

**VALPARAISO REDEVELOPMENT COMMISSION
VALPARAISO, INDIANA**

RESOLUTION NO. 2021-3

A RESOLUTION OF THE CITY OF VALPARAISO, INDIANA, REDEVELOPMENT COMMISSION AMENDING THE AMENDING DECLARATORY RESOLUTION, WHICH AMENDED THE ORIGINAL RESOLUTION THAT DESIGNATED THE CONSOLIDATED VALPARAISO ALLOCATION AREA #1, IN ORDER TO REMOVE, EXPAND AND CLARIFY CERTAIN REAL PROPERTY FROM SAID ALLOCATION AREA PROVISIONS OF THE AMENDING DECLARATORY RESOLUTION

WHEREAS, the City of Valparaiso, Indiana (the "City"), Porter County, Indiana, Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the City and the Redevelopment District of the City (the "District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code ("I.C.") 36-7-14, *et seq.*, (the "Act") and I.C. 36-7-25 *et seq.*;

WHEREAS, the Commission on September 7, 2016 adopted Resolution No. 09-7-16 (the "Amending Declaratory Resolution") declaring the consolidation of five allocation areas a certain area in the City as the **Valparaiso Economic Development Area** (the "Redevelopment Area"), approving the **Economic Development Plan for the Valparaiso Economic Development Area: Addendum #8** (the "Redevelopment Plan"), and designating the Redevelopment Area as the **Consolidated Valparaiso Allocation Area** (the "Allocation Area") within the meaning of the Act;

WHEREAS, the Commission now desires to amend the Amending Declaratory Resolution for the purpose of removing certain real property from the Allocation Area that are producing a "tax decrement," meaning the current assessed valuation of the individual component real property in the Allocation Area for the January 1, 2021 assessment date is less than the base year assessment of each listed parcel, as neutralized for subsequent general reassessments and for the 2021 annual adjustment to assessed valuation known as "Annual Trending;"

WHEREAS, the Commission and the Department have analyzed, investigated and studied the actions and impacts of this resolution ("Amending Declaratory Resolution No. 2021-3");

WHEREAS, the Commission now desires to take action to amend the Amending Declaratory Resolution to remove certain parcels from the Allocation Area that are producing a tax decrement, as per **EXHIBIT A**; and

WHEREAS, the Commission now desires to further amend the Amending Declaratory Resolution for the purpose of expanding the Allocation Area to include certain real properties simultaneously removed from the Allocation Area by this same Declaratory Resolution that were producing a tax decrement;

WHEREAS, the Commission and the Department have analyzed, investigated and studied the actions and impacts of this resolution ("Amending Declaratory Resolution No. 2021-3");

WHEREAS, the Commission now desires to take action to amend further the Amending Declaratory Resolution to expand the Allocation Area for certain real properties simultaneously removed from the Allocation Area by Amending Declaratory Resolution No. 2021-3, and list the new Base Date of the certain real properties as January 1, 2021, as per **EXHIBIT B**; and

WHEREAS, the Commission now desires to amend the Amending Declaratory Resolution for the purpose of clarifying the real property parcel list as recorded by the Office of the Porter County Auditor as those real property parcels which are to be included within the boundaries of the Allocation Area;

WHEREAS, the Commission and the Department have analyzed, investigated and studied the actions and impacts of this resolution ("Amending Declaratory Resolution No. 2021-3");

WHEREAS, the Commission now desires to take action to amend the Amending Declaratory Resolution to remove certain parcels from the Allocation Area that are not consistent with the original intent and implementation of the Redevelopment Plan, as per EXHIBIT C, and add certain parcels to the Allocation Area that are consistent with the original intent and implementation of the Redevelopment Plan, as per EXHIBIT D.

NOW, THEREFORE, BE IT RESOLVED, by the Valparaiso Redevelopment Commission of the City of Valparaiso, Porter County, Indiana, as follows:

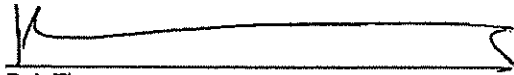
1. After review and consideration of the evidence as it applies to the Allocation Area, the Commission hereby finds that the proposed amendment to the Amending Declaratory Resolution is reasonable and appropriate when considered in relation to the prior resolutions designating the Redevelopment Area, approving the Redevelopment Plan, and designating the Allocation Area and the purposes of the Act, more specifically under Sections 15 through 17.5 and 39.
2. The Commission hereby further finds that the actions of this Amending Declaratory Resolution No. 2021-3 do not revise, modify, or amend the Redevelopment Area boundaries or the Redevelopment Plan.
3. The Commission has determined and finds that this Amending Declaratory Resolution No. 2021-3 does not change: (i) any part of the Redevelopment Plan devoted to public way, levy, sewerage, park, playground, or other public purpose; (ii) the proposed use of land within the Redevelopment Area, or (iii) the requirements for rehabilitation building requirements, proposed zoning, maximum density or similar requirements.
4. Upon investigation, review and analysis, the actions of the Commission do not bifurcate, divide or separate the existing Allocation Area.
5. The Allocation Area is hereby amended to remove a total of thirty-two (32) real property individual components currently located within the boundaries of the Allocation Area, as set forth in EXHIBIT A, as attached hereto and incorporated herein.
6. The Allocation Area is hereby amended to expand the Allocation Area by a total of twenty-eight (28) real property individual components to include them within the boundaries of the Allocation Area and list the new Base Date for these parcels as January 1, 2021, as set forth in EXHIBIT B, as attached hereto and incorporated herein.
7. The Allocation Area is hereby amended to remove a total of thirty-eight (38) real property individual components currently listed on the County's TIF Report as within the Allocation Area that were not intended to be within the boundaries and should be removed, as set forth in EXHIBIT C, as attached hereto and incorporated herein.
8. Furthermore, the Allocation Area is hereby amended to add a total of twenty-seven (27) real property individual components not currently listed on the County's TIF Report which were intended to be within the Allocation Area and should be listed, and list the new Base Date for these parcels as January 1, 2021, as set forth in EXHIBIT D, as attached hereto and incorporated herein.

9. The Secretary of the Commission is hereby directed to file a certified copy of this Amending Declaratory Resolution No. 2021-3 with the minutes of the meeting at which it is adopted and approved.
10. The Secretary of the Commission is hereby directed to submit and file a certified copy of this Amending Declaratory Resolution No. 2021-3 with the City's Plan Commission for consideration of written order and resolution pursuant to Section 16(a).
11. This Amending Declaratory Resolution No. 2021-3 shall be in full force and effect after its adoption and approval by the Commission.

HEREBY ADOPTED AND APPROVED at a meeting of the City of Valparaiso, Indiana, Porter County, Indiana, Redevelopment Commission held on the _____ day of September, 2021.

VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, PORTER COUNTY, INDIANA

By:



Rob Thorgren,
President of the Commission

ATTEST:



Ethan Lowe, Secretary

EXHIBIT A
VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

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

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

Parcels to be Removed: 32

EXHIBIT B
VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA
Consolidated Valparaiso Allocation Area
List of Parcels to be Included for the January 1, 2021, Assessment Date
with a Base Date of January 1, 2021

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

Parcels to be Included: 28

EXHIBIT C

VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

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

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

Parcels to be Removed: 38

EXHIBIT D

VALPARAISO REDEVELOPMENT COMMISSION
CITY OF VALPARAISO, INDIANA

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

<u>Parcel Number</u>	<u>Taxpayer Name</u>
<u>TIF District Designation – Sub Area</u>	
<u>Valpo/Southeast Econ Dev – 03</u>	
64-10-18-126-001.000-004	Harrington Family Trust
64-10-18-126-002.000-004	Ferguson Matthew S
64-10-18-151-006.000-004	TRK Valpo LLC
64-10-19-279-007.000-004	Gte North Inc
64-10-19-302-026.000-004	Kehe Enterprises LLC
64-10-19-302-885.000-004	Valparaiso City of
64-10-19-377-001.000-004	Valparaiso City Of
64-10-19-401-012.000-004	TNJ Office Rentals LLC
64-10-19-401-013.000-004	Schroeder Pamela J
64-10-19-401-038.000-004	Das & Das LLC
64-10-19-426-009.000-004	East Pointe Properties LLC
64-10-19-428-015.000-004	Levin Lynda G
64-10-19-430-002.000-004	DAHM No 51 LLC
64-10-30-204-004.000-004	LR Dunmore I BE LLC
64-10-30-253-004.000-004	PH and KB Properties LLC
<u>Wash-Valpo/SE/Wash Econ - 06</u>	
64-10-20-102-024.000-029	Value Flooring Inc
64-10-20-128-001.000-029	Lifestyle Properties
64-10-20-351-001.000-029	Menard Inc
64-10-29-101-006.000-029	Hain Dennis C Trust1/2 & Judith A T
<u>Valparaiso City/N. Center - 09</u>	
64-10-07-179-001.000-004	North Hampstead Residential POA
64-10-07-351-012.000-004	Vale Park Development LLC
<u>Valpo Consolidated - 14</u>	
64-09-24-376-012.000-004	Lawplace LLC
64-09-24-376-013.000-004	1st Source Bank
64-09-24-376-014.000-004	Lawplace LLC
64-09-24-376-015.000-004	1st Source Bank
64-09-24-376-016.000-004	Porter County Museum Foundation
<u>Valpo-Wash Consolidated - 15</u>	
64-13-03-126-001.000-030	Bozik James S & Tabor Glenn J Co-Tr
Parcels to be Included: 27	