$	655,000
Total Expenditures:	\$	1,670,000

Valparaiso Redevelopment Commission
RDC TIF Funds - 2024 Budget

Revenues

TIF Receipts	\$	8,815,961
Interest Income		150,000
Misc Reimbursements		700,000
Pratt Bond Reimbursements		1,178,977
Total Revenues:	\$	10,844,938

Expenditures**Debt:**

Debt Service	\$	5,622,094
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Recurring Expenses:

School Challenge Grants	\$	700,000
Public Safety		500,000
ValpoNet		75,000
Economic Development Initiatives		200,000
Building Improvements & Facades		150,000
Environmental Protection		125,000
Utility Improvements		1,000,000
Professional Studies		375,000
Professional Services		310,000
Total Recurring Expenses:	\$	3,435,000

Project Expenses:

Workforce Housing Initiatives		1,000,000
Bus Service Expansion		580,000
Eastside		450,000
Downtown Housing/Parking		1,215,000
Grants Match		2,775,000
Industrial Infrastructure		5,250,000
Project Expenses Subtotal:	\$	11,270,000

Total Expenditures:	\$	20,327,094
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**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-12-351-006.000-004	R	Valparaiso City Of Redevelopment Commiss	\$ -	\$ -	\$ -	\$ -
64	64-09-12-351-013.000-004	R	Christ Lutheran Church 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	Christ Lutheran Church Valparaiso	1,400	-	-	-
64	64-09-12-352-001.000-004	R	Clifford J M & T G Living Trust /W Life	292,400	148,440	147,143	1,297
64	64-09-12-352-002.000-004	R	Valparaiso Department of Parks and Recre	-	-	-	-
64	64-09-12-352-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-426-006.000-004	R	Young Mens Christian Assoc of 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	1,863,700	1,863,700	1,862,600	1,100
64	64-09-12-427-001.000-004	R	Young Men's Christian Association of Va	231,800	-	-	-
64	64-09-12-451-001.000-004	R	United States Postal Service Central Reg	-	-	-	-
64	64-09-12-476-006.000-004	R	Vale Park Village Apartments LLC	6,379,700	6,379,700	5,664,700	715,000
64	64-09-12-476-007.000-004	R	Vale Park Development Llc	757,200	757,200	691,300	65,900
64	64-09-12-476-008.000-004	R	Vale Park Development Llc	987,100	987,100	906,500	80,600
64	64-09-12-476-009.000-004	R	Vale Park Development Llc	119,400	119,400	118,522	878
64	64-09-12-476-010.000-004	R	Vale Park Development Llc	116,700	116,700	115,823	877
64	64-09-12-476-011.000-004	R	Vale Park Development LLC	53,900	53,900	53,265	635
64	64-09-12-476-883.000-004	R	Valparaiso City of	-	-	-	-
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	648,900	648,900	607,898	41,002
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 Llc	451,500	451,500	451,202	298
64	64-09-12-478-002.000-004	R	Vale Park Development Llc	60,700	60,700	60,660	40
64	64-09-13-201-001.000-004	R	Aurora View LP	797,000	-	-	-
64	64-09-13-201-002.000-004	R	Porter-Starke Services Inc	304,900	-	-	-
64	64-09-13-201-003.000-004	R	Visiting Nurse Association Of Porter Cou	248,300	-	-	-
64	64-09-13-201-004.000-004	R	Visiting Nurse Association Of Porter Cou	1,113,300	-	-	-
64	64-09-13-201-006.000-004	R	Visiting Nurse Association Foundation In	240,200	-	-	-
64	64-09-13-201-007.000-004	R	Visiting Nurse Association of Porter Cou	487,200	-	-	-
64	64-09-13-201-008.000-004	R	Darts Three LLC	477,300	477,300	452,300	25,000
64	64-09-13-201-009.000-004	R	Vale Park Medical LLC	615,900	615,900	570,822	45,078
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	960,900	960,900	967,560	-
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	394,500	394,500	413,200	-
64	64-09-13-202-001.000-004	R	Pablo Realty LLC	634,600	634,600	615,900	18,700
64	64-09-13-202-002.000-004	R	Buck Stephen R & Jill L/H&W	343,400	343,400	350,600	-
64	64-09-13-202-003.000-004	R	Wheeland Mark R & Juliea/H&W	216,700	216,700	211,360	5,340
64	64-09-13-202-004.000-004	R	501 Wall LLC	669,600	669,600	620,700	48,900
64	64-09-13-202-005.000-004	R	C&G Property Holdings LLC	268,600	268,600	266,700	1,900
64	64-09-13-202-006.000-004	R	Porter Starke Services INC	782,200	-	-	-
64	64-09-13-203-001.000-004	R	401 Wall Street LLC	103,200	103,200	97,500	5,700
64	64-09-13-203-002.000-004	R	Wiese Kurt A	120,400	120,400	113,600	6,800
64	64-09-13-203-003.000-004	R	Kassar Amer	137,600	137,600	129,900	7,700
64	64-09-13-203-004.000-004	R	Delumpa Bernadette Anne Trust Agreement	86,000	86,000	81,200	4,800
64	64-09-13-203-005.000-004	R	Garlapati Sudhakar R & Anuradha R/H&W	94,600	94,600	89,400	5,200
64	64-09-13-203-006.000-004	R	Garlapati Sudhakar R & Anuradha/H&W	94,600	94,600	89,400	5,200
64	64-09-13-203-007.000-004	R	Delumpa Rustica C Revocable Living Trust	86,000	86,000	81,146	4,854
64	64-09-13-203-008.000-004	R	Delumpa Rustica C Revocable Living Trust	77,500	77,500	73,152	4,348
64	64-09-13-203-009.000-004	R	Vale Park Medical Center	51,700	51,700	48,768	2,932
64	64-09-13-203-010.000-004	R	Vale Park Medical Center	30,900	30,900	28,881	2,019

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-204-001.000-004	R	VAV Operations LLC	505,900	505,900	480,700	25,200
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	246,100	-	-	-
64	64-09-13-204-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-204-006.000-004	R	Shaffer John	257,100	257,100	246,300	10,800
64	64-09-13-204-007.000-004	R	Porter-Starke Services Inc	347,300	-	-	-
64	64-09-13-204-008.000-004	R	2501 Cumberland Llc	639,500	639,500	605,400	34,100
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	282,100	282,100	273,900	8,200
64	64-09-13-204-012.000-004	R	VAV Operations LLC	16,800	16,800	16,789	11
64	64-09-13-205-002.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-13-206-001.000-004	R	HealthLinc Inc	1,393,100	-	1,046,108	-
64	64-09-13-226-001.000-004	R	Next Generation Investments LLC	1,275,100	1,275,100	1,332,800	-
64	64-09-13-226-004.000-004	R	El-Naggar Family Limited Partnership	993,600	993,600	916,600	77,000
64	64-09-13-226-006.000-004	R	A&M Building LLC	856,600	856,600	788,400	68,200
64	64-09-13-226-007.000-004	R	Nbd Bank	578,400	578,400	548,200	30,200
64	64-09-13-226-012.000-004	R	Computer Services LLC c/o Chief Fin Offi	2,365,500	1,012,260	730,917	281,343
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	114,900	114,900	107,500	7,400
64	64-09-13-227-002.000-004	R	Michael Drone DDS LLC	114,600	114,600	107,300	7,300
64	64-09-13-227-003.000-004	R	Michael Drone DDS LLC	115,800	115,800	108,200	7,600
64	64-09-13-227-004.000-004	R	Schechner Loretta Revocable Trust	114,800	114,800	107,400	7,400
64	64-09-13-228-002.000-004	R	Midas Properties Inc Attn: Real Est Tax	142,000	142,000	135,200	6,800
64	64-09-13-228-003.000-004	R	LRTuscon LLC	34,400	34,400	33,878	522
64	64-09-13-228-006.000-004	R	Brown James M Trust 1/2 & Josephine H Tr	362,400	362,400	342,000	20,400
64	64-09-13-228-007.000-004	R	EYM Realty of Indiana LLC	414,500	414,500	398,400	16,100
64	64-09-13-228-008.000-004	R	Family Express Corporation	168,100	168,100	160,894	7,206
64	64-09-13-228-010.000-004	R	Pathfinder Group Property Management LLC	193,000	193,000	179,981	13,019
64	64-09-13-228-011.000-004	R	Pathfinder Group Property Management LLC	182,100	182,100	175,600	6,500
64	64-09-13-228-012.000-004	R	Pathfinder Group Property Management LLC	23,400	23,400	23,085	315
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	328,600	328,600	358,700	-
64	64-09-13-228-016.000-004	R	CPC Holdings LLC	442,100	442,100	479,700	-
64	64-09-13-228-017.000-004	R	LRTuscon LLC	474,000	474,000	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	985,400	985,400	959,200	26,200
64	64-09-13-230-001.000-004	R	DEV H18 LLC	93,100	93,100	93,038	62
64	64-09-13-230-002.000-004	R	DEV H18 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	178,700	178,700	199,168	-
64	64-09-13-230-006.000-004	R	Valpo Mob LLC	2,604,400	2,604,400	208,062	2,396,338
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	598,200	598,200	554,000	44,200
64	64-09-13-276-004.000-004	R	2107 N Calumet Ave LLC	586,100	586,100	596,400	-
64	64-09-13-276-005.000-004	R	Bakery Building LLC	270,500	270,500	255,500	15,000
64	64-09-13-278-001.000-004	R	CPC Holdings LLC	185,900	185,900	183,978	1,922
64	64-09-13-278-002.000-004	R	CPC Holdings LLC	177,500	177,500	172,386	5,114
64	64-09-13-278-003.000-004	R	Desert Streams Llc	571,000	571,000	539,600	31,400
64	64-09-13-278-004.000-004	R	P & A LLC	370,700	370,700	391,300	-
64	64-09-13-278-005.000-004	R	New Creation Business Advocates Inc	369,400	-	-	-
64	64-09-13-278-012.000-004	R	CPC Holdings LLC	150,700	150,700	143,705	6,995

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-278-013.000-004	R	CPC Holdings LLC	149,300	149,300	143,300	6,000
64	64-09-13-278-014.000-004	R	CPC Holdings LLC	214,900	214,900	207,563	7,337
64	64-09-13-278-015.000-004	R	CPC Holdings LLC	421,000	421,000	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	McDonalds Corporation %Rest Mgmt Corp #1	500	500	373	127
64	64-09-13-278-019.000-004	R	B & H Real Estate LLC	1,025,800	1,025,800	946,897	78,903
64	64-09-13-278-020.000-004	R	CPC Holdings LLC	200,700	200,700	194,971	5,729
64	64-09-13-278-021.000-004	R	CPC Holdings LLC	170,800	170,800	159,500	11,300
64	64-09-13-278-022.000-004	R	R&H LLC	232,200	232,200	219,600	12,600
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	222,600	222,600	209,861	12,739
64	64-09-13-279-002.000-004	R	Behrend Management LLC	232,300	232,300	218,655	13,645
64	64-09-13-279-003.000-004	R	Behrend Management LLC	222,900	222,900	210,161	12,739
64	64-09-13-279-004.000-004	R	Behrend Management LLC	219,300	219,300	207,000	12,300
64	64-09-13-279-005.000-004	R	Behrend Management LLC	226,100	226,100	213,100	13,000
64	64-09-13-279-006.000-004	R	Behrend Management LLC	225,300	225,300	212,400	12,900
64	64-09-13-280-003.000-004	R	Bland Leon & Vanessa/H&W	164,900	164,900	159,295	5,605
64	64-09-13-280-004.000-004	R	Connors Gary H	184,700	184,700	175,184	9,516
64	64-09-13-280-005.000-004	R	Radosevich John M & Davis Judy L/H&W	264,400	264,400	257,130	7,270
64	64-09-13-280-007.000-004	R	1101 East Glendale Boulevard Real Estate	1,034,900	1,034,900	949,400	85,500
64	64-09-13-280-008.000-004	R	Nondorf Gary A & Mona D/H&W	270,000	270,000	258,229	11,771
64	64-09-13-280-009.000-004	R	1101 Glendale Boulevard Real Estate LLC	1,169,900	1,169,900	1,098,000	71,900
64	64-09-13-280-010.000-004	R	Allen Kenneth J	322,300	322,300	304,900	17,400
64	64-09-13-280-011.000-004	R	WP Times LLC	1,543,600	1,543,600	1,293,600	250,000
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	288,700	288,700	275,218	13,482
64	64-09-13-281-001.000-004	R	CPC Holdings LLC	144,100	144,100	135,211	8,889
64	64-09-13-281-002.000-004	R	CPC Holdings LLC	229,500	229,500	213,700	15,800
64	64-09-13-282-001.000-004	R	McDonald's Corporation	497,900	497,900	469,389	28,511
64	64-10-07-133-003.000-004	R	Flint Lake Village Commercial Llc	800	800	559	241
64	64-10-07-134-001.000-004	R	Morgan Frank S & Sandra L/H&W	324,500	166,460	174,060	-
64	64-10-07-134-002.000-004	R	Frick Willard E & Virginia E/H&W	221,700	76,220	96,555	-
64	64-10-07-134-003.000-004	R	Weil Patrick D & Patrice S/H&W	254,800	124,080	131,875	-
64	64-10-07-134-004.000-004	R	Anderson Ian Lee & Kathleen L/H&W	233,800	111,480	118,420	-
64	64-10-07-134-005.000-004	R	MSLEE Rental Properties LLC	255,200	255,200	252,828	2,372
64	64-10-07-134-006.000-004	R	Thoreson Carol A	281,200	139,920	148,840	-
64	64-10-07-134-007.000-004	R	Parker Donna J	258,500	126,300	134,345	-
64	64-10-07-134-008.000-004	R	Lator Monica M	268,700	132,420	140,975	-
64	64-10-07-175-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-175-002.000-004	R	George Judith R	244,200	117,720	125,050	-
64	64-10-07-175-003.000-004	R	Calhoon Ken & Linda/H&W	218,000	102,000	108,150	-
64	64-10-07-175-004.000-004	R	Keever Erin Bree	251,000	121,800	129,405	-
64	64-10-07-175-005.000-004	R	George Kenneth E	250,500	121,500	129,145	-
64	64-10-07-175-006.000-004	R	Pall Rena Kay Trust	241,800	116,280	126,490	-
64	64-10-07-175-007.000-004	R	Sanders Mark S & Sanders Diane M	261,400	128,040	139,100	-
64	64-10-07-175-008.000-004	R	Monroe Linda K	246,400	119,040	128,440	-
64	64-10-07-177-001.000-004	R	Flint Lake Village Commercial Llc	500	500	373	127
64	64-10-07-177-002.000-004	R	GH Valpo LLC	1,097,300	1,097,300	1,013,000	84,300
64	64-10-07-177-003.000-004	R	Flint Lake Village Commercial LLC	503,400	503,400	469,700	33,700
64	64-10-07-177-024.000-004	R	Ragland Ryan A	224,000	105,600	112,180	-

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-177-025.000-004	R	Nelson Lorene B	221,500	104,100	91,250	12,850
64	64-10-07-177-044.000-004	R	Thompson Lana S	211,500	98,100	101,390	-
64	64-10-07-177-045.000-004	R	Parikh Parth & Julianne C/H&W	294,800	294,800	289,200	5,600
64	64-10-07-177-046.000-004	R	Schnabel Scott A	190,000	85,200	90,145	-
64	64-10-07-177-047.000-004	R	Allen-Abulhassan Tina M	229,200	108,720	118,495	-
64	64-10-07-177-048.000-004	R	Pham Christine Diep	241,700	116,220	123,555	-
64	64-10-07-179-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-180-017.000-004	R	Babcock Melody	178,100	64,060	68,540	-
64	64-10-07-180-018.000-004	R	Severe Richard	175,900	76,740	81,175	-
64	64-10-07-180-019.000-004	R	Swanson Morgan	181,100	79,860	84,490	-
64	64-10-07-180-020.000-004	R	Heckman Nancy J F	173,000	75,000	80,535	-
64	64-10-07-180-038.000-004	R	Lafferty Matthew C & Susan A/H&W	183,600	81,360	87,295	-
64	64-10-07-180-039.000-004	R	Crowley Joseph M	189,200	84,720	89,755	-
64	64-10-07-180-053.000-004	R	Costas Diane	-	-	13,291	-
64	64-10-07-180-055.000-004	R	Costas Diane	-	-	13,291	-
64	64-10-07-180-078.000-004	R	Costas Diane	-	-	194,100	-
64	64-10-07-180-079.000-004	R	Stibgen David D	233,400	111,240	118,225	-
64	64-10-07-180-080.000-004	R	Norman Trenton William & Withrow Grace E	190,900	85,740	90,860	-
64	64-10-07-180-081.000-004	R	Winterhaler Joseph P	215,300	100,380	109,525	-
64	64-10-07-180-082.000-004	R	Modesto Robert L & Julie E/H&W	198,000	90,000	95,410	-
64	64-10-07-180-083.000-004	R	Schramlin Betsy A	194,800	74,080	79,330	-
64	64-10-07-180-084.000-004	R	Fromm Stephan W & Carole J/H&W	212,100	84,460	90,445	-
64	64-10-07-180-085.000-004	R	Chocholek Brian J	193,100	87,060	92,225	-
64	64-10-07-180-086.000-004	R	Parker Justin M	201,200	91,920	100,425	-
64	64-10-07-180-087.000-004	R	Barthold Brian R	227,500	107,700	114,390	-
64	64-10-07-180-088.000-004	R	Burrell Susan J	212,600	98,760	107,705	-
64	64-10-07-180-089.000-004	R	Costas Diane	217,900	217,900	-	217,900
64	64-10-07-181-002.000-004	R	Gray Gary K & Donna M/H&W	268,000	132,000	143,390	-
64	64-10-07-181-003.000-004	R	Gray Steven J & Deborah A/H&W	263,100	129,060	140,205	-
64	64-10-07-181-004.000-004	R	Johnston Christiana J	278,800	138,480	147,280	-
64	64-10-07-181-005.000-004	R	Borovich Michael J	277,500	137,700	144,875	-
64	64-10-07-181-006.000-004	R	Bland 2021 Joint Trust	236,900	113,340	123,435	-
64	64-10-07-182-001.000-004	R	Flint Lake Village Commercial Llc	1,400	1,400	1,025	375
64	64-10-07-182-004.000-004	R	Flint Lake Village Commercial Llc	1,277,800	1,277,800	4,664	1,273,136
64	64-10-07-182-010.000-004	R	Forszt Mark J & Forszt Michael J	459,900	459,900	455,822	4,078
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	1,662,000	1,662,000	1,786,818	-
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 Debra	210,700	85,140	80,460	4,680
64	64-10-07-183-006.000-004	R	Zarantonello Family Living Trust	302,700	152,820	149,825	2,995
64	64-10-07-183-007.000-004	R	Sparks Diane	284,300	141,780	136,035	5,745
64	64-10-07-183-008.000-004	R	Jevtic Marko	229,100	108,660	103,665	4,995
64	64-10-07-183-009.000-004	R	Sears Rosalie Family Trust	251,200	121,920	100,920	21,000
64	64-10-07-183-010.000-004	R	Havlin Jennifer Lynn	249,000	120,600	110,620	9,980
64	64-10-07-183-011.000-004	R	Bogner Teresa	273,500	135,300	124,465	10,835
64	64-10-07-183-012.000-004	R	Robertson Jeffrey R	190,500	85,500	77,600	7,900
64	64-10-07-185-001.000-004	R	Miller Ryan V	226,600	107,160	113,870	-
64	64-10-07-185-002.000-004	R	Pflughaupt Matthew P & Pflughaupt Jennif	234,400	111,840	121,810	-
64	64-10-07-185-003.000-004	R	Zahm William	219,800	103,080	109,515	-
64	64-10-07-185-004.000-004	R	King Jeffrey M & Danielle R/H&W	244,600	117,960	125,375	-
64	64-10-07-185-005.000-004	R	Carpus Joel D & Elizabeth A/H&W	279,700	140,300	148,122	-
64	64-10-07-185-006.000-004	R	Burnside Matthew & Maritza/H&W	281,700	140,220	149,425	-
64	64-10-07-185-007.000-004	R	Majchrowicz Kara L	273,600	135,360	143,965	-

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64	64-10-07-185-008.000-004	R	Perez Gabriel	266,300	130,980	139,350	-
64	64-10-07-185-009.000-004	R	Frost Tina M	226,400	107,040	116,675	-
64	64-10-07-185-010.000-004	R	Cram Kevin J & Kathi L/H&W	276,600	137,160	146,110	-
64	64-10-07-186-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-186-002.000-004	R	Chavez Ronald D & Carol/H&W	198,100	77,580	83,710	-
64	64-10-07-186-003.000-004	R	Wescher Brett D & Cheryl A/H&W	204,800	94,080	99,700	-
64	64-10-07-186-004.000-004	R	Scalise Nicholas F	198,700	198,700	197,000	1,700
64	64-10-07-186-005.000-004	R	Ruwersma Harold W & Starlene S/H&W	223,200	105,120	111,595	-
64	64-10-07-186-006.000-004	R	Stamper Laverne Deborah	200,700	91,620	100,100	-
64	64-10-07-186-007.000-004	R	Northlake Marketing LLC	201,200	201,200	199,500	1,700
64	64-10-07-186-008.000-004	R	Wible Matthew S	196,800	89,280	94,630	-
64	64-10-07-186-009.000-004	R	Gecas Richard F & Alice M/H&W	209,100	96,660	102,560	-
64	64-10-07-186-010.000-004	R	Orta Monica S	216,900	101,340	110,565	-
64	64-10-07-301-013.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-301-014.000-004	R	Zheng Brothers LLC	544,800	544,800	573,500	-
64	64-10-07-301-015.000-004	R	Valparaiso Board of Public Works & 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	457,100	457,100	485,400	-
64	64-10-07-303-001.000-004	R	Pines Village Retirement Communities Inc	2,816,400	-	-	-
64	64-10-07-304-002.000-004	R	Spare Space L L C	447,000	447,000	425,900	21,100
64	64-10-07-304-003.000-004	R	Trust FNB 3611	1,058,200	1,058,200	885,300	172,900
64	64-10-07-304-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-305-001.000-004	R	Shoecrew LLC	385,500	385,500	390,500	-
64	64-10-07-305-002.000-004	R	Luke Land LLC	269,300	269,300	277,400	-
64	64-10-07-305-003.000-004	R	Luke Land LLC	941,500	941,500	873,100	68,400
64	64-10-07-305-004.000-004	R	MCCG LLC	979,000	979,000	949,400	29,600
64	64-10-07-305-005.000-004	R	Philips Robert C 50% & Gee Julianne P 50	852,500	852,500	813,300	39,200
64	64-10-07-305-006.000-004	R	Philips Community Storage L L C	377,800	377,800	362,300	15,500
64	64-10-07-326-001.000-004	R	Realty Income Properties 5 LLC	509,900	509,900	510,800	-
64	64-10-07-327-001.000-004	R	Valpo Towers LLC	1,201,700	1,201,700	1,112,200	89,500
64	64-10-07-351-002.000-004	R	Vale Park Development Llc	-	-	-	-
64	64-10-07-351-004.000-004	R	Realty Income Corporation Attn:Portfolio	330,700	330,700	315,700	15,000
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	734,100	734,100	684,700	49,400
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	347,400	347,400	336,699	10,701
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	1,592,000	1,592,000	1,455,542	136,458
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	141,000	141,000	139,808	1,192
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	Maisel E N & Associates Prop Tx Comp Dep	80,900	80,900	73,152	7,748
64	64-10-07-352-001.000-004	R	Philips Community Storage LLC	237,800	237,800	225,400	12,400
64	64-10-07-352-004.000-004	R	Blythe Enterprises	1,031,500	1,031,500	967,400	64,100
64	64-10-07-352-009.000-004	R	VEREIT Real Estate LP	241,300	241,300	232,446	8,854
64	64-10-07-352-027.000-004	R	Spare Space L L C	365,000	365,000	355,800	9,200

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-352-028.000-004	R	Indiana Grocery Group LLC	173,500	173,500	173,500	-
64	64-10-07-352-029.000-004	R	Lakepointe Gardens Partnership	500	500	373	127
64	64-10-07-352-043.000-004	R	Indiana Grocery Group LLC	2,227,100	2,227,100	2,205,900	21,200
64	64-10-07-352-044.000-004	R	Indiana Grocery Group LLC	62,100	62,100	61,100	1,000
64	64-10-07-352-045.000-004	R	Vereit Real Estate LP	428,300	428,300	407,200	21,100
64	64-10-07-352-046.000-004	R	First Natl Bank Valpo	654,700	654,700	607,498	47,202
64	64-10-07-352-047.000-004	R	Lakepoint Investments LLC	2,159,800	2,159,800	2,167,563	-
64	64-10-07-352-881.000-004	R	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-882.000-004	R	Valparaiso City of Board of Public 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	74,000	74,000	66,856	7,144
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	354,400	354,400	342,274	12,126
64	64-09-23-407-008.000-004	R	Wiltfang Matthew J	157,600	65,760	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	City of Valparaiso Redevelopment 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	103,300	103,300	105,900	-
64	64-09-23-476-004.000-004	R	Leeto Llc	137,400	137,400	136,100	1,300
64	64-09-23-476-005.000-004	R	Krueger Thomas M	187,100	187,100	183,204	3,896
64	64-09-23-476-006.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	119,500	119,500	117,807	1,693
64	64-09-23-478-005.000-004	R	L & S Metals	243,100	243,100	233,300	9,800
64	64-09-24-314-001.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-314-002.000-004	R	Lincolnway Office Llc	208,600	208,600	197,000	11,600
64	64-09-24-314-003.000-004	R	Novak George	111,300	38,700	37,367	1,333
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	229,600	-	-	-
64	64-09-24-314-006.000-004	R	Tfa Properties Inc	257,400	257,400	228,931	28,469
64	64-09-24-314-007.000-004	R	Courtney Morgan LLC	72,900	72,900	72,000	900
64	64-09-24-314-008.000-004	R	Youth Service Bureau of Porter County In	230,400	-	-	-
64	64-09-24-314-009.000-004	R	Youth Service Bureau Of Porter County In	91,200	-	-	-
64	64-09-24-314-010.000-004	R	Youth Service Bureau Of Porter Co	246,400	-	-	-
64	64-09-24-314-011.000-004	R	Smith Ready Mix Inc	413,400	413,400	424,300	-
64	64-09-24-314-012.000-004	R	G & M Property Holdings Llc	319,400	319,400	305,700	13,700
64	64-09-24-314-013.000-004	R	Smith Ready Mix Inc	201,900	201,900	201,500	400
64	64-09-24-314-014.000-004	R	Courtney Morgan LLC	368,800	368,800	348,700	20,100
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	Magiera Michael A & Albers Kristine/H&W	227,300	227,300	215,300	12,000
64	64-09-24-315-006.000-004	R	Addison Investments LLC	231,000	231,000	218,600	12,400
64	64-09-24-315-009.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-010.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-011.000-004	R	Courtney Morgan LLC	1,120,100	1,120,100	1,055,800	64,300
64	64-09-24-315-012.000-004	R	DAM Fine Properties LLC	514,000	514,000	495,000	19,000
64	64-09-24-315-013.000-004	R	DAM Fine Properties LLC	321,000	321,000	301,200	19,800
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	282,100	282,100	255,300	26,800
64	64-09-24-316-007.000-004	R	Block 24 LLC	3,044,000	3,044,000	2,038,400	1,005,600

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-316-801.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-335-002.000-004	R	Porter County Public Library System	-	-	-	-
64	64-09-24-335-003.000-004	R	Walsh Robert J & Kimberly P/H&W	262,700	128,820	122,645	6,175
64	64-09-24-335-004.000-004	R	Bowtie Properties LLC	237,800	237,800	169,031	68,769
64	64-09-24-335-005.000-004	R	Library Valparaiso Public	-	-	-	-
64	64-09-24-336-001.000-004	R	Jarrett Larry S & Kim Kathleen Marie/H&W	279,100	279,100	247,809	31,291
64	64-09-24-336-002.000-004	R	Schwartz Kim R	280,700	139,620	134,865	4,755
64	64-09-24-336-005.000-004	R	Koselke Frederick L & Eva B/H&W	249,600	123,440	117,630	5,810
64	64-09-24-336-006.000-004	R	Evans Donald J li & Kathleen V	311,000	157,800	151,440	6,360
64	64-09-24-336-007.000-004	R	Antolick Sandra	164,200	69,720	67,600	2,120
64	64-09-24-336-008.000-004	R	Bianco Jane E	324,100	166,020	159,070	6,950
64	64-09-24-336-009.000-004	R	The 214592864 Blind Trust	337,200	337,200	296,787	40,413
64	64-09-24-336-010.000-004	R	205 Jefferson LLC	184,600	173,048	167,514	5,534
64	64-09-24-336-011.000-004	R	Good Rentals LLC	234,400	234,400	208,323	26,077
64	64-09-24-336-012.000-004	R	Schiralli Rocco	272,600	134,760	136,880	-
64	64-09-24-337-004.000-004	R	McConnell Sean & Christine/H&W	264,800	130,080	123,490	6,590
64	64-09-24-339-001.000-004	R	Gainer Bank	179,200	179,200	178,100	1,100
64	64-09-24-339-003.000-004	R	Gainer Bank	1,431,300	1,431,300	1,348,100	83,200
64	64-09-24-339-004.000-004	R	E Lucas & Sons LLC	788,900	788,900	742,200	46,700
64	64-09-24-339-005.000-004	R	Porter Lodge 137 F & Am Of Porter County	676,000	361,100	336,800	24,300
64	64-09-24-339-006.000-004	R	Rivero Carlos & Carol/H&W	342,800	342,800	323,400	19,400
64	64-09-24-339-007.000-004	R	Bertig Buildings Llc	551,900	551,900	526,000	25,900
64	64-09-24-340-001.000-004	R	Handschy Susan & Nelson Anna Maria/Jt	203,100	203,100	181,432	21,668
64	64-09-24-340-003.000-004	R	Bucher & Sons LLC	-	-	-	-
64	64-09-24-340-009.000-004	R	One D Girl LLC	218,400	218,400	206,900	11,500
64	64-09-24-340-010.000-004	R	Bucher & Sons LLC	-	-	-	-
64	64-09-24-340-011.000-004	R	Bucher & Sons LLC	279,200	279,200	256,957	22,243
64	64-09-24-341-001.000-004	R	TNJ Office Rentals LLC	344,700	344,700	302,364	42,336
64	64-09-24-341-002.000-004	R	Pollack Phoebe P	193,600	193,600	178,600	15,000
64	64-09-24-341-003.000-004	R	Bowtie Properties LLC	299,400	299,400	278,700	20,700
64	64-09-24-341-004.000-004	R	Kuruda Todd A	348,800	180,480	173,540	6,940
64	64-09-24-341-005.000-004	R	Valparaiso Redevelopment Commission	173,500	173,500	201,000	-
64	64-09-24-341-006.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-341-007.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-343-001.000-004	R	Courtyard Properties Valpo LLC	724,700	724,700	687,000	37,700
64	64-09-24-343-002.000-004	R	55 Properties LLC	258,700	258,700	237,300	21,400
64	64-09-24-343-004.000-004	R	65 Franklin LLC	191,300	191,300	175,900	15,400
64	64-09-24-343-005.000-004	R	Fitousis Nick D & Eleftheria & Dimitrios	353,400	353,400	326,100	27,300
64	64-09-24-343-006.000-004	R	Steil Valerie G	355,800	355,800	335,200	20,600
64	64-09-24-343-007.000-004	R	E Lucas & Sons LLC	255,600	255,600	244,800	10,800
64	64-09-24-343-008.000-004	R	SHAO LLC	254,800	254,800	243,800	11,000
64	64-09-24-343-009.000-004	R	Blosky John Living Trust 1/2 & Blosky-Pa	521,400	521,400	498,400	23,000
64	64-09-24-343-010.000-004	R	Quad Llc	227,500	227,500	210,600	16,900
64	64-09-24-344-001.000-004	R	Thormahlen Investments LLC	2,492,600	2,492,600	1,531,215	961,385
64	64-09-24-344-002.000-004	R	Haven Creek Capital LLC	290,600	290,600	276,300	14,300
64	64-09-24-344-003.000-004	R	Angotti Vincent J & Patti/H&W	284,900	284,900	270,500	14,400
64	64-09-24-344-004.000-004	R	M.J. Miller Investments Inc	442,500	442,500	427,100	15,400
64	64-09-24-344-006.000-004	R	Gengo Anthony M	528,400	528,400	511,400	17,000
64	64-09-24-344-007.000-004	R	Berning Patricia L Revocable Trust Agree	209,100	209,100	199,600	9,500
64	64-09-24-344-008.000-004	R	Fitousis Nick D & Demetrios T/C % Jimmy'	146,800	146,800	136,500	10,300
64	64-09-24-344-009.000-004	R	Valparaiso Partners LLC	533,600	533,600	454,700	78,900
64	64-09-24-344-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-344-011.000-004	R	212 Lincolnway LLC	112,600	112,600	111,900	700
64	64-09-24-345-003.000-004	R	301 Lincolnway LLC	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-345-004.000-004	R	Tezak Investments LLC	100,100	100,100	85,000	15,100
64	64-09-24-345-005.000-004	R	Tezak Investments LLC	503,600	503,600	463,500	40,100
64	64-09-24-345-006.000-004	R	Brandy Dennis D & Phyllis A	252,100	252,100	223,324	28,776
64	64-09-24-345-007.000-004	R	Black Lodge 303 LLC	318,300	215,740	201,185	14,555
64	64-09-24-345-008.000-004	R	Jenkins Phillip	183,800	183,800	166,938	16,862
64	64-09-24-345-009.000-004	R	Dres Pete & Susan/H&W	333,100	333,100	301,800	31,300
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	-	-	-	-
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	112,700	112,700	112,000	700
64	64-09-24-353-002.000-004	R	Block 24 LLC	111,900	111,900	111,300	600
64	64-09-24-353-003.000-004	R	B & P Financial Services Llc	150,500	150,500	145,900	4,600
64	64-09-24-353-004.000-004	R	Karamesines Menelaos C & Kimberly J/H&W	219,500	219,500	201,900	17,600
64	64-09-24-353-005.000-004	R	Back Pocket Valpo LLC	404,100	404,100	375,000	29,100
64	64-09-24-353-006.000-004	R	Church Grace New Testament Inc	111,100	-	-	-
64	64-09-24-353-007.000-004	R	Church Grace New Testament Inc	424,100	-	-	-
64	64-09-24-353-008.000-004	R	Parker Drive Partnersllc	446,400	446,400	418,900	27,500
64	64-09-24-354-001.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-002.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-003.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-004.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-005.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-006.000-004	R	UDC South LLC	232,900	232,900	228,500	4,400
64	64-09-24-354-007.000-004	R	UDC South LLC	54,400	54,400	21,027	33,373
64	64-09-24-354-008.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-009.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-354-010.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-354-011.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-355-001.000-004	R	Smith Ready Mix Inc	60,400	60,400	22,796	37,604
64	64-09-24-356-001.000-004	R	Von Tobel Corporation	439,700	439,700	411,900	27,800
64	64-09-24-356-002.000-004	R	Von Tobel Corporation	39,100	39,100	15,564	23,536
64	64-09-24-357-001.000-004	R	Browns Dairy Inc	243,600	243,600	235,400	8,200
64	64-09-24-357-002.000-004	R	Von Tobel Corporation	98,100	98,100	97,600	500
64	64-09-24-357-003.000-004	R	Von Tobel Corporation	124,900	124,900	124,300	600
64	64-09-24-357-004.000-004	R	Von Tobel Corporation	942,500	942,500	872,200	70,300
64	64-09-24-357-005.000-004	R	Von Tobel Corporation	21,600	21,600	8,450	13,150
64	64-09-24-358-001.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-358-002.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-003.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-004.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-005.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-006.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-007.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-24-358-008.000-004	R	City of Valparaiso Redevelopment 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	488,900	488,900	494,600	-
64	64-09-24-358-012.000-004	R	Ocean Life Brown LLC	87,600	87,600	83,600	4,000
64	64-09-24-358-013.000-004	R	Von Tobel Corporation	725,400	725,400	700,400	25,000
64	64-09-24-358-014.000-004	R	Northern In Public Ser Co	13,000	13,000	5,109	7,891

CITY OF VALPARAISO
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List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-358-015.000-004	R	Northern In Public Ser Co	302,500	302,500	302,100	400
64	64-09-24-376-001.000-004	R	Lawplace LLC	174,600	174,600	161,300	13,300
64	64-09-24-376-012.000-004	R	Lawplace LLC	503,800	503,800	465,600	38,200
64	64-09-24-376-013.000-004	R	1st Source Bank	290,000	290,000	278,100	11,900
64	64-09-24-376-014.000-004	R	Lawplace LLC	70,600	70,600	70,200	400
64	64-09-24-376-015.000-004	R	1st Source Bank	1,001,800	1,001,800	922,700	79,100
64	64-09-24-376-016.000-004	R	Porter County Museum Foundation	263,600	-	-	-
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	Valparaiso Lodge 1357 Of The Loyal Order	353,900	-	-	-
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	136,200	136,200	121,137	15,063
64	64-09-24-378-004.000-004	R	Times Square Properties LLC	193,200	193,200	152,288	40,912
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	246,600	246,600	229,600	17,000
64	64-09-24-378-007.000-004	R	Pensacola Properties LLC	162,300	162,300	155,600	6,700
64	64-09-24-378-008.000-004	R	Schmitt Karl Robert Bruce	214,200	100,160	97,192	2,968
64	64-09-24-378-009.000-004	R	Christodoulakis Giannis	188,800	188,800	188,800	-
64	64-09-24-379-004.000-004	R	Azevedo Euclides G 1/2& Ismael Martinez	288,200	288,200	247,772	40,428
64	64-09-24-379-006.000-004	R	Lintner Timothy	152,100	152,100	139,010	13,090
64	64-09-24-379-007.000-004	R	Lintner Timothy	181,000	79,960	77,897	2,063
64	64-09-24-379-008.000-004	R	Jelski-Schreiber Janet	192,600	86,760	81,435	5,325
64	64-09-24-379-009.000-004	R	Bradney Jeffrey Lee & Charlotte Diane	57,500	13,952	13,911	41
64	64-09-24-379-010.000-004	R	Azevedo Euclides G	277,700	277,700	241,080	36,620
64	64-09-24-379-011.000-004	R	A Plus Enterprises LLC	380,000	380,000	296,503	83,497
64	64-09-24-380-001.000-004	R	American Legion Post 94 P O Box 268	267,400	-	-	-
64	64-09-24-380-002.000-004	R	Dave and Claw's LLC	184,200	184,200	170,900	13,300
64	64-09-24-380-003.000-004	R	Von Tobel Corporation	55,000	55,000	21,538	33,462
64	64-09-24-380-004.000-004	R	Von Tobel Corporation	62,800	62,800	24,634	38,166
64	64-09-24-380-005.000-004	R	Wabash Dunes LLC	10,400	10,400	4,009	6,391
64	64-09-24-380-006.000-004	R	Marrell Richard L	156,600	156,600	136,111	20,489
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	O'Neil Properties LLC	216,100	216,100	182,600	33,500
64	64-09-24-381-008.000-004	R	Marrell Dennis R	229,500	109,260	106,733	2,527
64	64-09-24-381-013.000-004	R	Bartholomew C Robert	387,100	387,100	365,100	22,000
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	616,900	616,900	119,200	497,700
64	64-09-24-389-000.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-001.000-004	R	Taylor Paul Victor	675,100	675,100	489,146	185,954
64	64-09-24-389-002.000-004	R	Wendell Carl & Jennifer Revocable Trust	640,800	355,680	214,750	140,930
64	64-09-24-389-003.000-004	R	Okolita Zachary & Okolita Richard & Okol	645,600	358,560	351,975	6,585
64	64-09-24-389-004.000-004	R	Delmonaco August Jr & Yzaguirre Kristin	668,100	374,070	362,170	11,900
64	64-09-25-101-001.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-25-101-002.000-004	R	Weiler Robert L Jr & Weiler David R/TC	158,900	158,900	144,854	14,046
64	64-09-25-101-003.000-004	R	Campbell Street Complex LLC	195,800	195,800	184,400	11,400
64	64-09-25-101-004.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-25-101-005.000-004	R	Von Tobel Corporation	569,200	569,200	556,600	12,600
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	176,600	176,600	168,500	8,100
64	64-09-25-101-008.000-004	R	Von Tobels Corporation	142,400	142,400	142,400	-

**CITY OF VALPARAISO
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List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-25-101-009.000-004	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-09-25-102-001.000-004	R	Salan David M & Jamiel/H&W	175,400	175,400	167,400	8,000
64	64-09-25-103-001.000-004	R	Loncar Nikola	124,000	124,000	120,600	3,400
64	64-09-25-103-002.000-004	R	BCH Inc	236,000	-	-	-
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	279,700	279,700	273,000	6,700
64	64-09-25-104-005.000-004	R	Micbrylak LLC	250,400	250,400	240,000	10,400
64	64-09-25-104-006.000-004	R	Blaney Kenneth	828,300	828,300	771,000	57,300
64	64-09-25-104-007.000-004	R	WBA Portfolio Owner NLP Galaxy LLC	1,455,400	1,455,400	1,433,100	22,300
64	64-09-25-104-009.000-004	R	Tech Credit Union	902,000	902,000	863,400	38,600
64	64-09-25-106-001.000-004	R	Centier Bank	590,900	590,900	564,300	26,600
64	64-09-25-106-002.000-004	R	Diamond Residential Mortgage Corporation	686,700	686,700	581,303	105,397
64	64-09-25-126-001.000-004	R	Northern Indiana Public Service Company	168,400	168,400	165,300	3,100
64	64-09-25-126-002.000-004	R	Dykes Patrick J	151,200	151,200	138,100	13,100
64	64-09-25-126-003.000-004	R	Salan David M & Jamiel/H&W	353,400	353,400	338,724	14,676
64	64-09-25-126-004.000-004	R	Elena Properties LLC	237,100	237,100	215,116	21,984
64	64-09-25-126-005.000-004	R	Ebersold Jon M	89,500	10,900	13,260	-
64	64-09-25-126-006.000-004	R	Baxter Lester V & Suellyn/H&W	309,200	172,080	167,623	4,457
64	64-09-25-126-007.000-004	R	Wheeler Andrew T & Barbara J Trust	12,000	12,000	4,716	7,284
64	64-09-25-126-008.000-004	R	Wheeler Andrew T & Barbara J Trust	217,700	217,700	205,682	12,018
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	Scheeringa Norma J & Jeffery A/Jt	290,100	132,780	127,975	4,805
64	64-09-26-227-006.000-004	R	Hite Michael Lewis Jr Supplemental Needs	149,300	61,340	60,325	1,015
64	64-09-26-227-007.000-004	R	Vaca Santiago	149,100	149,100	137,469	11,631
64	64-09-26-228-001.000-004	R	Looney Jerry	135,200	135,200	134,346	854
64	64-09-26-228-002.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	410,600	410,600	473,969	-
64	64-09-26-228-003.000-004	R	Weiler David R 1/2 & Weiler Robert L Jr	243,500	243,500	226,300	17,200
64	64-09-26-231-001.000-004	R	Trust 6120	170,600	76,920	71,412	5,508
64	64-09-26-231-002.000-004	R	Valparaiso City Utilities	-	-	-	-
64	64-09-26-231-003.000-004	R	Luke Land Llc	396,700	396,700	379,300	17,400
64	64-09-26-231-004.000-004	R	Homes by Hutnick LLC	283,500	283,500	230,800	52,700
64	64-10-06-452-006.000-004	R	Caseys Marketing Company	1,265,600	1,265,600	4,488	1,261,112
64	64-10-06-452-007.000-004	R	KABELIN VALPO LLC	1,029,800	1,029,800	66,515	963,285
64	64-10-06-452-010.000-004	R	Valparaiso Lakes Area Conservancy Distri	-	-	-	-
64	64-10-06-455-001.000-004	R	ZTKL LLC	2,839,300	2,839,300	9,834	2,829,466
64	64-10-06-455-002.000-004	R	Burlington Beach LLC	12,900	12,900	10,200	2,700
64	64-09-24-429-001.000-004	R	PSD Rentals LLC	209,100	209,100	-	209,100
64	64-09-24-429-002.000-004	R	F & K Enterprises Llp	648,800	648,800	-	648,800
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 Association Inc	27,300	-	-	-
64	64-09-24-429-006.000-004	R	F & K Enterprises Llp	51,700	51,700	-	51,700
64	64-09-24-429-016.000-004	R	Stan James L	180,800	180,800	-	180,800
64	64-09-24-429-021.000-004	R	Lutheran University Association Inc	50,100	-	-	-
64	64-09-24-429-022.000-004	R	Lutheran University Association Inc	859,900	-	-	-
64	64-09-24-429-023.000-004	R	LRG Holdings LLC	148,000	148,000	-	148,000
64	64-09-24-429-817.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-478-028.000-004	R	Lutheran University Association Inc	1,120,000	-	-	-
64	64-10-07-328-001.000-004	R	Royalty Surgical Center Inc	1,144,300	1,144,300	6,419	1,137,881
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	60,800	60,800	-	60,800
64	64-10-18-107-007.000-004	R	Covington Square Apartments LLC	3,816,400	3,816,400	234,810	3,581,590
64	64-10-18-107-008.000-004	R	Aurora View L P	1,023,100	-	-	-
64	64-10-18-126-001.000-004	R	Smith Jeremy	111,900	111,900	101,820	10,080
64	64-10-18-126-002.000-004	R	Ferguson Matthew S	199,300	95,340	87,539	7,801

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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 Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-18-126-003.000-004	R	Dagostaro Nicholas J	143,700	143,700	57,190	86,510
64	64-10-18-126-004.000-004	R	Covington Square Apartments LLC	6,145,500	6,145,500	4,262,249	1,883,251
64	64-10-18-127-000.000-004	R	Villas at Vale Park Condominium Assoc In	-	-	-	-
64	64-10-18-127-032.000-004	R	Watkins Douglas B	272,600	134,760	143,640	-
64	64-10-18-127-034.000-004	R	Mackanos Peter J & Patsy A/H&W	272,000	134,400	146,250	-
64	64-10-18-127-035.000-004	R	Wargo Bruce W Revocable Trust	286,500	143,100	155,545	-
64	64-10-18-127-048.000-004	R	Cain Nulah M	294,300	147,780	160,485	-
64	64-10-18-127-049.000-004	R	Peters Rita Y	290,000	145,200	157,755	-
64	64-10-18-127-054.000-004	R	Brechner Ronald E & Charlotte Ann/H&W	316,200	160,920	166,585	-
64	64-10-18-127-055.000-004	R	Rukavina Paula J	286,100	142,860	152,220	-
64	64-10-18-151-001.000-004	R	Porter Hospital Llc	1,146,900	1,146,900	3,454	1,143,446
64	64-10-18-151-003.000-004	R	Porter Hospital Llc	4,036,700	4,036,700	11,992	4,024,708
64	64-10-18-151-004.000-004	R	Porter Hospital Llc	3,514,600	3,514,600	9,651	3,504,949
64	64-10-18-151-006.000-004	R	TRK Valpo LLC	1,158,200	1,158,200	390,321	767,879
64	64-10-18-151-008.000-004	R	Porter Hospital Llc	273,700	273,700	-	273,700
64	64-10-18-151-011.000-004	R	PGO LLC	9,731,100	9,731,100	1,013,398	8,717,702
64	64-10-18-151-012.000-004	R	PGO LLC	7,896,300	7,896,300	5,419,305	2,476,995
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	694,200	694,200	-	694,200
64	64-10-19-228-002.000-004	R	AM Stabilizers Corporation	3,212,000	3,212,000	9,505	3,202,495
64	64-10-19-262-001.000-004	R	Compass Pointe Limited Partnership	8,809,300	8,809,300	8,400,965	408,335
64	64-10-19-262-003.000-004	R	Windridge Village Limited Partnership	7,253,300	7,253,300	433,470	6,819,830
64	64-10-19-262-004.000-004	R	Compass Pointe II Limited Partnership	8,512,700	8,512,700	8,143,000	369,700
64	64-10-19-276-001.000-004	R	Hopper Holdings NWI LLC	152,500	152,500	-	152,500
64	64-10-19-276-002.000-004	R	Spelde Edward C	152,500	152,500	-	152,500
64	64-10-19-276-003.000-004	R	Horvath Properties LLC	152,500	152,500	-	152,500
64	64-10-19-276-004.000-004	R	Henderlong Holdings LLC	152,500	152,500	-	152,500
64	64-10-19-276-005.000-004	R	Aunt Marthas Old Fashioned LLC	152,500	152,500	-	152,500
64	64-10-19-276-006.000-004	R	Larry Allen Properties LLC	152,500	152,500	-	152,500
64	64-10-19-276-007.000-004	R	Roshanku LLC	54,000	54,000	11,386	42,614
64	64-10-19-276-008.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-009.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-010.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-011.000-004	R	Roshanku LLC	54,000	54,000	11,383	42,617
64	64-10-19-276-012.000-004	R	Roshanku LLC	78,900	78,900	12,429	66,471
64	64-10-19-277-001.000-004	R	2501 Beech Street Inc	402,100	402,100	-	402,100
64	64-10-19-277-002.000-004	R	FIP Master Funding I LLC	496,800	496,800	-	496,800
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.	323,300	323,300	-	323,300
64	64-10-19-277-005.000-004	R	JMS RET LLC	252,900	252,900	-	252,900
64	64-10-19-277-006.000-004	R	Snemis Commercial Realestate	604,400	604,400	-	604,400
64	64-10-19-277-007.000-004	R	TEC Property Holdings LLC	728,400	728,400	-	728,400
64	64-10-19-278-001.000-004	R	Beech Center Llc	139,100	139,100	-	139,100
64	64-10-19-278-002.000-004	R	Beech Center Llc	139,100	139,100	-	139,100
64	64-10-19-278-003.000-004	R	Milroy Thomas J & Grace T/H&W	139,100	139,100	-	139,100
64	64-10-19-278-004.000-004	R	2502 Beech Street Suite 40 LLC	139,100	139,100	-	139,100
64	64-10-19-278-005.000-004	R	DAVELISAHAUSER LLC	139,100	139,100	-	139,100
64	64-10-19-278-006.000-004	R	CEL Properties LLC	139,100	139,100	-	139,100
64	64-10-19-278-007.000-004	R	Laczynski Todd L	139,100	139,100	-	139,100
64	64-10-19-278-008.000-004	R	Runnion & Zatin Properties LLC	139,100	139,100	-	139,100
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	247,300	247,300	-	247,300
64	64-10-19-279-001.000-004	R	2402 Beech Street LLC	1,061,500	1,061,500	2,991	1,058,509

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64	64-10-19-279-002.000-004	R	Blaney Kenneth P Sr & Michaelleen/H&W	521,400	521,400	-	521,400
64	64-10-19-279-003.000-004	R	Three Brothers Enterprises Limited Liabi	733,500	733,500	-	733,500
64	64-10-19-279-004.000-004	R	G A LLC	302,200	302,200	-	302,200
64	64-10-19-279-005.000-004	R	SAV LLC	473,700	473,700	-	473,700
64	64-10-19-279-006.000-004	R	Lmm Corp	1,098,100	1,098,100	107,703	990,397
64	64-10-19-279-007.000-004	R	Gte North Inc	828,900	828,900	779,500	49,400
64	64-10-19-279-008.000-004	R	Lifestyle Properties	323,300	323,300	-	323,300
64	64-10-19-279-009.000-004	R	LMM Corp	522,800	522,800	-	522,800
64	64-10-19-279-012.000-004	R	Fourstone Properties	1,833,600	1,833,600	5,069	1,828,531
64	64-10-19-280-001.000-004	R	Rcs & L Properties Llc	228,400	228,400	-	228,400
64	64-10-19-280-002.000-004	R	MGD Holdings LLC	228,400	228,400	-	228,400
64	64-10-19-280-003.000-004	R	RFA Properties LLC	224,300	224,300	-	224,300
64	64-10-19-280-004.000-004	R	R & C Ventures Llc	224,300	224,300	-	224,300
64	64-10-19-280-005.000-004	R	Totus Tuus LLC	229,200	229,200	-	229,200
64	64-10-19-280-006.000-004	R	Appel David C 1/2 & Patterson Roy & Elai	229,200	229,200	-	229,200
64	64-10-19-285-002.000-004	R	Bell Realty LLC	1,078,900	395,031	-	395,031
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	-	-	-	-
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	197,600	197,600	-	197,600
64	64-10-19-302-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-302-026.000-004	R	Kehe Enterprises LLC	77,100	77,100	74,500	2,600
64	64-10-19-302-027.000-004	R	Lutheran University Association Inc	1,179,100	-	-	-
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	801,400	801,400	2,364	799,036
64	64-10-19-303-007.000-004	R	La Porter Federal Credit Union	784,600	784,600	2,384	782,216
64	64-10-19-303-011.000-004	R	Baum James E	300,900	300,900	-	300,900
64	64-10-19-303-013.000-004	R	Eastgate Investments II LLC	5,839,700	5,839,700	81,189	5,758,511
64	64-10-19-303-014.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-303-015.000-004	R	Eastgate Investments I Llc	30,100	30,100	-	30,100
64	64-10-19-303-016.000-004	R	Eastgate Investments I Llc	29,900	29,900	-	29,900
64	64-10-19-303-017.000-004	R	Eastgate Investments I Llc	-	-	-	-
64	64-10-19-304-001.000-004	R	The Lutheran University Association Inc	46,800	-	-	-
64	64-10-19-304-002.000-004	R	University Promenade LLC	5,351,400	5,351,400	937,357	4,414,043
64	64-10-19-304-003.000-004	R	University Promenade LLC	5,116,700	5,116,700	63,959	5,052,741
64	64-10-19-304-004.000-004	R	University Promenade LLC	192,700	192,700	-	192,700
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 II LLC	721,800	721,800	101,003	620,797
64	64-10-19-305-002.000-004	R	Eastgate Investments III LP	2,461,200	2,461,200	101,002	2,360,198
64	64-10-19-305-003.000-004	R	Eastgate Investments II LLC	252,000	252,000	101,002	150,998
64	64-10-19-305-004.000-004	R	Eastgate Investments III LP	6,116,700	6,116,700	101,002	6,015,698
64	64-10-19-329-010.000-004	R	Firestone Apartments LLC	1,333,100	1,333,100	99,585	1,233,515
64	64-10-19-329-011.000-004	R	Firestone Apartments LLC	733,300	733,300	72,153	661,147
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 Catholic Diocese Of	213,600	-	-	-
64	64-10-19-331-002.000-004	R	Zikkos Joint Living Trust	307,100	307,100	-	307,100
64	64-10-19-351-006.000-004	R	Lutheran University Association Inc	303,200	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-351-007.000-004	R	Church Bishop Of Diocese Of Gary	378,300	-	-	-
64	64-10-19-351-008.000-004	R	Eastgate Investments II LLC	3,838,600	3,838,600	58,729	3,779,871
64	64-10-19-376-001.000-004	R	Church Bishop Of The Diocese Of Gary Stu	666,300	-	-	-
64	64-10-19-376-002.000-004	R	Seramur Dennis J & Michelle A/H&W	128,900	128,900	-	128,900
64	64-10-19-376-003.000-004	R	DAM Good Real Estate LLC	264,100	264,100	-	264,100
64	64-10-19-376-005.000-004	R	Karras Gus & Paula/H&W1/2 & Tripolis li	246,900	246,900	-	246,900
64	64-10-19-376-006.000-004	R	Family Express Corporation	176,900	176,900	-	176,900
64	64-10-19-376-007.000-004	R	Life Bridge Christian Church of Valpo In	399,600	-	-	-
64	64-10-19-376-008.000-004	R	DACVAC LLC	451,900	451,900	-	451,900
64	64-10-19-376-012.000-004	R	The Lutheran University Association Inc	11,600	11,600	-	11,600
64	64-10-19-376-013.000-004	R	The Lutheran University Association Inc	229,600	-	-	-
64	64-10-19-376-014.000-004	R	1605 LaPorte LLC	262,700	262,700	-	262,700
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	157,800	52,160	52,390	-
64	64-10-19-401-012.000-004	R	Krueger Thomas	408,500	408,500	174,047	234,453
64	64-10-19-401-013.000-004	R	Schroeder Pamela J	53,600	-	-	-
64	64-10-19-401-037.000-004	R	SKJ Properties LLC	312,600	312,600	-	312,600
64	64-10-19-401-038.000-004	R	Das & Das LLC	400	400	-	400
64	64-10-19-401-039.000-004	R	Das Suman	814,700	814,700	513	814,187
64	64-10-19-401-040.000-004	R	S & L Properties Valparaiso LLC	1,016,400	1,016,400	3,087	1,013,313
64	64-10-19-401-838.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-403-007.000-004	R	Johnson John Michael	346,300	346,300	-	346,300
64	64-10-19-403-008.000-004	R	Egp Llc	2,413,600	2,413,600	6,766	2,406,834
64	64-10-19-426-001.000-004	R	East Pointe Properties LLC	7,405,800	7,405,800	74,417	7,331,383
64	64-10-19-426-009.000-004	R	East Pointe Properties LLC	400	400	-	400
64	64-10-19-428-015.000-004	R	Levin Lynda G	1,081,600	1,081,600	1,069,900	11,700
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	1,973,200	1,973,200	5,537	1,967,663
64	64-10-19-428-031.000-004	R	Nabhan Ronald K & Nabhan Michele/JT	801,600	801,600	-	801,600
64	64-10-19-428-033.000-004	R	Centier Bank	677,000	677,000	-	677,000
64	64-10-19-428-827.000-004	R	Valparaiso City of Board of Public Wor	-	-	-	-
64	64-10-19-429-001.000-004	R	V 2-49 Llc	722,700	722,700	-	722,700
64	64-10-19-429-002.000-004	R	Market Place Valparaiso Llc	4,128,200	4,128,200	11,729	4,116,471
64	64-10-19-429-003.000-004	R	Pappas Patty 1/6 & McCullen Evelyn B Rev	583,500	583,500	-	583,500
64	64-10-19-429-004.000-004	R	Athanasopoulos Betty 1/4 & Marinakis Con	758,600	758,600	-	758,600
64	64-10-19-429-006.000-004	R	Valparaiso II LLC	1,839,600	1,839,600	5,232	1,834,368
64	64-10-19-430-002.000-004	R	DAHM No 51 LLC	1,137,200	1,137,200	1,166,400	-
64	64-10-19-453-001.000-004	R	V 2-49 Llc	2,007,100	2,007,100	5,693	2,001,407
64	64-10-19-476-001.000-004	R	Target Corporation T-1286 Attn :Tax Dept	6,017,200	6,017,200	18,987	5,998,213
64	64-10-19-476-002.000-004	R	HD Development Of Maryland	7,212,800	7,212,800	20,404	7,192,396
64	64-10-19-476-003.000-004	R	Target Corporation Attn: Prop Tax Dept	42,600	42,600	-	42,600
64	64-10-19-476-004.000-004	R	Wispo Llc	3,075,700	3,075,700	8,740	3,066,960
64	64-10-19-476-005.000-004	R	Schumacher Interests Inc	875,600	875,600	2,555	873,045
64	64-10-19-477-001.000-004	R	Kohls Indiana L P	5,289,200	5,289,200	16,604	5,272,596
64	64-10-19-477-002.000-004	R	L & P Investments LLC	1,184,100	1,184,100	3,341	1,180,759
64	64-10-30-204-003.000-004	R	Yogeshwar Hospitality LLC	1,742,600	1,742,600	4,913	1,737,687
64	64-10-30-204-004.000-004	R	LR Dunmore I BE LLC	877,800	877,800	855,200	22,600
64	64-10-30-226-001.000-004	R	University Lutheran Associnc Office Vp B	396,400	-	-	-
64	64-10-30-227-001.000-004	R	Northern In Public Ser Co	112,900	112,900	-	112,900
64	64-10-30-227-002.000-004	R	Hain Dennis C Trust1/2 & Judith A Trust	14,400	14,400	-	14,400
64	64-10-30-251-001.000-004	R	Kruger Properties Inc	621,300	621,300	-	621,300
64	64-10-30-251-004.000-004	R	City of Valparaiso	-	-	-	-

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-30-252-007.000-004	R	Millco Valparaiso 2106 Morthland Drive L	1,961,300	1,961,300	5,936	1,955,364
64	64-10-30-252-008.000-004	R	Realty Income Properties 27 LLC	547,800	547,800	-	547,800
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	998,500	998,500	2,879	995,621
64	64-10-30-253-003.000-004	R	Southern Group Llc	616,200	616,200	-	616,200
64	64-10-30-253-004.000-004	R	PH and KB Properties LLC	886,500	886,500	842,700	43,800
64	64-10-30-253-005.000-004	R	OPLAV QSR Corporation	992,600	992,600	2,857	989,743
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	119,000	-	-	-
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	The Lutheran University Association Inc	4,600	4,600	-	4,600
64	64-10-30-277-002.000-004	R	The Lutheran University Association Inc	2,263,600	2,263,600	6,619	2,256,981
64	64-10-30-277-003.000-004	R	77 Valparaiso Llc	4,039,800	4,039,800	12,043	4,027,757
64	64-10-30-277-004.000-004	R	1351 Silhavy Rd LLC	2,661,200	2,661,200	7,191	2,654,009
64	64-10-30-278-001.000-004	R	Ma Durga Hospitality Inc	4,442,300	4,442,300	13,528	4,428,772
64	64-10-30-401-012.000-004	R	Wal Mart Real Estate Business Trust	742,900	742,900	2,348	740,552
64	64-10-30-401-013.000-004	R	Wal Mart Real Estate Business Trust	8,941,000	8,941,000	25,775	8,915,225
64	64-10-30-401-014.000-004	R	Wal Mart Realty Company	10,400	10,400	-	10,400
64	64-10-30-426-001.000-004	R	Murphy Oil USA Inc	766,400	766,400	-	766,400
64	64-10-30-426-002.000-004	R	Tractor Supply Company	2,771,500	2,771,500	8,379	2,763,121
64	64-10-30-426-003.000-004	R	Wal Mart Real Estate Business Trust	122,800	122,800	-	122,800
64	64-10-30-476-003.000-004	R	King Harold E	144,000	58,320	56,815	1,505
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	12,200	12,200	-	12,200
64	64-10-08-101-028.000-029	R	Property 49 LLC	4,300	4,300	25	4,275
64	64-10-08-101-029.000-029	R	Property 49 LLC	2,300	2,300	13	2,287
64	64-10-08-101-030.000-029	R	Valpodoc LLC	2,300	2,300	13	2,287
64	64-10-08-101-031.000-029	R	Valpodoc LLC	2,300	2,300	13	2,287
64	64-10-08-101-032.000-029	R	SC Legend LLC 1/2 & JH3 LLC 1/2	2,500	2,500	15	2,485
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	321,800	321,800	161,267	160,533
64	64-10-08-176-003.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-176-004.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-176-006.000-029	R	St Mary Medical Center Inc	69,400	69,400	2,925	66,475
64	64-10-08-176-007.000-029	R	St Mary Medical Center Inc	14,055,200	1,280,800	-	1,280,800
64	64-10-08-176-008.000-029	R	Patko Llc	31,200	31,200	-	31,200
64	64-10-08-176-009.000-029	R	Patko Llc	12,200	12,200	-	12,200
64	64-10-08-326-003.000-029	R	Patko Llc	21,500	21,500	736	20,764
64	64-10-08-326-004.000-029	R	Patko Llc	-	-	-	-
64	64-10-08-326-005.000-029	R	Patko Llc	5,400	5,400	-	5,400
64	64-09-23-177-887.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-435-005.000-004	R	Campbell Center LLC	1,143,300	1,143,300	979,297	164,003
64	64-09-23-435-886.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-437-003.000-004	R	Brown 256 West LLC	133,000	133,000	123,900	9,100
64	64-09-23-437-007.000-004	R	58 Campbell LLC	317,900	317,900	290,900	27,000
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

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-23-437-017.000-004	R	AHEAD LLC	57,900	57,900	55,483	2,417
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	457,200	457,200	334,603	122,597
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	766,300	442,810	382,580	60,230
64	64-09-24-309-002.000-004	R	Abbott Roxane Hope Taylor	201,800	78,280	75,960	2,320
64	64-09-24-309-005.000-004	R	Wong Joint Revocable Trust	208,000	96,000	90,730	5,270
64	64-09-24-309-006.000-004	R	JPJLAL LLC	159,300	159,300	145,600	13,700
64	64-09-24-309-007.000-004	R	Odum Megan A	357,400	190,880	185,436	5,444
64	64-09-24-309-008.000-004	R	Forszt Michael J & Mark J/Tc	271,100	271,100	252,200	18,900
64	64-09-24-309-009.000-004	R	Valparaiso City Of	-	-	-	-
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	BridgePoint Church of Hobart IN Inc	1,600,900	-	-	-
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	127,000	127,000	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	306,400	-	-	-
64	64-09-24-312-003.000-004	R	First Partners	170,600	170,600	168,400	2,200
64	64-09-24-312-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-005.000-004	R	Greater Valparaiso Chamber Of Commerce I	621,700	223,657	185,003	38,654
64	64-09-24-312-008.000-004	R	First Partners	1,795,800	1,795,800	1,679,400	116,400
64	64-09-24-313-001.000-004	R	Gen Telephone Co Of In Inc	581,400	581,400	540,900	40,500
64	64-09-24-313-002.000-004	R	Telephony Leases LLC	228,500	228,500	173,135	55,365
64	64-09-24-313-003.000-004	R	23 Raven LLC	263,400	263,400	241,200	22,200
64	64-09-24-313-004.000-004	R	Grove David Alan Jr & Juliana/H&W	188,000	188,000	173,000	15,000
64	64-09-24-313-006.000-004	R	Blaney Kenneth Sr	321,500	321,500	298,600	22,900
64	64-09-24-313-007.000-004	R	Worstell Diane M Living Trust 50% & Slaw	493,300	493,300	473,100	20,200
64	64-09-24-313-008.000-004	R	Party of 8 LLC	323,900	323,900	307,500	16,400
64	64-09-24-313-009.000-004	R	68 Lincolnway LLC	281,600	281,600	268,100	13,500
64	64-09-24-313-010.000-004	R	GG & C Properties LLC	515,900	515,900	492,300	23,600
64	64-09-24-313-011.000-004	R	Vinci Inc	307,500	307,500	294,100	13,400
64	64-09-24-313-012.000-004	R	Seramur Dennis J & Seramur Michelle A/JT	294,400	294,400	279,700	14,700
64	64-09-24-313-013.000-004	R	Heemstra Thomas H & Bieker Brian/Jt	389,900	303,060	287,789	15,271
64	64-09-24-313-014.000-004	R	Agape I Llc	406,300	406,300	464,900	-
64	64-09-24-313-016.000-004	R	Zosso Tammy J	557,400	557,400	528,100	29,300
64	64-09-24-313-017.000-004	R	P & V, LLC	132,200	132,200	121,600	10,600
64	64-09-24-313-018.000-004	R	Alma Properties LLC	276,200	276,200	246,500	29,700
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	636,600	353,160	343,840	9,320
64	64-09-24-317-002.000-004	R	Frataccia Priscilla K	677,300	380,510	367,825	12,685
64	64-09-24-317-003.000-004	R	Schneidt Arthur J & Christene K Joint Re	528,700	288,420	280,270	8,150
64	64-09-24-317-004.000-004	R	Jacobsen 2020 Joint Trust	628,100	348,060	341,770	6,290
64	64-09-24-334-001.000-004	R	Thorgren Tyler E Revocable Trust	641,400	356,040	344,750	11,290
64	64-09-24-334-002.000-004	R	Ingram Steven R & Patricia J/H&W	463,900	249,540	242,050	7,490
64	64-09-24-334-003.000-004	R	Church First United Methodist Valparaiso	105,600	-	-	-
64	64-09-24-334-004.000-004	R	Church First United Methodist Of Valpara	89,800	-	-	-
64	64-09-24-334-005.000-004	R	Church First United Methodist Valparaiso	48,400	-	-	-
64	64-09-24-334-006.000-004	R	Valparaiso Womans Association Inc	579,900	-	-	-
64	64-09-24-334-007.000-004	R	Church First United Methodist Valparaiso	1,451,700	-	-	-
64	64-09-24-338-001.000-004	R	Geary Real Estate LLC	126,900	126,900	117,200	9,700
64	64-09-24-338-002.000-004	R	Stonehill Keven E	158,800	158,800	146,300	12,500
64	64-09-24-338-003.000-004	R	Seramur Dennis J & Seramur Michelle A &	182,200	182,200	169,700	12,500

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-338-004.000-004	R	Silcott Brent W	323,400	323,400	300,100	23,300
64	64-09-24-338-005.000-004	R	Mason David A	136,100	136,100	125,500	10,600
64	64-09-24-338-006.000-004	R	Alma Properties Llc	262,600	262,600	241,600	21,000
64	64-09-24-338-007.000-004	R	15 Franklin LLC	660,700	660,700	592,515	68,185
64	64-09-24-338-008.000-004	R	Seramur Dennis J & Michelle A/H&W	115,000	115,000	106,200	8,800
64	64-09-24-338-009.000-004	R	VTOWN LLC	348,900	348,900	327,100	21,800
64	64-09-24-338-010.000-004	R	3 Lincolnway LLC	424,900	424,900	391,186	33,714
64	64-09-24-338-011.000-004	R	5 Lincolnway LLC	409,200	409,200	383,500	25,700
64	64-09-24-338-012.000-004	R	Kuchta Sandra S Living Trust	383,100	383,100	359,900	23,200
64	64-09-24-338-013.000-004	R	Agape III LLC	377,000	377,000	354,400	22,600
64	64-09-24-338-014.000-004	R	Butterfield David A	385,400	385,400	361,057	24,343
64	64-09-24-338-015.000-004	R	Greek Empire LLC	187,700	187,700	180,100	7,600
64	64-09-24-338-016.000-004	R	Courthouse Square Lofts Llc	431,000	431,000	403,200	27,800
64	64-09-24-338-017.000-004	R	OEFM LLC	424,200	424,200	383,300	40,900
64	64-09-24-338-018.000-004	R	GLM LLC	414,700	84,475	58,275	26,200
64	64-09-24-338-019.000-004	R	GLM LLC	391,800	79,170	55,170	24,000
64	64-09-24-338-020.000-004	R	21 Lincolnway LLC	370,700	370,700	348,700	22,000
64	64-09-24-338-021.000-004	R	23 Lincolnway LLC	400,600	400,600	375,700	24,900
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	2,136,700	2,136,700	1,947,500	189,200
64	64-09-24-343-011.000-004	R	Fifty Seven Franklin Group LLC	170,600	170,600	169,500	1,100
64	64-09-24-351-001.000-004	R	Brandy Dennis & Phyllis/H&W	288,700	288,700	271,100	17,600
64	64-09-24-351-002.000-004	R	Valparaiso Partners Llc	635,300	635,300	620,300	15,000
64	64-09-24-351-003.000-004	R	Valparaiso Partners Llc	253,900	253,900	177,100	76,800
64	64-09-24-351-004.000-004	R	YOUR Insurance Inc	272,500	272,500	255,000	17,500
64	64-09-24-351-005.000-004	R	STK Investments LLC	159,700	159,700	143,713	15,987
64	64-09-24-351-006.000-004	R	A & J Development Inc	124,600	124,600	112,649	11,951
64	64-09-24-351-007.000-004	R	El-Naggar Family Limited Partnership	545,800	545,800	504,289	41,511
64	64-09-24-376-007.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-376-008.000-004	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-377-003.000-004	R	Fifty Seven Franklin Group LLC	87,600	87,600	87,000	600
64	64-09-24-377-007.000-004	R	Porter County Commissioners	-	-	-	-
64	64-10-08-200-001.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-200-003.000-029	R	Dujmovich Alexander J & Lafreniere Sierr	197,300	91,460	85,345	6,115
64	64-10-08-200-004.000-029	R	Johnson Gregory Wayne	247,200	132,080	139,750	-
64	64-10-08-200-005.000-029	R	Patko P & K LLC	-	-	-	-
64	64-10-08-200-006.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	62,500	-
64	64-10-08-200-008.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	91,400	-
64	64-10-08-200-009.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-010.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-011.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-200-012.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-201-001.000-029	R	Patko P & K LLC	7,800	7,800	8,600	-
64	64-10-08-201-002.000-029	R	City of Valparaiso Redevelopment Commiss	-	-	-	-
64	64-10-08-226-001.000-029	R	Johnson Gregory Wayne	-	-	-	-
64	64-10-08-251-001.000-029	R	Patko P & K LLC	10,400	10,400	10,100	300
64	64-10-29-351-002.000-029	R	Wisz Joint Revocable Trust Agreement	161,900	161,900	146,287	15,613
64	64-10-29-351-003.000-029	R	One Source 4 Homes LLC	156,200	156,200	131,802	24,398
64	64-10-29-351-004.000-029	R	Reynolds Brian	165,000	70,200	71,240	-
64	64-10-29-351-005.000-029	R	Luzadder Christopher	200,500	131,580	101,470	30,110
64	64-10-29-351-006.000-029	R	Williams Correy	115,400	115,400	64,416	50,984
64	64-10-29-351-007.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	208,700	96,420	95,940	480
64	64-10-29-351-008.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	175,200	175,200	148,882	26,318
64	64-10-29-351-009.000-029	R	Wisz Joint Revocable Trust Agreement	219,300	107,380	93,535	13,845

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-351-010.000-029	R	Richart John E	155,600	67,000	59,670	7,330
64	64-10-29-351-014.000-029	R	Richey Jack E	194,400	194,400	139,700	54,700
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	203,400	203,400	206,600	-
64	64-10-32-101-001.000-029	R	Rieth Riley Construction Co Inc	551,200	551,200	434,200	117,000
64	64-10-32-101-002.000-029	R	Rieth Riley Construction Co Inc	472,200	472,200	425,700	46,500
64	64-10-32-126-001.000-029	R	UGN Inc	4,713,200	4,633,061	5,026,978	-
64	64-10-32-126-002.000-029	R	Alpha/ Owens-Corning	1,946,800	1,946,800	1,918,800	28,000
64	64-10-32-151-001.000-029	R	Stokes Kelly Bertholet	940,700	940,700	860,300	80,400
64	64-10-32-151-002.000-029	R	Blue Collar Holdings LLC	601,700	601,700	592,600	9,100
64	64-10-32-151-003.000-029	R	JKC Holdings LLC	52,000	52,000	51,600	400
64	64-10-32-151-004.000-029	R	JKC Holdings Inc	700,300	700,300	308,028	392,272
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	727,400	727,400	694,300	33,100
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	Porter County Jail Building Corporation	-	-	-	-
64	64-10-32-176-001.000-029	R	Walsh & Kelly Inc	335,500	335,500	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	107,000	107,000	105,600	1,400
64	64-10-32-200-002.000-029	R	Racer LLC	541,800	541,800	507,400	34,400
64	64-10-32-200-008.000-029	R	3701 Innovation LLC	5,912,800	5,912,800	5,771,602	141,198
64	64-10-32-200-009.000-029	R	Ardagh Metal Beverage USA Inc	3,412,500	3,039,930	3,088,709	-
64	64-10-32-200-010.000-029	R	Swartz Nick D	390,100	390,100	387,000	3,100
64	64-10-32-200-011.000-029	R	Cin-Gar Inc	352,900	352,900	386,500	-
64	64-10-32-200-012.000-029	R	4201 Montdale LLC	2,203,300	2,203,300	2,166,300	37,000
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	1,927,200	1,927,200	2,083,700	-
64	64-10-32-200-015.000-029	R	Store Capital Acquisitions LLC	7,900	7,900	-	7,900
64	64-10-32-200-016.000-029	R	Ball Donald A	3,467,600	3,467,600	3,407,400	60,200
64	64-10-32-200-017.000-029	R	Ozinga Bros Inc	352,300	352,300	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	634,000	634,000	626,200	7,800
64	64-10-33-101-004.000-029	R	M.A. Properties I LLC	842,200	702,160	235,934	466,226
64	64-10-33-101-006.000-029	R	Larkin LLC	237,300	237,300	223,800	13,500
64	64-10-33-101-007.000-029	R	LARKN LLC	377,800	377,800	199,461	178,339
64	64-10-33-101-008.000-029	R	Lifestyle Properties LLC	420,600	420,600	393,600	27,000
64	64-10-33-101-009.000-029	R	Gibson Family Properties LLC	579,000	579,000	533,500	45,500
64	64-10-33-101-011.000-029	R	Lifestyle Properties LLC	124,900	124,900	63,616	61,284
64	64-10-33-101-012.000-029	R	Lifestyle Properties LLC	320,700	320,700	330,800	-
64	64-10-33-102-001.000-029	R	MAAC Foundation Inc	502,300	-	-	-
64	64-10-33-103-001.000-029	R	H & T Property Services LLC	477,000	477,000	30,240	446,760
64	64-10-33-103-004.000-029	R	4501 Airport LLC	197,400	197,400	109,431	87,969
64	64-10-33-151-003.000-029	R	Northern Indiana Public Service Co	3,664,600	3,664,600	1,535,893	2,128,707
64	64-10-33-151-004.000-029	R	72 North LLC	813,500	-	-	-
64	64-10-33-151-005.000-029	R	72 North LLC	12,600	-	-	-
64	64-10-33-176-001.000-029	R	Transpoint Intermodal LLC	-	-	-	-
64	64-10-33-176-002.000-029	R	Poettinger US Inc	24,500	24,500	16,050	8,450
64	64-10-33-176-003.000-029	R	Transpoint Intermodal LLC	24,500	24,500	16,050	8,450
64	64-10-33-200-023.000-029	R	Transpoint Intermodal LLC	31,000	31,000	24,500	6,500
64	64-10-33-200-024.000-029	R	Transpoint Intermodal LLC	194,400	194,400	189,800	4,600
64	64-10-33-200-025.000-029	R	Transpoint Intermodal LLC	6,500	6,500	-	6,500
64	64-10-33-400-003.000-029	R	Transpoint Intermodal LLC	3,500	3,500	-	3,500

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-33-400-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	20,000	20,000	15,800	4,200
64	64-10-33-400-008.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	2,600	2,600	-	2,600
64	64-10-34-300-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	90,900	90,900	71,800	19,100
64	64-10-32-301-001.000-029	R	MM Valpo LLC	13,486,300	13,486,300	80,960	13,405,340
64	64-10-32-301-002.000-029	R	Pratt Paper (IN) LLC	17,280,300	13,640,642	3,192	13,637,450
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	6,500	6,500	-	6,500
64	64-10-17-126-002.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-126-003.000-029	R	SJBZ Porter Holdings LLC	26,000	26,000	546	25,454
64	64-10-17-128-001.000-029	R	VPAH Lakes Property LLC	2,039,200	1,141,870	28,840	1,113,030
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	31,200	31,200	769	30,431
64	64-10-17-201-021.000-029	R	SJBZ Porter Holdings LLC	5,800	5,800	134	5,666
64	64-10-17-201-022.000-029	R	SJBZ Porter Holdings LLC	9,800	9,800	227	9,573
64	64-10-17-201-023.000-029	R	SJBZ Porter Holdings LLC	2,600	2,600	58	2,542
64	64-10-17-202-001.000-029	R	Lot 5 Real Estate LLC	678,600	678,600	-	678,600
64	64-10-17-251-005.000-029	R	SJBZ Porter Holdings LLC	9,700	9,700	240	9,460
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
64	64-10-17-252-001.000-029	R	ET Valparaiso LLC	6,433,300	6,433,300	178,987	6,254,313
64	64-10-17-301-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-428-001.000-029	R	Business Park in the Lakes of Valparaiso	14,500	14,500	357	14,143
64	64-10-20-102-018.000-029	R	IVA Properties LLC	242,800	242,800	151,608	91,192
64	64-10-20-102-019.000-029	R	AKB Holdings LLC	299,600	299,600	137,434	162,166
64	64-10-20-102-020.000-029	R	Blaney Kenneth P Sr	272,500	272,500	146,234	126,266
64	64-10-20-102-021.000-029	R	Duneland Management LLC	181,200	181,200	173,900	7,300
64	64-10-20-102-022.000-029	R	Yoder Custom Design LLC	216,400	216,400	5,998	210,402
64	64-10-20-102-024.000-029	R	Value Flooring Inc	296,200	296,200	291,454	4,746
64	64-10-20-102-025.000-029	R	Gtwarehouse Llc %Richden Company	1,024,600	1,024,600	29,621	994,979
64	64-10-20-102-026.000-029	R	Ocean Life Investments LLC	240,000	240,000	6,706	233,294
64	64-10-20-103-001.000-029	R	R & S Valpo Properties LLC	277,000	277,000	169,428	107,572
64	64-10-20-103-002.000-029	R	Lifestyle Properties Llc	310,300	310,300	219,495	90,805
64	64-10-20-103-003.000-029	R	Hinterman Richard M Revoc Living Trust	208,800	208,800	104,498	104,302
64	64-10-20-103-004.000-029	R	Magnatrust Llc	237,300	237,300	38,807	198,493
64	64-10-20-103-005.000-029	R	Magnatrust LLC	246,800	246,800	38,720	208,080
64	64-10-20-103-006.000-029	R	Magnatrust Llc	95,600	95,600	29,889	65,711
64	64-10-20-103-007.000-029	R	Magnatrust LLC	96,900	96,900	30,082	66,818
64	64-10-20-127-005.000-029	R	Vansland2 LLC	29,900	29,900	23,600	6,300
64	64-10-20-128-001.000-029	R	Lifestyle Properties	1,416,700	1,416,700	1,231,700	185,000
64	64-10-20-176-002.000-029	R	Meijer Stores Limited Partnership	17,979,000	17,979,000	4,296,601	17,678,932
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	1,700	1,700	543	1,661
64	64-10-20-251-004.000-029	R	Penny Property Sub Holdings LLC	8,362,600	8,362,600	5,680,852	4,355,180
64	64-10-20-251-005.000-029	R	SP Porters Vale LLC	250,100	250,100	249,100	1,000
64	64-10-20-251-006.000-029	R	SP Porters Vale LLC	3,855,800	3,855,800	2,280,431	2,581,281
64	64-10-20-251-007.000-029	R	SP Porters Vale LLC	4,000	4,000	1,301	3,898
64	64-10-20-252-002.000-029	R	SP Porters Vale LLC	21,525,200	21,525,200	9,050,637	20,220,005
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	1,425,500	1,425,500	1,342,200	83,300
64	64-10-20-301-005.000-029	R	Valpo Ventures LLC	426,600	426,600	10,432	416,168
64	64-10-20-301-006.000-029	R	LaPorte Center Association Inc	14,300	14,300	3,728	10,572

**CITY OF VALPARAISO
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-20-302-003.000-029	R	Valert Properties LLC	1,046,900	1,046,900	90,009	956,891
64	64-10-20-302-005.000-029	R	CFT NV Developments LLC	695,100	695,100	26,333	668,767
64	64-10-20-302-006.000-029	R	Family Express Corp	826,000	826,000	32,271	793,729
64	64-10-20-303-004.000-029	R	Aldi (Indiana) Lp	1,534,900	1,534,900	196,669	1,338,231
64	64-10-20-304-001.000-029	R	IRC Valparaiso Walk LLC	9,057,600	9,057,600	1,189,496	7,868,104
64	64-10-20-304-002.000-029	R	Walnut RE Holdings LLC	1,150,000	1,150,000	30,898	1,119,102
64	64-10-20-304-003.000-029	R	IRC Valparaiso Walk LLC	1,156,900	1,156,900	271,349	885,551
64	64-10-20-304-004.000-029	R	IRC Valparaiso Walk LLC	472,900	472,900	13,065	459,835
64	64-10-20-326-001.000-029	R	Barnes Development Company LLC	1,768,600	1,768,600	17,906	1,750,694
64	64-10-20-326-002.000-029	R	DEV H19 LLC	2,400	2,400	1,900	500
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	10,875,400	10,875,400	854,445	10,020,955
64	64-10-20-376-002.000-029	R	Franciscan Alliance Inc	280,100	280,100	279,700	400
64	64-10-20-401-001.000-029	R	Meijer Stores Limited Partnership	994,900	994,900	390,820	964,134
64	64-10-20-403-005.000-029	R	Church Evangelical Free Church Of Washin	2,019,000	-	-	-
64	64-10-20-403-006.000-029	R	Church Evangelical Free Of Washington To	254,200	-	-	-
64	64-10-20-426-001.000-029	R	Evangelical Free Church Of Washington Tw	662,800	-	-	-
64	64-10-20-426-003.000-029	R	SP Porters Vale LLC	2,100	2,100	1,600	500
64	64-10-29-101-001.000-029	R	Regional Federal Credit Union	748,300	748,300	39,985	708,315
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	1,900,100	1,900,100	114,861	1,785,239
64	64-10-29-101-004.000-029	R	Executive Center LLC	860,900	860,900	122,242	738,658
64	64-10-29-101-005.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	2,800	2,800	1,109	1,691
64	64-10-29-101-006.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	11,300	11,300	8,248	3,052
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	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-126-004.000-029	R	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-127-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-127-002.000-029	R	Haresh Properties Inc	2,933,800	2,933,800	118,060	2,815,740
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	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-128-002.000-029	R	TFD LLC	2,506,600	2,506,600	68,673	2,437,927
64	64-10-29-128-003.000-029	R	Midwest Property Enterprises LLC	1,118,100	1,118,100	49,238	1,068,862
64	64-10-29-128-004.000-029	R	Vogt Robert A	702,000	702,000	21,025	680,975
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	Sisusaz LLC	1,892,300	1,892,300	71,446	1,820,854
64	64-10-29-152-002.000-029	R	Haresh Properties Inc	246,000	246,000	20,320	225,680
64	64-10-29-152-003.000-029	R	Stowers Properties LLC	1,005,400	1,005,400	56,354	949,046
64	64-10-29-152-005.000-029	R	Farm Credit Services of Mid America FLCA	620,800	620,800	22,483	598,317
64	64-10-29-152-008.000-029	R	Northern Ind Public Service Co	157,700	157,700	13,919	143,781
64	64-10-29-152-009.000-029	R	Lake County Trust 6086	3,199,000	3,199,000	113,130	3,085,870
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	2,591,800	2,591,800	412,267	2,179,533
64	64-10-29-152-012.000-029	R	Eastport Centre Association Inc	6,700	6,700	183	6,517
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	581,300	581,300	38,639	542,661
64	64-10-29-153-003.000-029	R	Barr Touch Holdings LLC	2,290,300	2,290,300	1,358,099	932,201
64	64-10-29-154-001.000-029	R	Prabhudas LLC	395,700	395,700	10,992	384,708
64	64-10-29-154-002.000-029	R	Indiana Land Trust #120977	67,500	67,500	2,187	65,313
64	64-10-29-176-001.000-029	R	RTS Development LLC	1,104,800	1,104,800	75,985	1,028,815

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-176-002.000-029	R	Mislenkov Enterprises Llc	1,351,100	1,351,100	822,319	528,781
64	64-10-29-177-001.000-029	R	Nacho Real Estate LLC	188,300	-	-	-
64	64-10-29-177-002.000-029	R	United Way of Northwest Indiana Inc	735,200	3,100	-	3,100
64	64-10-29-177-003.000-029	R	Flexware Properties North LLC	1,506,600	1,506,600	55,683	1,450,917
64	64-10-29-177-004.000-029	R	Eastport Centre Association Inc	1,900	1,900	139	1,761
64	64-10-29-177-005.000-029	R	H-S Venture Llc	275,400	275,400	284,750	-
64	64-10-29-177-006.000-029	R	GMMB Buildings LLC	381,000	381,000	25,566	355,434
64	64-10-29-177-011.000-029	R	Laborers International Union of North Am	1,244,200	1,244,200	44,646	1,199,554
64	64-10-29-178-001.000-029	R	Big Dogs LLC	908,900	908,900	896,200	12,700
64	64-10-29-178-002.000-029	R	PK Industrial LLC	845,100	845,100	154,142	690,958
64	64-10-29-201-001.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-201-003.000-029	R	A5 Properties LLC	1,020,200	644,900	18,504	626,396
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	LLNJ Properties LLC	1,202,500	1,202,500	-	1,202,500
64	64-10-29-201-006.000-029	R	Chester Inc	1,487,300	1,487,300	98,063	1,389,237
64	64-10-29-202-001.000-029	R	McAfee Animal Hospital LLC	823,600	823,600	57,839	765,761
64	64-10-29-202-002.000-029	R	FLS Properties LLC	542,900	542,900	16,717	526,183
64	64-10-29-203-001.000-029	R	J and N Realty LLC	166,900	166,900	8,873	158,027
64	64-10-29-203-002.000-029	R	J & N Realty LLC	1,062,000	1,062,000	54,923	1,007,077
64	64-10-29-203-003.000-029	R	South Shore Medical LLC	744,600	744,600	32,230	712,370
64	64-10-29-221-001.000-029	R	PK Industrial LLC	23,200	23,200	9,477	22,646
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	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-004.000-029	R	Valparaiso Redevelopment 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	1,200,900	570,720	13,635	557,085
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	905,700	905,700	33,938	871,762
64	64-10-29-252-003.000-029	R	Stamina Chemical LLC	610,900	610,900	31,327	579,573
64	64-10-29-252-004.000-029	R	Stamina Chemical LLC	2,225,100	1,606,830	44,743	1,562,087
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	1,230,600	1,230,600	1,097,100	282,701
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	Aero Machine & Manufacturing LLC	626,800	626,800	457,422	169,378
64	64-10-29-253-004.000-029	R	1251 Transport Drive LLC	626,800	626,800	457,422	169,378
64	64-10-29-253-005.000-029	R	1251 Transport Drive LLC	183,800	183,800	181,400	2,400
64	64-10-29-301-001.000-029	R	ASAA Holding Company LLC	431,300	431,300	239,043	192,257
Total Consolidated Valparaiso Allocation Area:				\$ 653,936,300	\$ 584,204,136	\$ 251,232,683	\$ 351,343,770

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2023 Pay 2024)**

Vale View Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-380-014.000-004	R	Vale View LLC	3,876,900	3,876,900	828,626	3,048,274
Total Vale View Allocation Area:				\$ 3,876,900	\$ 3,876,900	\$ 828,626	\$ 3,048,274

Calkins Hill Allocation Area

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-337-005.000-004	R	Siler Stephen J & Susan R/H&W	516,900	281,340	81,833	199,507
64	64-09-24-337-006.000-004	R	Calkins Hill Venture LLC	613,000	613,000	238,600	374,400
64	64-09-24-337-007.000-004	R	Krusinger Drew G & Angela/H&W	608,800	336,480	37,996	298,484
64	64-09-24-337-008.000-004	R	Gregory Charles Bruce & Julia Alic	682,400	384,080	37,996	346,084
64	64-09-24-337-009.000-004	R	Calkins Hill Venture LLC	207,500	207,500	100	207,400
64	64-09-24-337-010.000-004	R	Huseman Bryan J & Sharon G/H&W	207,500	95,700	100	95,600
64	64-09-24-337-011.000-004	R	Calkins' Hill Venture LLC	191,400	191,400	-	191,400
64	64-09-24-337-012.000-004	R	Calkins' Hill Venture LLC	191,400	191,400	-	191,400
64	64-09-24-337-013.000-004	R	Simon Philip P & Lori/H&W	674,200	378,340	22,280	356,060
64	64-09-24-337-014.000-004	R	Gray James R Living Trust	652,400	363,080	87,492	275,588
64	64-09-24-337-015.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-016.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-017.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-018.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-019.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-020.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-021.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-022.000-004	R	Downtown Valparaiso Partners LLC	100	100	100	-
64	64-09-24-337-023.000-004	R	Downtown Valparaiso Partners LLC	400	400	69	331
Total Calkins Hill Allocation Area:				\$ 4,546,700	\$ 3,043,520	\$ 507,266	\$ 2,536,254

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	65,800	65,800	-	65,800
64	64-09-24-340-005.000-004	R	HG Valpo I LLC	30,400	30,400	-	30,400
64	64-09-24-340-006.000-004	R	HG Valpo I LLC	90,800	90,800	-	90,800
64	64-09-24-340-007.000-004	R	HG Valpo I LLC	688,000	688,000	-	688,000
64	64-09-24-340-008.000-004	R	HG Valpo I LLC	695,300	695,300	681,500	13,800
Total Valpo LINC Allocation Area:				\$ 1,570,300	\$ 1,570,300	\$ 681,500	\$ 888,800

GRAND TOTAL: \$ 663,930,200 \$ 592,694,856 \$ 253,250,075 \$ 357,817,098