

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

**CONSOLIDATED VALPARAISO AREA
ECONOMIC DEVELOPMENT PLAN:**

ADDENDUM #2 TO THE CONSOLIDATED PLAN

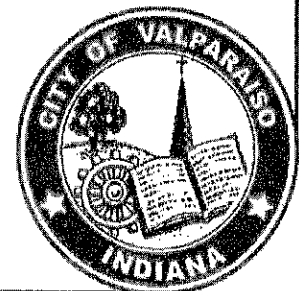
OCTOBER 11, 2007

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Valparaiso Redevelopment Commission
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ADDENDUM #2 to the Consolidated Plan was prepared to (i) expand the Consolidated Valparaiso Area Economic Development Area; (ii) include in the Plan identified economic development projects and project costs anticipated within the expansion areas; and (iii) expand the Consolidated Valparaiso Allocation Area for the expansion areas.



CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Consolidated Valparaiso Area Economic Development Plan:
Addendum #2 to the Consolidated Plan

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CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

**Consolidated Valparaiso Area Economic Development Plan:
ADDENDUM #2 to the Consolidated Plan**

INTRODUCTION

The Valparaiso Redevelopment Commission (the "Commission") has prepared this addendum to the *Consolidated Valparaiso Area Economic Development Plan* (collectively the Original Consolidated Plan¹ and Addendum #1 known as the "Consolidated Plan") as adopted and approved on December 8, 2004 (Resolution No. 12-8-2004-1²) and as amended on February 9, 2005 (Resolution No. 2-9-2005-1³) respectively.

This *ADDENDUM #2 to the Plan* ("Addendum #2") amends the Consolidated Plan to (i) expand the Consolidated Valparaiso Area Economic Development Area ("Consolidated Area"); (ii) include in the Consolidated Plan identified economic development projects ("Projects") and project costs anticipated; and (iii) expand the Consolidated Valparaiso Allocation Area ("Consolidated Allocation Area") for the expansion areas.

Addendum #2 amends the Consolidated Plan and has been prepared in accordance with I.C. 36-7-14 (the "Act") for approval by the Commission upon a public hearing and adoption of a resolution thereby. Addendum #2 upon approval by the Commission and its filing, together with the Original Consolidated Plan and Addendum #1, hereafter shall be known as the "Consolidated Plan."

EXPANSION AREAS

In order continue its mission to improve the quality of life of within the Redevelopment District (the "District") of the City, the Commission desires to expand the Consolidated Area and amend the Consolidated Plan to include additional areas for the purposes of economic and community development opportunities presented to the City related to redevelopment under the Act.

Expansion Area No. 1 and Expansion Area No. 2 collectively shall be hereafter referred to as the "Expansion Areas" herein.

Expansion Area No. 1 (Village Station Expansion):

Expansion Area No. 1 was selected as the favorable location for a proposed transit orientated development⁴ ("TOD") as a result of the Northern Indiana Commuter Transportation District's ("NICTD" as the owner and operator of the South Shore Line) proposed commuter rail line service extension from Munster, IN to the City, otherwise knows as the West Lake Corridor project.

Expansion Area No. 1 is generally bounded by Lincolnway on the north; C.S.X. Railroad (formerly Pennsylvania R.R.) corridor on the south; Napoleon Street on the east; and Center Street/Joliet Road on the west (See Exhibit A for a detailed boundary description and map of Expansion Area No. 1). The area consists of approximately 12.63 acres of land, more or less.

¹ Consolidated Valparaiso Area Economic Development Plan, Valparaiso Redevelopment Commission, December 8, 2004.

² As filed and recorded with the Office of the Porter County Recorder on January 27, 2005 (Document No. 2005-002392).

³ As filed and recorded with the Office of the Porter County Recorder on April 4, 2005 (Document No. 2005-010945).

⁴ Village Station: Parking Study for the Development of a Phase I Commuter Station, The Lannert Group, Inc. May 10, 2007.

Expansion Area No. 2A and 2B (Porter Hospital Expansion):

Expansion Area No. 2A is generally described as follows: Lincolnway on the north, Monroe Street on the south; Roosevelt Road on the east; Garfield Avenue on the west (See **Exhibit B** for a detailed boundary description and map of the area). This area consists of 16.48 acres of land, more or less.

Expansion Area No. 2B is generally described as follows: Chicago Street on the north; Lincolnway on the south; Roosevelt Road on the west; Homer Court on the east (See **Exhibit B** for a detailed boundary description and map of the area). This area consists of 6.85 acres of land, more or less.

20 Percent Expansion Test:

The existing Consolidated Area is approximately 944 acres of land, more or less. For the purposes of amending the Consolidated Plan, the Commission makes a finding that the Expansion Areas, totaling 35.96 acres more or less, in sum are less than 20 percent of the Consolidated Area (See **Exhibit C: 20 Percent Expansion Test**).

LIST OF PROJECTS, AS FURTHER AMENDED

This section further amends the Consolidated Plan by adding the Projects identified and as listed below under Addendum #2: Projects to the Consolidated Plan, by unique sub-plans of the Consolidated Plan.

Addendum #2: Projects

Franklin Street Economic Development Area, as a sub-plan area:

- I. Implementation of a Façade Improvement Loan Program.
- II. Expansion Area No. 1: Village Station Redevelopment Project (Phase I)⁵:
 - The proposed phase one project anticipates a mixed-use development including a three story residential/commercial building, with approximately 6,600 gross square feet of retail space on the lower level walk-out facing south and an additional 6,600 square feet of retail/commercial on the first level facing Lincolnway with an additional 12,000 square feet of residential lofts on the second and third levels. The building will be constructed on the site of the existing Harvey Building.
 - In addition to the mixed use development, a phase one station for commuter bus service will be constructed to fulfill the immediate needs for commuter travel between Valparaiso and Chicago prior to the anticipated rail station coming to fruition. This station will have a small retail component: for a café, coffee shop or convenience retail store located within the structure to service primarily commuters.
 - The existing Franklin House, located at the intersection of Campbell Street and Indiana Avenue, will anchor the development.
 - Parking requirements for the Phase I mixed use development and bus station component are expected to be approximately 150 surface parking stalls.
 - Subsidy for a City commuter bus program to Chicago, Illinois.
 - See **Figure 1**.

⁵⁵ Village Station: Parking Study for the Development of a Phase I Commuter Station, The Lannert Group, Inc. May 10, 2007.

III. Other TOD real property improvements and ancillary parking facilities to support the Village Station Redevelopment Project.

Center Economic Development Area, as a sub-plan area:

IV. Implementation of a Façade Improvement Loan Program.

V. Expansion Area No. 2:

- The reimbursement of capital expenditures made by the City of Valparaiso for non-recurring capital expenditures, such as streetscape improvements, pathways, bike paths, sidewalk paths or other similar one-time public works, public safety, public health or economic development projects that the Commission determines are either in or serve the Consolidated Allocation Area and are in furtherance of its economic development purposes.

PROJECT COSTS

The Commission estimates the total cost to implement, design, construct and/or complete only those public capital projects included in Addendum #2: Projects between 2007 through 2016 to be \$3,550,000 (which includes land acquisition, if necessary and as identified herein), which may vary from and be dependant upon a the costs resulting from a public bid process by the Commission and project timing.

A breakdown of individual public capital project related to the Projects in the Franklin Street Economic Development Area as a sub-plan to the Consolidated Plan is provided below.

TABLE 1.1: Project Costs: Franklin Street Economic Development Area

<u>Phase</u>	<u>Description</u>	<u>Cost</u>
	<u>Façade Improvement Loan Program</u>	\$ 175,000
	<u>Expansion Area No. 1 (Village Station- Phase I)</u>	
	Commuter Train Terminal	500,000
	Commuter Bus Terminal	200,000
	Commuter Parking for Village Station	700,000
	Commuter Bus Subsidy	600,000
	Lincolnway Streetscape Improvements: Joliet Road to Napoleon	450,000
	Other TOD Improvements and Ancillary Parking Facilities (S. of Indiana Avenue)	
	TOTAL	\$ 2,625,000

SOURCE: Executive Director of the Commission.

TABLE 1.2: Project Costs: Center Economic Development Area

<u>Phase</u>	<u>Description</u>	<u>Cost</u>
	<u>Façade Improvement Loan Program</u>	\$ 175,000
	<u>Expansion Area No. 2</u>	
	Non-recurring capital expenditures, such as streetscape improvements, pathways, bike paths, sidewalk paths or other similar one-time public works, public safety, public health or economic development projects.	750,000
	TOTAL	\$ 925,000

SOURCE: Executive Director of the Commission.

LAND USE PLAN FOR THE EXPANSION AREAS

The land use plan for the expansion areas is as follows.

Expansion Area No. 1:

The land uses proposed for the Village Station Phases 1, 2 and 3 as a transit orientated development including a mixed-use development of commercial/retail, residential and transit (bus and rail) facilities and parking facilities typically permitted in the General Commercial (C-3) zoning district and parking facilities typically permitted in the Light Industrial (M-1) zoning district under the current Zoning Ordinance of the City.

Expansion Area No. 2:

The land uses proposed for Expansion Area No. 2 shall be consistent with those land uses permitted under the appropriate zoning classification as listed in the current Zoning Ordinance of the City.

ACQUISITION OF PROPERTY

In order to accomplish the Projects the Commission may need to acquire interests in real property; however, said acquisition must occur:

- Without the use of eminent domain by the Commission under I.C. 36-7-14-43(7); or
- Through the purchase and/or condemnation actions of the City or other taxing unit and by an inter-governmental transfer of publicly owned property.

The Commission has not identified real property to be considered for acquisition as part of this Addendum #2. However, the Commission may consider the acquisition of certain real property(ies) within the Expansion Areas should they become available or for sale through an offer and acceptance by a willing seller through an arm's length transaction between the owner and the Commission. Any real property acquisition shall serve as a catalyst to focus redevelopment and rehabilitation economic and community development initiatives to implement the Consolidated Plan and shall act as a stimulus to and catalyst for private and public investment benefiting and serving the Consolidated Area. The Commission's objective for such real property purchases includes the following:

- (i) To clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Consolidated Area to overcome the deteriorating conditions therein; and
- (ii) To implement the Consolidated Plan; and to improve the overall quality of life for the Redevelopment District and the City.

The Commission shall follow procedures set forth in the Act for the acquisition of real property. The Commission may acquire real property through those procedures outlined in the Act and upon the approval and adoption of a list of real property and interests to be acquired.

Should the Commission find that it necessary to prepare an acquisition list of real property to reach the goals and objectives of the Consolidated Plan or to implement the Consolidated Plan for the Consolidated Area, the Commission may amend the Consolidated Plan in accordance with the Act.

FINDINGS OF ECONOMIC DEVELOPMENT POTENTIAL

Although not required by the Act, the Commission makes the determination and finding that this Addendum #2 as an amendment to the Consolidated Plan upon implementation for the Expansion Areas will:

- Promote significant opportunities for gainful employment of its citizens.
- Attract new business enterprise to the City.
- Retain and expand business enterprise existing within the Expansion Areas.
- Promote planning, replanning, development and redevelopment of the Expansion Areas which are public and governmental functions that cannot be accomplished through the ordinary operations of private enterprise because of:
 - The necessity of requiring the proper use of the land so as to best serve the interests of the City, the District and its residents; and
 - The costs of the identified Projects.
- Promote planning, replanning, development and redevelopment of the Expansion Areas that will:
 - Benefit the public health, safety, morals and welfare of the City;
 - Increase the economic well-being of the City, the Redevelopment District and the State; and
 - Serves to protect and increase property values in the City, the District and the State.
- Promote the planning, replanning, development and redevelopment related to the Project within the Expansion Areas are a public use and purpose for which public money may be spent and private property acquired.

FINDING OF ADDENDUM #2 COMPLIANCE WITH OFFICIAL PLANS

During the preparation of Addendum #2, the Commission has taken measures to include the City Planner in the planning process and has reviewed Addendum #2 for conformity with the City's Official Comprehensive Plan and other official planning and development policy documents. Issues considered when determining that, in compliance with IC 36-7-14-41(b)(5), "The plan for the economic development area conforms to other development and redevelopment plans for the unit."

In accordance with the Act, more specifically Section 17.5(c) subsections (1) and (2), the Commission makes the following findings that Addendum #2 as an amendment to the Consolidated Plan is:

- Reasonable and appropriate when considered in relation to the original resolution or original plan, including subsequent amendments thereto and the purposes of the Act.
- Conforms to the Valparaiso Comprehensive Plan⁶, as amended from time to time.

The land-use provisions herein may be updated at the discretion and approval of the Commission in compliance with the Act.

⁶ Valparaiso Comprehensive Plan. Prepared by Camiros, Ltd. and Earth Tech, February 2000.

The land-use provisions herein shall be reviewed and, if necessary updated, by the Commission with review and consideration by the City Planner and, if necessary in accordance with state statute, the Valparaiso Department of Planning for compliance with other official plans of the City.

EXPANSION OF THE CONSOLIDATED VALPARAISO ALLOCATION AREA

This section of Addendum #2 expands the Consolidated Valparaiso Allocation Area ("Consolidated Allocation Area") by amending the Consolidated Plan's "APPENDIX K: Boundary Description and Map of the Consolidated Valparaiso Allocation Area," which consolidated the following sub-allocation areas: Southeast Allocation Area, the Washington Township Allocation Area, the Franklin Street Allocation Area; and the South 49 Economic Allocation Area (the "Original Consolidated Allocation Area") and including Addendum #1's Expansion Allocation Areas (collectively the "Consolidated Allocation Area").

Expansion of the Consolidated Allocation Area (the "Expansion Allocation Areas") includes parcel(s) which are contiguous and tangential to the Consolidated Allocation Area and are identified herein (See Exhibit D: Expansion Allocation Areas Real Property Key Numbers) by their real property key number (TIF duplicate number) and by owner name and by sub-allocation area. See Exhibit E: Consolidated Valparaiso Allocation Areas Map, as Expanded.

Base Assessment Date

Said parcel(s) included in the Expansion Allocation Areas shall have a base assessment date of March 1, 2007 for the purpose of calculating captured assessed valuation and tax increment.

FINANCING OF PROJECTS

It is the intention of the Commission to utilize tax increment resulting from increases in assessed valuation within the Consolidated Allocation Area and *ad valorem* property taxes allocated under Section 39 of the Act for public improvements and to assist in private investment Projects in order to implement the Consolidated Plan.

The Commission reserves the right to issue tax increment revenue bonds or to pledge anticipated tax increment to expedite the implementation of the Consolidated Plan.

AMENDMENT OF THE CONSOLIDATED PLAN

The Consolidated Plan may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Consolidated Plan must be carried out in accordance with the Act as it pertains to the planning, replanning, develop and redevelopment of economic development areas.

RECORDING AND FILING

After considering the evidence presented before the Commission as it relates to Addendum #2 and upon public input at a hearing, for which appropriate notice is published, planning agencies and entities of the City provided appropriate notice, and overlapping taxing units notified, the Commission may take final action by resolution determining the public utility and benefit of the proposed economic development project, and modifying the declaratory resolution(s) that designated and established the Consolidated Plan for the Consolidated Area.

The final action taken by the Commission shall be recorded and is final and conclusive.

Office of the Porter County Recorder

The final action taken by the Commission shall be recorded (date and record number stamped "Document on File") with the Office of the Porter County Recorder.

Office of the Porter County Auditor

Because the Consolidated Plan designates and establishes the Expansion Allocation Areas as a part of certain sub-allocation areas within the Consolidated Allocation Area for the purpose of utilizing tax increment financing, the Commission shall file a copy of the recorded Plan with the Office of the Porter County Auditor (date and record number stamped "Document on File").

PUBLIC AVAILABILITY OF ADDENDUM #2

Upon adoption by the Commission and proper filing as an official economic development planning document for the Valparaiso Redevelopment Commission and the City of Valparaiso, copies of this Addendum #2 to the Consolidated Plan may be made available to the public for purchase and review upon written request to the Office Redevelopment Commission located at 166 Lincolnway, Valparaiso, Indiana, 46383 during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except holidays).

In addition, the Commission directs the Executive Director to cause the document to be made available in a portable document format ("PDF") electronically for public review on the City's website at: www.ci.valparaiso.in.us .

Exhibit A

Expansion Area No. 1 (Village Station Expansion): Boundary Description and Map

Expansion Area No. 1 was selected as the favorable location for a proposed transit orientated development⁷ ("TOD") as a result of the Northern Indiana Commuter Transportation District's ("NICTD" as the owner and operator of the South Shore Line) proposed commuter rail line service extension from Munster, IN to the City, otherwise known as the West Lake Corridor project.

Expansion Area No. 1 is generally bounded by:

- Lincolnway on the north;
- C.S.X. Railroad (formerly Pennsylvania R.R.) corridor on the south;
- Napoleon Street on the east; and
- Center Street and Joliet Road on the west.

The boundary description for Expansion Area No. 1 is more specifically described as follows:

Expansion Area No.1:

To Be Contiguous with and Tangential to the Franklin Street Economic Development Area

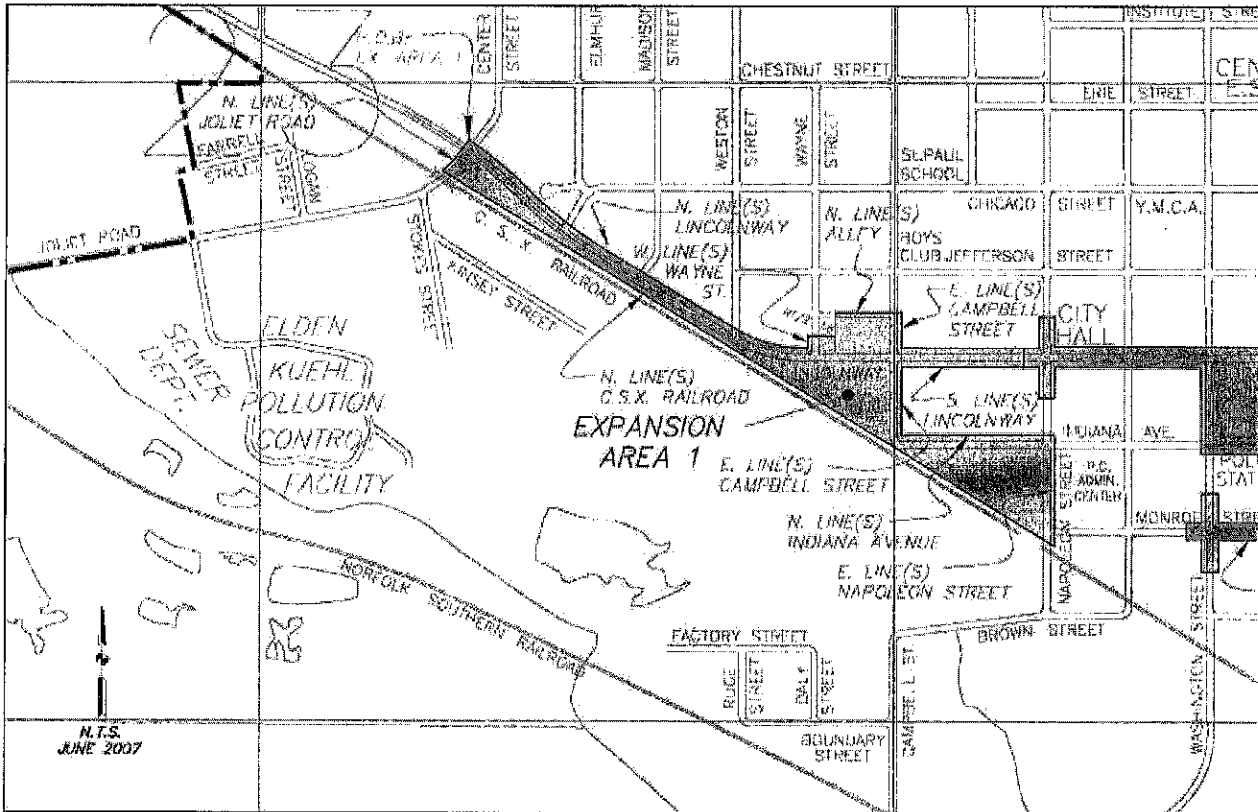
An area of land located in parts of the southeast ¼ of Section 23 and the Southwest ¼ of Section 24, Township 35 North, Range 6 West of the Second Principal Meridian, said area located in the City of Valparaiso, Center Township, Porter County, Indiana, and described as follows:

BEGINNING IN SAID SOUTHEAST ¼ OF SECTION 23 AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) AND THE WEST RIGHT-OF-WAY LINE OF CENTER STREET, BEING THE POINT OR BEGINNING; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE NORTH APPROXIMATELY 66 FEET TO ITS INTERSECTION WITH THE NORTH PROPERTY LINE OF THE SOUTH ½ OF LOT 8 IN BLOCK 7 OF WEST VALPO (RECORD A, PAGE 32) AS EXTENDED WEST TO THE WEST RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE EAST APPROXIMATELY 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF WAYNE STREET AND ITS INTERSECTION WITH THE NORTH PROPERTY LINE OF THE SOUTH ½ OF LOT 8 IN BLOCK 7 OF WEST VALPO (RECORD A, PAGE 32); THENCE CONTINUING EAST ALONG SAID NORTH PROPERTY LINE APPROXIMATELY 66 FEET TO ITS INTERSECTION WITH THE WEST LOT LINE OF LOT 7 IN BLOCK 7 OF WEST VALPO (RECORD A, PAGE 32); THENCE NORTH APPROXIMATELY 82.5 FEET ALONG SAID WEST LOT LINE AND AS EXTENDED TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE EAST/WEST ALLEY OF BLOCK 7; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY APPROXIMATELY 213 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CAMPBELL STREET AND CONTINUING EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST/WEST ALLEY, AS EXTENDED, TO THE EAST RIGHT-OF-WAY LINE OF CAMPBELL STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF CAMPBELL STREET APPROXIMATELY 147 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130); THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 39 OF THE ORIGINAL SURVEY (PLAT OF THE ORIGINAL SURVEY TO SAID CITY PER DEED RECORD D-A-13 OF VALPARAISO AND THE PLAT OF THE OUTLOTS TO SAID ORIGINAL SURVEY PER DEED RECORD D-A-621), BEING CONTIGUOUS WITH AND TANGENTIAL TO THE FRANKLIN STREET ECONOMIC DEVELOPMENT AREA; THENCE SOUTH ACROSS LINCOLNWAY (MAIN STREET/STATE

⁷ Village Station: Parking Study for the Development of a Phase I Commuter Station. The Lannert Group, Inc. May 10, 2007.

**Consolidated Valparaiso Area Economic Development Plan:
ADDENDUM #2 to the Consolidated Plan (continued)**

ROUTE 130) CONTIGUOUS WITH AND TANGENTIAL TO THE FRANKLIN STREET ECONOMIC DEVELOPMENT AREA TO THE SOUTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130), ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN SAID BLOCK 38; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CAMPBELL STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF CAMPBELL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF INDIANA AVENUE; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF INDIANA AVENUE TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NAPOLEON STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF NAPOLEON TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (FORMERLY PENNSYLVANIA R.R.) CORRIDOR; THENCE NORTHWEST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (FORMERLY PENNSYLVANIA R.R.) CORRIDOR TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF JOLIET ROAD; THENCE NORTHEAST ALONG THE NORTH RIGHT-OF-WAY LINE OF JOLIET ROAD TO IT INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) AND THE WEST RIGHT-OF-WAY LINE OF CENTER STREET, BEING THE POINT OF BEGINNING, HAVING AN AREA OF APPROXIMATELY 12.63 ACRES, MORE OR LESS.



EXPANSION AREA 1 (VILLAGE STATION EXPANSION)

2007 EXPANSION AREA 1

FRANKLIN STREET ALLOCATION AREA

Exhibit B

Expansion Area No. 2 (Porter Hospital Expansion): Boundary Description and Map

The boundary description for Expansion Area No. 2A is more specifically described as follows:

Expansion Area No. 2A:

To Be Contiguous with and Tangential to the Southeast Economic Development Area

An area of land located in parts of the southeast $\frac{1}{4}$ of Section 24 and the southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 6 West of the Second Principal Meridian, said parcel located in the City of Valparaiso, Center Township, Porter County, Indiana, and described as follows:

BEGINNING IN SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 24 AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) AND THE WEST RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, BEING THE POINT OR BEGINNING; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GARFIELD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF GARFIELD AVENUE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MONROE STREET; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONROE STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY PARK AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY PARK AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF MONROE STREET; THENCE NORTH APPROXIMATELY 110 FEET ALONG THE EAST LOT LINES OF A 0.82 ACRE PARCEL AND A 0.27 ACRE PARCEL BOTH OWNED BY THE COMMISSIONERS OF PORTER COUNTY (DUP NOS. 01-004110030 AND 01-004110153 RESPECTIVELY) TO ITS INTERSECTION WITH THE SOUTHWEST CORNER OF A 0.58 ACRE OF LAND OWNED BY THE COMMISSIONER OF PORTER COUNTY (DUP NO. 01-004110177); THENCE EAST APPROXIMATELY 175 FEET TO THE SOUTHEAST CORNER OF SAID 0.58 ACRE OF LAND OWNED BY THE COMMISSIONER OF PORTER COUNTY (DUP NO. 01-004110177); THENCE NORTH APPROXIMATELY 286 FEET ALONG THE EAST LOT LINE OF SAID 0.58 ACRE OF LAND OWNED BY THE COMMISSIONER OF PORTER COUNTY (DUP NO. 01-004110177) TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, AS EXTENDED AND PROLONGATED TO THE SOUTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, AS EXTENDED AND PROLONGATED TO THE SOUTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130), BEING THE POINT OF BEGINNING, HAVING AN AREA OF APPROXIMATELY 16.48 ACRES, MORE OR LESS.

The boundary description for Expansion Area No. 2B is more specifically described as follows:

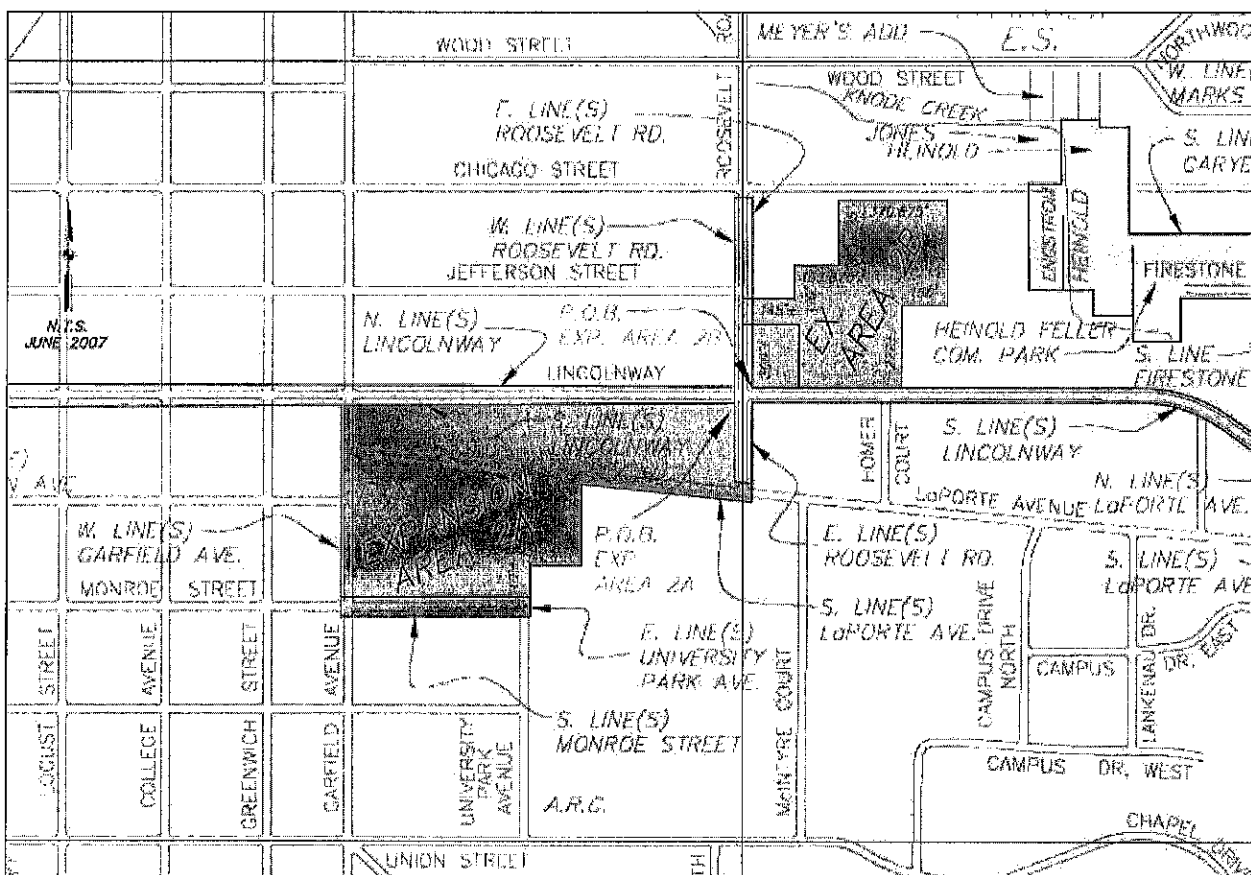
Expansion Area No. 2B:

To Be Contiguous with and Tangential to the Southeast Economic Development Area

An area of land located in parts of the southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 6 West of the Second Principal Meridian, said parcel located in the City of Valparaiso, Center Township, Porter County, Indiana, and described as follows:

**Consolidated Valparaiso Area Economic Development Plan:
ADDENDUM #2 to the Consolidated Plan (continued)**

BEGINNING IN SAID SOUTHWEST ¼ OF SECTION 19 AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) AND THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, BEING THE POINT OR BEGINNING; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF ROOSEVELT ROAD APPROXIMATELY 300 FEET TO AN EAST-WEST LINE DESCRIBED IN DEED RECORD 2003-055622 (A 6.10 ACRE PARCEL OWNED BY PORTER MEMORIAL HOSPITAL [DUP NO. 01-000418614]); THENCE CONTINUING ALONG SAID 6.10 ACRE PARCEL THE NEXT EIGHT COURSES: EAST APPROXIMATELY 145 FEET (AS ESTIMATED FROM EAST RIGHT-OF-WAY LINE OF ROOSEVELT ROAD), NORTH APPROXIMATELY 110 FEET, EAST APPROXIMATELY 153.875 FEET, NORTH APPROXIMATELY 219.25 FEET (TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO STREET), EAST APPROXIMATELY 370.875 FEET (ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO STREET), SOUTH APPROXIMATELY 356.14 FEET, WEST APPROXIMATELY 156 FEET, AND SOUTH APPROXIMATELY 277 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130); THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY (MAIN STREET/STATE ROUTE 130) TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, BEING THE POINT OR BEGINNING, HAVING AN AREA OF APPROXIMATELY 6.85 ACRES, MORE OR LESS.



EXPANSION AREA 2A & 2B (PORTER HOSPITAL EXPANSION)

2007 EXPANSION AREAS 2A & 2B
 SOUTHEAST ALLOCATION AREA

Exhibit C
20 Percent Expansion Test

	<u>Square Feet</u>	<u>Acres (+/-)</u>
Consolidated Valparaiso Allocation Area	41,124,314	944.08
<u>Sub-Allocation Areas</u>		
Franklin Street Allocation Area	562,744	12.92
Southeast Allocation Area	21,174,580	486.10
Washington Township Allocation Area	16,611,703	381.35
South 49 Economic Allocation Area	2,775,287	63.71
20 Percent Expansion Test:	<u>Acres (+/-)</u>	<u>Percent</u>
Consolidated Valparaiso Allocation Area (Total Acreage)	944.08	
Twenty Percent Area Threshold	188.82	20.00%
<u>Proposed Expansion Area(s):</u>	35.96	3.81%
Expansion Area No. 1 (Village Station Expansion)	12.63	1.34%
Expansion Area No. 2A (Porter Hospital Expansion)	16.48	1.75%
Expansion Area No. 2B (Porter Hospital Expansion)	6.85	0.73%
Test (Pass or Fail):	Pass	
If the 20 Percent Test is <u>passed</u> , the expansion comes under I.C. 36-7-14-17.5 (Short Process).		
If the 20 Percent Test is <u>failed</u> , the expansion comes under I.C. 36-7-14-17 (Original Establishment Process).		

Consolidated Valparaiso Area Economic Development Plan:
ADDENDUM #2 to the Consolidated Plan (continued)

Exhibit D
Expansion Allocation Areas Real Property Key Numbers

EXPANSION AREA NO. 1

Consolidated Valparaiso Allocation Area: Franklin Street Sub-Allocation Area
Base Assessment Date: March 1, 2007

Line Item	Dup Number	Property Key Number	Location Address		Owner
			Number	Street	
1	01-000376557	09-23-436-001	451	Lincolnway	Mic Dea LLC
2	01-000001034	09-23-436-002	175	Lincolnway	Jet Development LLC
3	01-000258875	09-23-436-003			Jet Development LLC
4	01-000193890	09-23-436-004			1857 LLC
5	01-000000877	09-23-437-001	175	Lincolnway	Jet Development LLC
6	01-000258876	09-23-437-002			Jet Development LLC
7	01-000000682	09-23-435-004			Law Place LLC
8	01-000417905	09-24-351-003	251	Indiana Av.	Porter County Development Corporation
9	01-001242095	09-24-351-004	152	Napoleon St	Housing Options LLC
10	01-000242195	09-24-351-008	154	Napoleon St	Housing Options LLC
11	01-000150208	09-24-351-007	158	Napoleon St	El-Naggar Family Limited Partnership
12	01-000540953	09-24-351-005	253	Indiana Av.	Valparaiso Partners LLC
13	01-000540952	09-24-351-006	259	Indiana Av.	Valparaiso Partners LLC
14	01-000053102	09-24-351-002	359	Indiana Av.	Brandy, Dennis and Phyllis

SOURCE: Office of the Porter County Auditor (Property Record Maintenance Reports for 2006 Pay 2007).

EXPANSION AREA NO. 2

Consolidated Valparaiso Allocation Area: Southeast Center Township Sub-Allocation Area
Base Assessment Date: March 1, 2007

Line Item	Dup Number	Property Key Number	Location Address		Owner
			Number	Street	
1	01-000418614	10-19-300-021			Porter Memorial Hospital
2	01-000000911	10-19-302-026			LaPorte Savings Bank
3	01-000018017	09-24-429-001	802	Lincolnway	Bank One Merrillville
4	01-000154225	09-24-429-002	808	Lincolnway	F & K Enterprises LLP
5	01-000250274	09-24-429-003	805	LaPorte Av.	I I C Business Services
6	01-000501200	09-24-429-004	807	LaPorte Av.	Staibaum Trevor L
7	01-000154226	09-24-429-018	810	LaPorte Av.	F & K Enterprises LLP
8	01-000154227	09-24-429-006			F & K Enterprises LLP
9	01-004110182	09-24-429-017			Commissioners Board of Porter County
10	01-004110183	09-24-429-020			Commissioners Board of Porter County
11	01-004110006	09-24-429-005			Commissioners Board of Porter County
12	01-004110184	09-24-429-006			Commissioners Board of Porter County
13	01-004110185	09-24-429-007			Commissioners Board of Porter County
14	01-004110186	09-24-429-013			Commissioners Board of Porter County
15	01-004110187	09-24-429-012			Commissioners Board of Porter County
16	01-004110188	09-24-429-011			Commissioners Board of Porter County
17	01-004110189	09-24-429-023			Commissioners Board of Porter County
18	01-000047284	09-24-429-010			Bonnell Tom
19	01-000518508	09-24-429-009	840	Lincolnway	Tabib Mohammad A

SOURCE: Office of the Porter County Auditor (Property Record Maintenance Reports for 2006 Pay 2007).

Exhibit D
Expansion Allocation Areas Real Property Key Numbers

EXPANSION AREA NO. 2 (continued)

Consolidated Valparaiso Allocation Area: Southeast Center Township Sub-Allocation Area
 Base Assessment Date: March 1, 2007

Line Item	Dup Number	Property Key Number	Location Address		Owner
			Number	Street	
20	01-000501578	09-24-429-016	836	Lincolnway	Stan James L
21	01-000452071	09-24-429-015		LaPorte	RWC Properties
22	01-000452070	09-24-429-014		LaPorte	RWC Properties
23	01-000417886	09-24-429-008			Porter County Cancer Treatment Center PC
24	01-003114118	09-24-476-001	166	Lincolnway	Valparaiso City of
25	01-004110172	09-24-476-002			Commissioners Board of Porter County
26	01-004110173	09-24-476-003			Commissioners Board of Porter County
27	01-004110174	09-24-476-004			Commissioners Board of Porter County
28	01-004110030	09-24-476-005	814	LaPorte Av.	Commissioners Board of Porter County
29	01-004110175	09-24-476-006			Commissioners Board of Porter County
30	01-004110176	09-24-476-007			Commissioners Board of Porter County
31	01-004110032	09-24-476-008	814	LaPorte Av.	Commissioners Board of Porter County
32	01-004110178	09-24-476-009			Commissioners Board of Porter County
33	01-004110031	09-24-476-010	814	LaPorte Av.	Commissioners Board of Porter County
34	01-004110179	09-24-476-014			Commissioners Board of Porter County
35	01-004110180	09-24-476-013			Commissioners Board of Porter County
36	01-004110181	09-24-476-012			Commissioners Board of Porter County
37	01-004110077	09-24-476-011			Commissioners Board of Porter County
38	01-004110177	09-24-476-015			Commissioners Board of Porter County
39	01-004110155	09-24-476-026			Commissioners Board of Porter County
40	01-004110040	09-24-476-019			Porter Memorial Hospital
41	01-004110048	09-24-476-023	814	LaPorte Av.	Porter Memorial Hospital
42	01-004110028	09-24-476-028	814	LaPorte Av.	Commissioners Board of Porter County
43	01-004110030	09-24-476-005	814	LaPorte Av.	Commissioners Board of Porter County
44	01-000000909	09-24-476-024	914	LaPorte Av	Commissioners Board of Porter County
45	01-004110029	09-24-476-021	814	LaPorte Av.	Commissioners Board of Porter County
46	01-000000918	09-24-476-025			Commissioners Board of Porter County

SOURCE: Office of the Porter County Auditor (Property Record Maintenance Reports for 2006 Pay 2007).