

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

**Economic Development Plan for the
North Coast (Hain Property) Economic Development Area:
Report on Economic and Tax Impact Analysis**

March 30, 2011

*Notice to Taxing Units
Per Indiana Code 36-7-14-17(c)*

Prepared By:

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**CITY OF VALPARAISO, INDIANA
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PURPOSE OF THE REPORT

Pursuant to Indiana Code 36-7-14-17(c), a public hearing in which a resolution is to be considered that includes a provision establishing an allocation area requires a redevelopment commission to file the following information with each taxing unit that is wholly or partly located within a proposed allocation area:

- (1) A copy of the notice required for adoption and substance of the resolution under consideration, and
- (2) A statement disclosing the impact of the allocation area, including the following:
 - The estimated economic benefits and costs incurred by the allocation area, as measured by increased employment and anticipated growth of real property assessed values; and
 - The anticipated impact on tax revenues of each taxing unit.

A redevelopment commission shall file the information required above with the officers of the taxing units who are authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5 at least ten (10) days before the date of a public hearing.

This ***Economic Development Plan for the North Coast (Hain Property) Economic Development Area: Report on Economic and Tax Impact Analysis*** (the "Report") was prepared to meet the statutory requirements for the establishment and designation of an allocation area within the City of Valparaiso's North Coast (Hain Property) Economic Development Area.

INTRODUCTION

The City of Valparaiso, Porter County, Indiana ("City") Redevelopment Commission ("Commission") on February 9, 2011 approved and adopted Resolution No. 02-09-2011-01 (the "Declaratory Resolution") that (i) declared and designated the **North Coast (Hain Property) Economic Development Area** (the "Area") within the meaning of Indiana Code 36-7-14, *et seq.* (the "Act"); (ii) approved the **Economic Development Plan for the North Coast (Hain Property) Economic Development Area** (the "Plan") and (iii) designated the Area as the **North Coast Allocation Area** (the "Allocation Area") for the purpose of utilizing tax increment financing within the meaning of Section 39 the Act in order to implement the Plan.

The Declaratory Resolution by designating the Allocation Area allows for the use of tax increment resulting from the growth in real property assessed value within the proposed Allocation Area in excess of the base assessment or the "base assessed value" as defined in Section 39(a)(2) of the Act. The base assessment date for the Allocation Area in accordance with Section 39(a)(2) of the Act shall be March 1, 2010, the assessment date immediately preceding the effective date of the allocation provision of the Declaratory Resolution.



INTRODUCTION *(continued)*

The Commission is filing this Report and a copy of the Notice of a Public Hearing of adoption and substance of the Declaratory Resolution under consideration with each taxing unit overlapping the proposed Allocation Area to disclose the anticipated impact(s) of the Allocation Area. This Report discloses the anticipated economic benefits and costs as well as the estimated impact on tax revenues of each taxing unit that is authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5.

The Plan for the Area identifies goals and objectives¹, including, but not limited to, facilitating and encouraging economic development and new private investment in the Area by retaining light-industrial or warehousing industries to leverage public capital investment by the Commission or the City in the Area. The Plan's goals and objectives were developed to guide the Commission, policy makers and developers in the economic development of the Area.

The data and assumptions used in this Report were derived from or based upon information and records provided by the Office of the Porter County Auditor, representatives of the City and the Commission, representatives of prospect industries interested in economic development of the Area, or from other interested parties and sources deemed and considered to be reliable. The financial advisor did not audit this data and, accordingly, expresses no assurance on it. It should be noted that assumptions may not be fully realized and that unanticipated circumstances and events, either natural or man-made, may occur which will cause the actual results to vary as presented in this Report and that such variations may be material.

REPORT METHODOLOGY

The formation of an allocation area can affect each governmental unit, and even different funds within a governmental unit, in different manners due to the effect of the Indiana property tax control process. The Indiana property tax control process affects the majority of funds in a governmental unit by controlling the amount that can be levied in taxes. It affects a small number of other funds by controlling the tax rate applied. For funds controlled by the tax rate (i.e., cumulative funds), and which are at the maximum allowable rate, the establishment of an allocation area may have an impact on the unit's budget equal to the increase in assessed valuation (more specifically, the captured assessment [50 IAC 8-1-10]) on real property times the controlled tax rate per \$100 of assessed value as a result of the distribution of tax increment to the Commission.

The following civil taxing units in Valparaiso-Center Township have funds are cumulative funds or are controlled by a state statutory tax rate² (which may or may not be at the statutory maximum rate):

- The Porter County Cumulative Bridge;
- The Porter County Cumulative Capital Development Funds;
- Porter County Airport Aviation Fund;
- Porter County Airport Cumulative Building Fund;
- City of Valparaiso's Cumulative Capital Development Fund; and
- Valparaiso Community School Corporation Capital Projects Fund.

¹ Economic Development Plan for the North Coast (Hain Property) Economic Development Area, February 3, 2011. Pages 4-5.

² See **EXHIBIT A** for the Valparaiso-Center Township which identifies cumulative funds as well as those funds controlled by a statutory maximum tax rate.



REPORT METHODOLOGY *(continued)*

Specific to City of Valparaiso - Center Township, **EXHIBIT A** as attached hereto shows the City's applicable State Certified Tax Rate for 2010 Pay 2011 and **EXHIBIT B** as also attached hereto which shows the 2010 Pay 2011 applicable Certified Assessed Valuations for the City of Valparaiso - Center Township. These schedules were used in the preparation of this Report to determine the estimated economic and tax impacts of the Plan, when implemented.

A governmental unit's growth in assessed value no longer determines the limits of a "maximum levy" growth per year based on the growth in assessed value. Beginning in 2003, governmental funds are controlled by the limits of "maximum levy" and are not allowed to exceed 6% per year based on the average growth in Indiana non-farm income for the past six years. Prior to 2003 the increased growth in assessed value determined the limits of the "maximum levy" growth per year between 5 and 10%. In addition, Senate Enrollment Act (SEA) 260 signed into law on March 24, 2006, amends IC 6-1.1-18.5-13 to reinstate banking of unused levy (eliminated in 2004 through SEA 1), although banking may only be done over two years, with 50% of the lost levy reinstated over each year. The 2010 Assessed Valuation Growth Quotient (levy growth rate) was 3.8 percent³ while 2011 is 2.9 percent⁴.

Generally, most governmental units take the maximum levy allowed for each year. Therefore, there is no longer the impact of the unit's funds controlled by levy, since the "maximum levy" growth per year is now determined by growth in Indiana non-farm income and not on increases in assessed value. However, regardless of the impact on the local unit's levy, the net tax rate to the taxpayers would be adjusted to compensate for the captured assessed value.

The Commission in the Plan⁵ concluded that implementation of the Plan for the Area would not occur through the ordinary operation of private enterprise or by regulatory processes because of (i) the lack of local public improvements to serve the Area; (ii) the existence of improvements or conditions that lower the value of the land below that of nearby land; (iii) and other similar conditions. In addition, regulatory processes do not exist to provide incentives to induce investment in the Area consistent with the Plan for new private investment and the economic development activity as proposed. Therefore, the Commission concludes that capturing real property incremental assessed value, as a result of the implementation of the Plan for the Area through economic development, will not have a negative impact on anticipated revenues or tax rates of the overlapping taxing units that are wholly or partially in the proposed Allocation Area since said economic development is not likely without the Commission's resort to application of the Act, more specifically under Section 41 by declaring an economic development area and designating the Allocation Area under Section 39.

The Commission therefore determines that there will not be a negative impact on the funds controlled by tax rate maximums because:

- 1) No decrease in the funds will occur due to the designation of the Allocation Area, and
- 2) Increases in the real property assessed value that are captured would not have occurred without public intervention and the accomplishment of the goals and objectives to implement Plan for the Area.

The schedule set forth in **EXHIBIT C** for the respective taxing units illustrates the estimated impact(s) on overlapping taxing units both before and after designation of the Allocation Area and the capture of assessed valuation for the purposes of calculating tax increment.

³ Memorandum of the Indiana Department of Local Government Finance, June 22, 2009.

⁴ Memorandum of the Indiana Department of Local Government Finance, June 24, 2010.

⁵ Economic Development Plan for the North Coast (Hain Property) Economic Development Area. February 3, 2011. Pages 14-15.



(continued)

SUMMARY OF SIGNIFICANT ASSUMPTIONS

This Report was prepared on the basis of assumptions provided by the Office of the Porter County Auditor, representatives of the City, the Commission, prospective company representatives and our analysis of the data provided. The assumptions herein are those that are significant to this Report and the real property within the Allocation Area. See **EXHIBIT D** – Map and Boundary Description: North Coast Allocation Area.

This Plan for proposed economic development of the Area has been developed to retain North Coast Distribution in the City of Valparaiso. North Coast Distributing has been located in the City since 1939 and has been committed to community employment and stewardship through substantial contributions of time, talents and resources while expanding and growing as a business. This Plan is the City and the Commission's commitment to retain North Coast Distributing in the City of Valparaiso. Overall, the economic development activities proposed for the Area will provide significant retention and expansion opportunities and an opportunity for an increase in gainful employment of the residents of the City, Porter County, northwest Indiana and the State.

Anticipated Private Investment in the Area

The following is a description of the anticipated private investment and economic development opportunities parameters proposed for the Area.

Property in the Area will be purchased from the current owners (Hain Dennis C Trust ½ & Judith A Trust ½)⁶ for the development of a new distribution center for use by North Coast Distributing. The new distribution center designed and constructed by Larson-Danielson Construction Company, Inc. (LaPorte, Indiana) is anticipated to be 225,000 square feet with a facility cost estimated to be \$12,375,000.

The economic development as proposed above provides significant opportunities to retain employment in the City as well as for an increase of gainful employment of the residents of the City, Porter County and the State of Indiana through future expansions and development of the State Route 49 southern corridor in the City. Upon build-out and operation of the new distribution facility for North Coast Distributing, it is estimated that the Area will result in the retention and/ or creation of 50 to 100 full-time and part-time employment positions.

It estimated that the Project will be completed and fully assessed on the March 1, 2012 assessment date.

Anticipated Public/Private Partnerships

The Commission may utilize its limited Commission funds in a manner that will leverage significant new private investment in the Area. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in this Plan. Funds the Commission utilizes for site improvements must lead to development activities financed by the private sector. Outside funding may include conventional equity investment, long-term debt financing, or other "soft money sources such as private foundations, state grants, or national programs designed to stimulate economic development or redevelopment activities in the Area.

The Commission reserves the right to consider and implement the use of tax increment financing ("TIF") as an option for funding redevelopment activities in the Area.

⁶ Source: Assessment data provided by the GIS System of Porter County, Indiana and the Office of the Porter County Assessor for the March 1, 2009 assessment date.



SUMMARY OF SIGNIFICANT ASSUMPTIONS *(continued)*

Other Assumption

The 2010 Pay 2011 real property tax rates and the March 1, 2010 assessed values applied in this Report and analysis were taken from the Indiana Department of Local Government Finance Budget Order issued as dated February 3, 2011. Increases or decreases in the City's appropriate tax rate or certified net assessed values other than the estimated growth in real property assessed value resulting from economic development activities in the Allocation Area are not projected or assumed for the purposes of this Report and its analyses.

For property taxes payable in 2011 and thereafter, real property will be subject to an annual revaluation process (unless reassessment is scheduled for that year). This process known as "trending" involves the use of comparable sales data in an effort to cause the valuation to correspond more closely to market value. Under this system, assessors are required to ascertain the sales prices of properties in an area sold during the prior two years. Using data from sales in an assessment neighborhood⁷, the assessor is required to adjust the assessed value of real property on an annual basis. A general reassessment is currently underway for the March 1, 2011 for taxes payable in 2012. The next general reassessment is scheduled to occur for the March 1, 2015 for taxes payable in 2016. Trending is intended to alleviate the sometimes significant change in assessed value that has resulted from the long period of time (such as ten years) between reassessments in the past.

In 2006 (as modified in 2007, 2008, and 2009), the Indiana General Assembly enacted legislation (codified in IC 6-1.1-20.6) providing taxpayers with a tax credit for all property taxes in excess of certain percentages of the gross assessed value of eligible property. Beginning with property taxes payable in 2010 and thereafter, property taxes for residential homesteads will be limited to 1.0% of the gross assessed value of the homestead; property taxes for agricultural, other residential rental property, and long term care facilities will be limited to 2.0% of their gross assessed value; and property taxes for all other real and personal property will be limited to 3.0% of gross assessed value. Additional property tax limits are available to certain senior citizens. A taxing unit is not permitted to increase its property tax levy or borrow funds to make up for any property tax revenue shortfall resulting from the application of the circuit breaker tax credit. The circuit breaker tax credit may result in a reduction of property tax collections for each taxing unit in which the circuit breaker tax credit is applied, provided that a school corporation's tuition support property tax levy tax collections may not be reduced by a circuit breaker tax credit.⁸

No effect for environmental, regulatory or other unforeseen circumstances, either man-made or natural, which may have an impact on the assessment of the property has been estimated or projected during the preparation of this Report.

BOND REPAYMENT

The increases in assessed valuation and its related tax increment generated as a result of private investment and economic development in the proposed Allocation Area may be used to pay principal of and interest on bond(s) that may be issued for economic development activities and/or capital infrastructure improvements associated with stimulating economic development in the Area and implementation of the Plan.

⁷ As defined in the 2002 Real Property Assessment Guidelines as a geographical area determined by the township assessor that exhibits a high degree of homogeneity in residential amenities, land use, economic and social trends, and housing characteristics (Book 1, page 8).

⁸ Local Government Funding Sources and Related Topics. Baker & Daniels, as prepared by the Public Finance Group. September 2010.



(continued)

ECONOMIC IMPACT

It is the Commission's desire to encourage economic development in the Area that may include, but is not limited to:

- The necessity for requiring the proper use of the land so as to best serve the interests of the City and its residents;
- Benefit the public health, safety, morals and welfare of the City;
- Increase the economic well-being of the City and the State of Indiana;
- Encourage and stimulate economic growth to attract retain light-industrial and warehouse land uses and private investment to the Area;
- Construct, expand and/or improve the public infrastructure available to the Area;
- Increase opportunities for new employment for residents in the City, Porter County and the State of Indiana through business retention, expansion and attraction; and
- Increase the overall assessed value in the Area, the Redevelopment District and the City.

TAX REVENUE IMPACTS

EXHIBIT E shows the tax revenue impacts to controlled and cumulative funds within taxing unit 004 (Valparaiso-Center Township) as a result of the designation of the Allocation Area by the Commission as it applies to tax revenue distributions for Pay 2013. However, said impacts may not occur or be realized should the Area and Allocation Area not be designated by the Commission.

CONCLUSION

Based on the findings of this Report discussed herein and the Plan for the Area, the potential for any increases in assessed value would not be present **but for** establishment of the Area, implementation of the Plan, and the designation of the Allocation Area for the purpose of capturing increases in the net assessed value for allocation and distribution of certain property taxes under Section 39 of the Act as an incentive and inducement for economic development.

Therefore, the Commission finds that there is no direct tax or levy impact on the taxing units overlapping the Allocation Area.

Based on the nature of the Area and the accomplishments of the Plan including the discussions in this Report, the Commission concludes that the "but for" test is satisfied.

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

EXHIBIT A

**Economic Development Plan for the
North Coast (Hain Property) Economic Development Area:
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State Certified Tax Rates 2010 Pay 2011
City of Valparaiso - Center Township (004)

	Assessment Year: 2010	Percent of	
	Pay	Total	City
	2011	Tax Rate	Tax Rate
<u>Porter County</u>			
General	0.3329	13.77%	
2015 Reassessment	0.0040	0.17%	
Debt Payment	0.0014	0.06%	
Lease Rental Payment	0.0078	0.32%	
Court House Bond	0.0043	0.18%	
(1) Cumulative Bridge	0.0050	0.21%	
Health	0.0110	0.45%	
Jail Lease Rental	0.0316	1.31%	
(1) Cumulative Capital Development	0.0189	0.78%	
Total County Rate	\$ 0.4169	17.24%	
<u>Porter County Airport</u>			
(1) Aviation Fund	0.0054	0.22%	
(1) Cumulative Building	0.0020	0.08%	
Total County Airport Rate	\$ 0.0074	0.31%	
<u>Center Township</u>			
General	0.0072	0.30%	
Township Assistance (Poor Relief)	0.0133	0.55%	
Total Township Rate	\$ 0.0205	0.85%	
<u>Valparaiso Civil City</u>			
General	0.8629	35.69%	79.91%
Debt Service	0.0504	2.08%	4.67%
Motor Vehicle Highway	0.0069	0.29%	0.64%
Park	0.1173	4.85%	10.86%
Park Bond	0.0227	0.94%	2.10%
(1) Cumulative Capital Development	0.0197	0.81%	1.82%
Total Corporation Rate	\$ 1.0799	44.66%	100.00%
<u>Valparaiso Community School Corporation</u>			
Debt Service	0.3878	16.04%	
School Pension Debt	0.0628	2.60%	
(1) Capital Projects	0.2089	8.64%	
Transportation	0.1433	5.93%	
Bus Replacement	0.0130	0.54%	
Total School Rate	\$ 0.8158	33.74%	
<u>Porter County Public Library</u>			
General	0.0612	2.53%	
Debt Service	0.0164	0.68%	
Total Library Rate	\$ 0.0776	3.21%	
TOTAL: Pay 2011 Gross Tax Rate	\$ 2.4181		
<hr/>			
SPTRC (County Homestead)	0.064847		
Net Tax Rate (Homestead)	\$ 2.2613		

NOTES:

- (1) Funds controlled by a State statute maximum tax rate or are cumulative funds.
- (2) State Homestead PTRC is applicable only to real property with a homestead exemption.

SOURCE:

Pay 2011 Budget Order. Indiana Department of Local Government Finance. February 3, 2011.

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Certified Applicable Total Net Assessed Valuations - Porter County, Indiana (2010 Pay 2011)

<u>Taxing District</u>	<u>CERTIFIED Net Assessed Value (1)</u>
Porter County	\$ 8,669,441,639
Porter County Airport	8,669,441,639
Center Township	2,222,620,269
Valparaiso Civil City	1,620,234,084
Valparaiso Community School Corporation	2,222,620,269
Porter County Public Library	7,080,833,772

NOTE:

(1) Certified Net Assessed Values from the Pay 2011 Budget Order of the Indiana Department of Local Government Finance as approved on February 3, 2011.

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Schedule of Estimated Property Tax Levy
Before and After Establishment of the Allocation Area:
City of Valparaiso - Center Township

Scenario 1 - Existing Situation - Prior to Establishment of Allocation Area

Taxing Unit	2010 Pay 2011 (1) Net Assessed Valuation	2010 Pay 2011 (2) Gross Tax Rate	2010 Pay 2011 Property Tax Levy (3)
<i>Total of Funds for Taxing Units</i>			
Porter County	\$ 8,669,441,639	0.4169	\$ 36,142,902
Porter County Airport	8,669,441,639	0.0074	641,539
Center Township	2,222,620,269	0.0205	455,637
Valparaiso Civil City	1,620,234,084	1.0799	17,496,908
Valparaiso Community School Corporation	2,222,620,269	0.8158	18,132,136
Porter County Public Library	7,080,833,772	0.0776	5,494,727
TOTAL: Gross Tax Rate		\$ 2.4181 (4)	

Scenario 2 - Assumption After Establishment of Allocation Area and the Capture of Real Property Assessed Value

Taxing Unit	2010 Pay 2011 (1) Net Assessed Valuation	2010 Pay 2011 (2) Gross Tax Rate	2010 Pay 2011 Property Tax Levy (3)	Difference in Tax Levy from Scenario 1
<i>Total of Funds for Taxing Units</i>				
Porter County	\$ 8,669,441,639	0.4169	\$ 36,142,902	\$ 0
Porter County Airport	8,669,441,639	0.0074	641,539	0
Center Township	2,222,620,269	0.0205	455,637	0
Valparaiso Civil City	1,620,234,084	1.0799	17,496,908	0
Valparaiso Community School Corporation	2,222,620,269	0.8158	18,132,136	0
Porter County Public Library	7,080,833,772	0.0776	5,494,727	0
TOTAL: Gross Tax Rate		\$ 2.4181		

Notes:

- (1) See **EXHIBIT B** for a breakdown of the net certified assessed valuations by tax set as prepared by the Indiana Department of Local Government Finance (Budget Order approved on February 3, 2011).
- (2) See **EXHIBIT A** of this Report for the 2010 Pay 2011 Gross and Net Tax Rate calculations for tangible property in taxing unit 004 (Valparaiso-Center).
- (3) Assumes a 100 percent tax collection rate by each taxing unit.
- (4) For the purposes of this Report, the Consultant has not projected changes in either the gross or the net tax rates for the City of Valparaiso-Center Township subsequent to the March 1, 2010 assessment for taxes payable 2011.

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**Boundary Description and Map:
North Coast Allocation Area**

The **North Coast Allocation Area** (the “Allocation Area”) is conterminous with the North Coast (Hain Property) Economic Development Area which is located in the Route 49 Corridor Subarea (Growth Management Plan of the City, 2000) in the southeast quadrant of the City. The Allocation Area is generally located along the west side of State Route 49 south of the Norfolk Southern Railroad and east of Sturdy Road (County Road 150 East).

See **MAP 1**: Allocation Area Boundaries

The Allocation Area is further described in detail by a meets and bounds boundary description as follows.

AN AREA OF LAND LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31 IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, SAID AREA LOCATED IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS:

SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31 IN TOWNSHIP 35 NORTH, RANGE 5 WEST EXCEPT FOR A PARCEL SOLD TO THE STATE OF INDIANA, CONSISTING OF 36.84 ACRES IN AREA (REAL PROPERTY KEY NUMBER 64-10-31-200-006.000-004) MORE SPECIFICALLY DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31 IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, BEING THE **POINT OF ORIGIN**:

THENCE NORTH APPROXIMATELY 1,325.83 TO THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 31 APPROXIMATELY 1,131.5 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 49; THENCE SOUTH APPROXIMATELY 217.89 FEET AND FURTHER SOUTHEASTLY APPROXIMATELY 1,111.43 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, ALSO BEING 110 FEET WEST OF THE CENTERLINE OF STATE ROUTE 49; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31 APPROXIMATELY 1,362.4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, ALSO BEING THE **POINT OF ORIGIN**, CONSISTING OF 36.845 ACRES, MORE OR LESS.

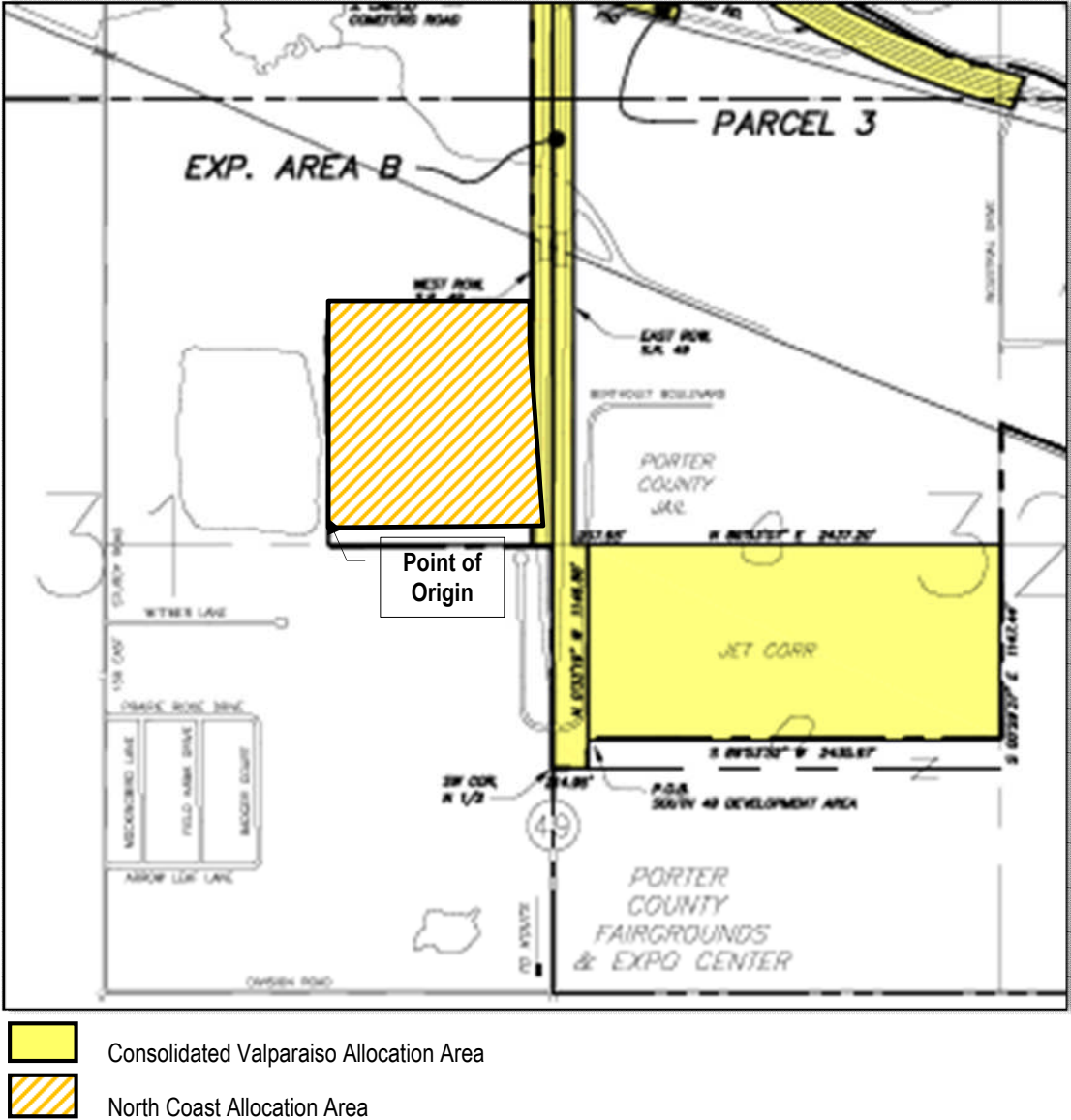
See **MAP 1**: Allocation Area Boundaries.

Source:

Resolution No. 02-09-2011-01 of the Valparaiso Redevelopment Commission (the “Declaratory Resolution”) adopted and approved on February 9, 2011.

Map of the North Coast Allocation Area

MAP 1: Allocation Area Boundaries



Source:
Resolution No. 02-09-2011-01 of the Valparaiso Redevelopment Commission (the "Declaratory Resolution") adopted and approved on February 9, 2011.

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City of Valparaiso - Center Township —
Schedule of Tax Revenue Impacts upon Full Assessment - Estimated as March 1, 2012
(Potential Capture of \$14,399,600¹ of Estimated Real Property Assessed Value)

REAL PROPERTY

To be Captured as a Result of the Allocation Area Designation

(Refer to Resolution No. 02-09-2011-01 of the Valparaiso Redevelopment Commission)

		(March 1, 2012)	Estimated	Estimated	(Percent)
	Pay 2011	Estimated	Pay 2013	Pay 2013	Revenue
	Tax Rate	Captured	Tax Revenue	Tax Levy	Impact
		Assessment	Impact		
Porter County					
Cumulative Bridge Fund	\$ 0.0050	\$ 14,399,600	\$ 720	\$ 433,472	0.1661%
Cumulative Capital Development Fund	0.0189	14,399,600	2,722	1,638,524	0.1661%
Porter County Airport					
Aviation Fund	0.0054	14,399,600	778	468,150	0.1662%
Cumulative Building	0.0020	14,399,600	288	173,389	0.1661%
Valparaiso Civil City					
Cumulative Capital Development	0.0197	14,399,600	2,837	4,643,054	0.0611%
Valparaiso Community School Corporation					
Capital Projects	0.2089	14,399,600	30,081	4,643,054	0.6479%

NOTES:

(1) Commission capture of new private investment in real property estimated to be assessed at \$12,375,000 plus a new land assessment of \$2,062,500 less the estimated Base Assessment of \$37,900 equal an anticipated release of \$14,399,600 of assessed valuation.