

**THE AREA PLAN COMMISSION
OF ST. JOSEPH COUNTY, IN**

AGENDA

Tuesday, June 21, 2016
3:30 p.m.

Fourth-Floor Council Chambers
County-City Building, South Bend, IN

PUBLIC HEARINGS:

Rezonings:

- A. A combined public hearing on a proposed ordinance of Janice Kimbrough to zone from SF2 Single Family & Two Family District to LB Local Business District, and seeking the following variance(s): 1) from the required landscaping of required perimeter yards to none 2) from the required off-street parking area screening to none; and 3) from the required hard surface paving to gravel, property located at 2724 Lincolnway West, City of South Bend - [APC# 2777-16](#).
- B. A combined public hearing on a proposed ordinance of Tom E. Kelsey to zone from A: Agricultural District to C: Commercial District, and seeking the following variance(s): 1) From the minimum 28 required off-street parking spaces to 3 spaces; and 2) From the required landscaping of required front yards to no landscaping for the eastern-most 200' along Cleveland Road, property located at 13988 Cleveland Road, St. Joseph County - [APC# 2780-16](#).
- C. A proposed ordinance of Ricky Patrick Hester, II to zone from O: Office District to R: Single Family District, property located at 12525 Anderson Road, St. Joseph County - [APC# 2782-16](#).
- D. A combined public hearing on a proposed ordinance of Larry A. Anderson to zone from R: Single Family District to O/B: Office/Buffer District, and seeking the following variance(s): 1) from the required 25' setback from the pavement to 19.6' for a sign with less than 10' clearance; 2) from the required 15' front setback for parking and drive aisles to 5'; and 3) from the required landscaping of required yards to the existing landscaping, property located at 51380 Currant Road, St. Joseph County – [APC #2783-16](#).
- E. A proposed ordinance of Beacon Health System, Inc. to zone from MF1 Urban Corridor Multifamily District and MU Mixed Use District to SF2 Single Family & Two Family District, property located at 529 Crescent Avenue, City of South Bend - [APC# 2784-16](#).

ITEMS NOT REQUIRING A PUBLIC HEARING

- 1. Miscellaneous:
 - A. Findings of Fact for granting Variances for property located at 6100 Nimtz Parkway, City of South Bend – [APC #2779-16](#)
 - B. Findings of Fact for granting Variances for property located at 803 W. Washington Street, City of South Bend – [APC #2781-16](#)
 - C. A Resolution of the St. Joseph County Area Plan Commission approving a Resolution of the St. Joseph County Redevelopment Commission amending prior Resolutions of the Redevelopment Commission establishing and amending the St. Joseph County Economic Development District No. 2 and amending the Economic Development Plan for such area and all matters related thereto - [APC# R-244-16](#)
 - D. For Discussion Purposes - Permission to draft and initiate an Ordinance on behalf of the Town of Osceola to amend and supplement Chapter 14 Floodplain Regulations of the Zoning Ordinance.
- 2. Executive Director's Report:
- 3. Minutes and Expenditures:
- 4. Adjournment:

Staff Report

6/8/2016

APC # 2777-16
Owner: Janice Kimbrough
Location: 2724 Lincolnway West
Jurisdiction: City of South Bend
Public Hearing Date: 6/21/2016

Requested Action:

The petitioner is requesting a zone change from SF2 Single Family & Two Family District to LB Local Business District and seeking 3 variances from the development standards.

Land Uses and Zoning:

- On site: On site is a single family home and detached garage.
- North: To the north across Lincolnway West are single family homes zoned SF2 Single Family & Two Family District and vacant lots zoned CB Community Business District.
- East: To the east is a funeral home zoned LB Local Business District.
- South: To the south is a single family home zoned SF2 Single Family & Two Family District.
- West: To the west are single family homes zoned SF2 Single Family & Two Family District.

District Uses and Development Standards:

The LB District is established to provide for small business groupings located outside of the village style mixed use concept and which provide for the full range of convenience uses necessary to meet the daily needs of nearby residential neighborhoods. Permitted uses within the LB Districts are regulated in character to assure harmonious development with the nearby residential districts served and are limited in size and scale to promote pedestrian access.

Site Plan Description:

The site plan shows the existing home being used as the main commercial building with the existing garage being used for parking or storage. Paving is proposed in the front yard between the house and the sidewalk. The existing driveway would be extended to the rear of the property, where 9 parking spaces are provided. No landscaping is proposed on site.

Zoning and Land Use History And Trends:

This property has been zoned residential since prior to the current zoning ordinance. There have been no rezonings within 1000' of this property since 1978.

Traffic and Transportation Considerations:

Lincolnway West has two lanes and a center turn lane with on street parking.

Utilities:

This site is served by municipal sewer and water.

Agency Comments:

County Surveyor finds no issues. The Department of Community Investment and City Engineer recommend denial.

Commitments:

The petitioner is not proposing any written commitments.

Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:

1. Comprehensive Plan:

Policy Plan:

The petition is not consistent with the West Side Main Streets Plan (2015) "It is equally important to ensure that development does not creep into the zones that are, and should be, predominately residential between the nodes. Where current uses are consistent with policy, the existing zoning should be enforced and changes of zoning to individual parcels should not be permitted."

Land Use Plan:

The future land use map identifies this area as residential.

Plan Implementation/Other Plans:

No other plans exist for this area.

2. Current Conditions and Character:

Lincolnway West between Goodland Avenue and Fremont Street is predominantly residential, with the presence of a few existing, long-standing businesses. Many of the single family homes along this street have maintained their original historic appearance.

3. Most Desirable Use:

The most desirable use for this property is residential.

4. Conservation of Property Values:

Surrounding residential property values may be impacted by commercial activity at this site.

5. Responsible Development And Growth:

It is not responsible development and growth to allow this property to be converted to a commercial site, as it does not meet the goals and policies of the West Side Main Streets Plan.

Combined Public Hearing

This is a combined public hearing procedure, which includes a rezoning a 3 variances from the development standards. The Commission will forward the rezoning to the Common Council with or without a recommendation and either approve or deny the variances.

The petitioner is seeking the following variance(s):

- 1) from the required landscaping of required perimeter landscaping yards to none

- 2) from the required off-street parking area screening to none;
- 3) from the required hard surface paving to gravel

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community;

Hard surface paving prevents soil erosion and surface contaminant runoff issues. The use of gravel on this site may negatively impact surrounding soil conditions and create dust and debris that could create a negative impact on the general welfare of the neighborhood.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

The lack of landscaping on this site will be burdensome for adjacent property owners, and negatively affect property values.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property

No practical difficulties exist to warrant variances on this site.

Staff Comments:

This petition was originally heard at the May 17, 2016 Area Plan Commission Hearing. It was identified at that time that the petitioner would need to rezone to the LB Local Business District to allow all of the uses they intend to eventually conduct on site, such as a print shop.

The LB Local Business District allows many commercial uses which would not be appropriate for this location, as determined by the West Side Main Streets Plan. Some of those uses include: grocery store, nightclub, fast-food restaurant, tavern, banks and drive through bank machines, tobacco stores and other retail uses.

The site plan, as shown, would require additional variances including, but not limited to, parking setbacks and foundation landscaping which will need to be approved by the Area Board of Zoning Appeals.

Recommendation:

Based on information available prior to the public hearing the staff recommends that this rezoning petition be sent to the Common Council with an unfavorable recommendation. The staff recommends denial of the variances.

Analysis:

This site is not suitable for commercial development. The West Side Main Streets Plan strongly discourages commercial activity outside of the designated nodes along Lincolnway West. Due to its location, small lot size, and the goals and policies of the West Side Main Streets Plan, this site should remain residential.

REZONING
#2777-16

Elliott

Humboldt

Kalray

Lincolnway West

SOUTH BEND

Eclipse

Elliott

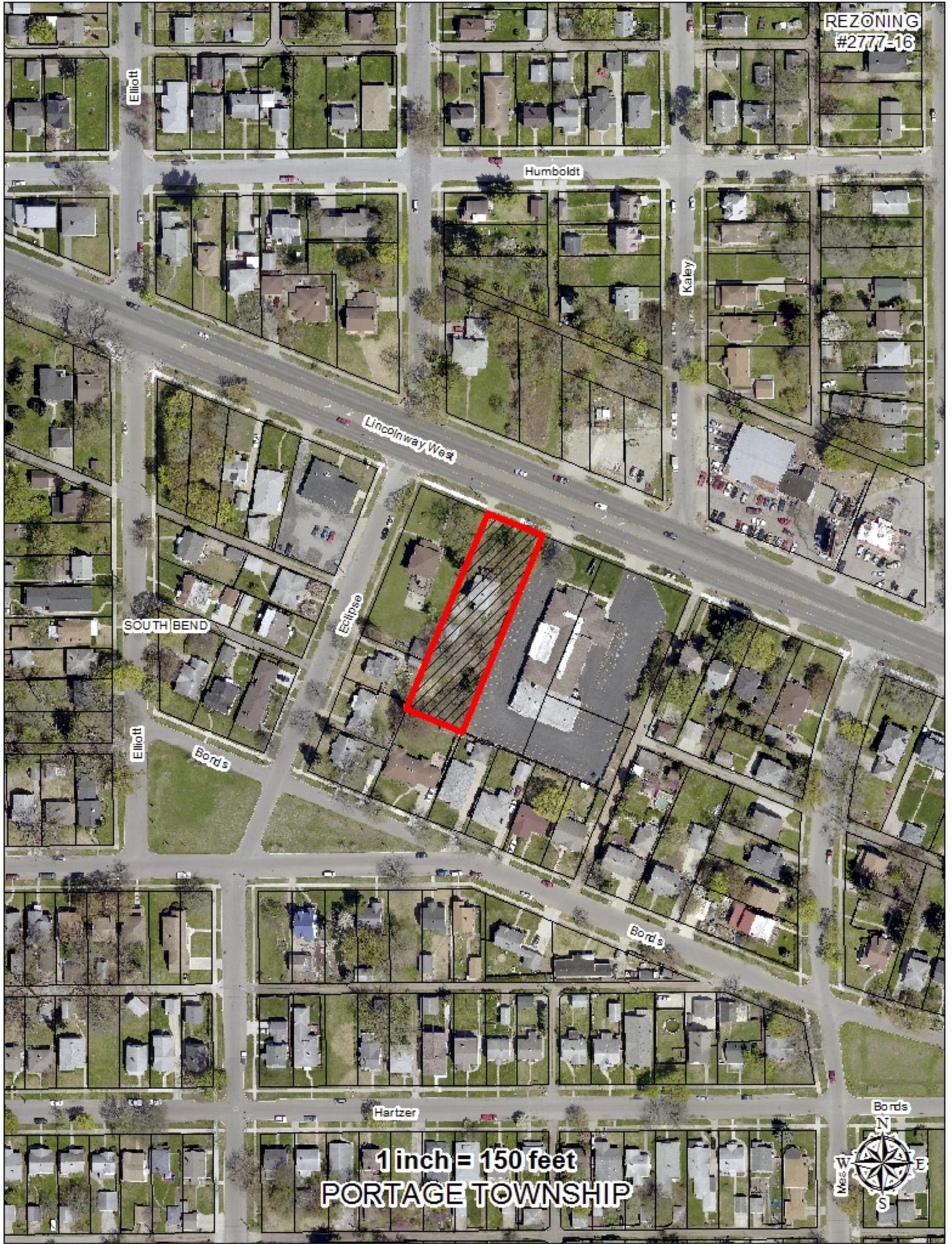
Bord's

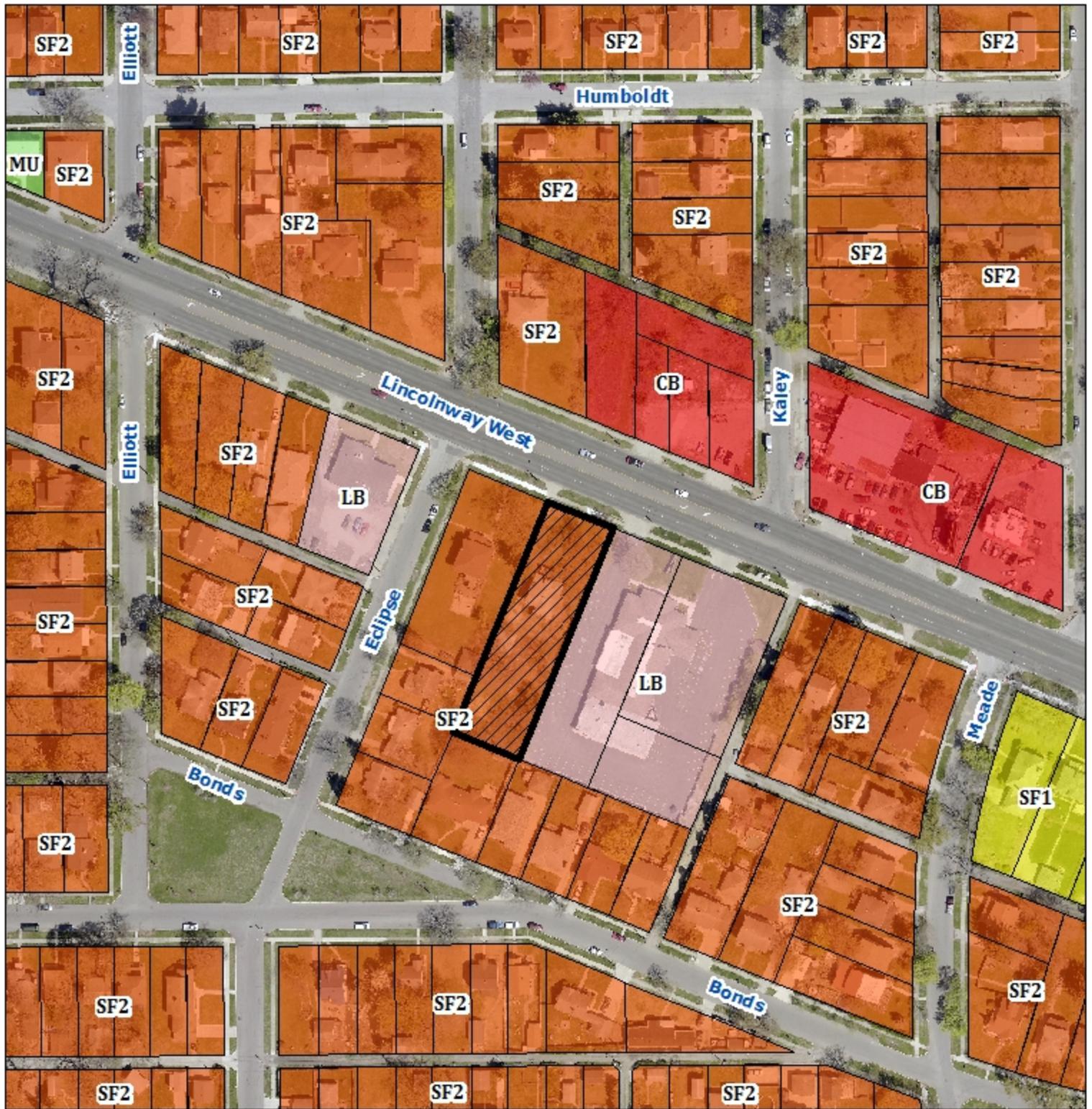
Bord's

Hartzer

Bord's

1 inch = 150 feet
PORTAGE TOWNSHIP



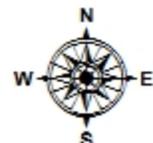


Rezoning from: CITY OF SOUTH BEND

"SF2" SINGLE FAMILY & TWO FAMILY DISTRICT to "LB" LOCAL BUSINESS DISTRICT

MASTER ZONING KEY

- SOUTH BEND "SF1" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "SF2" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "MU" MIXED USE DISTRICT
- SOUTH BEND "LB" LOCAL BUSINESS DISTRICT
- SOUTH BEND "CB" COMMUNITY BUSINESS DISTRICT



1 inch = 150 feet

APC # 2777-16

Staff Report

6/10/2016

APC # 2780-16
Owner: Tom E. Kelsey
Location: 13988 Cleveland Road
Jurisdiction: St. Joseph County
Public Hearing Date: 6/21/2016

Requested Action:

The petitioner is requesting a zone change from A: Agricultural District to C: Commercial District and seeking two variances from the development standards.

Land Uses and Zoning:

- On site: On site is a single family home and farm field.
- North: To the north across Cleveland Road are farm fields zoned R: Single Family District.
- East: To the east across the railroad line are farm fields zoned A: Agricultural District.
- South: To the south are farm fields zoned A: Agricultural District.
- West: To the west is a gas station, restaurant, and a vacant parcel zoned C: Commercial District.

District Uses and Development Standards:

The C: Commercial District is established to provide a location for those retail sales and service functions whose operations are typically characterized by: outdoor display or sales of merchandise; major repair of motor vehicles; commercial amusement and recreational activities; or, activities or operations conducted in structures which are not completely enclosed. The types of uses found in the C: Commercial District are often brightly lighted and noisy. Permitted uses contained in this district are such that this district may be used to form a grouping of similar uses along certain portions of major commercial thoroughfares. Special attention should be paid to buffering whenever this district is located adjacent to any residential district or residential uses.

Site Plan Description:

The site plan consists of-storage buildings and an office on an 8.76 acre triangular lot. The existing house and agricultural outbuildings are proposed to be removed. A 0.25 acre rectangular lot containing a cell tower located within the larger parcel is excluded from this petition. Access is proposed from Cleveland Road.

Zoning and Land Use History And Trends:

This property has been zoned agricultural since 1979. The property to the west was originally zoned to C: Commercial District in 2001. In 2009, the zoning was modified and expanded.

Traffic and Transportation Considerations:

Cleveland Road has two lanes. A railroad crossing is located near the northeast corner of the property.

Utilities:

This site will be served by private well and septic.

Agency Comments:

The County Surveyor recommends approval. The County Engineer notes that an accel/decel lane and passing blister will be required at the access point. Information regarding the septic system will need to be filed with the County Health Department at the time the office is to be built.

Commitments:

The staff is requesting the following written commitments: 1)no off-premise signage shall be allowed on site; and 2)the site will connect to public sewer and water when it is made available.

Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:

1. Comprehensive Plan:

Policy Plan:

The petition is not consistent with the Comprehensive Plan for South Bend and St. Joseph County, Indiana (April 2002), however this is an isolated piece of property created by the intersection of two major roads and a railroad line.

Land Use Plan:

The future land use plan makes no reference to this area.

Plan Implementation/Other Plans:

The Capital Avenue Land Use Plan (2003) recommended land use plan does not include a detailed proposal for this location, however the Future Land Use Map shows it as recreational/open space. Where commercial service areas are discussed in the North Planning Area it suggests low density uses, not big box development.

2. Current Conditions and Character:

The area around Cleveland Road and Capital Avenue is predominantly used for agriculture. The adjacent property to the west was rezoned to C: Commercial District in 2001, and developed as a gas station and restaurant.

3. Most Desirable Use:

The most desirable use is one that helps Capital Avenue develop as a thriving corridor.

4. Conservation of Property Values:

Surrounding agricultural properties will be minimally impacted by any commercial development on this site.

5. Responsible Development And Growth:

It is responsible development and growth to allow this property, which is adjacent to Capital Avenue, and an existing commercial district to also develop as a commercial site.

This is a Combined Public Hearing with a rezoning and 2 variances from the development standards. The Commission will forward the rezoning to the County Council with or without a recommendation and either approve or deny the variances.

The petitioner is seeking the following variance(s):

- 1) From the minimum 28 required off-street parking spaces to 3 spaces; and
- 2) From the required landscaping of required front yards to no landscaping for the eastern-most 200' along Cleveland Road.

State statutes and the South Bend Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community;

The eastern 200' of the north property line is within an electrical easement, and under high-tension power lines. Having to place landscaping within the electric easement could hinder public safety.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

There is an existing grade change in the location where the trees would be required that would limit the impact on surrounding properties.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property

The ordinance requires parking spaces based on a calculation for square footage for the storage buildings, which would require far more than practically necessary. Drive-up storage units typically do not require dedicated parking spaces, since deliveries and pick-ups usually occur directly in front of each unit. The ordinance would require large, over-story trees to be placed under high-tension power lines, which is a safety hazard.

Staff Comments:

The staff has no additional comments.

Recommendation:

Based on information available prior to the public hearing, staff recommends that this petition be sent to the County Council with a favorable recommendation, subject to a written commitment prohibiting off-premise signs and requiring connection to municipal utilities when available. Staff recommends approval of the variances.

Analysis:

The nature of this site limits its viability for other, more intense, commercial uses due to its lack of public utilities and its layout next to a rail line. This site's proximity to a major transportation corridor, and lack of nearby residential, make it an ideal site for low-impact commercial, such as the proposed self-storage facility.

REZONING
#2780-16

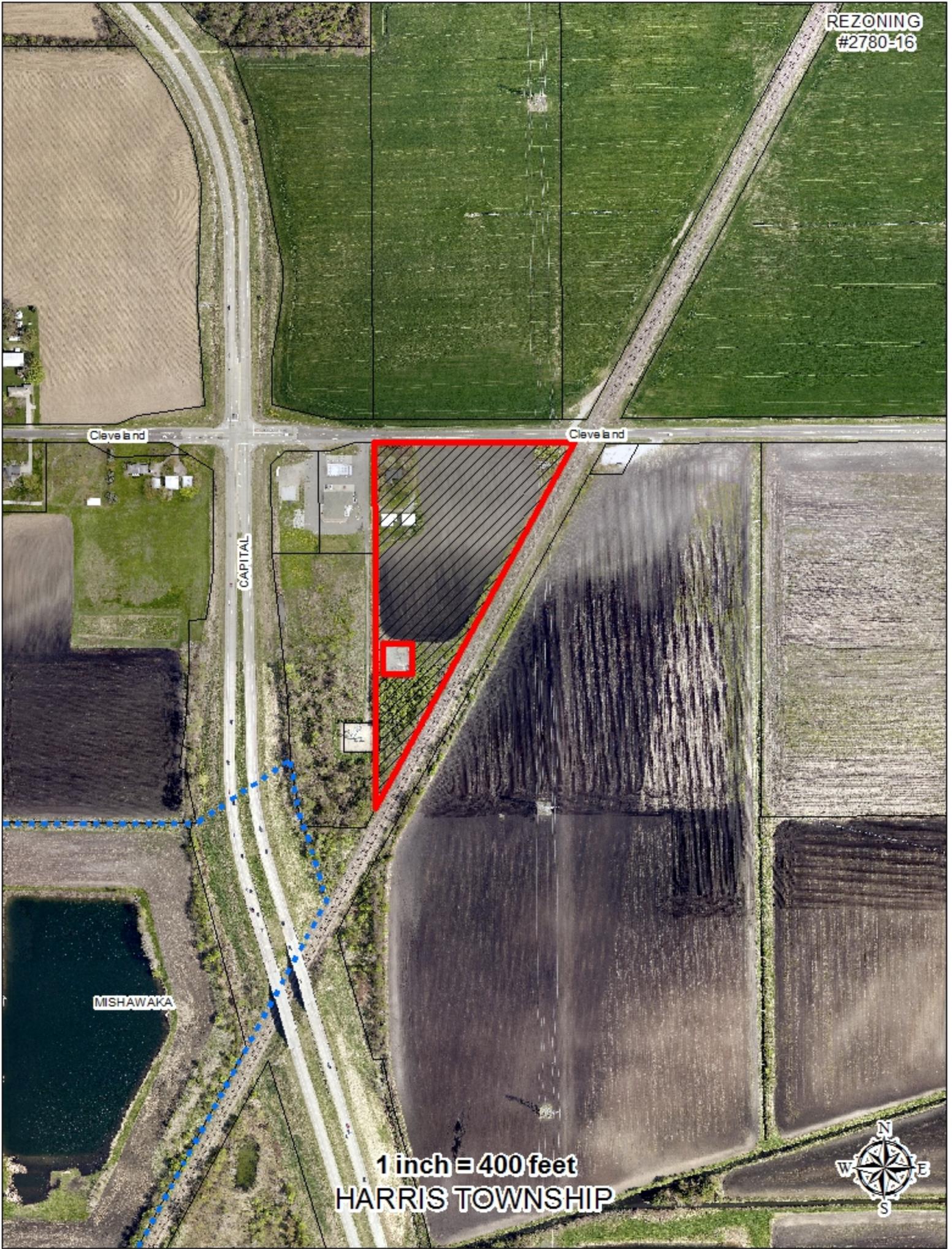
Cleveland

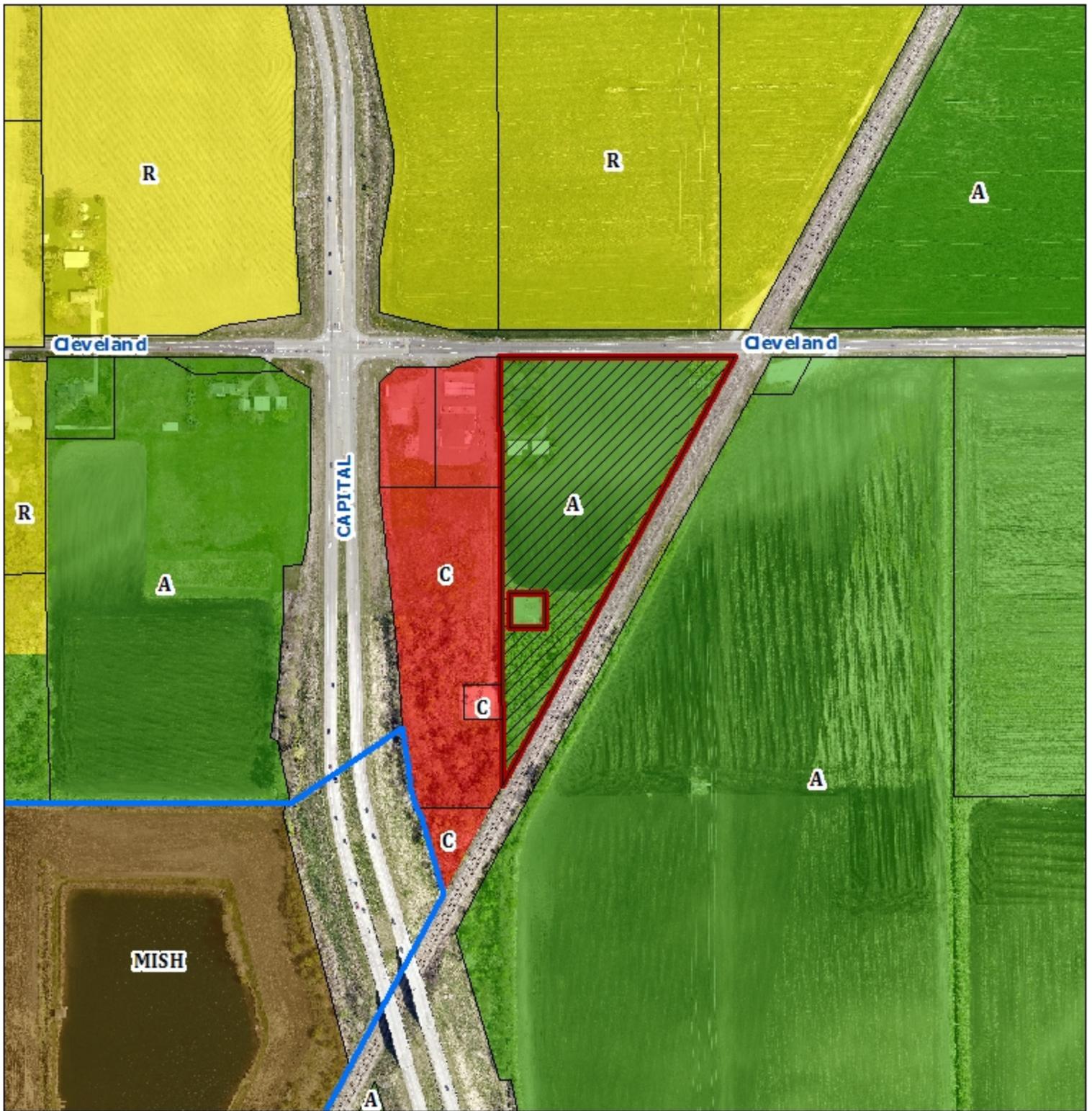
Cleveland

CAPITAL

MISHAWAKA

1 inch = 400 feet
HARRIS TOWNSHIP

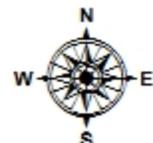




**Rezoning from: ST. JOSEPH COUNTY
"A" AGRICULTURAL DISTRICT to "C" COMMERCIAL DISTRICT**

MASTER ZONING KEY

- COUNTY "A" AGRICULTURAL DISTRICT
- COUNTY "R" SINGLE FAMILY DISTRICT
- COUNTY "C" COMMERCIAL DISTRICT
- MISHAWAKA



1 inch = 400 feet

APC # 2780-16

Staff Report

6/9/2016

APC # 2782-16
Owner: Ricky Patrick Hester, II
Location: 12525 Anderson Road
Jurisdiction: St. Joseph County
Public Hearing Date: 6/21/2016

Requested Action:

The petitioner is requesting a zone change from O: Office District to R: Single Family District.

Land Uses and Zoning:

- On site: On site is a vacant lot.
- North: To the north is a industrial building zoned M: Manufacturing Industrial District.
- East: To the east across Bittersweet Road is a fire station zoned R: Single Family District.
- South: To the south is a single family home zoned R: Single Family District.
- West: To the west is a single family home zoned R: Single Family District.

District Uses and Development Standards:

The R: Single Family Districts are established to protect, promote and maintain the development of single family dwellings as well as provide for other limited residential, public and institutional uses that are compatible with residential development located at the periphery of an urban area.

Site Plan Description:

A site plan is not required for rezonings to R: Single Family District.

Zoning and Land Use History And Trends:

This site was rezoned from R: Residential District to O/B: Office Business District in 2004 for an office building, subject to a final site development plan. In 2005, with the adoption of the new zoning ordinance and map, the property was zoned O: Office District. The final site development plan was still applicable.

Traffic and Transportation Considerations:

Anderson Road and Bittersweet Road have two lanes.

Utilities:

The site is located within the Granger Sewer District. All utilities will need to be approved by the Health Department.

Agency Comments:

The County Surveyor, the County Engineer, and the County Health Department recommend approval.

Commitments:

The petitioner is not proposing any written commitments.

Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the Comprehensive Plan for South Bend and St. Joseph County, Indiana (April 2002); Goal 3: Objective A: Promote the development and/or maintenance of community and neighborhood character.

Land Use Plan:

The future land use map identifies this area as a residential growth area.

Plan Implementation/Other Plans:

No other plans exist for this area.

2. Current Conditions and Character:

Anderson Road, east of Miller Drive, consists of nearly all single family homes. The west side of Bittersweet Road, north of Anderson Road, has developed with commercial and industrial uses.

3. Most Desirable Use:

The most desirable use is one that limits any impact on surrounding residential properties.

4. Conservation of Property Values:

A single family home on this site would match the character of the neighborhood, and not affect surrounding property values.

5. Responsible Development And Growth:

It is responsible development and growth to allow this property to revert back to residential.

Staff Comments:

The staff has no additional comments.

Recommendation:

Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the County Council with a favorable recommendation.

Analysis:

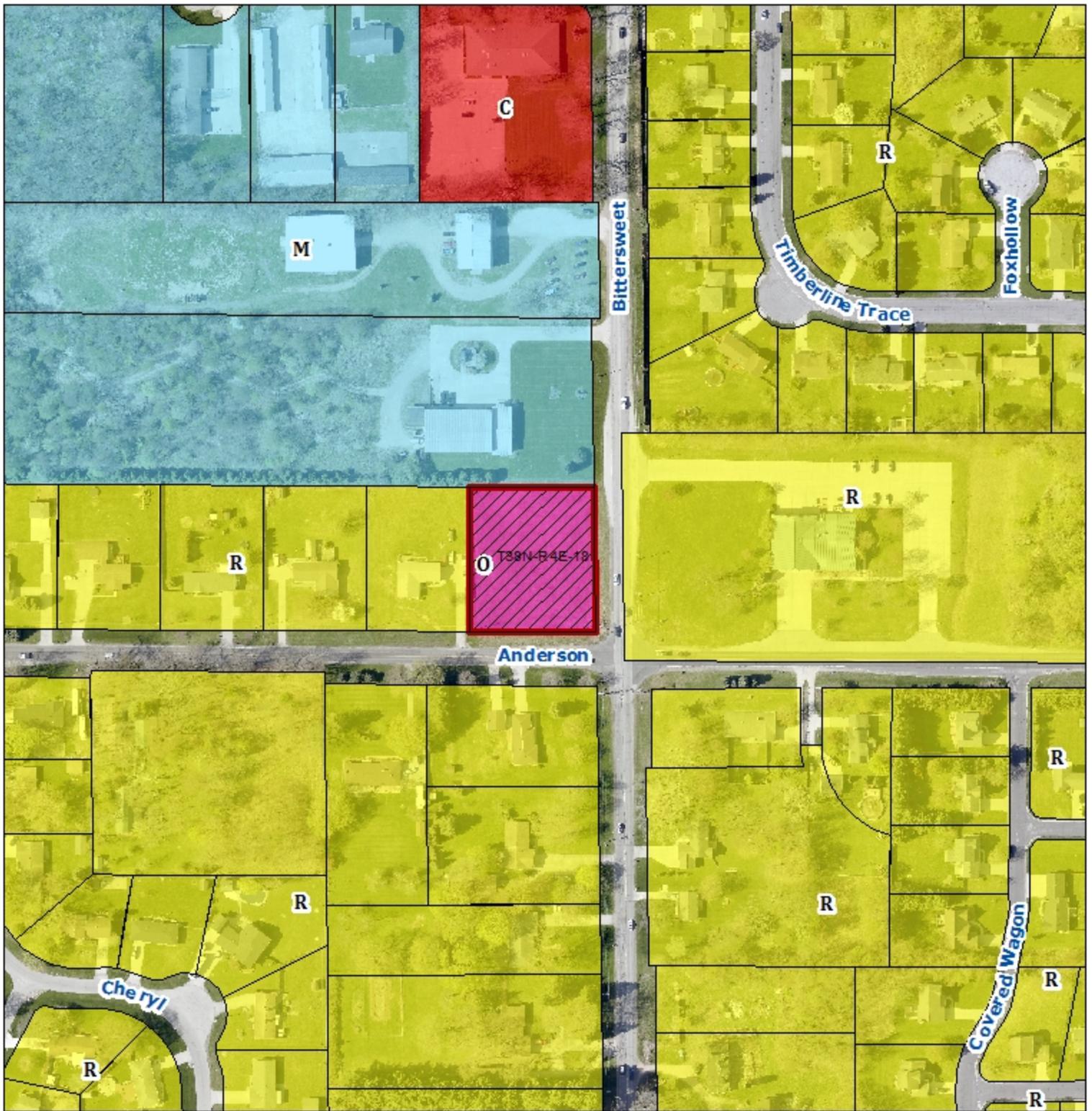
Rezoning this site to allow for single family residential will strengthen the low-density residential character of the area.

REZONING
#2782-16



1 inch = 200 feet
HARRIS TOWNSHIP

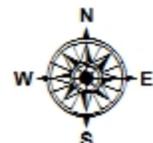




**Rezoning from: ST. JOSEPH COUNTY
"O" OFFICE DISTRICT
to "R" SINGLE FAMILY DISTRICT**

MASTER ZONING KEY

- COUNTY "R" SINGLE FAMILY DISTRICT
- COUNTY "O" OFFICE DISTRICT
- COUNTY "C" COMMERCIAL DISTRICT
- COUNTY "M" MANUFACTURING INDUSTRIAL DISTRICT



1 inch = 200 feet

APC # 2782-16

Staff Report

6/9/2016

APC # 2783-16
Owner: Larry A. Anderson
Location: 51380 Currant Road
Jurisdiction: St. Joseph County
Public Hearing Date: 6/21/2016

Requested Action:

The petitioner is requesting a zone change from R: Single Family District to O/B: Office/Buffer District and seeking three variances from the development standards.dsfd

Land Uses and Zoning:

- On site: On site is a single family home and detached garage.
- North: To the north across State Road 23 are single family homes zoned R: Single Family District.
- East: To the east is a single family home zoned R: Single Family District.
- South: To the south is a single family home zoned R: Single Family District.
- West: To the west across Currant Road is a single family home zoned R: Single Family District.

District Uses and Development Standards:

The O/B: Office/Buffer District is to provide specific areas where only certain limited offices may be developed. Since the district excludes retail, clinics, and business and commercial uses, and requires extensive screening and landscaping of permitted uses and associated parking areas, it may serve as a buffer between residential areas, and business and commercial developments. The O/B: Office/Buffer District is expressly intended to be limited to the area in association with commercial areas and certain streets where a gradual transition from existing residential use should occur.

Site Plan Description:

The site plan shows the existing house with attached and detached garages on a 0.58 acre lot. Expanded paving is proposed to connect the detached garage with the existing driveway. Three parking spaces will be provided within the garages with one additional space being located adjacent to the existing driveway. Access will remain off Currant Road. The sign, which is currently existing on site, is located on the northwest corner of the site, facing State Road 23. No new buildings or modifications to the existing buildings are proposed.

Zoning and Land Use History And Trends:

Since 2003, three properties along the south side of State Road 23 between Currant Road and Cherry Road have been rezoned from single family to non-residential uses.

Traffic and Transportation Considerations:

State Road 23 has four lanes and a center turn lane. Currant Road has two lanes.

Utilities:

The site is served by private well and septic.

Agency Comments:

County Surveyor and County Health Department recommend approval. The County Engineer notes that any further site development will need to be submitted for review and approval. The County Building Department recommends denial based on the residential nature of the property and surrounding properties. The Building Department also notes that the existing sign is a zoning violation and may be located in the public right-of-way.

Commitments:

The petitioner is not proposing any written commitments.

Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the Comprehensive Plan for South Bend and St. Joseph County, Indiana (April 2002); Goal 2: Objective B: Locate employment uses in such a manner that conflicts with residential land uses are minimized.

Land Use Plan:

The future land use map identifies this area as residential.

Plan Implementation/Other Plans:

No other adopted plans exist for this area.

2. Current Conditions and Character:

State Road 23 has predominantly been a residential corridor, however the expansion of the road has weakened the residential value of the area. Several properties have rezoned or attempted to rezone to a district which allows for office or commercial uses within the last few years.

3. Most Desirable Use:

The most desirable use for this site is one which limits the impact on surrounding residential properties.

4. Conservation of Property Values:

With proper landscape screening, surrounding property values should not be adversely affected.

5. Responsible Development And Growth:

It is responsible development and growth to allow office buffer uses along major corridors.

Combined Public Hearing

This is a combined public hearing, which includes a rezoning and 3 variances from the development standards. The Commission will send the rezoning to the County Council with or without a recommendation and either approve or deny the variances.

The petitioner is seeking the following variance(s):

- 1) from the required 25' setback from pavement to 19.6' for a sign without 10' clearance;
- 2) from the required 15' front setback for parking and drive aisles to 5'; and

3) from the required landscaping of required yards to the existing landscaping

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community;

The location of parking spaces within five feet of the property line, along with the sign being closer to the intersection than allowed may impact the line-of-sight for motorists.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

Lack of landscaping would negatively affect surrounding properties. It has not been verified whether or not the trees shown on the site plan are actually on the petitioner's property. Proper screening and buffering is critical in order to protect the use and value of adjacent residential properties.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property

No practical difficulty exists to warrant the landscaping or sign variances. Locating the interior access drive beyond the required setback would create a practical difficult in using of the existing driveway and 2 existing garages.

Staff Comments:

The staff notes that there is a discrepancy between the County's GIS parcel data and the drawing that has been provided by the petitioner. Based on the County's information, the sign may be located within the right-of-way. Depending on verification of the property lines, additional variances may be needed.

Recommendation:

Based on information available prior to the public hearing, staff recommends that the petition be sent to the County Council with a favorable recommendation. Staff recommends denial of the sign and landscape variances. Staff recommends approval of the setback variance for the interior access drive and parking, subject to the parking meeting all sight distance requirements of the ordinance.

Analysis:

This rezoning will allow this property to be adapted into a use more suitable for its location and provide a buffer between a highly-traveled five-lane highway and the residential properties to the south.

REZONING
#2783-16



1 inch = 100 feet
HARRIS TOWNSHIP





**Rezoning from: ST. JOSEPH COUNTY
"R" SINGLE FAMILY DISTRICT
to "OB" OFFICE BUFFER DISTRICT**

MASTER ZONING KEY

 COUNTY "R" SINGLE FAMILY DISTRICT



1 inch = 100 feet

APC # 2783-16

Staff Report

6/9/2016

APC # 2784-16
Owner: Beacon Health System, Inc.
Location: 529 Crescent Avenue
Jurisdiction: City of South Bend
Public Hearing Date: 6/21/2016

Requested Action:

The petitioner is requesting a zone change from MF1 Urban Corridor Multifamily District and MU Mixed Use District to SF2 Single Family & Two Family District.

Land Uses and Zoning:

- On site: On site is a vacant lot.
- North: To the north is a vacant lot zoned SF2 Single Family & Two Family District.
- East: To the east across Hill Street is a single family home zoned SF2 Single Family & Two Family District.
- South: To the south across Crescent Avenue is a vacant lot zoned SF2 Single Family & Two Family District and an office building zoned MU Mixed Use District.
- West: To the west is an office building zoned MU Mixed Use District.

District Uses and Development Standards:

The SF2 District is established to protect, promote and maintain the development of single family dwellings and two family dwellings in the urban core of the City of South Bend as well as to provide for limited public and institutional uses that are compatible with an urban residential neighborhood. The availability of public facilities (e.g., public water, public sanitary sewer, storm sewer, natural gas, electricity, telephone, etc.) is required for development within this district.

Site Plan Description:

A site plan is not required for rezonings to SF2 Single Family & Two Family District.

Zoning and Land Use History And Trends:

Prior to 2004, the property was zoned "B" Residential and "D" Light Industrial.

Traffic and Transportation Considerations:

Crescent Avenue has two lanes. Hill Street has two lanes with on-street parking.

Utilities:

The site will be served by municipal sewer and water.

Agency Comments:

The County Surveyor, City Engineer, and the Department of Community Investment recommend approval.

Commitments:

The petitioner is not proposing any written commitments.

Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with City Plan, South Bend Comprehensive Plan (November 2006); Goal I: Achieve a thriving South Bend housing Market that offers appealing neighborhoods with diverse housing choices.

Land Use Plan:

The future land use map identifies this area as mixed use and medium density residential.

Plan Implementation/Other Plans:

This site is located with the Northeast Neighborhood Zoning Overlay District. Any new construction will require the site meet the development standards within the overlay district.

2. Current Conditions and Character:

Properties east of Hill Street are predominately single family residential. The properties along Niles Avenue to the west are predominately office and compatible non-residential uses.

3. Most Desirable Use:

The most desirable use is one that does not negatively impact surrounding residential properties.

4. Conservation of Property Values:

Single family home(s) on this site would match the character of the neighborhood, and not affect surrounding property values.

5. Responsible Development And Growth:

It is responsible development and growth to allow this vacant lot to be used for single family residential.

Staff Comments:

The staff notes that a subdivision may be required for this site depending on future development plans.

Recommendation:

Based on information available prior to the public hearing, staff recommends that this petition be sent to the Common Council with a favorable recommendation.

Analysis:

Rezoning this property to a single family district will allow the property to develop residentially, which will match the character of the area and strengthen the surrounding neighborhood.

REZONING
#2784-16

Kaberna

Crescent

SOUTH BEND

Crescent

Hill

Wells

1 inch = 100 feet
PORTAGE TOWNSHIP

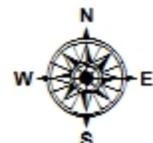




**Rezoning from: CITY OF SOUTH BEND
 "MU" MIXED USE DISTRICT AND "MF1" URBAN CORRIDOR MULTIFAMILY DISTRICT
 to "SF2" SINGLE FAMILY & TWO FAMILY DISTRICT**

MASTER ZONING KEY

- SOUTH BEND "SF2" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "MF1" URBAN CORRIDOR MULTIFAMILY DISTRICT
- SOUTH BEND "MU" MIXED USE DISTRICT
- SOUTH BEND "CBD" CENTRAL BUSINESS DISTRICT
- SOUTH BEND "GB" GENERAL BUSINESS DISTRICT



1 inch = 100 feet

APC # 2784-16

FINDINGS OF FACT

APC# 2779-16
Acquisition Group, LLC.
6100 Nimtz Parkway
City of South Bend

On Tuesday, May 17, 2016, the Area Plan Commission **approved** the following variance from the Development Standards of the City of South Bend Zoning Ordinance: From the maximum allowable 50' building height to 80'. The following variance was **denied**: From the required 9 interior parking area landscape islands to none.

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

Because the proposed hotel is located in a low lying area and properly screened by trees there should be no adverse effects to the public health, safety, morals and general welfare of the community.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The height of the building will be adequately screened from adjacent properties with the existing vegetation surrounding the perimeter of the property. The use and value of adjacent properties should not be adversely impacted.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

Strict application of the Landscape Ordinance would not result in practical difficulties. There is adequate spacing for the required parking islands by either adding trees to the shown greenspace in the parking lot or utilizing the excess parking spaces for parking islands.

The Minutes of the May 17, 2016 meeting of the Area Plan Commission are hereby incorporated by reference herein.

Adopted by the Area Plan Commission of St. Joseph County, Indiana, this 21st day of June, 2016.

Daniel H. Brewer, President
Area Plan Commission of
St. Joseph County, Indiana

ATTEST:

Lawrence P. Magliozzi, Secretary

FINDINGS OF FACT

APC# 2781-16
Indiana Landmarks
803 W. Washington
South Bend

On Tuesday, May 17, 2016, the Area Plan Commission **approved** the following variances from the Development Standards of the South Bend Zoning Ordinance:

- 1) From the required minimum 30 parking spaces to 13;
- 2) From the required minimum parking stall depth of 20' to 18';
- 3) From the required minimum drive aisle width of 24' to 22';
- 4) From the maximum allowable 40' building height to 46'; and
- 5) From the required landscaping of required perimeter yards to none, subject to providing perimeter landscaping on south and east required perimeter yards.

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

The approval of the parking lot configuration is contingent upon a traffic study being completed, which will ensure public safety.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The value of the adjacent commercial property should not be adversely affected since no landscaping currently exists along the west property line.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

The layout of the site prevents installation of all required landscaping and parking dimensions without making major site and structural modifications. The height of the existing building cannot be practically modified.

The Minutes of the May 17, 2016 meeting of the Area Plan Commission are hereby incorporated by reference herein.

Adopted by the Area Plan Commission of St. Joseph County, Indiana, this 21st day of June, 2016.

Daniel H. Brewer, President
Area Plan Commission of
St. Joseph County, Indiana

ATTEST:

Lawrence P. Magliozzi, Secretary

RESOLUTION NO. 244-16

**A RESOLUTION OF THE ST. JOSEPH COUNTY AREA PLAN COMMISSION
APPROVING A RESOLUTION OF THE ST. JOSEPH COUNTY
REDEVELOPMENT COMMISSION AMENDING PRIOR RESOLUTIONS OF
THE REDEVELOPMENT COMMISSION ESTABLISHING AND AMENDING
THE ST. JOSEPH COUNTY ECONOMIC DEVELOPMENT DISTRICT NO. 2
AND AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR SUCH AREA
AND ALL MATTERS RELATED THERETO**

WHEREAS, the St. Joseph County Area Plan Commission (the "Area Plan Commission"), is the body charged with the duty of developing a general plan of development for St. Joseph County, Indiana (the "County"); and

WHEREAS, the St. Joseph County Redevelopment Commission (the "Commission"), on May 12, 2016, approved and adopted its Resolution No. _____ entitled "RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AMENDING PRIOR RESOLUTIONS ESTABLISHING AND EXPANDING AN ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREAS THEREIN BY FURTHER EXPANDING THE BOUNDARIES OF THE ECONOMIC DEVELOPMENT AREA, MODIFYING THE SIZE OF THE EXISTING ALLOCATION AREAS THEREIN, CREATING A NEW ALLOCATION AREA THEREIN, AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE AREA, AND ALL MATTERS RELATED THERETO" (the "Amending Resolution"); and

WHEREAS, the Amending Resolution (i) amends prior Resolutions (the "Prior Resolutions") of the Commission creating and expanding the St. Joseph County Economic Development District No. 2 (the "Area") and designating the Area, and the expansion thereof, as allocation areas (collectively, the "Allocation Area") all pursuant to the Act, by expanding and renaming the Area, modifying the size of the Allocation Area, and declaring a new allocation area, and (ii) adopts a further amendment to the St. Joseph County Economic Development District No. 2 Economic Development Area Plan (the "Plan") to conform the Plan to such amendments (the Plan, as so amended, the "Amended Plan"); and

WHEREAS, the Commission has submitted said Amending Resolution and Amended Plan to the Area Plan Commission for approval pursuant to the provisions of the Act, which Amending Resolution and Amended Plan are attached hereto and made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the Area Plan Commission desires to issue its written order approving the Amending Resolution and the Amended Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOSEPH COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Resolution and the Amended Plan conform to the plan of development for the County.
2. The Amending Resolution and the Amended Plan are in all respects approved, ratified and confirmed.
3. The Amending Resolution sets forth the possible relocation of one homeowner and provides that transitional and permanent provisions will be made for adequate housing for such resident. Other than as set forth above, there are no residents of the Area who will be displaced by the economic development of the Area.
4. This Resolution shall constitute the written order of the Area Plan Commission approving the Amending Resolution and the Amended Plan pursuant to I.C. 36-7-14-16.
5. The Secretary of the Area Plan Commission is hereby directed to file a copy of said Amending Resolution and the Amended Plan with the minutes of this meeting.
6. This Resolution shall be in full force and effect after its adoption by the Area Plan Commission.

PASSED, ISSUED AND APPROVED by the St. Joseph County Area Plan Commission this 21st day of June, 2016.

ST. JOSEPH COUNTY AREA PLAN
COMMISSION

President

ATTEST:

Secretary

RESOLUTION NO. _____

RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AMENDING PRIOR RESOLUTIONS ESTABLISHING AND EXPANDING AN ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREAS THEREIN BY FURTHER EXPANDING THE BOUNDARIES OF THE ECONOMIC DEVELOPMENT AREA, MODIFYING THE SIZE OF THE EXISTING ALLOCATION AREAS THEREIN, CREATING A NEW ALLOCATION AREA THEREIN, AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE AREA, AND ALL MATTERS RELATED THERETO

WHEREAS, the St. Joseph County Redevelopment Commission (the "Commission"), governing body of the St. Joseph County Department of Redevelopment, pursuant to I.C. 36-7-14, as amended (the "Act"), has previously adopted and subsequently amended resolutions (collectively, the "Authorizing Resolution") creating the St. Joseph County Economic Development District No. 2 as described on Exhibit A attached hereto (the "Original Area"), designating all of the Original Area as an allocation area (the "St. Joseph County Economic Development District No. 2 Allocation Area"), expanding the Original Area to include the area also shown on Exhibit A attached hereto (the "Expansion Area," and together with the Original Area, the "Current Economic Development Area") and designated all the Expansion Area as an allocation area (the "Expansion Allocation Area," and together with the St. Joseph County Economic Development District No. 2 Allocation Area, the "Existing Allocation Area") pursuant to the Act and adopted and amended an economic development plan for the Original Area, as expanded by the Expansion Area, entitled the "St. Joseph County Economic Development District No. 2 Economic Development Area Plan (such plan as amended, the "Plan"); and

WHEREAS, there has been presented for consideration and approval of this Commission further amendments to the Authorizing Resolution, which amendments (i) rename the Current Economic Development Area as the "New Carlisle Economic Development Area"; (ii) expand the boundaries of the Current Economic Development Area to incorporate the new areas as described on Exhibit B attached hereto (the "New Expansion Area," and together with the Current Economic Development Area, the "Economic Development Area"), which Economic Development Area is shown on Exhibit C attached hereto; (iii) modify the size of the Existing Allocation Area by removing the area described on Exhibit D attached hereto (the "Former Allocation Area") from the Existing Allocation Area and adding to the Existing Allocation Area the Western Expansion Area (as defined below) to form an allocation area to be known as the "New Carlisle Economic Development Area Allocation Area No. 1 ("Allocation Area No. 1") (shown on Exhibit E), (iv) designate the areas identified on Exhibit F that are part of the New Expansion Area (collectively, the "Western Expansion Area") as an allocation area; (v) designate the areas identified on Exhibit G that are part of the New Expansion Area (collectively, the "Eastern Expansion Area") together with the Former Allocation Area (also described on Exhibit G) as a new allocation area to be known as the "New Carlisle Economic Development Area Allocation Area No. 2" ("Allocation Area No. 2") and (vi) approve a further amendment to the Plan entitled "Amended and Restated Economic Development Plan for the New Carlisle

Economic Development Area” in the form set forth on Exhibit H attached hereto and incorporated herein (the “Amended and Restated Plan”); and

[WHEREAS, the Commission desires to extend the term of the allocation provisions for the Expansion Area Allocation Area to June 9, 2038, as permitted by the Act as in effect on the date of the establishment of the Expansion Area Allocation Area on June 10, 2008; and]

WHEREAS, Section 39.3 of the Act authorizes the Commission to designate a taxpayer as a “designated taxpayer,” if the Commission finds that (i) the designated taxpayer’s property in the allocation area consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution or transportation related projects or regulated amusement devices (as set forth in the Act) and related improvements; and (ii) the designated taxpayer’s property in the allocation area does not consist primarily of retail, commercial or residential projects other than an amusement park or tourism industry project; and

WHEREAS, pursuant to the Authorizing Resolution, I/N Kote LP and Airgas, Inc. (together with any successors, assigns or affiliates of each of them) were designated as “designated taxpayers” for purposes of Section 39.3 of the Act; and

WHEREAS, pursuant to the Act, the Commission now desires to further amend the Authorizing Resolution to add an additional designated taxpayer for the purposes of Section 39.3 of the Act to be located in Allocation Area No. 2; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Economic Development Area, which includes the property that would be affected by the establishment of the New Expansion Area, and the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the Economic Development Area, and the parts of the Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Amended and Restated Plan; and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the development projects as set forth in the Amended and Restated Plan; and

WHEREAS, the Amended and Restated Plan and supporting data was reviewed and considered at this public meeting; and

WHEREAS, Section 39 of the Act has been promulgated and amended to permit the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas,” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission now deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Amended and Restated Plan and financing of the Amended and Restated Plan; and

WHEREAS, the enlargement of the allocation areas to be located within the Economic Development Area, as expanded by the provisions of this Resolution, will result in new property taxes in the Economic Development Area that would not have been generated but for the adoption of the proposed amendments and allocation provisions contained herein.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE ST. JOSEPH COUNTY DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

SECTION 1: The Current Economic Development Area is hereby expanded to include the entire New Expansion Area, and the designation of such Economic Development Area as the St. Joseph County Economic Development District No. 2 is hereby amended for all purposes of the Authorizing Resolution and the Amended and Restated Plan to rename the Economic Development Area as the area to be known as the “New Carlisle Economic Development Area.”

SECTION 2: The Existing Allocation Area is hereby modified to remove the Former Allocation Area from the Existing Allocation Area and adding thereto the allocation area comprised of the Western Expansion Area to form an allocation area to be known as the “New Carlisle Economic Development Area Allocation Area No. 1.” The descriptions of the St. Joseph County Economic Development District No. 2 Allocation Area and the Expansion Area Allocation Area are each hereby amended for all purposes of the Authorizing Resolution and the Amended and Restated Plan to reflect such new designation. The New Carlisle Economic Development Area Allocation Area No. 1 shall continue as an allocation area under I.C. §§ 39, -41 and -43 of the Act and Allocation Area No. 1 shall have the same base assessment dates as the original St. Joseph County Economic Development District No. 2 Allocation Area and Expansion Area Allocation Area, pursuant to the prior resolutions of the Commission establishing and expanding such allocation area

SECTION 3: The Amended and Restated Plan promotes significant opportunities for the gainful employment of the citizens of St. Joseph County, Indiana (the “County”), attraction of major new business enterprises to the County, retention and expansion of significant business enterprises existing in the boundaries of the County, and meets other purposes of Sections 2.5, -41 and -43 of the Act, including, without limitation, benefiting public health, safety and welfare, increasing the economic well-being of the County and the State of Indiana, and serving to protect and increase property values in the County and the State of Indiana.

SECTION 4: The Amended and Restated Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, -41 and -43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Amended and Restated Plan, and the necessity for requiring the proper use of land so as to best serve the interests of the County and its citizens.

SECTION 5: The public health and welfare will be benefited by accomplishment of the Amended and Restated Plan for the Economic Development Area.

SECTION 6: The accomplishment of the Amended and Restated Plan will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

SECTION 7: The amendments to the Current Economic Development Area, the Existing Allocation Area and to the Amended and Restated Plan contemplated by this Resolution, are reasonable and appropriate when considered in relation to the Authorizing Resolution, the Amended and Restated Plan and the purposes of the Act, and the Authorizing Resolution and the Amended and Restated Plan, as so amended, conform to other development and redevelopment plans for the County and to the comprehensive plan for the County.

SECTION 8: In support of the findings and determinations set forth above, the Commission hereby adopts the specific findings set forth in the Amended and Restated Plan.

SECTION 9: The Amended and Restated Plan contains the list of the owners of the various parcels of property within the Economic Development Area, including those that are affected by the establishment of the New Expansion Area, as an economic development area, which are located within the New Expansion Area. The Amended and Restated Plan contemplates the possibility of property acquisition as a part of the economic development strategy, and sets forth the parcels proposed to be acquired. Other than such parcels, the Commission does not at this time propose to acquire any additional parcel of land or interests in land within the boundaries of the Economic Development Area. At the time the Commission proposes to acquire additional parcels of land, the required procedures for amending the Amended and Restated Plan under the Act will be followed, including notice by publication to affected property owners, and a public hearing.

SECTION 10: The Commission anticipates that one homeowner within the Economic Development Area will be displaced as a result of one of the potential projects resulting from the Amended and Restated Plan and that transitional and permanent provisions will be made for adequate housing for such resident. Other than as set forth in preceding sentence, the Commission finds that no residents of the Economic Development Area, including the Expansion Area, will be displaced by any project resulting from the Amended and Restated Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

SECTION 11: The Amended and Restated Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Amended and Restated Plan with the minutes of this public meeting. The New Expansion Area is hereby designated as an "economic development area" under Section 41 of the Act.

SECTION 12: The Western Expansion Area is hereby added to the New Carlisle Economic Development Area Allocation Area No. 1 and is designated as an allocation area pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes

subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district of the County and when collected paid into the allocation fund for the New Carlisle Economic Development Area Allocation Area No. 1 that may be used by the redevelopment district of the County to do one (1) or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before July 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

SECTION 13 The area consisting of Former Allocation Area and the Eastern Expansion Area is hereby designated as a new allocation area, to be known as the “New Carlisle Economic Development Area Allocation Area No. 2,” pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district of the County and when collected paid into the allocation fund for the New Carlisle Economic Development Area Allocation Area No. 2 that may be used by the redevelopment district of the County to do one (1) or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

SECTION 14: The foregoing allocation provisions set forth in SECTION 12 hereof shall expire on a date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from said allocation area. The base assessment date for said allocation area is January 1, 2016. The foregoing allocation provisions set forth in SECTION 13 hereof shall expire on a date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable

from tax increment revenues derived from said allocation area. The base assessment date for said allocation area is January 1, 2016.

SECTION 15: The Commission hereby amends the Authorizing Resolution to extend the expiration date of the term of the allocation provisions for the Expansion Area Allocation Area to June 9, 2038, as permitted by the Act as in effect on the date of the establishment of the Expansion Area Allocation Area on June 10, 2008.]

SECTION 16: The Commission hereby finds that the adoption of the allocation provisions set forth in this Resolution will result in new property taxes in the Western Expansion Area of Allocation Area No. 1 and in Allocation Area No. 2 that would not have been generated but for the adoption of these allocation provisions, as specifically evidenced by the findings set forth in the Amended and Restated Plan.

SECTION 17: (a) The Commission hereby finds that:

(i) The designation of “designated taxpayers” for purposes of Section 39.3 of the Act for Allocation Area No. 1 shall be expanded as follows: The Commission hereby reaffirms the designation of I/N Kote LP and Airgas, Inc. and any occupant, lessor, lessee, joint venture, joint owner, taxpayer or the like located and operating at the site of operations of I/N Kote LP (located at 30755 Edison Road) or Airgas, Inc. (located at 54354 Walnut Road) each of which are located in St. Joseph County, Indiana, and each of whose property located thereon consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution or transportation related projects or regulated amusement devices (as set forth in the Act) and related improvements, together with any entities resulting from consolidation or merger of any such designated taxpayer and any successors, assigns or affiliates of each such designated taxpayer

(ii) The designation of “designated taxpayers” for purposes of Section 39.3 of the Act for Allocation Area No. 2 shall include St. Joseph Energy Center, LLC and any occupant, lessor, lessee, joint venture, joint owner, taxpayer or the like located and operating at the site of operations of St. Joseph Energy Center LLC, which is located at 54745 Walnut Road in St. Joseph County, Indiana, and whose property located thereon consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution or transportation related projects or regulated amusement devices (as set forth in the Act) and related improvements, together with any entities resulting from consolidation or merger of any such designated taxpayer and any successors, assigns or affiliates of each such designated taxpayer (the taxpayers described in clauses (a)(i) and (a)(ii) of this SECTION 17, each a “Designated Taxpayer”);

(iii) The taxes to be derived from the depreciable personal property of each Designated Taxpayer in Allocation Area No. 1 or Allocation Area No. 2, as applicable, and all other depreciable property located and taxable on each Designated Taxpayer's site of operations within the applicable allocation area in excess of the taxes attributable to the base assessed value of that personal property, are needed to pay debt service or to provide security for bonds issued under Section 25.1 of the Act, or to make payments or to provide security on leases payable under Section 25.2 of the Act, in order to provide local public improvements for the applicable allocation area;

(iv) Each Designated Taxpayer's property in the applicable allocation area consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution or transportation related projects or regulated amusement devices (as set forth in the Act) and related improvements; and

(v) Each Designated Taxpayer's property in the applicable allocation area does not consist primarily of retail, commercial or residential projects, other than an amusement park or tourism industry project.

(b) Pursuant to Section 39.3 of the Act, the Commission hereby reaffirms the designation or designates, as the case may be, as a "designated taxpayer" each Designated Taxpayer and each Designated Taxpayer's respective successors or assigns or any affiliate of each such Designated Taxpayer and any such affiliate's successors or assigns. The Commission hereby modifies the definition of property taxes in Section 39(a) of the Act for the purposes of including taxes imposed under I.C. §6-1.1 on the depreciable personal property of each Designated Taxpayer and all other depreciable property located and taxable on each Designated Taxpayer's site of operations in the applicable allocation area. These allocation provisions shall expire no later than the date the allocation provisions for the applicable allocation area shall expire pursuant to the Authorizing Resolution as further amended by this Resolution.

SECTION 18: The foregoing allocation provisions shall apply to the area located within the Western Expansion Area of Allocation Area No. 1 and the area located within Allocation Area No. 2. The Commission hereby finds that the adoption of these allocation provisions will result in new property taxes in the area located within the Western Expansion Area of Allocation Area No. 1 and the area located within Allocation Area No. 2 that would not have been generated but for the adoption of these allocation provisions, as specifically evidenced by the findings set forth in the Amended and Restated Plan.

SECTION 19: The Officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

SECTION 20: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED THE _____ DAY OF JUNE, 2016.

ST. JOSEPH COUNTY REDEVELOPMENT
COMMISSION

Jessica J. Clark, President

Dennis Jordan, Vice-President

Velvet Canada, Secretary

Peter H. Mullen, Member

Steven Infalt, Member

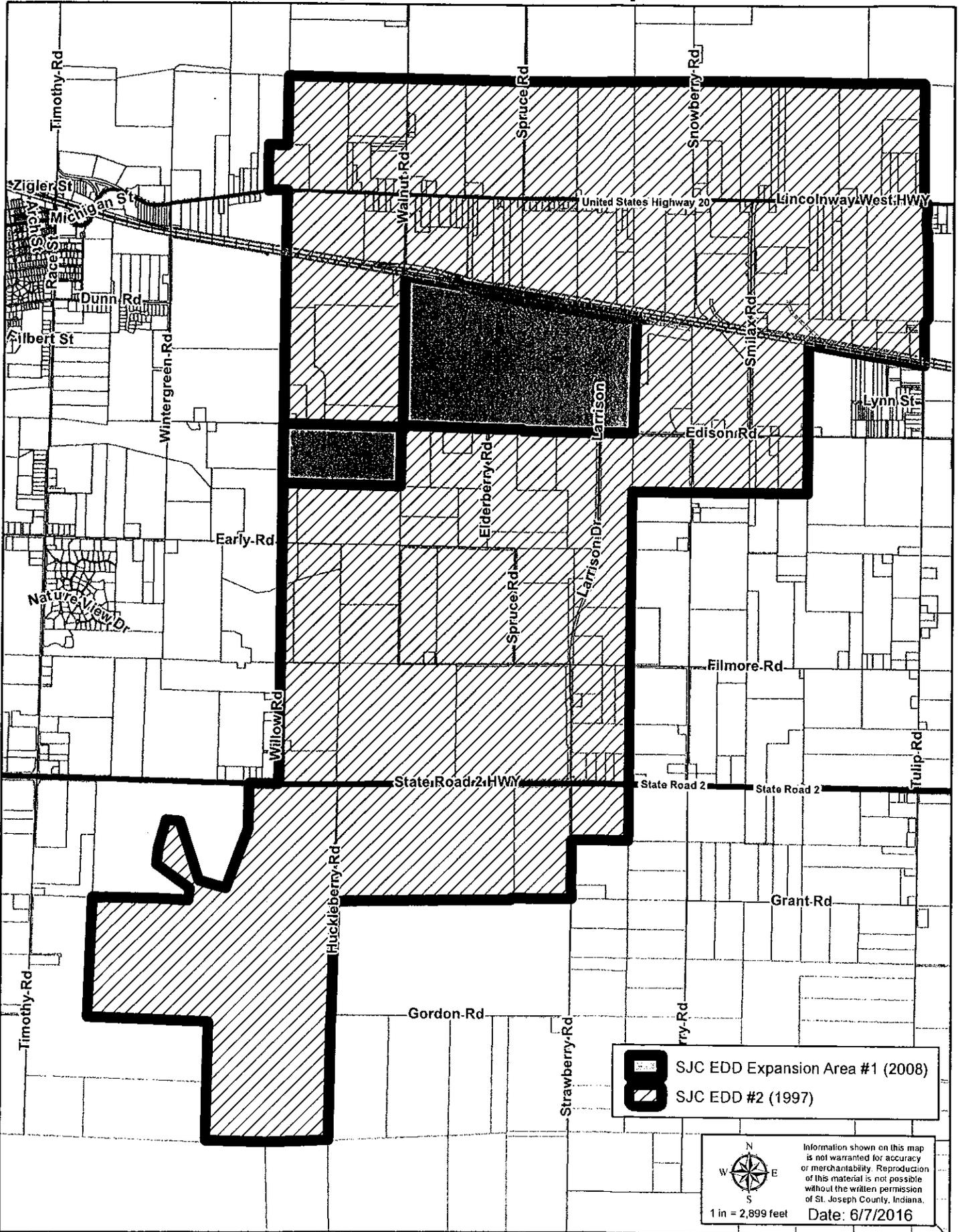
I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law and this document was prepared by Philip J. Faccenda, Jr., Barnes & Thornburg LLP, 700 1st Source Bank Center, 100 North Michigan Street, South Bend, IN 46601.

Philip J. Faccenda, Jr.

EXHIBIT A

EXHIBIT A

St. Joseph County Economic Development District #2



 SJC EDD Expansion Area #1 (2008)
 SJC EDD #2 (1997)


Information shown on this map is not warranted for accuracy or merchantability. Reproduction of this material is not possible without the written permission of St. Joseph County, Indiana.
1 in = 2,899 feet Date: 6/7/2016

EXHIBIT A

Description of the Original Area

That part of Sections 29, 30 and 31 of Township 38 North, Range 1 East, St. Joseph County, Indiana, described as follows:

The Southwest Quarter of Section 29;

The West Half of the Southeast Quarter of Section 29;

The South Half Section 30;

All of Section 31;

The Northwest Quarter of Section 32;

That part of the Northeast Quarter of Section 32 laying west of the east Right of Way line of Tulip Road;

That part of the South Half of Section 32 laying west of the east Right of Way line of Tulip Road and North of the South Right of Way line of the Penn Central Railroad;

That part of the West Half of the Southwest Quarter laying South of the South Right of Way line of the Penn Central Railroad.

That part of Sections 25, 26, and 36 of Township 38 North, Range 1 West, St. Joseph County, Indiana, described as follows:

The South Half of Section 25;

All of Section 36; and

A part of the Southeast Quarter of Section 26 described as follows:

Beginning at a point on the East line of said Section 26, 50 feet North 0° 15' 07" East of the Southeast corner of said Section 26, said point being on the Northerly Right of Way line of U.S. 20 (Lincoln Trail); thence South 90° 00' 00" West along the Northerly Right of Way line of U.S. 20, 133.91 feet to the Point of curvature of a curve convex to the Northwest, having a radius of 1253.46 feet and a central angle of 09° 30' 00"; thence Southwesterly along said curve and said Right of Way line along an arc 207.83 feet to the Point of Tangency of said curve; thence South 80° 30' 00" West, along said Northerly Right of Way line, 80.45 feet; thence North 01° 14' 47" West, 985.21 feet; thence North 88° 45' 13" East 420.61 feet to the said East line of said Section 26, thence south along said

East line to the point of beginning. This described property is also described in a deed recorded in the Office of the County Recorder as Instrument Number 8312168, and is further described as a part of Tax Key 12-1046-0592.02.

That part of Sections 1, 11, and 12 of Township 37 North, Range 1 West, St. Joseph County, Indiana described as follows:

All of Section 1;

The North Half of Section 12;

The Southeast Quarter of Section 12;

The East half of the Southwest Quarter of Section 12; and

That part of Section 11 and 12 described as follows:

The Southeast Quarter and the East Half of the Southwest Quarter of Section 11, Township 37 North, Range 1 West; the West Half of the Southwest Quarter of Section 12, Township 37 North, Range 1 West; the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 13, Township 37 North, Range 1 West; and the Northeast Quarter and the East Half of the Southeast Quarter and the East Half of the Northwest Quarter of Section 14, Township 37 North, Range 1 West; Excepting therefrom the following: Beginning at the Northwest Corner of the East Half of the Southwest Quarter of said Section 11; thence South 88° 55' 07" East 3,456.13 feet along the North line of the East Half of the Southwest Quarter and the North line of the Southeast Quarter of said Section 11; thence South 01° 15' 16" West 1,068.58 feet parallel to the West line of the East Half of the Southwest Quarter of said Section 11 and passing along the West edge of an existing masonry column which is part of a masonry arc West of the main entrance to the Bendix Automotive Development Center; thence South 19° 39' 57" West 1,422.91 feet; thence North 72° 15' 37" West 656.30 feet; thence North 18° 06' 07" West 1,383.50 feet; thence North 88° 55' 07" West 315.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11; thence South 20° 41' 07" West 637.00 feet; thence South 01° 15' 16" West 380.00 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence South 56° 45' 46" East 913.76 feet; thence South 01° 15' 16" West 274.11 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence North 88° 55' 07" West 2,167.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11 to the West line of the East Half of the Southwest Quarter of said Section 11; thence North 01° 15' 16" East

2,663.00 feet along the West line of the East Half of the Southwest Quarter of said Section 11 to the point of beginning. This property is also described in a deed recorded in the Office of the County Recorder as Instrument Number 02297, in Book 677 and Page 18 and is further described as Tax Key 12-1011-0148, and the exception described in a deed recorded in the Office of County Recorder as Instrument Number 13148, in Book 884 and Page 19 and is further described as Tax Key 12-1011-0148.01.

That part of Sections 5, 6, and 7 of Township 37 North, Range 1 East, St. Joseph County, Indiana described as follows:

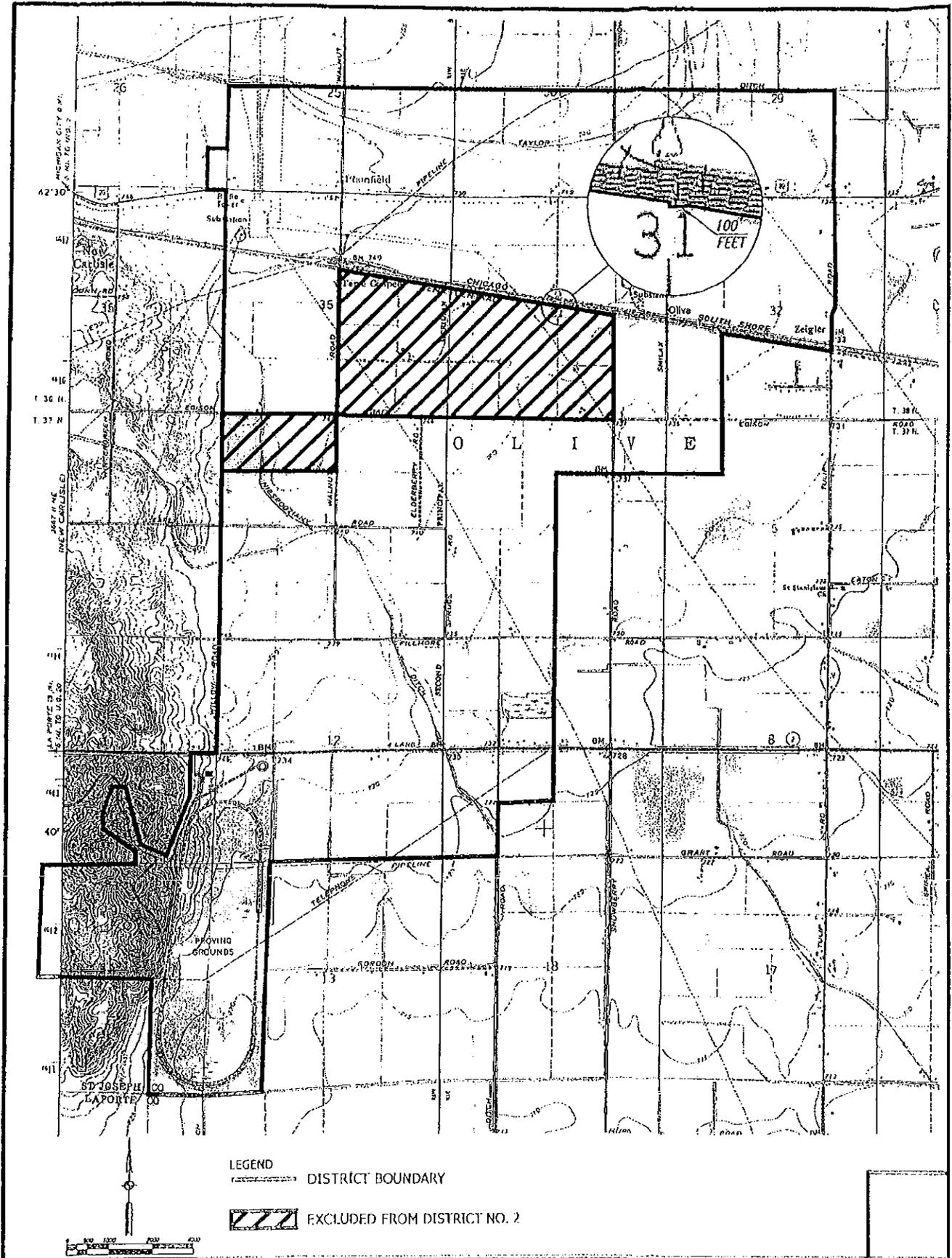
The Northwest Quarter of the Northwest Quarter of Section 5;

The North Half of the Northeast Quarter, and the West Half of Section 6;

The Northwest Quarter of Section 7; and

The North Half of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter of Section 7.

EXCEPTING THEREFROM: St. Joseph County Economic Development District No. 1 as established by Ordinance Nos. 17-87, 77-87, 74-88 and 78-88 of the St. Joseph County, Indiana County Council.

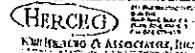


LEGEND
 DISTRICT BOUNDARY
 EXCLUDED FROM DISTRICT NO. 2

REV.	DATE	DESCRIPTION
1	11/17/10	ADDED
2	11/17/10	AMENDED TO SHOW ADD. LOCAL JURISDICTION

INFRASTRUCTURE IMPROVEMENTS

ST. JOSEPH COUNTY ECONOMIC DEVELOPMENT DISTRICT 2



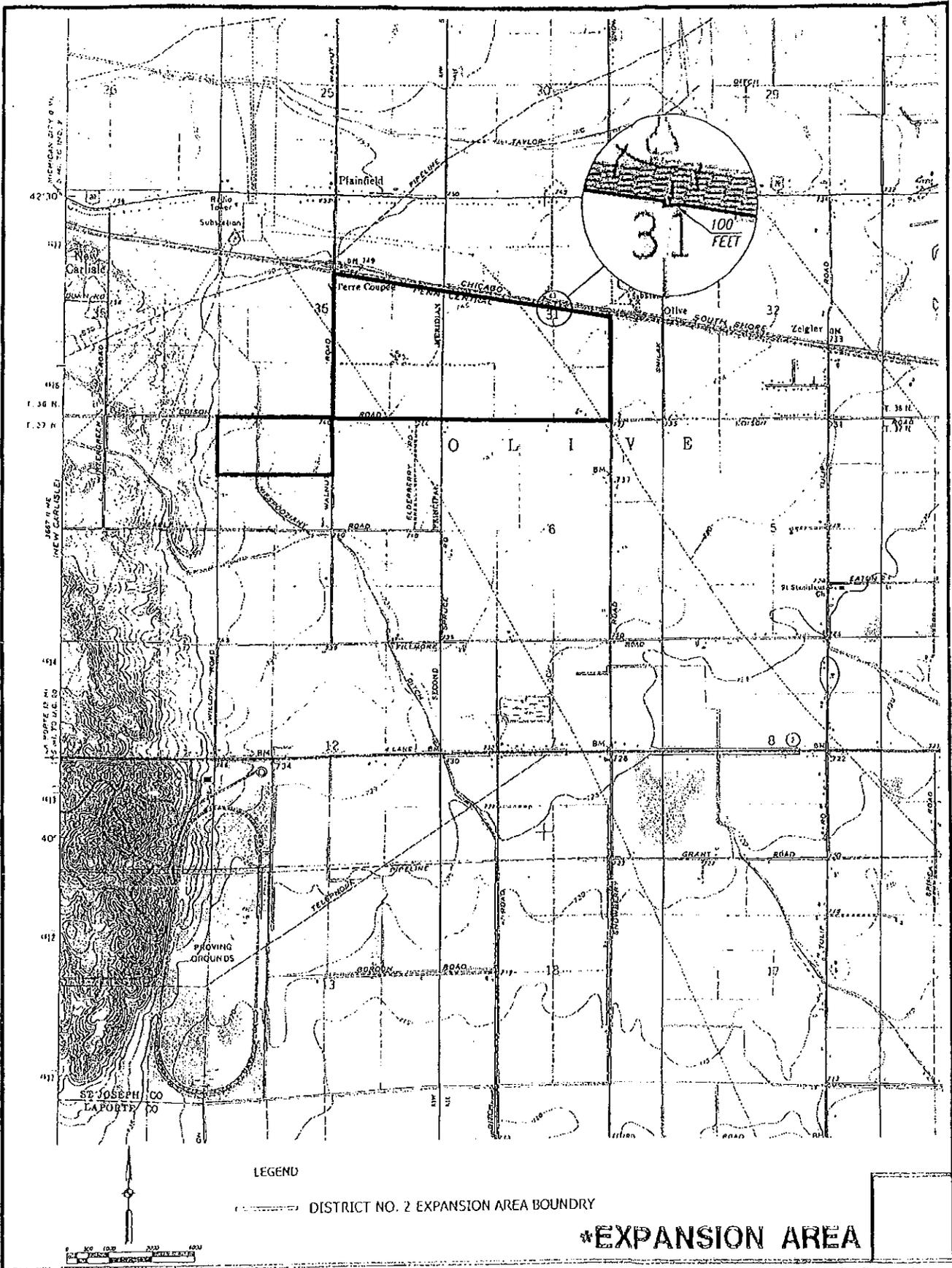
DATE	05/25/10
CHECKED	KPJL
DATE	05/25/10
CHECKED	RES
DATE	05/25/10
CHECKED	RES

EXHIBIT B

Expansion Area

A parcel of land located in the W1/2 of the SE1/4 of Section 31, Township 38 North, Range 1 East, more particularly described as follows: commencing from the Southeast corner of the Southeast Quarter of said Section 31, thence West along the South line of said Section a distance of 1,320.00 feet to the point of beginning; thence North a distance of 2,460.00 feet to the South right-of-way line of the New York Central Railroad; thence Northwesterly along the South right-of-way of said railroad a distance of 1,240.00 feet; thence due west to the west line of said Southeast quarter, a distance of 100 feet; thence South a distance of 2,640.00 feet to the South line of said section; thence East a distance of 1,315.00 feet to the point of beginning.

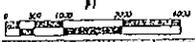
The West 1/2 of Section 31, Township 38 North, Range 1 East, and East 1/2 of Section 36, Township 38 North, Range 1 West, located South of the South right-of-way line of the Conrail Railroad, and also the North 1/2 of the Northwest 1/4 of Section 1, Township 37 North, Range 1 West, St. Joseph County, Indiana.



LEGEND

— DISTRICT NO. 2 EXPANSION AREA BOUNDARY

EXPANSION AREA



REV.	DATE	DESCRIPTION
1		ISSUED
2		REVISED
3		REVISED

INFRASTRUCTURE IMPROVEMENTS

ST. JOSEPH COUNTY ECONOMIC DEVELOPMENT DISTRICT 2

HERCEG
 ENGINEERS & ARCHITECTS, INC.

DATE	BY	NO.
05/11/00	B.V.L.	2001-117
05/11/00	APR	36KT
05/11/00		
05/11/00		

EXHIBIT C

District

That part of Sections 29, 30 and 31 of Township 38 North, Range 1 East, St. Joseph County, Indiana, described as follows:

The Southwest Quarter of Section 29;

The West Half of the Southeast Quarter of Section 29;

The South Half Section 30;

All of Section 31;

The Northwest Quarter of Section 32;

That part of the Northeast Quarter of Section 32 laying west of the east Right of Way line of Tulip Road;

That part of the South Half of Section 32 laying west of the east Right of Way line of Tulip Road and North of the South Right of Way line of the Penn Central Railroad;

That part of the West Half of the Southwest Quarter laying South of the South Right of Way line of the Penn Central Railroad.

That part of Sections 25, 26, and 36 of Township 38 North, Range 1 West, St. Joseph County, Indiana, described as follows:

The South Half of Section 25;

All of Section 36; and

A part of the Southeast Quarter of Section 26 described as follows:

Beginning at a point on the East line of said Section 26, 50 feet North 0° 15' 07" East of the Southeast corner of said Section 26, said point being on the Northerly Right of Way line of U.S. 20 (Lincoln Trail); thence South 90° 00' 00" West along the Northerly Right of Way line of U.S. 20, 133.91 feet to the Point of curvature of a curve convex to the Northwest, having a radius of 1253.46 feet and a central angle of 09° 30' 00"; thence Southwesterly along said curve and said Right of Way line along an arc 207.83 feet to the Point of Tangency of said curve; thence South 80° 30' 00" West, along said Northerly Right of Way line, 80.45 feet; thence North 01° 14' 47" West, 985.21 feet; thence North 88° 45' 13" East 420.61 feet to the said East line of said Section 26, thence south along said

East line to the point of beginning. This described property is also described in a deed recorded in the Office of the County Recorder as Instrument Number 8312168, and is further described as a part of Tax Key 12-1046-0592.02.

That part of Sections 1, 11, and 12 of Township 37 North, Range 1 West, St. Joseph County, Indiana described as follows:

All of Section 1;

The North Half of Section 12;

The Southeast Quarter of Section 12;

The East half of the Southwest Quarter of Section 12; and

That part of Section 11 and 12 described as follows:

The Southeast Quarter and the East Half of the Southwest Quarter of Section 11, Township 37 North, Range 1 West; the West Half of the Southwest Quarter of Section 12, Township 37 North, Range 1 West; the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 13, Township 37 North, Range 1 West; and the Northeast Quarter and the East Half of the Southeast Quarter and the East Half of the Northwest Quarter of Section 14, Township 37 North, Range 1 West; Excepting therefrom the following: Beginning at the Northwest Corner of the East Half of the Southwest Quarter of said Section 11; thence South $88^{\circ} 55' 07''$ East 3,456.13 feet along the North line of the East Half of the Southwest Quarter and the North line of the Southeast Quarter of said Section 11; thence South $01^{\circ} 15' 16''$ West 1,068.58 feet parallel to the West line of the East Half of the Southwest Quarter of said Section 11 and passing along the West edge of an existing masonry column which is part of a masonry arc West of the main entrance to the Bendix Automotive Development Center; thence South $19^{\circ} 39' 57''$ West 1,422.91 feet; thence North $72^{\circ} 15' 37''$ West 656.30 feet; thence North $18^{\circ} 06' 07''$ West 1,383.50 feet; thence North $88^{\circ} 55' 07''$ West 315.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11; thence South $20^{\circ} 41' 07''$ West 637.00 feet; thence South $01^{\circ} 15' 16''$ West 380.00 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence South $56^{\circ} 45' 46''$ East 913.76 feet; thence South $01^{\circ} 15' 16''$ West 274.11 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence North $88^{\circ} 55' 07''$ West 2,167.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11 to the West line of the East Half of the Southwest Quarter of said Section 11; thence North $01^{\circ} 15' 16''$ East

2,663.00 feet along the West line of the East Half of the Southwest Quarter of said Section 11 to the point of beginning. This property is also described in a deed recorded in the Office of the County Recorder as Instrument Number 02297, in Book 677 and Page 18 and is further described as Tax Key 12-1011-0148, and the exception described in a deed recorded in the Office of County Recorder as Instrument Number 13148, in Book 884 and Page 19 and is further described as Tax Key 12-1011-0148.01.

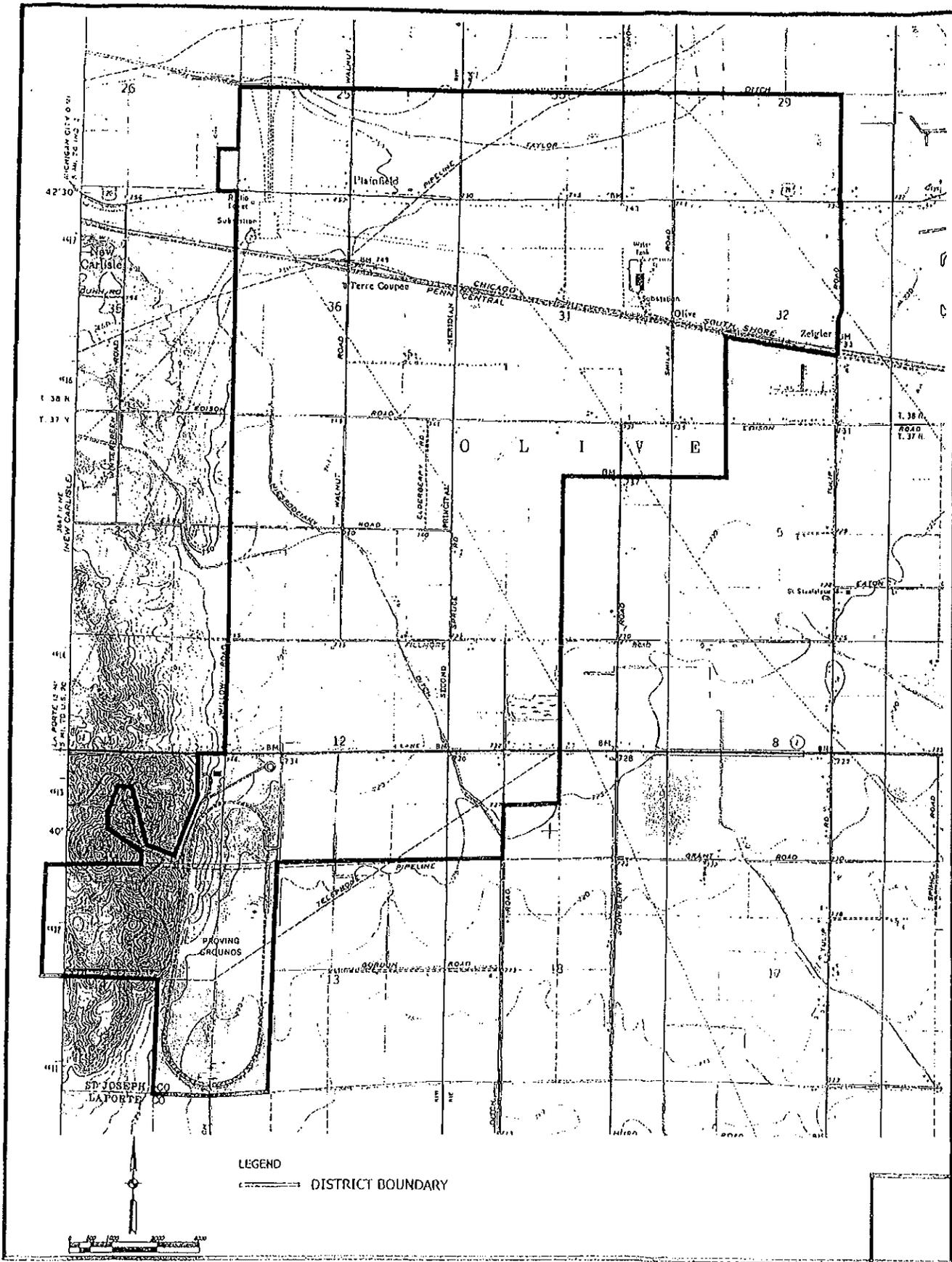
That part of Sections 5, 6, and 7 of Township 37 North, Range 1 East, St. Joseph County, Indiana described as follows:

The Northwest Quarter of the Northwest Quarter of Section 5;

The North Half of the Northeast Quarter, and the West Half of Section 6;

The Northwest Quarter of Section 7; and

The North Half of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter of Section 7.



REV	DATE	DESCRIPTION
1	1/23/20	ISSUED

INFRASTRUCTURE IMPROVEMENTS

ST. JOSEPH COUNTY ECONOMIC DEVELOPMENT DISTRICT 2



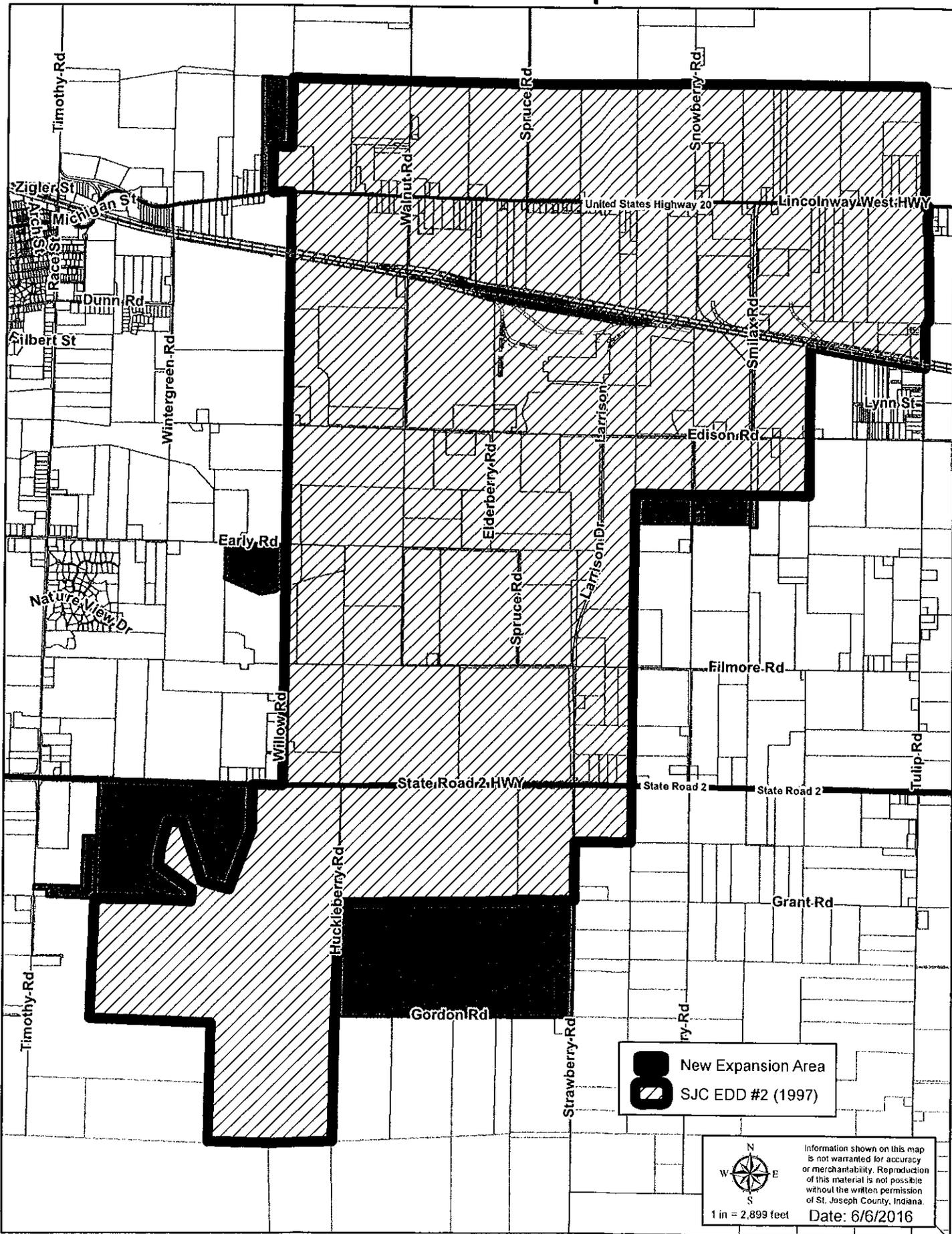
NO.	DATE	BY	REVISION
1	02/24/20	DES	DESIGN
2	03/16/20	DES	DESIGN

K:\PROJECTS\2019\20190801\20190801-1-1116-1116.dwg

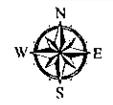
EXHIBIT B

EXHIBIT B

SJC EDD No. 2 and New Expansion Area



 New Expansion Area
 SJC EDD #2 (1997)


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 1 in = 2,899 feet Date: 6/6/2016

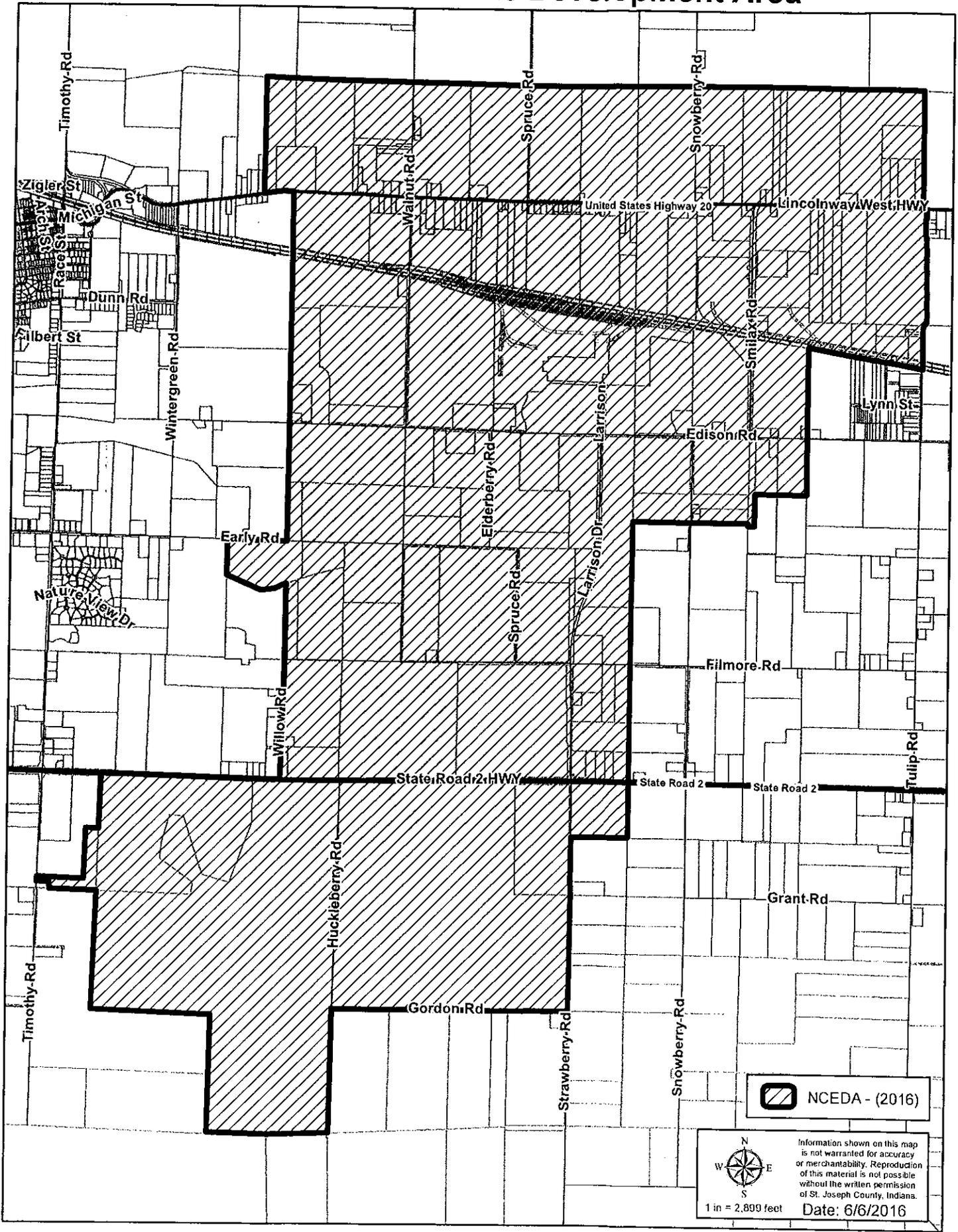
NEW CARLISLE DEVELOPMENT AREA - Expansion Area Parcels

PARCEL ID	PROPERTY OWNER	EXPANSION
012-1007-007701	WELLS FARGO BANK NA	Western Expansion
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	Western Expansion
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	Western Expansion
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Western Expansion
012-1012-0154	SEBASTY KENNETH E AND ELAINE	Eastern Expansion
012-1020-022303	YOUNG LINDA	Eastern Expansion
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	Eastern Expansion
012-1021-025602	WOZNIAK GERALDINE M	Eastern Expansion
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	Eastern Expansion
012-1021-025604	WOZNIAK GERALDINE.	Eastern Expansion
012-1021-025605	WILCOX STEPHEN E & DEBRA A	Eastern Expansion
012-1021-025606	WALKER CRAIG	Eastern Expansion

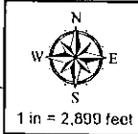
EXHIBIT C

EXHIBIT C

New Carlisle Economic Development Area



 NCEDA - (2016)



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Date: 6/6/2016

1 in = 2,890 feet

New Carlisle Development Area 6/9/16

Beginning at the Northeast corner of the W1/2 of the Southeast ¼ of Section 29, T38N, R1E; thence West along the East-West centerline of Section 29 and Section 30; thence West along the East-West centerline of Sections 25 and 26 T38M, R1W to a point 670.8 feet West of the East line of said Section 26; thence South 2645.5 feet to the North right of way line of US 20; thence East 679.11 feet along the North right of way line of US 20 to the West line of Section 36, T38N, R1W; thence South along the said West line of Section 36 and the West line of Section 1, T37N, R1W to the North right of way line of Early Road; thence West along the North line of Early Road, 1342 feet; thence South 840 feet; thence Southeasterly 851 feet; thence Easterly 307 feet; thence Northeasterly 206 feet; thence Northeasterly 75 feet more or less to the West line of Section 1 T37N, R1W; thence South along the West line 1829.22 feet to the Southwest corner of said Section 1; thence South along the East line of Section 11, T37N, R1W to the East-West centerline of Section 11; thence West along said centerline to the Northwest corner of the East ½ of the Southwest ¼ of Section 11; thence South 1180.01 feet along the West line of the East ½ of the Southwest ¼ of said Section 11; thence West 300 feet; thence South 1159.28 feet; thence West 1080.95 feet to the West right of way line of Timothy Road; thence South 100 feet along said West right of way; thence East 304 feet; thence South 165 feet; thence East 1077.92 feet to the West line of the East ½ of the Northwest ¼ of Section 14, T37N, R1W; thence South along said West line to the East-West centerline of Section 14; thence East along the East-West centerline of Section 14 to the Northwest corner of the East ½ of the Southeast ¼ of Section 14; thence South to the South line of Section 14; thence East to the Southeast corner of Section 14; thence East along the South line of Section 13 T37N, R1W to the Southeast corner of the West ½ of the Southwest ¼ of said Section 13; thence North to the East-West centerline of Section 13; thence East along the East-West centerline of Section 13 to the West line of Section 18, T37N, R1E; thence East along the East-West centerline of Section 18 to the Southeast corner of the West ½ of the Northwest ¼ of Section 18; thence North along the East line of the West ½ of the Northwest ¼ of Section 18 to the North line of Section 18; thence North along the East line of the West ½ of the Southwest ¼ of Section 7, T37N, R1E to the

Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7; thence East along the South Line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7; thence North along the East line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7 to the centerline of SR 2; thence North along the North-South centerline of Section 7 to the North line of Section 7; thence North along the North-South centerline of Section 6 T37N, R1E to the South line of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 6; thence East along this South line to the East line of Section 6; thence North along the East line of Section 6 to the Southeast corner of the N1/2 of the Northeast $\frac{1}{4}$ of Section 6; thence East along the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5 T37N, R1E; thence North along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5 to the North line of Section 5; thence continuing North along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 32 T38N, R1E to South right of way line of the Penn Central Railroad; thence Southeasterly along the South right of way line of said Railroad to East right of way line of Tulip Road; thence North along the East right of way line of Tulip Road to the North right of way line of US 20; thence North along the East line of the W $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29 T38N, R1E to the East-West centerline of Section 29 and the point of beginning.

NEW CARLISLE ECONOMIC DEVELOPMENT AREA - All Parcels

PARCEL ID	PROPERTY OWNER	AREA
012-1000-0000B	HELENA CHEMICAL COMPANY	Area #1
012-1000-900101	HELENA CHEMICAL COMPANY	Area #1
012-1000-900102	GAVILON GRAIN LLC	Area #1
012-1007-006101	EDISON ROAD LLC	Area #1
012-1007-006102	EDISON ROAD LLC	Area #1
012-1007-006401	THE COUNTY OF ST JOSEPH INDIANA	Area #1
012-1007-006402	RLR INVESTMENTS LLC OHIO LIMITED LIABILITY COMPANY	Area #1
012-1007-0068	EBERSOLE FLOYD R JR AND LINDA S	Area #1
012-1007-007701	WELLS FARGO BANK NA	Area #1
012-1007-007701	WELLS FARGO BANK NA	Area #1
012-1007-007702	KAPLON EDMUND R & MARLENE M	Area #1
012-1007-007703	SEBASTY KENNETH E & ELAINE A	Area #1
012-1007-007704	MAIN KENNETH R	Area #1
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	Area #1
012-1011-0148	NAVISTAR INC	Area #1
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	Area #1
012-1012-0149	ZAREMBKA CAROL M	Area #1
012-1012-014901	NEYHART HARRY T AND JILL S	Area #1
012-1012-014902	SEBASTY KENNETH SR & KENNETH JR AS TENANTS IN COMMON	Area #1
012-1012-014903	HAYNES ANDREW S & SUSAN A	Area #1
012-1021-025101	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY INDIANA	Area #1
012-1021-025201	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #1
012-1021-0253	EDCOAT LIMITED PARTNERSHIP A MINNESOTA LIMITED PARTNERSHIP	Area #1
012-1021-025302	BOARD OF COUTNY COMMISSIONERS OF ST JOSEPH COUNTY	Area #1
012-1021-0255	MILLAR FARMS LLC	Area #1
012-1021-025502	INDIANA MICHIGAN POWER COMP	Area #1
012-1021-025902	COUNTY OF ST JOSEPH INDIANA THE	Area #1
012-1046-059201	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
012-1046-059202	IN50 LLC	Area #1
012-1046-0593	SZCZYPIORSKI RANDALL F AND BETTY J - SEE TRANSFER NOTE	Area #1
012-1046-0594	SUTTON VIOLET M AND WILLIAM R W LIFE EST FOR SUTTON VIOLET M	Area #1
012-1046-059402	WAGNEROWSKI WILLIAM A AND JENNIFER S - SEE TRANSFER NOTE	Area #1

012-1046-059403	ARNDT BARBARA A & ELDON D	Area #1
012-1046-059404	LARREW STANLEY & MELISSA	Area #1
012-1046-059405	SEBASTY KENNETH E & ELAINE A	Area #1
012-1046-059406	BALES BART A	Area #1
012-1046-059407	HALES DONALD & BARBARA	Area #1
012-1046-059407	HALES DONALD & BARBARA	Area #1
012-1046-059408	BOONE RICHARD D AND JUDY L	Area #1
012-1046-059409	ARNDT BARBARA A & ELDON D	Area #1
012-1046-059410	JOHNSON JEFFERY DAVID & MARY ANN - *SEE TRANS HIST NOTES*	Area #1
012-1046-059411	WHITTEBERRY CAROL % PATRICK J HIGGINS	Area #1
012-1046-0595	BELLA ARTHUR L AND TERRY L - SEE TRANSFER NOTE	Area #1
012-1046-0596	BATE CHARLES BRADLEY AND PAULA JANE BATE ROMIG	Area #1
012-1046-059602	SHAIL RICHARD A AND NANCY S	Area #1
012-1046-059603	JOHNSON ROBERT C & MIRIAM	Area #1
012-1046-0597	LEWANDOWSKI BRANDON S	Area #1
012-1046-0598	ROMIG PAULA B BEN & ELLA BATE LIFE ESTATE	Area #1
012-1046-0599	ZAKRZEWSKI STANLEY L	Area #1
012-1046-059901	SEBASTY KENNETH E JR	Area #1
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1

012-1051-068208	GAVILON GRAIN LLC	Area #1
012-1051-068210	GAVILON GRAIN LLC	Area #1
012-1051-0685	HUSTON KENNETH P & KIMBERLEY K	Area #1
012-1051-068801	SHEPHERD WILLIAM R & TODD H JT W/FROS - 12-12-2008 RE ENTRY PER PROVAL	Area #1
012-1051-068802	SHEPHERD TODD H AND WILLIAM R JTWROS - SEE TRANSFER NOTE	Area #1
012-1051-0692	GAVILON GRAIN LLC	Area #1
012-1062-0810	BARKLEY JOHN E	Area #1
012-1062-081001	COOREMAN JAMES P & JOAN M	Area #1
012-1062-081003	BARKLEY JOHN E & BADICS JACQUELINE M JTWROS AND NOT AS TIC	Area #1
012-1062-081004		Area #1
012-1062-0812	COOREMAN JAMES P AND JOAN M W 1/2INT EA	Area #1
012-1062-081201	COOREMAN JAMES	Area #1
012-1062-0813	ROMIG ROGER A & JOHN C & PAULA JOINT TENANTS W/SURVIVORSHIP	Area #1
012-1062-0816	COOREMAN THOMAS H AND MARIA J	Area #1
012-1062-081601	TIERNEY MICHAEL AND BETH L	Area #1
012-1062-0817	STEVENS JOHN & JILL	Area #1
012-1062-081702	PEAKE KAROL L TRUST AND AS TRUSTEE	Area #1

012-1062-081703	KAMP DENNIS L & LINDA C	Area #1
012-1062-081704	COOREMAN THOMAS H & MARIA J	Area #1
012-1062-081705	VANSLAGER TIMOTHY M & KIMBERLY L	Area #1
012-1063-0822	ROBERT A AND EMILY J RUSSELL REV TRUST W RUSSELL EMILY J AS TRUSTEE 1/2INT AND GARROTT	Area #1
012-1063-0824	FLOYD H AND ALICE L AND ADAMS JEANNE MCAFEE 1/2INT HEDGECROFT FARM CO INC - SEE TRANSFER NOTE	Area #1
012-1063-0825	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	Area #1
012-1063-082501	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	Area #1
012-1063-0828	VAN WANZEELE DAVID M	Area #1
012-1063-082801	COOREMAN JAMES P & JOAN M	Area #1
012-1063-082802	ST JOSEPH CO BOARD OF COMMISSIONERS	Area #1
012-1063-082803	PIENIAZEK PHILLIP & NANCY L	Area #1
012-1064-083302	PRIMROSE DISTRIBUTING INC	Area #1
012-1064-0834	SHILTON PROPERTIES LLC	Area #1
012-1064-083401	UNITED TELESPECTRUM INC % VERIZON WIRELESS NETWORK REAL ESTATE DPT.	Area #1
012-1064-0835	STEMCOR CORP % UNIFRAX CORPORATION	Area #1
012-1064-083501	CHICAGO SOUTH SHORE AND SO BEND RR TAX DEPT 206	Area #1
012-1064-083502	BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY	Area #1

012-1065-083904	FIVE STAR LAND DEV LLC	Area #1
012-1065-083905	WARRICK HOLDING LLC % JAMES KNEPP	Area #1
012-1065-084901	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #1
012-1065-084903	SMS REALTY LLC	Area #1
013-1007-0060	I/N TEK % TAX DIVISION 8-229	Area #1
013-1007-006001	INLAND STEEL COMPANY	Area #1
013-1007-006002	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1007-006003	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1007-006004	TOWN OF NEW CARLISLE	Area #1
013-1007-006005	I/N TEK % TAX DIVISION 8-229	Area #1
013-1007-006006	I/N KOTE % TAX DEPT 8-299	Area #1
013-1007-006007	I/N TEK	Area #1
013-1021-025301	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1021-025303	I/N TEK TAX DIVISION	Area #1
013-1021-025305	ST JOSEPH COUNTY OF INDIANA	Area #1
013-1051-0679	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
013-1051-067905	INDIANA AND MICHIGAN ELECTRIC CO ATT: TAX DEPARTMNET	Area #1

012-1007-0061	GOLDEN REALTY LLC	Area #2
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	Area #2
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	Area #2
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-006901	WROBLESKI THEODORE J & CAROL A AND WROBLESKI KOREY T & BAUMAN KELLY AS JT/ROS	Area #2
012-1007-006902	WROBLESKI EUGENE	Area #2
012-1007-0080	SEBASTY KENNETH E AND ELAINE A	Area #2
012-1007-0081	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-008101	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-008102	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1012-0152	KAMINSKI TODD L AND OUDHUIS JILL F AND KAMINSKI TIM V	Area #2
012-1012-015201	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1012-0154	SEBASTY KENNETH E AND ELAINE	Area #2
012-1012-0154	SEBASTY KENNETH E AND ELAINE	Area #2
012-1020-0223	MATTHYS SCOTT J AND JULIE A	Area #2
012-1020-022301	VARGO JOSEPH FRANK	Area #2

012-1020-022303	YOUNG LINDA	Area #2
012-1020-022303	YOUNG LINDA	Area #2
012-1020-0224	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	Area #2
012-1021-0248	SEBASTY KENNETH E JR	Area #2
012-1021-0251	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	Area #2
012-1021-0252	CRITZER JOHN E	Area #2
012-1021-0252	CRITZER JOHN E	Area #2
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	Area #2
012-1021-025501	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #2
012-1021-025602	WOZNIAK GERALDINE M	Area #2
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	Area #2
012-1021-025604	WOZNIAK GERALDINE.	Area #2
012-1021-025605	WILCOX STEPHEN E & DEBRA A	Area #2
012-1021-025606	WALKER CRAIG	Area #2
012-1021-0259	MYER GEORGE KENNETH & JUDY A	Area #2
012-1021-025901	KAMINSKI TODD L & OUDHUIS JILL F & KAMINSKI TIM V	Area #2
012-1022-0264	NAVARRETE RAYMUNDO AND EFRAIN	Area #2

012-1022-0265	KAMINSKI TODD L AND KAMINSKI TIM V AND OUDHUIS JILL	Area #2
012-1022-026501	BISHOP JOSHUA AND JENNIFER S	Area #2
012-1022-0266	TOOTHMAN LAWRENCE W AND JOAN M	Area #2
012-1022-026601	GALLION WILLIAM C	Area #2
012-1022-0267	MICHALSKI STANLEY J	Area #2
012-1022-026701	BENEFICIAL FINANCIAL I INC	Area #2
012-1022-026702	HOLLER JAQUELINE L AND MILLER JOHN C NINETY NINE PER INT AND MILLER JOHN A AND ELIZABETH A ONE PERCENT UND LIFE ESTATE INT	Area #2
012-1022-026703	MCCLURE PHILIP E	Area #2
012-1022-026704	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	Area #2
012-1022-026705	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	Area #2
012-1022-026706	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-026707	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-026708	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-0272	SEBASTY KENNETH E AND ELAINE	Area #2
012-1022-0273	ZAREMBKA EDWARD G & CAROL M	Area #2
012-1051-067901	POHL TAMMI J	Area #2

012-1051-067902	WATERS TIMOTHY C AND VALERI	Area #2
012-1051-067903	COREY NATHANIEL M AND STEPHANIE E	Area #2
012-1051-067904	SMITH HERMAN THOMAS & SHIRLEY J	Area #2
012-1051-0680	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-0681	CLARK LENA FLORENCE	Area #2
012-1051-0682	BARNABY CHRISTOPHER D	Area #2
012-1051-068201	RABY WILLIAM S & DEBORAH	Area #2
012-1051-068202	WOODCOX MARK & FRANCISCA N	Area #2
012-1051-068203	MCCARTY KENNETH ANTHONY & JESSICA ANN	Area #2
012-1051-068204	WEBER BRIAN J	Area #2
012-1051-068205	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2
012-1051-068206	DOMS ANNA M	Area #2
012-1051-068207	ROMIG PAULA B. & BATE BENJAMIN H. &	Area #2
012-1051-068209	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2
012-1051-0683	GAYTON RUFINO JR & JAMIE R	Area #2
012-1051-0684	BRADSHAW WILLIS C AND ANITA C	Area #2
012-1051-068402	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2

012-1051-068403	BRADSHAW WILLIS C AND ANITA C	Area #2
012-1051-068404	ZELL ALEXANDER P AND JANICE M	Area #2
012-1051-068405	MYERS DONALD E & KAREN	Area #2
012-1051-068406	HUDGENS DONALD B AND ARLENE A	Area #2
012-1051-068407	KAMINSKI TODD L & OLETA J	Area #2
012-1051-068408	BARTOSZEWICZ KENNETH & LISA	Area #2
012-1051-068409	BODE PATSY	Area #2
012-1051-0690	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-069002	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-069003	TOWN OF NEW CARLISLE	Area #2
012-1064-0830	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-083002	SCALES PAUL AND DIANE E	Area #2
012-1064-083003	BEALOR VALERIE J	Area #2
012-1064-083004	GODFREY DAVID M	Area #2
012-1064-083005	GODFREY DAVID M	Area #2
012-1064-083006	BOGUE RALPH E & THERESA M	Area #2
012-1064-083008	BROWN DONALD EUGENE & JUDITH ANN REVOC LIVING TR W/DONALD & JUDITH AS TRUSTEES & RES LIFE EST	Area #2

012-1064-083009	GODFREY DAVID M	Area #2
012-1064-083010	BARNES-JOHNSON BARBARA & DAVID A JOHNSON	Area #2
012-1064-083011	HOLSTON LELAND M & MARA L	Area #2
012-1064-083012	KAMINSKI PETER AND ARLENE	Area #2
012-1064-083013	SCALES PAUL	Area #2
012-1064-083014	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-0831	MILLER DALE AND LORI	Area #2
012-1064-083102	MILLER DALE LEE & LORI ANN	Area #2
012-1064-083103	BOGUE RALPH E & THERESA M	Area #2
012-1064-083104	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083105	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-083107	WEILAND HAROLD B & MYRNA A W/MARY E WEILAND RES LIFE EST	Area #2
012-1064-083108	MILLER CARL L	Area #2
012-1064-083109	BOGUE RALPH E & THERESA M	Area #2
012-1064-083110	MCCORMICK TAMMY	Area #2
012-1064-083111	MANUSZAK RICHARD E AND DELORES L	Area #2
012-1064-083112	SIKORA GEORGE E & CINDY L	Area #2

012-1064-083113	LOY JERALE M & SHARON L	Area #2
012-1064-083114	SWANK FRANCIS E AND DONNA M	Area #2
012-1064-0832	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083201	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	Area #2
012-1064-083202	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083203	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC	Area #2
012-1064-083204	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	Area #2
012-1064-0833	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083301	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1065-083801	EMBRICKSON JANE	Area #2
012-1065-0839	MILLAR FARMS LLC	Area #2
012-1065-083901	PROPERTY CARE SPECIALISTS LLC	Area #2
012-1065-083902	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #2
012-1065-0840	DZIELSKI KRZYSZTOF & HELEN	Area #2
012-1065-084001	JESENSKY GREGORY B & NONA K	Area #2
012-1065-084002	WIDUP ROBERT F JR AND SUSAN E	Area #2
012-1065-0841	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2

012-1065-084101	TRUEX REX L	Area #2
012-1065-084102	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1065-0842	MILLER FREDERICK S TRUST AND AS TRUSTEE AND MILLER MAUDE TRUST AND AS TRUSTEE AS TO UND ONE HALF INT	Area #2
012-1065-0850	MOREHOUSE DEAN F AND LUCILLE	Area #2
012-1065-085001	YOUNG STONY	Area #2
012-1065-085002	BAKER THOMAS E AND SUSAN A	Area #2
012-1065-085003	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #2
012-1065-085004	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #2
012-1065-085005	PICTON TROY & ROSEANN L MOREHOUSE-	Area #2
012-1065-085301	HURT BEVERLY A	Area #2
012-1065-085302	MILLER JAMES L & VICKI L	Area #2
012-1070-0983	HURT BEVERLY A	Area #2
012-1070-0998	GEIST NANCY S 1/4 AND SIMPSON ROBERT 1/4 AND KINNEY KATHRYN 1/4 AND MATTASITS SALLY 1/4 - SEE TRANSFER NOTE	Area #2
012-1070-1000	VOLLMER BRIAN AND ALFRED	Area #2
012-1070-1011	MILLER JAMES L AND VICKI L	Area #2
012-1070-1015	HURT BEVERLY A	Area #2
013-1007-006001B	INLAND STEEL COMPANY	Area #2

013-1050-0673

INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT

Area #2

EXHIBIT D

EXHIBIT D Former Allocation Area

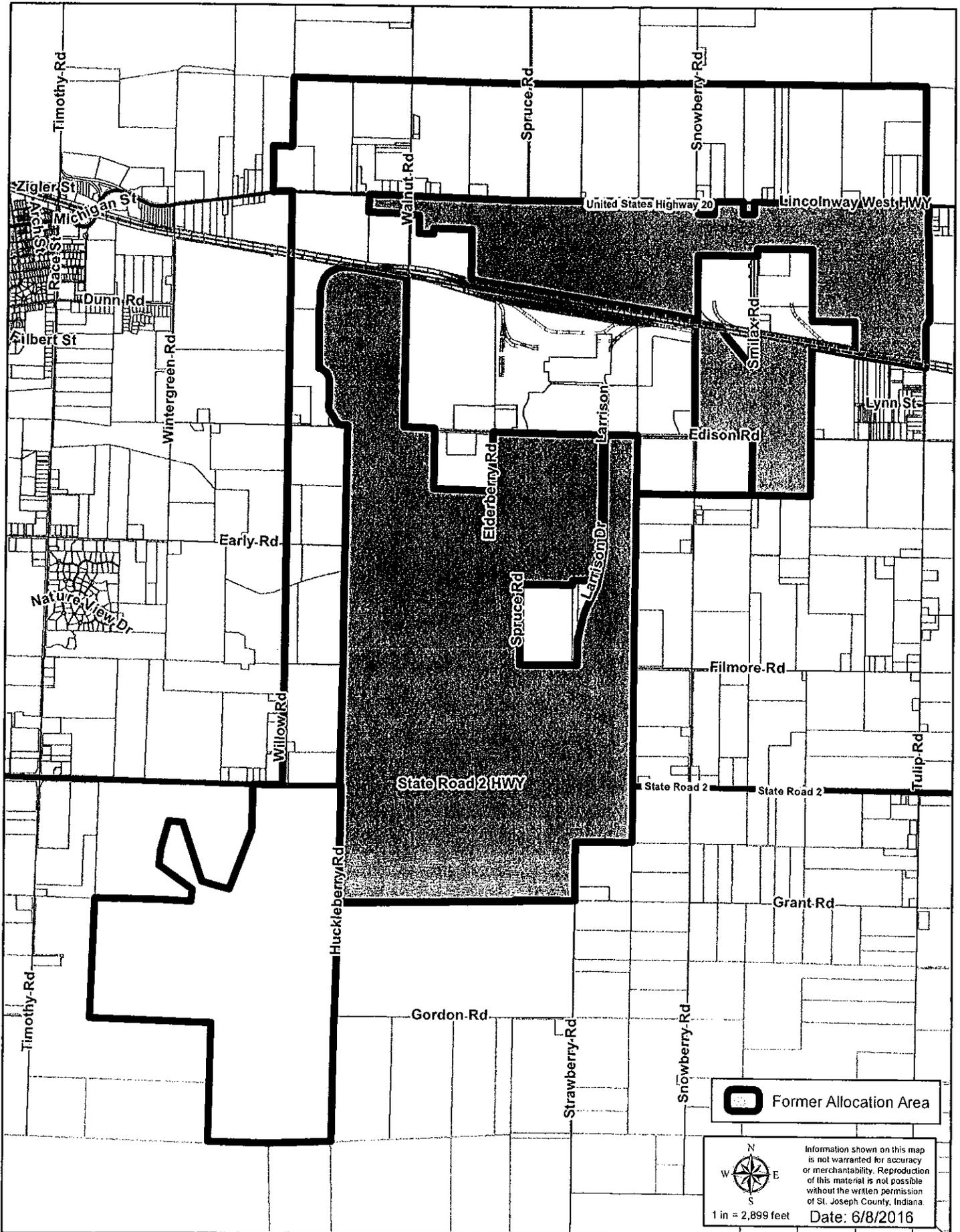
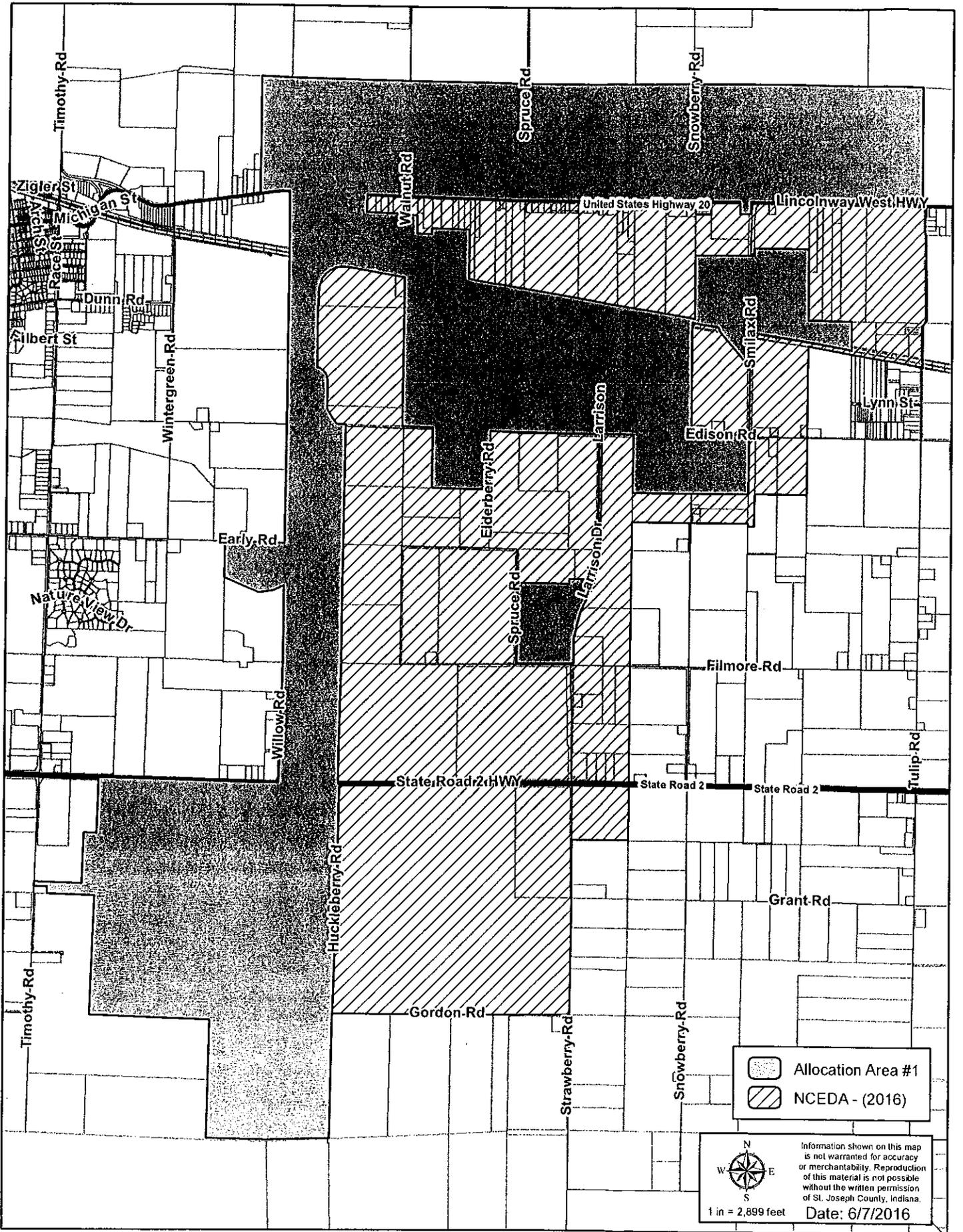


EXHIBIT E

EXHIBIT E

NCEDA - Allocation Area #1



New Carlisle Development Area (Proposed Allocation Area #1) 6/9/16

Beginning at the Northeast corner of the W $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29, T38N, R1E; thence West along the East-West centerline of Section 29 and Section 30; thence West along the East-West centerline of Sections 25 and 26 T38N, R1W to a point 670.8 feet West of the East line of said Section 26; thence South 2645.5 feet to the North right of way line of US 20; thence Easterly 679.11 feet along the North right of way line of US 20 to the West line of Section 36, T38N, R1W; thence South along the said West line of Section 36 and the West line of Section 1, T37N, R1W to the North right of way line of Early Road; thence West along the North line of Early Road, 1342 feet; thence South 840 feet; thence Southeasterly 851 feet; thence Easterly 307 feet; thence Northeasterly 206 feet; thence Northeasterly 75 feet more or less to the West line of Section 1 T37N, R1W; thence South along the West line 1829.22 feet to the Southwest corner of said Section 1; thence South along the East line of Section 11, T37N, R1W to the East-West centerline of Section 11; thence West along said centerline to the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 11; thence South 1180.01 feet along the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 11; thence West 300 feet; thence South 1159.28 feet; thence West 1080.95 feet to the West right of way line of Timothy Road; thence South 100 feet along said West right of way; thence East 304 feet; thence South 165 feet; thence East 1077.92 feet to the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 14, T37N, R1W; thence South along said West line to the East-West centerline of Section 14; thence East along the East-West centerline of Section 14 to the Northwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14; thence South to the South line of Section 14; thence East to the Southeast corner of Section 14; thence East along the South line of Section 13 T37N, R1W to the Southeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 13; thence North along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13; thence North along the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 13 to the North line of Section 13; thence North along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12 T37N, R1W; thence North along the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12 to the North line of Section 12; thence North along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1 T37N, R1W; thence North along the

East line of the West ½ of the Northwest ¼ of Section 1 to the North line of Section 1 being also the centerline of Edison Road; Thence North 20 feet to the North right of way of Edison Road; thence West along the North right of way line of Edison Road to a point 208.99 feet East of the centerline of Niespodziany Ditch; thence N 31-29-13W, 396.80 feet to the centerline of Niespodziany Ditch; thence Northerly along the centerline of Niespodziany Ditch; thence West 81.60 feet to the East line of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 36, T38N, R1W; thence North 1316.46 feet to the South line of the Northwest ¼ of Section 36 T38N, R1W; thence North 69.88 feet; thence East 10 feet; thence North 312.71 feet; thence North 97.57 feet to the point of curvature of a curve to the East having a radius of 523.68; thence 801.23 feet along said curve to the South right of way of the Penn Central Railroad; thence Southeasterly along the South right of way of the Penn Central Railroad to the West right of way line of Walnut Road; thence South along the West right of way line of Walnut Road to the North right of way line of Edison Road; thence East 693.15 feet along the North right of way of Edison Road; thence South 1394.88 feet to the South line of the Scott Brass Minor Subdivision; thence East along the South line of Scott Brass Minor Sub., 1308.14 feet; thence continuing East 20 feet to the East right of way of Elderberry Road; thence North along the East right of way of Elderberry Road to the South right of way of Edison Road; thence East along the South right of way line of Edison Road to the West right of way of Larrison Drive; thence Southerly along the West right of way of Larrison Drive 3286 feet more or less; thence West along the right of way of Larrison Drive 424.15 feet; thence South along the right of way line of Larrison Drive 100 feet more or less to the Northeast corner of R & L Transfer Minor Subdivision; thence West along the North line of the R & L Minor 1170.96 feet to the West line of the R & L Minor; thence South along the West line of the R & L Minor 1814.07 feet to the North right of way of Filmore Road; thence East along the North right of way line of Filmore Road to the East right of way line of Larrison Drive; thence North along the East right of way line of Larrison Drive to the South right of way line of Edison Road; thence East along the South right of way line of Edison Road to the West line of Edcoat Minor Subdivision; thence South along the West line of Edcoat Minor, 1245.78 feet to the South line of the Edcoat Minor; thence East along the South line of Edcoat Minor, 1280.97 feet; thence continuing East to the East line of Section 6 T37N, R1E; thence North along the East line of Section 6 to the North line of Section 6;

thence continuing North to the North right of way line of Edison Road; thence West along the North right of way line of Edison Road to the North-South centerline of the Southeast $\frac{1}{4}$ of Section 31 T38N, R1E; thence North along the North-South centerline of the Southeast $\frac{1}{4}$ to the Southerly right of way of the Penn Central Railroad; thence Southeasterly along the Southerly right of way of said Railroad to the Northwest corner of AEP Smilax Road Minor; thence S40-18-56E, 991.46 feet along the Southerly line of the AEP Minor to the West right of way of Smilax Road; thence East to the East right of way line of Smilax Road; thence North along the East right of way of Smilax Road to the North right of way line of the South Shore Railroad; thence Southeasterly along said North right of way to the Southwest corner of Southshore Subdivision; thence Southeasterly along said Southshore Sub., 1922.99 feet; thence North along the East line of the Southshore Sub., 545.70 feet; thence West along the North line of the Southshore Sub., 992.21 feet; thence North along the Southshore Sub., 1106.4 feet; thence West along the North line of the Southshore Sub., 1277.13 feet to the East right of way line of Smilax Road; thence Westerly 80 feet more or less to the Southeast corner of New Carlisle Industrial District Minor Sec. 3; thence West along the South line of said Industrial Minor Sec 3, 1230.2 feet; thence South to the North right of way of the South Shore Railroad; thence Northwesterly along the North right of way of said Railroad to the Southwest corner of a 5 acre parcel with the key number of 12-1051-0683; thence North along the West line of said parcel to a point 660 feet south of the centerline of US 20; thence West parallel to US 20, 858 feet; thence South 132 feet; thence West 330 feet; thence North 415 feet to the Southeast corner of Wantuch Minor Sub., thence West along the South line of said Wantuch Minor, 190.89 feet to the centerline of Walnut Road; thence South 31 feet along the centerline of Walnut Road; thence West 915 feet; thence North 346 feet to the South right of way line of US 20; thence Easterly along the South right of way of US 20 to the West line of the New Carlisle Industrial District Sec. 4; thence South along the West line of said Industrial Park Sec 4; thence East along the South line of said Industrial Park Sec 4; thence North along the East line of said Industrial Park Sec 4 to the South right of way line of US 20; thence East along the South right of way line of US 20, 700 feet to the West line of New Carlisle Industrial Park Lot 1; thence South along the West line of said Industrial Park Lot 1; thence East along the South line of said Industrial Park Lot 1 extended to the East right of way line of Smilax Road; thence North along the East right of way line

of Smilax Road to the South right of way line of US 20; thence East along the South right of way line of US 20 to the East line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29 T38N, R1E extended; thence North along the East line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29 to the point of beginning.

NEW CARLISLE ECONOMIC DEVELOPMENT AREA - Allocation Area #1

PARCEL ID	PROPERTY OWNER	AREA
012-1000-0000B	HELENA CHEMICAL COMPANY	Area #1
012-1000-900101	HELENA CHEMICAL COMPANY	Area #1
012-1000-900102	GAVILON GRAIN LLC	Area #1
012-1007-006101	EDISON ROAD LLC	Area #1
012-1007-006102	EDISON ROAD LLC	Area #1
012-1007-006401	THE COUNTY OF ST JOSEPH INDIANA	Area #1
012-1007-006402	RLR INVESTMENTS LLC OHIO LIMITED LIABILITY COMPANY	Area #1
012-1007-0068	EBERSOLE FLOYD R JR AND LINDA S	Area #1
012-1007-007701	WELLS FARGO BANK NA	Area #1
012-1007-007701	WELLS FARGO BANK NA	Area #1
012-1007-007702	KAPLON EDMUND R & MARLENE M	Area #1
012-1007-007703	SEBASTY KENNETH E & ELAINE A	Area #1
012-1007-007704	MAIN KENNETH R	Area #1
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	Area #1
012-1011-0148	NAVISTAR INC	Area #1
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	Area #1
012-1012-0149	ZAREMBKA CAROL M	Area #1
012-1012-014901	NEYHART HARRY T AND JILL S	Area #1
012-1012-014902	SEBASTY KENNETH SR & KENNETH JR AS TENANTS IN COMMON	Area #1
012-1012-014903	HAYNES ANDREW S & SUSAN A	Area #1
012-1021-025101	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY INDIANA	Area #1
012-1021-025201	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #1
012-1021-0253	EDCOAT LIMITED PARTNERSHIP A MINNESOTA LIMITED PARTNERSHIP	Area #1
012-1021-025302	BOARD OF COUTNY COMMISSIONERS OF ST JOSEPH COUNTY	Area #1
012-1021-0255	MILLAR FARMS LLC	Area #1
012-1021-025502	INDIANA MICHIGAN POWER COMP	Area #1
012-1021-025902	COUNTY OF ST JOSEPH INDIANA THE	Area #1
012-1046-059201	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
012-1046-059202	IN50 LLC	Area #1
012-1046-0593	SZCZYPIORSKI RANDALL F AND BETTY J - SEE TRANSFER NOTE	Area #1
012-1046-0594	SUTTON VIOLET M AND WILLIAM R W LIFE EST FOR SUTTON VIOLET M	Area #1
012-1046-059402	WAGNEROWSKI WILLIAM A AND JENNIFER S - SEE TRANSFER NOTE	Area #1
012-1046-059403	ARNDT BARBARA A & ELDON D	Area #1

012-1046-059404	LARREW STANLEY & MELISSA	Area #1
012-1046-059405	SEBASTY KENNETH E & ELAINE A	Area #1
012-1046-059406	BALES BART A	Area #1
012-1046-059407	HALES DONALD & BARBARA	Area #1
012-1046-059407	HALES DONALD & BARBARA	Area #1
012-1046-059408	BOONE RICHARD D AND JUDY L	Area #1
012-1046-059409	ARNDT BARBARA A & ELDON D	Area #1
012-1046-059410	JOHNSON JEFFERY DAVID & MARY ANN - *SEE TRANS HIST NOTES*	Area #1
012-1046-059411	WHITTEBERRY CAROL % PATRICK J HIGGINS	Area #1
012-1046-0595	BELLA ARTHUR L AND TERRY L - SEE TRANSFER NOTE	Area #1
012-1046-0596	BATE CHARLES BRADLEY AND PAULA JANE BATE ROMIG	Area #1
012-1046-059602	SHAIL RICHARD A AND NANCY S	Area #1
012-1046-059603	JOHNSON ROBERT C & MIRIAM	Area #1
012-1046-0597	LEWANDOWSKI BRANDON S	Area #1
012-1046-0598	ROMIG PAULA B BEN & ELLA BATE LIFE ESTATE	Area #1
012-1046-0599	ZAKRZEWSKI STANLEY L	Area #1
012-1046-059901	SEBASTY KENNETH E JR	Area #1
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1
012-1051-068208	GAVILON GRAIN LLC	Area #1
012-1051-068210	GAVILON GRAIN LLC	Area #1
012-1051-0685	HUSTON KENNETH P & KIMBERLEY K	Area #1
012-1051-068801	SHEPHERD WILLIAM R & TODD H JT W/FROS - 12-12-2008 RE ENTRY PER PROVAL	Area #1
012-1051-068802	SHEPHERD TODD H AND WILLIAM R JTWROS - SEE TRANSFER NOTE	Area #1
012-1051-0692	GAVILON GRAIN LLC	Area #1
012-1062-0810	BARKLEY JOHN E	Area #1
012-1062-081001	COOREMAN JAMES P & JOAN M	Area #1
012-1062-081003	BARKLEY JOHN E & BADICS JACQUELINE M JTWROS AND NOT AS TIC	Area #1
012-1062-081004		Area #1
012-1062-0812	COOREMAN JAMES P AND JOAN M W 1/2INT EA	Area #1
012-1062-081201	COOREMAN JAMES	Area #1
012-1062-0813	ROMIG ROGER A & JOHN C & PAULA JOINT TENANTS W/SURVIVORSHIP	Area #1
012-1062-0816	COOREMAN THOMAS H AND MARIA J	Area #1
012-1062-081601	TIERNEY MICHAEL AND BETH L	Area #1

012-1062-0817	STEVENS JOHN & JILL	Area #1
012-1062-081702	PEAKE KAROL L TRUST AND AS TRUSTEE	Area #1
012-1062-081703	KAMP DENNIS L & LINDA C	Area #1
012-1062-081704	COOREMAN THOMAS H & MARIA J	Area #1
012-1062-081705	VANSLAGER TIMOTHY M & KIMBERLY L	Area #1
012-1063-0822	ROBERT A AND EMILY J RUSSELL REV TRUST W RUSSELL EMILY J AS TRUSTEE 1/2INT AND GARROTT	Area #1
012-1063-0824	HEDGEcroft FARM CO INC - SEE TRANSFER NOTE	Area #1
012-1063-0825	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	Area #1
012-1063-082501	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	Area #1
012-1063-0828	VAN WANZEELE DAVID M	Area #1
012-1063-082801	COOREMAN JAMES P & JOAN M	Area #1
012-1063-082802	ST JOSEPH CO BOARD OF COMMISSIONERS	Area #1
012-1063-082803	PIENIAZEK PHILLIP & NANCY L	Area #1
012-1064-083302	PRIMROSE DISTRIBUTING INC	Area #1
012-1064-0834	SHILTON PROPERTIES LLC	Area #1
012-1064-083401	UNITED TELESPECTRUM INC % VERIZON WIRELESS NETWORK REAL ESTATE DPT.	Area #1
012-1064-0835	STEMCOR CORP % UNIFRAX CORPORATION	Area #1
012-1064-083501	CHICAGO SOUTH SHORE AND SO BEND RR TAX DEPT 206	Area #1
012-1064-083502	BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY	Area #1
012-1065-083904	FIVE STAR LAND DEV LLC	Area #1
012-1065-083905	WARRICK HOLDING LLC % JAMES KNEPP	Area #1
012-1065-084901	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #1
012-1065-084903	SMS REALTY LLC	Area #1
013-1007-0060	I/N TEK % TAX DIVISION 8-229	Area #1
013-1007-006001	INLAND STEEL COMPANY	Area #1
013-1007-006002	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1007-006003	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1007-006004	TOWN OF NEW CARLISLE	Area #1
013-1007-006005	I/N TEK % TAX DIVISION 8-229	Area #1
013-1007-006006	I/N KOTE % TAX DEPT 8-299	Area #1
013-1007-006007	I/N TEK	Area #1
013-1021-025301	INLAND STEEL COMPANY % KEN WALKER 8-229	Area #1
013-1021-025303	I/N TEK TAX DIVISION	Area #1
013-1021-025305	ST JOSEPH COUNTY OF INDIANA	Area #1

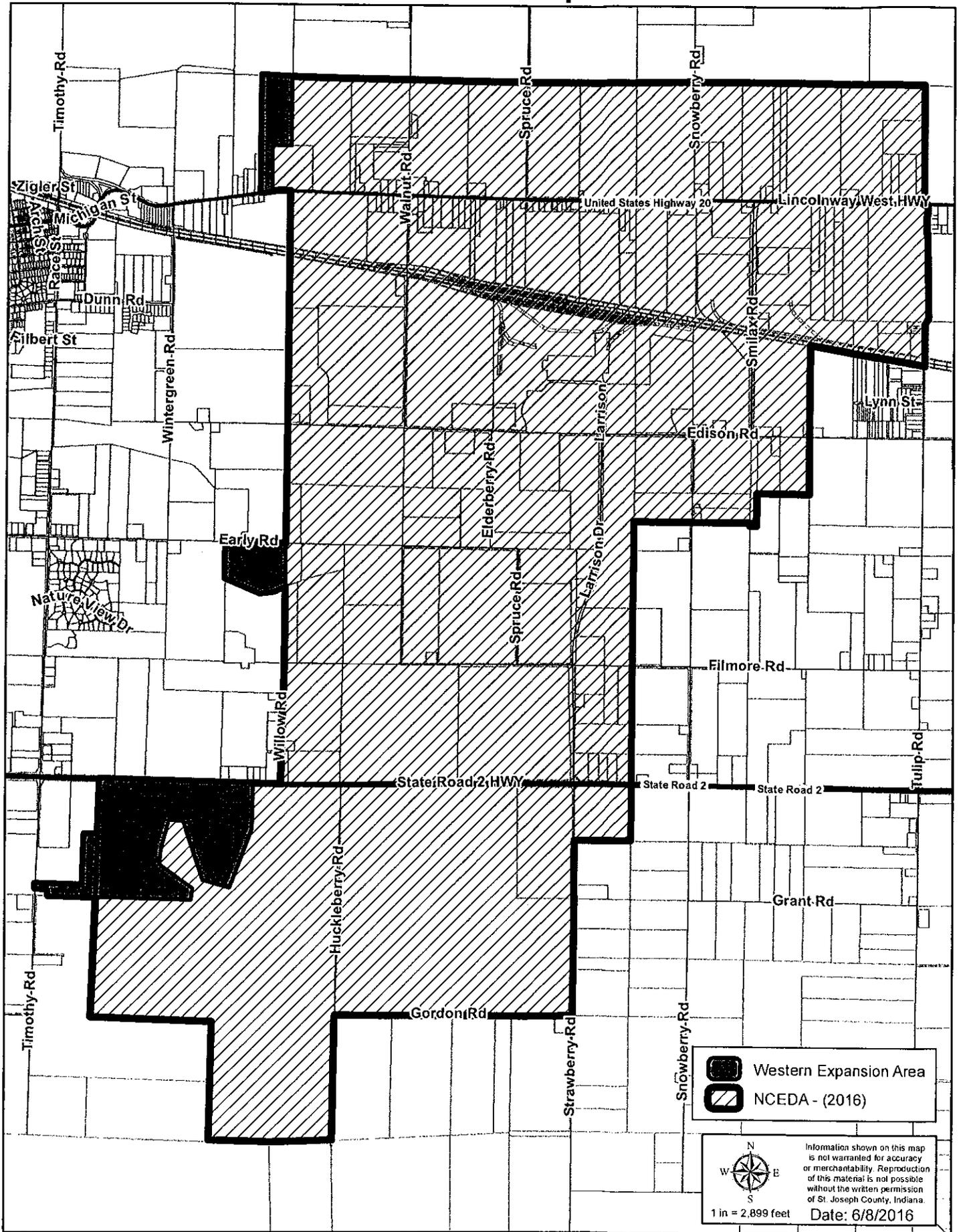
013-1051-0679 INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT
013-1051-067905 INDIANA AND MICHIGAN ELECTRIC CO ATT: TAX DEPARTMNET

Area #1
Area #1

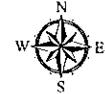
EXHIBIT F

EXHIBIT F

NCEDA and Western Expansion Area

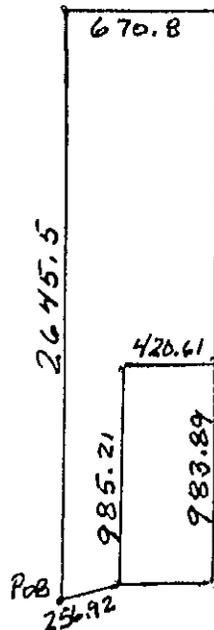


 Western Expansion Area
 NCEDA - (2016)


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 1 in = 2,899 feet Date: 6/8/2016

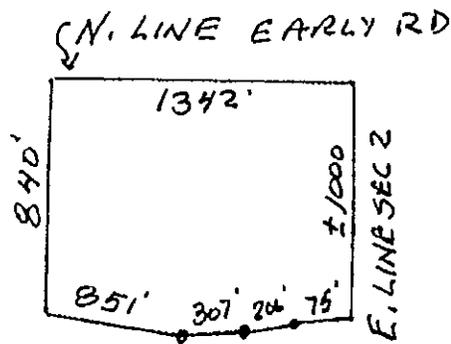
Part of the Southeast ¼ of Section 26, T38N, R1W described as follows:

Commencing at a point on the East line of Section 26 that is 50 feet N00-15-07E of the Southeast corner of Section 26 (being also on the North right of way of US 20); thence S90-00-00W along the North right of way line of US 20 133.91 feet to the point of curvature of a curve convex to the North having a radius of 1253.46 feet and a central angle of 9-30-00; thence Southwesterly along said curve along an arc distance of 207.83 feet; thence S80-30-00W, along the North right of way of US 20, 80.45 feet; thence Southwesterly 256.92 feet to the point of beginning; thence North 2645.5 feet; thence East 670.8 feet to the East line of Section 26; thence South along said East line to a point 983.89 feet north of the centerline of US 20; thence West 420.61 feet; thence South 985.21 feet to the point of beginning.



Part of the Southeast ¼ of Section 2 T37N, R1W described as follows:

Beginning at the intersection of the North right of way line of Early Road and the East line of Section 2; thence West along the North line of Early Road, 1342 feet; thence South 840 feet to the Southwest corner of tax parcel 12-1007-0077.01; thence along the south line of said parcel Southeasterly 851 feet; thence continuing along the South line of said parcel Easterly 307 feet; thence continuing along the South line of said parcel Northeasterly 206 feet; thence continuing along the South line of said parcel Northeasterly 75 feet more or less to the East line of Section 2; thence North along the East line of Section 2, 1000 feet more or less to the place of beginning.



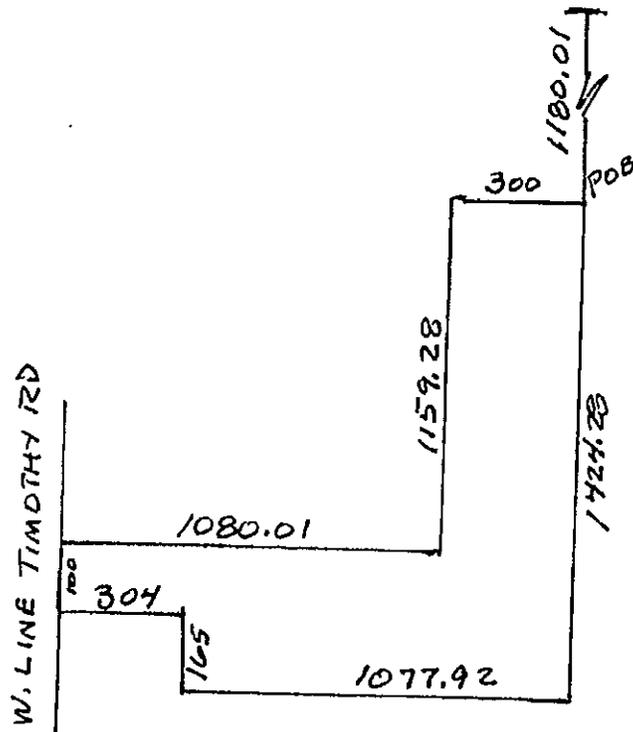
BENDIX WOODS

That part of Section 11 and 12 described as follows:

Beginning at the Northwest Corner of the East Half of the Southwest Quarter of said Section 11; thence South $88^{\circ} 55' 07''$ East 3,456.13 feet along the North line of the East Half of the Southwest Quarter and the North line of the Southeast Quarter of said Section 11; thence South $01^{\circ} 15' 16''$ West 1,068.58 feet parallel to the West line of the East Half of the Southwest Quarter of said Section 11 and passing along the West edge of an existing masonry column which is part of a masonry arc West of the main entrance to the Bendix Automotive Development Center; thence South $19^{\circ} 39' 57''$ West 1,422.91 feet; thence North $72^{\circ} 15' 37''$ West 656.30 feet; thence North $18^{\circ} 06' 07''$ West 1,383.50 feet; thence North $88^{\circ} 55' 07''$ West 315.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11; thence South $20^{\circ} 41' 07''$ West 637.00 feet; thence South $01^{\circ} 15' 16''$ West 380.00 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence South $56^{\circ} 45' 46''$ East 913.76 feet; thence South $01^{\circ} 15' 16''$ West 274.11 feet parallel with the West line of the East Half of the Southwest Quarter of said Section 11; thence North $88^{\circ} 55' 07''$ West 2,167.00 feet parallel with the North line of the Southeast Quarter and the North line of the East Half of the Southwest Quarter of said Section 11 to the West line of the East Half of the Southwest Quarter of said Section 11; thence North $01^{\circ} 15' 16''$ East 2,663.00 feet along the West line of the East Half of the Southwest Quarter of said Section 11 to the point of beginning. This property is also described in a deed recorded in the Office of the County Recorder as Instrument Number 02297, in Book 677 and Page 18 and is further described as Tax Key 12-1011-0148, and the exception described in a deed recorded in the Office of County Recorder as Instrument Number 13148, in Book 884 and Page 19 and is further described as Tax Key 12-1011-0148.01.

Part of the Southwest ¼ of Section 11 T37N, R1W described as follows:

Beginning on the West line of the East ½ of the Southwest ¼ of Section 11, T37N R1W, 1180.01 feet south of the North line of said Section 11; thence West 300 feet; thence South 1159.28 feet; thence West 1080.95 feet to the West right of way of Timothy Road; thence South 100 feet along the West right of way of Timothy Road; thence East 304 feet; thence South 165 feet; thence East 1077.92 feet; thence North 1424.28 feet to the place of beginning.



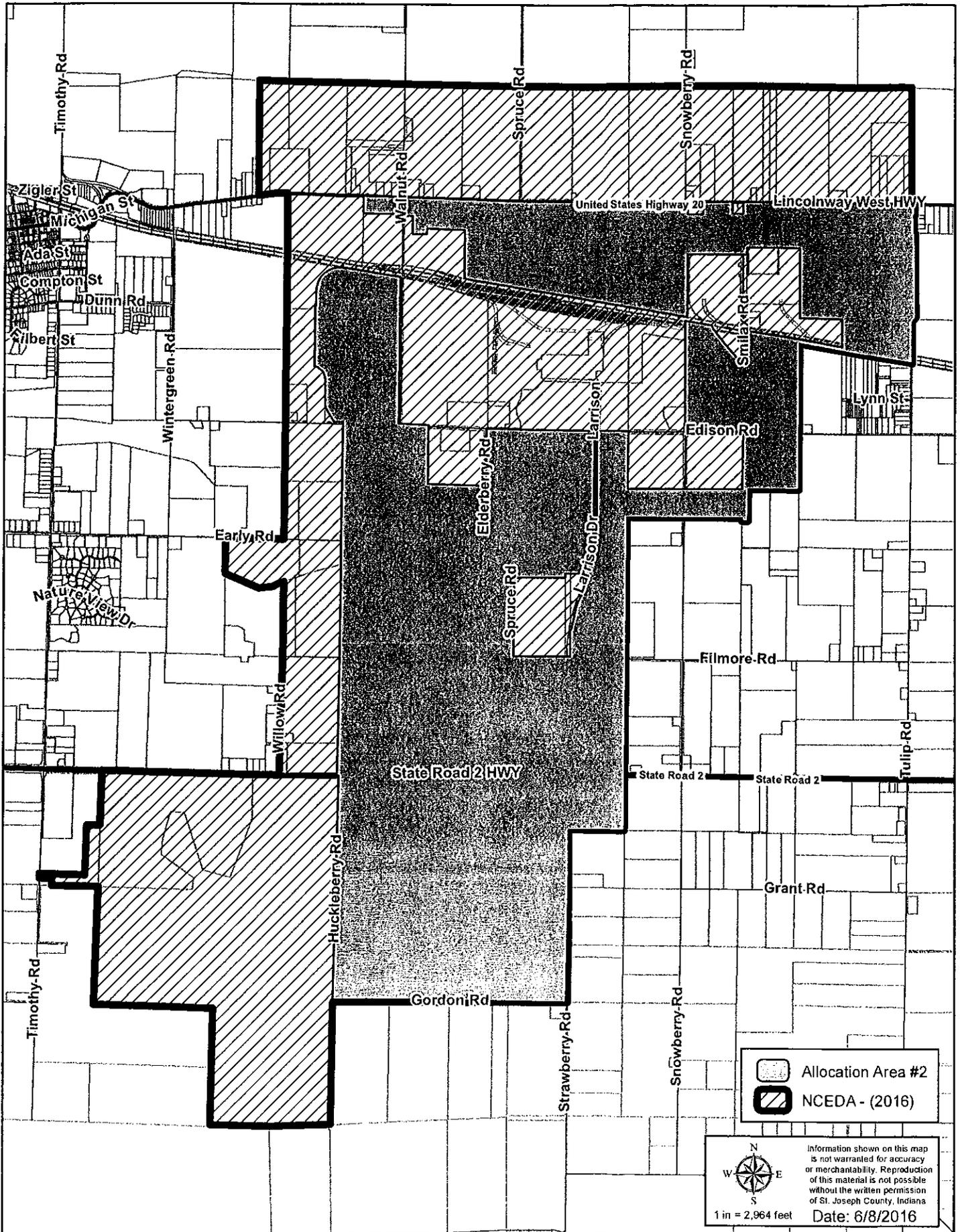
NEW CARLISLE DEVELOPMENT AREA - Western Expansion Area Parcels

PARCEL ID	PROPERTY OWNER	AREA	EXPANSION
012-1007-007701	WELLS FARGO BANK NA	Area #1	Western Expansion
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	Area #1	Western Expansion
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	Area #1	Western Expansion
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	Area #1	Western Expansion

EXHIBIT G

EXHIBIT G

NCEDA - Allocation Area #2



New Carlisle Development Area (Proposed Allocation Area # 2 6/8/16

Beginning at the intersection of the South right of way line of US 20 and the East line of the West ½ of the Northeast ¼ of Section 32, T38N, R1E extended; thence West along the South right of way line of US 20 to the East right of way of Smilax Road; thence South along the East right of way line of Smilax Road to the South line of New Carlisle Industrial District Lot 1 extended east; thence West to the West right of way line of Smilax Road and the Southeast corner of the Industrial District Lot 1; thence West along the South line of the Industrial District Lot 1; thence North along the West line of the Industrial District Lot 1 to the South right of way line of US 20; thence West along the South right of way line of US 20, 700 feet to the Northeast corner of New Carlisle Industrial District Section 4; thence South along the East line of Industrial District Section 4; thence West along the South line of Industrial District Section 4; thence North along the West line of Industrial District Section 4 to the South right of way line of US 20; thence West along the South right of way line of US 20 to a point 915 feet West of the centerline of Walnut Road; thence South 346 feet to a point that is 396 feet south of the centerline of US 20; thence East 915 feet to the center of Walnut Road; thence North 31 feet along the centerline of Walnut Road to the Southwest corner of Wantuch Minor; thence East along the South line of Wantuch Minor; thence South 415 feet; thence East 330 feet; thence North 132 feet; thence East 858 feet; thence South to the North right of way line of the South Shore Railroad; thence Southeasterly along the North right of way of the South Shore Railroad to a point due South of the Southwest corner of New Carlisle Industrial District Section 3; thence North to the Southwest corner of New Carlisle Industrial District Minor Section 3; thence East along the South line of Industrial District Section 3 to the West right of way of Smilax Road; thence East 80 feet more or less to the Northwest corner of the Southshore Subdivision; thence East 1277.13 feet along the North line of the Southshore Sub.; thence South 1106.4 feet along the East line of Southshore Sub.; thence East 992.21 feet along the North line of Southshore Sub.; thence South 545.70 feet along the East line of Southshore Sub. To the North right of way line of the South Shore Railroad; thence Northwesterly along the North right of way of the South Shore Railroad to the East right of way of Smilax Road; thence South along the East right of way of Smilax Road to a point due East of the Southeast corner of AEP Smilax Road Minor; thence West to the

Southeast corner of the AEP Smilax Road Minor; thence N40-18-56W, 991.46 feet along the Southerly line of said AEP Minor to the South right of way line of the Penn Central Railroad; thence Northwesterly along the South right of way line of the Penn Central Railroad to the North-South centerline of Southeast $\frac{1}{4}$ of Section 31 T38N, R1E; thence South along the centerline of the Southeast $\frac{1}{4}$ of Section 31 to North right of way line of Edison Road; thence East along the North right of way line of Edison Road to the East line of Section 6 T37N, R1E; thence South to a point 329.9 feet north of the Northeast corner of G. Wozniak 1st Minor; thence West to the Southwest corner of Edcoat Minor Subdivision; thence North along the West line of Edcoat Minor to the South right of way of Edison Road; thence West along the South right of way of Edison Road to the East right of way line of Larrison Drive; thence South along the East right of way of Larrison Drive to the North right of way of Filmore Road; thence West along the North right of way of Filmore Road to the West line of R & L Minor Subdivision; thence North along the West line of R & L Minor 1814.07 feet; thence East along the North line of R & L Minor 1170.96 feet; thence North 100 feet more or less along the West right of way of Larrison Drive; thence East 424.15 feet along the right of way of Larrison Drive; thence Northerly 3286 feet more or less along the West right of way of Larrison Drive to South right of way line of Edison Road; thence West along the South right of way of Edison Road to the East right of way of Elderberry Road; thence South along the East right of way line of Elderberry Road to a point East of the Southeast corner of Scott Brass Subdivision; thence West to the said Southeast corner of Scott Brass Sub.; thence West 1308.14 feet along the South line of Scott Brass Sub.; thence North 1394.88 feet along the West line of Scott Brass Sub. Extended to the North right of way of Edison Road; thence West 693.15 feet along the North right of way of Edison Road to the West right of way of Walnut Road; thence North along the West right of way of Walnut Road to the South right of way of the Penn Central Railroad; thence Northwesterly along the South right of way of the Penn Central Railroad to the point of curvature of a curve to the left having a radius of 523.68 feet; thence Southwesterly 801.23 feet along said curve; thence South 69.88 feet to the South line of the Northwest $\frac{1}{4}$ of Section 36, T38N, R1W; thence South 1316.46 feet along the West line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 36; thence East 81.60 feet to the centerline of the Niespodziany Ditch; thence Southerly along the centerline of the Niespodziany Ditch 921.46 feet to the Northwest corner Lot 1 of

the Acadia Bay Energy Sub.; thence South 85.06 feet along the centerline of the Niespodzainy Ditch; thence S31-29-13E, 396.80 feet to the North right of way line of Edison Road; thence East along said North Right of way to the East line of the West ½ of the Northwest ¼ of Section 1 T37N, R1W as extended to the North right of way line; thence South along the East line of the West ½ of the Northwest ¼ of said Section 1; thence South along the East line of the West ½ of the Southwest ¼ of said Section 1; thence South along the East line of the West ½ of the Northwest ¼ of Section 12, T37N, R1W; thence South along the East line of the West ½ of the Southwest ¼ of said Section 12; thence South along the East line of the West ½ of the Northwest ¼ of Section 13, T37N, R1W to the North right of way of Gordon Road; thence South 40 feet to the South right of way of Gordon Road; thence East along the South right of way of Gordon Road to the East right of way of Strawberry Road; thence North along the East right of way line of Strawberry Road to the South line of the Northeast ¼ of the Southwest ¼ of Section 7 T37N R1E; thence East along the South line of said Northeast ¼ of the Southwest ¼; thence North along the East line of the said Northeast ¼ of the Southwest ¼ to the centerline of State Road 2; thence North along the East line of the West ½ of the Northwest ¼ of Section 7, T37N, R1E to the centerline of Filmore Road; thence North along the East line of the West ½ of the Southwest ¼ of Section 6 T37N, R1W to the South line of G. Wozniak 1st Minor Sub as projected west; thence East along said line to the Southeast corner of G. Wozniak 1st Minor Sub.; thence North 659.20 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 5, T37N, R1E; thence East along the South line of the Northwest ¼ of the Northwest ¼ of said Section 5; thence North along the East line of the Northwest ¼ of the Northwest ¼ of said Section 5 to the centerline of Edison Road; thence North along the East line of the West ½ of the Southwest ¼ of Section 32 T38N, R1E to the South right of way line of the Penn Central Railroad; thence Southeasterly along the South right of way line of said Railroad to the East right of way line of Tulip Road; thence North along the East right of way line of Tulip Road to the South right of way of US 20; thence West along the South right of way of US 20 to the centerline of Tulip Road and the East line of the West ½ of the Northeast ¼ of Section 32, T38N, R1E and the point of beginning.

NEW CARLISLE ECONOMIC DEVELOPMENT AREA - Allocation Area #2

PARCEL ID	PROPERTY OWNER	AREA
012-1007-0061	GOLDEN REALTY LLC	Area #2
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	Area #2
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	Area #2
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-006901	WROBLESKI THEODORE J & CAROL A AND WROBLESKI KOREY T & BAUMAN KELLY AS JT/ROS	Area #2
012-1007-006902	WROBLESKI EUGENE	Area #2
012-1007-0080	SEBASTY KENNETH E AND ELAINE A	Area #2
012-1007-0081	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-008101	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1007-008102	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	Area #2
012-1012-0152	KAMINSKI TODD L AND OUDHUIS JILL F AND KAMINSKI TIM V	Area #2
012-1012-015201	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1012-0154	SEBASTY KENNETH E AND ELAINE	Area #2
012-1012-0154	SEBASTY KENNETH E AND ELAINE	Area #2
012-1020-0223	MATTHYS SCOTT J AND JULIE A	Area #2
012-1020-022301	VARGO JOSEPH FRANK	Area #2
012-1020-022303	YOUNG LINDA	Area #2
012-1020-022303	YOUNG LINDA	Area #2
012-1020-0224	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	Area #2
012-1021-0248	SEBASTY KENNETH E JR	Area #2
012-1021-0251	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	Area #2
012-1021-0252	CRITZER JOHN E	Area #2
012-1021-0252	CRITZER JOHN E	Area #2
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	Area #2
012-1021-025501	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #2
012-1021-025602	WOZNIAK GERALDINE M	Area #2
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	Area #2
012-1021-025604	WOZNIAK GERALDINE.	Area #2
012-1021-025605	WILCOX STEPHEN E & DEBRA A	Area #2
012-1021-025606	WALKER CRAIG	Area #2

012-1021-0259	MYER GEORGE KENNETH & JUDY A	Area #2
012-1021-025901	KAMINSKI TODD L & OUDHUIS JILL F & KAMINSKI TIM V	Area #2
012-1022-0264	NAVARRETE RAYMUNDO AND EFRAIN	Area #2
012-1022-0265	KAMINSKI TODD L AND KAMINSKI TIM V AND OUDHUIS JILL	Area #2
012-1022-026501	BISHOP JOSHUA AND JENNIFER S	Area #2
012-1022-0266	TOOTHMAN LAWRENCE W AND JOAN M	Area #2
012-1022-026601	GALLION WILLIAM C	Area #2
012-1022-0267	MICHALSKI STANLEY J	Area #2
012-1022-026701	BENEFICIAL FINANCIAL I INC	Area #2
012-1022-026702	HOLLER JAQUELINE L AND MILLER JOHN C NINETY NINE PER INT AND MILLER JOHN A AND ELIZABETH	Area #2
012-1022-026703	MCCLURE PHILIP E	Area #2
012-1022-026704	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND I	Area #2
012-1022-026705	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND I	Area #2
012-1022-026706	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-026707	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-026708	COUNTY OF ST JOSEPH INDIANA	Area #2
012-1022-0272	SEBASTY KENNETH E AND ELAINE	Area #2
012-1022-0273	ZAREMBKA EDWARD G & CAROL M	Area #2
012-1051-067901	POHL TAMMI J	Area #2
012-1051-067902	WATERS TIMOTHY C AND VALERI	Area #2
012-1051-067903	COREY NATHANIEL M AND STEPHANIE E	Area #2
012-1051-067904	SMITH HERMAN THOMAS & SHIRLEY J	Area #2
012-1051-0680	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-0681	CLARK LENA FLORENCE	Area #2
012-1051-0682	BARNABY CHRISTOPHER D	Area #2
012-1051-068201	RABY WILLIAM S & DEBORAH	Area #2
012-1051-068202	WOODCOX MARK & FRANCISCA N	Area #2
012-1051-068203	MCCARTY KENNETH ANTHONY & JESSICA ANN	Area #2
012-1051-068204	WEBER BRIAN J	Area #2
012-1051-068205	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2
012-1051-068206	DOMS ANNA M	Area #2
012-1051-068207	ROMIG PAULA B. & BATE BENJAMIN H. &	Area #2
012-1051-068209	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2
012-1051-0683	GAYTON RUFINO JR & JAMIE R	Area #2

012-1051-0684	BRADSHAW WILLIS C AND ANITA C	Area #2
012-1051-068402	SMITH MARY ANNE - SEE TRANSFER NOTE	Area #2
012-1051-068403	BRADSHAW WILLIS C AND ANITA C	Area #2
012-1051-068404	ZELL ALEXANDER P AND JANICE M	Area #2
012-1051-068405	MYERS DONALD E & KAREN	Area #2
012-1051-068406	HUDGENS DONALD B AND ARLENE A	Area #2
012-1051-068407	KAMINSKI TODD L & OLETA J	Area #2
012-1051-068408	BARTOSZEWICZ KENNETH & LISA	Area #2
012-1051-068409	BODE PATSY	Area #2
012-1051-0690	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-069002	ST JOSEPH SHARED ASSETS LLC	Area #2
012-1051-069003	TOWN OF NEW CARLISLE	Area #2
012-1064-0830	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-083002	SCALES PAUL AND DIANE E	Area #2
012-1064-083003	BEALOR VALERIE J	Area #2
012-1064-083004	GODFREY DAVID M	Area #2
012-1064-083005	GODFREY DAVID M	Area #2
012-1064-083006	BOGUE RALPH E & THERESA M	Area #2
012-1064-083008	BROWN DONALD EUGENE & JUDITH ANN REVOC LIVING TR W/DONALD & JUDITH AS TRUSTEES & F	Area #2
012-1064-083009	GODFREY DAVID M	Area #2
012-1064-083010	BARNES-JOHNSON BARBARA & DAVID A JOHNSON	Area #2
012-1064-083011	HOLSTON LELAND M & MARA L	Area #2
012-1064-083012	KAMINSKI PETER AND ARLENE	Area #2
012-1064-083013	SCALES PAUL	Area #2
012-1064-083014	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-0831	MILLER DALE AND LORI	Area #2
012-1064-083102	MILLER DALE LEE & LORI ANN	Area #2
012-1064-083103	BOGUE RALPH E & THERESA M	Area #2
012-1064-083104	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083105	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	Area #2
012-1064-083107	WEILAND HAROLD B & MYRNA A W/MARY E WEILAND RES LIFE EST	Area #2
012-1064-083108	MILLER CARL L	Area #2
012-1064-083109	BOGUE RALPH E & THERESA M	Area #2
012-1064-083110	MCCORMICK TAMMY	Area #2

012-1064-083111	MANUSZAK RICHARD E AND DELORES L	Area #2
012-1064-083112	SIKORA GEORGE E & CINDY L	Area #2
012-1064-083113	LOY JERALE M & SHARON L	Area #2
012-1064-083114	SWANK FRANCIS E AND DONNA M	Area #2
012-1064-0832	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083201	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	Area #2
012-1064-083202	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083203	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC	Area #2
012-1064-083204	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	Area #2
012-1064-0833	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1064-083301	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1065-083801	EMBRICKSON JANE	Area #2
012-1065-0839	MILLAR FARMS LLC	Area #2
012-1065-083901	PROPERTY CARE SPECIALISTS LLC	Area #2
012-1065-083902	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	Area #2
012-1065-0840	DZIELSKI KRZYSZTOF & HELEN	Area #2
012-1065-084001	JESENSKY GREGORY B & NONA K	Area #2
012-1065-084002	WIDUP ROBERT F JR AND SUSAN E	Area #2
012-1065-0841	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1065-084101	TRUEX REX L	Area #2
012-1065-084102	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	Area #2
012-1065-0842	MILLER FREDERICK S TRUST AND AS TRUSTEE AND MILLER MAUDE TRUST AND AS TRUSTEE AS TO L	Area #2
012-1065-0850	MOREHOUSE DEAN F AND LUCILLE	Area #2
012-1065-085001	YOUNG STONY	Area #2
012-1065-085002	BAKER THOMAS E AND SUSAN A	Area #2
012-1065-085003	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #2
012-1065-085004	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	Area #2
012-1065-085005	PICTON TROY & ROSEANN L MOREHOUSE-	Area #2
012-1065-085301	HURT BEVERLY A	Area #2
012-1065-085302	MILLER JAMES L & VICKI L	Area #2
012-1070-0983	HURT BEVERLY A	Area #2
012-1070-0998	GEIST NANCY S 1/4 AND SIMPSON ROBERT 1/4 AND KINNEY KATHRYN 1/4 AND MATTASITS SALLY 1/4 - SEE TRANSFER NOTE	Area #2
012-1070-1000	VOLLMER BRIAN AND ALFRED	Area #2

012-1070-1011 MILLER JAMES L AND VICKI L
012-1070-1015 HURT BEVERLY A
013-1007-006001B INLAND STEEL COMPANY
013-1050-0673 INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT

Area #2
Area #2
Area #2
Area #2

EXHIBIT H

DRAFT

ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

**AMENDED AND RESTATED ECONOMIC DEVELOPMENT PLAN
FOR THE NEW CARLISLE ECONOMIC DEVELOPMENT AREA**

JUNE 14, 2016

PREPARED FOR THE:
St. Joseph County Redevelopment Commission

PREPARED BY:
Cender & Company
LLC.

233 E. 84th Drive, Suite 103 • Merrillville, IN 46410
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**ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Amended and Restated Economic Development Plan
for the New Carlisle Economic Development Area**

TABLE OF CONTENTS

Introduction	1
Statement of Purpose	1
Goals and Objectives	3
Economic Development Defined	4
Planned Actions for the Economic Development Area	4
Statement on Statutory Findings – Economic Development Area	5
Budget for the Plan	6
Funding and Financing	7
Property Acquisition Authority and Acquisition List	8
Prohibited Use of Eminent Domain and Condemnation Authority	9
Procedure for Modification	9
Other State and Local Requirements	9
Applicability of Land-Use Objectives, Provisions and Requirements	9
Statement of Substantial Benefits of the Plan	9
Recording the Document	10
Public Availability of the Document	11

APPENDICES

APPENDIX A - Parcel Lists and Maps	A-1
APPENDIX B - Budget for the Plan.....	B-1
APPENDIX C - Property Acquisition List	C-1

MAPS

Map 1- New Carlisle Economic Development Area	A-13
Map 2- New Carlisle Economic Development Area – New Expansion Area.....	A-14
Map 3- New Carlisle Economic Development Area – Allocation Area No. 1	A-15
Map 4- New Carlisle Economic Development Area – Allocation Area No. 2	A-16

INTRODUCTION

The St. Joseph County Redevelopment Commission (the "**Commission**"), the governing body of the St. Joseph County Department of Redevelopment and the Redevelopment District (the "**District**") of St. Joseph County, Indiana (the "**County**"), has prepared this amended plan of the "St. Joseph County Economic Development District #2" (the "**Original Area**" and the "**Original Plan**"). This document is the amended plan for the Original Area as originally adopted and approved on April 21, 1997 (Resolution No. 2-97) and amended on June 10, 2008 (Resolution No. 04-08).

This plan, the Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area (the "**Amended and Restated Plan**") amends the Original Plan to: (i) rename the Economic Development Area as the "New Carlisle Economic Development Area" (the "**Current Economic Development Area**"); (ii) expand the boundaries of the Current Economic Development Area to incorporate the new areas (Collectively, the "**New Expansion Area**") (the Current Economic Development Area, as expanded by the New Expansion Area, the "**Economic Development Area**"); (iii) modify the size of the existing allocation area (the "**Original Allocation Area**") and form an allocation area to be known as the "New Carlisle Economic Development Area Allocation Area No. 1 (the "**Allocation Area No. 1**"); (iv) designate the areas that are part of the New Expansion Area as an allocation area; and (v) designate the New Expansion Area as an allocation area to be known as "New Carlisle Economic Development Area Allocation Area No. 2 (the "**Allocation Area No. 2**") (together, Allocation Area No. 1 and Allocation Area No. 2 will be known as the "**Allocation Areas**").

Maps as well as parcel information for the Economic Development Area, is provided in **APPENDIX A: Parcel Lists and Maps**.

The Amended and Restated Plan furthermore has been prepared in accordance with and in compliance with Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions (the "**Act**") but more specifically Sections 17.5(f), 41 and 43 for the purpose of designating and establishing an economic development area and Section 39 (also including compliance with the Indiana Administrative Code 50 IAC 8-2-2) for the purpose of amending the Original Allocation Area in order to utilize tax increment financing and tax increment from an allocation fund for qualified expenditures¹.

Pursuant to Sections 15, 16 and 41 of the Act, the Amended and Restated Plan must be approved by the Commission, the Area Plan Commission of St. Joseph County, the Board of Commissioners of the County and the County Council of the County. As part of this approval process, the Commission will hold a public hearing on the Amended and Restated Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Economic Development Area and the approval of the Amended and Restated Plan.

STATEMENT OF PURPOSE

The Commission recognizes that there are certain areas in the County for which economic development opportunities presented to the County and the Commission will stimulate economic development and leverage public capital investment with private investment that benefits the public health and welfare for an economic development area as measured by: (i) the attraction or retention of permanent jobs; (ii) an increase in the property tax base; (iii) the diversification of the County's economic base; or (iv) other similar public benefits².

¹ Reference Indiana Code 36-7-14-39(b)(2) Version b effective July 1, 2005 and Indiana Administrative Code 50 IAC 8-2-13 titled Tax Increment; Use.

² Reference IC 36-7-14-41(b)(4).

The Commission therefore finds that the planning, replanning, development and redevelopment through the implementation of the Amended and Restated Plan for economic development purposes related to general business enterprise development as determined for a certain area identified herein will promote significant employment opportunities and attract major new business(es) to the District.

The Commission further finds that the planning, replanning, development and redevelopment of said certain area identified herein is in compliance with the Act and is for public use and public purpose³ for which public money may be spent and private property may be acquired⁴ for which appreciable benefits will be provided to the District, the County and the State of Indiana (the "State"), but not limited to, job creation and retention and increased municipal and state tax revenues.

Consistent with IC 36-7-13-41 titled Economic Development Area; Determination, the Commission determines that the geographic area in the District is an economic development area if it finds that:

- This Amended and Restated Plan may:
 - Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the District;
 - Retains or expands a significant business enterprise in the boundaries of the District; and
 - Meets the other purposes of Section 2.5, 41 and 43 of the Act.
- This Amended and Restated Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act, more specifically Sections 2.5, 41 and 43 due to:
 - The lack of local public improvements;
 - Existence of improvements or conditions that lower the value of the land below that of nearby land;
 - Multiple ownership of land; and
 - Other similar conditions.
- The public health and welfare will be benefited by accomplishment of this Amended and Restated Plan.
- The accomplishment of this Amended and Restated Plan will be a public utility and benefit as measured by:
 - The attraction or retention of permanent jobs;
 - An increase in the property tax base;
 - Improved diversity of the economic base; and
 - Other similar public benefits.

This Amended and Restated Plan conforms to the other development and redevelopment plans for the District and official planning documents of the County.

This Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area has been prepared in compliance with the Act, Commission authority and its purposes.

³ Promoting economic development is a traditional and long accepted governmental function, and there is no principled way of distinguishing it from the other public purposes, as recognized by the Supreme Court of the United States. See, e.g., *Berman*, 348 U.S., at 24.

⁴ Reference IC 36-7-14, more specifically Section 2.5(c); however, the Commission may not use its power of eminent domain under IC 36-7-14-20 to carry out [planning, replanning, development and redevelopment] activities under the Act in an economic development area per IC 36-7-14-43(a)(7).

GOALS AND OBJECTIVES

It is the goal of the Amended and Restated Plan to address the underutilization of land and the barriers to its economic development and redevelopment through public investment in said Economic Development Area. Planning requires a set of goals and objectives, identification of economic development opportunities, strategic land-use planning, and interaction between the Commission, the County's Plan Commission, County administrators and key policy makers.

Goals are long-term accomplishments the Commission desires to attain. Foremost, it is the goal of the Amended and Restated Plan to facilitate and encourage economic development and new private investment in developing local business to leverage public capital investment by the Commission or the County in the Economic Development Area.

Additional goals identified as part of the Amended and Restated Plan include:

- Creation of an environment within the Economic Development Area which will contribute to the health, safety and general welfare of the County and enhance the value of properties in and adjacent to the Economic Development Area;
- Provision for community and economic development initiatives to stimulate not only economic development but redevelopment and private investment;
- Implementation of projects and/or programs developed to stimulate not only economic development but redevelopment and private investment;
- Improvement of the quality of life through the implementation of economic development and redevelopment opportunities presented to the County.
- Encouragement and facilitation of reinvestment in the Economic Development Area conducive to attracting quality private investment that sets the standard and the trend for healthy economic growth serving local, regional and transient consumers, all to leverage future development and private investment in the District.
- Strengthen and enhance the economic base and diversity of the District and the County.

Objectives are specific detailing how to achieve the Commission's goals for the Economic Development Area. The following objectives have been established to guide the economic development, redevelopment and replanning of the Economic Development Area:

- Attract major new business, office, technology and related enterprise(s) to the Economic Development Area, but more specifically the District and the County.
- Attract and promote permanent jobs and employment opportunities that are a public utility and benefit to the District, the County and the State.
- Stimulate increases in assessed valuation (property-tax base) in the Economic Development Area as a public utility and benefit to the County.
- Diversify the County's economic base as a public utility and benefit to the District, the County and the State.
- Encourage private investment in the Economic Development Area to the extent feasible under the Act and when within the goals and objectives of the Commission and the County for the District.

- Eliminate any non-conforming land-uses (substandard, dilapidated and obsolete buildings and structures, including its causes and conditions or its influences).
- Achieve economic development and redevelopment which is integrated both functionally and aesthetically with adjacent land-uses and developments that currently exist and that are intended to continue to exist in the Economic Development Area in order to benefit the County and the District.
- Encourage high standards of development architectural design, improving the aesthetic appearance and economic welfare of the Economic Development Area which may include the establishment of special design and development standards to ensure that new or expanded development complements the architecture, adjacent land-uses, building scale and size, and overall character of the Economic Development Area and the County including buffers for any existing adjacent residential development.
- Provide for the orderly physical and economic growth of the Economic Development Area through closely monitored economic development and redevelopment projects and programs.
- Implementation of the Amended and Restated Plan as a catalyst for future private investment and economic development not only in the Economic Development Area resulting in increased private investment in the District and the County from economic development and the creation of new employment opportunities for County and State residents.

These goals and objectives have been developed to guide the Commission, the County's Plan Commission, County administrators and key policymakers and developers in the economic development and redevelopment initiatives for the Economic Development Area.

ECONOMIC DEVELOPMENT DEFINED

Economic development refers to a sustainable increase in living standards and implies increased per capita income, improved education and health as well as environmental protection. In addition, economic development is the process of improving the quality of human life through increasing per capita income, reducing poverty, and enhancing individual economic opportunities. It is also sometimes broadly defined to include better education, improved health and nutrition, conservation of natural resources, a cleaner environment, and a richer cultural life that may include public capital investment to stimulate private investment.

Through its stated goals and objectives for the Amended and Restated Plan, the Commission is committed to the economic development of the Economic Development Area.

PLANNED ACTIONS FOR THE ECONOMIC DEVELOPMENT AREA

The Commission may choose to initiate, apply, or utilize - individually or in combination - the following economic development and redevelopment actions in order to clear, redevelop, replan, rehabilitate and/or revitalize real property public right-of-way, its improvements, and structures in the Economic Development Area.

Economic Development and Redevelopment Activities for the Economic Development Area

The Commission intends to implement the following economic development projects and programs within the Economic Development Area.

- Infrastructure and Site Improvements

The Commission and the County may assist and facilitate with the following infrastructure improvements, as necessary but not limited to, in the Economic Development Area in order to enhance its potential for attracting new significant business development opportunities and to retain existing business enterprise.

- Stormwater detention and conveyance systems.
- Sanitary sewer extensions, lift stations and connections.
- Water main extensions and fire loop to insure redundancy.
- Improvements along street corridors.
- Gateway and traffic signal improvements.
- Planning, engineering and construction of street and roadways.
- Construction and extension of pedestrian walkways and bicycle paths and connections to existing walkways and paths, including surface related parking areas.
- Street lighting, including landscaping features in public areas.
- Monument, street and way finding signage.
- Utility improvements (including telephone, cable, satellite and telecommunications, etc.).
- Demolition and land clearance.
- Surveying and recording.
- Environmental testing and environmental and wetland remediation.
- Additional site preparation work as deemed necessary to the development of the Economic Development Area.

- Public/Private Partnerships

The Commission may utilize its limited funds in a manner that will leverage significant new private investment in the Economic Development Area. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in the Amended and Restated 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 Economic Development 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 Economic Development Area, assuming the Economic Development Area is designated as an allocation area in accordance with the Act.

STATEMENT ON STATUTORY FINDINGS – ECONOMIC DEVELOPMENT AREA

In accordance with IC 36-7-14-2.5(a), the planning, replanning, development and redevelopment of the Economic Development Area as economic development area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise by reason of:

- The necessity for requiring the proper use of the land to best serve the interests of the County and its citizens; and
- The costs of these projects.

In accordance with IC 36-7-14-2.5(b), the planning, replanning, development and redevelopment of the Economic Development Area as an economic development area will:

- Benefit the public health, safety, morals and welfare;
- Increase the economic well-being of the County and State; and
- Serve to protect and increase property values in the unit and State.

In accordance with IC 36-7-14-2.5(c), the planning, replanning, development, and redevelopment of the Economic Development Area and as economic development areas are public uses and purposes for which public money may be spent and private property may be acquired.

In accordance with IC 36-7-14-41(b), the Commission determines that the Amended and Restated Plan is an economic development area based upon the following statutory findings:

- Under Section 41(b)(1) the Amended and Restated Plan:
 - Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the unit;
 - Retains or expands a significant business enterprise existing in the boundaries of the unit; or
 - Meets other purposes of Sections 2.5 (as previously discussed) and 43.
- Under Section 41(b)(2) the Amended and Restated Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5 (as previously discussed) and 43 due to:
 - Lack of local public improvements;
 - Existence of improvements or conditions that lower the value of the land below that of nearby land;
 - Multiple ownership of land; or
 - Other similar conditions.
- Under Section 41(b)(3) the public health and welfare will be benefited by accomplishment of the Amended and Restated Plan as an economic development plan.
- Under Section 41(b)(4) the accomplishment of the Amended and Restated Plan will be a public utility and benefit as measured by:
 - The attraction or retention of permanent jobs;
 - An increase in the property tax base;
 - Improved diversity of the economic base; or
 - Other similar public benefits.
- Under Section 41(b)(5) the Amended and Restated Plan conforms to other development and official plans of the County and the Commission.

BUDGET FOR THE AMENDED AND RESTATED PLAN

The Commission prepared a budget as its fiscal policy and plan to implement this Amended and Restated Plan, specifically for projects and programs discussed in previous section. This budget presents the revenues and other sources of resources necessary to meet anticipated expenditures for those projects and programs listed.

It is important to keep in mind that the budget presented herein is a dynamic fiscal plan and policy proposal for the accomplishment of projects and programs related to the Amended and Restated Plan, including estimates of resources required, together with those sources of resources available. Revisions are anticipated to meet the demands and priorities of projects and programs initiated and implemented by the Commission over the budget's ten-year period. County administrative policy, Commission priorities and market factors will all impact the budget (See "APPENDIX B: Budget for the Amended and Restated Plan".)

FUNDING AND FINANCING

This section describes several financing mechanisms for consideration with the County and the Commission to implement the Amended and Restated Plan. They are presented only as potential options and do not necessarily represent all options or a commitment to such financing.

- General Obligation Bonds

General Obligation bond financing of the District may be used for funding public redevelopment and economic development projects undertaken for a valid public purpose. These bonds are obligations payable from taxes levied and collected on all taxable property. However, the total debt carried may not exceed two percent of the net assessed valuation of the County and may be subject to the referendum requirements and controlled project provisions of HEA 1001 (2008), effective July 1, 2008.

- Tax Increment Financing Revenue Bonds/Economic Development Revenue Bonds

The establishment of an allocation area or separate unique allocation areas within the Economic Development Area provides for the temporary allocation of tax increment or increases in real property tax proceeds for redevelopment or economic development within the Allocation Areas and is a key element of the Amended and Restated Plan.

Tax increment financing ("TIF") permits communities to use increased property tax revenue stimulated by redevelopment and economic development activities to pay for the costs incurred to initiate said activities. When an allocation area is established, real property assessments are "frozen" within the allocation area as the "base assessment" for the previous assessment date preceding the approval and adoption of a declaratory resolution or an amending declaratory resolution by the Commission.

Counties, cities and towns' redevelopment commissions may issue TIF Revenue Bonds to finance all or a portion of public improvement constructed for the purposes to stimulate redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

Counties, cities and towns may issue Economic Development Revenue Bonds through Economic Development Commissions with a pledge of tax increment to debt service (principal and interest) on the bond from a redevelopment commission bond to financially incentivize all or a portion of a private improvement constructed for the purpose to stimulate redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

As private investment increases in an allocation area, the tax increment will be set aside to retire the debt service on the TIF Revenue Bonds or the Economic Development Revenue Bonds issued to implement an economic development or redevelopment plan. Once the full debt is retired, the allocation area may be

dissolved and all taxing units enjoy the full benefits of increases in assessed valuation and lower property taxes.

The County and the Commission, through the adoption of the Amended and Restated Plan, may consider the designation of an allocation area, which may be coterminous with the boundaries of the Economic Development Area or may only be a part of the Economic Development Area as described herein.

PROPERTY ACQUISITION AUTHORITY AND ACQUISITION LIST

In accordance with IC 36-7-14-12.2, the Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of "areas needing redevelopment" located within the corporate boundaries of the County;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent or otherwise dispose of property acquired for use in the redevelopment of "areas needing redevelopment" on the terms and conditions that the Commission considers best for the County and its inhabitants;
3. Sell, lease or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the County or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed upon;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests in real property to be acquired⁵.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge or make structural improvements to buildings within the Economic Development Area for economic development and public purpose to improve the overall quality of life for the County. The acquisition list which documents detailed data related to each parcel of real property is included in **APPENDIX C: "Property Acquisition List"**, which may be amended in accordance with the Act.

The Property Acquisition List, which may be amended from time to time, shall serve as a guide to focus economic development and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the Economic Development Area.

⁵ Reference: IC 36-7-14-19(b).

PROHIBITED USE OF EMINENT DOMAIN AND CONDEMNATION AUTHORITY

In accordance with IC 36-7-14-20 effective July 1, 2014, if the legislative body of the unit that established the Department (the County Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the County Council shall pass a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the Department, in the Circuit Court of the St. Joseph County in which the property is situated.

PROCEDURE FOR MODIFICATION

The Amended and Restated Plan may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Amended and Restated Plan must be in conformity with the Act.

OTHER STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws have been complied with during the preparation and development of this Amended and Restated Plan. Upon a confirmatory resolution and recording of this Amended and Restated Plan in accordance with the Act, the Amended and Restated Plan constitutes an official land-use plan of the County.

APPLICABILITY OF LAND-USE OBJECTIVES, PROVISIONS AND REQUIREMENTS

Every effort will be made by the Commission to apply the land-use objectives, provisions and requirements stated herein to real property not to be acquired within the Economic Development Area.

STATEMENT OF SUBSTANTIAL BENEFITS OF THE AMENDED AND RESTATED PLAN

The Commission, by virtue of developing and preparing this Amended and Restated Plan, substantiates that the elimination of those conditions and factors that prevent normal use and development in the Economic Development Area will benefit the District and the County in the following ways:

1. Stimulating local public improvement as a catalyst to private investment in the Economic Development Area;
2. Increase the value of land and improvements in the Economic Development Area and land adjacent to the Economic Development Area;
3. Diversify the economic base of the District and the County;
4. Increase economic development and private investment opportunities in the Economic Development Area and land adjacent to the Economic Development Area; and
5. The improvement in the quality of life for residents of the District and the County overall.

RECORDING THE DOCUMENT

Office of the St. Joseph County Recorder

In accordance with IC 36-7-14-17(d), after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of this Amended and Restated Plan, confirming, modifying and confirming, or rescinding the amending declaratory resolution.

The final action taken by the Commission shall be recorded with the Office of the St. Joseph County Recorder (the "Recorder") and is final and conclusive.

The original date and record number stamped "Document on File" with the Office of the Recorder shall be filed with the Secretary of the Commission.

Office of the St. Joseph County Auditor

If the amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall file a copy of this Amended and Restated Plan, the Confirming Resolution and a list of real property key numbers within the Economic Development Areas' Allocation Areas as established with the St. Joseph County Auditor.

Department of Local Government Finance

If the amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall notify the Indiana Department of Local Government Finance as to the establishment of allocation areas within the Economic Development Area.

Dissemination of the Document

The Commission, by adopting an amending Declaratory Resolution:

1. Declares that certain areas within the County, designated as the Economic Development Area are economic development areas within the meaning of IC 36-7-14; and
2. Approves this Amended and Restated Plan.

Therefore, in accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution will be filed in the offices of the St. Joseph County's Redevelopment Commission, Plan Commission, Economic Development Commission, Board of Zoning Appeals, County Administration, Department of Public Works and Safety, Park Board, and Building Commissioner and any other departments, bodies, or officers of the unit having to do with unit planning, variances from zoning ordinances, land-use or the issuance of building permits. These entities and its officers shall take notice of the pendency of the hearing and, until the Commission confirms, modifies and confirms, or rescinds the resolution, or the confirmation of the resolution is set aside on appeal, may not:

1. Authorize any construction on property or sewers in the Economic Development Area described in the amending Declaratory Resolution, including substantial modifications, rebuilding, conversion, enlargement, additions, and major structural improvements; or
2. Take any action regarding the zoning or rezoning of property, or the opening, closing or improvement of streets, alleys, or boulevards in the Economic Development Area described in the amending Declaratory Resolution.

IC 36-7-14-17(b) does not prohibit the granting of improvement (building) permits for ordinary maintenance or minor remodeling or for changes necessary for the continued occupancy of buildings in the Economic Development Area.

PUBLIC AVAILABILITY OF THE DOCUMENT

Upon adoption by the Commission of this Amended and Restated Plan as an official economic development and redevelopment planning policy for the County and the St. Joseph County Redevelopment Commission, the County will have copies of this Amended and Restated Plan available to the public for review and purchase upon request in the Office of Economic Development located at 227 W. Jefferson Boulevard, Suite 1140, South Bend, IN 46601.

**ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Amended and Restated Economic Development Plan for the
New Carlisle Economic Development Area**

APPENDIX A
Parcel Lists and Map

PARCEL INFORMATION

New Carlisle Economic Development Area – Map 1

Parcel ID	Property Owner	Property Address
012-1000-00008	HELENA CHEMICAL COMPANY	54397 WALNUT
012-1000-900101	HELENA CHEMICAL COMPANY	54301 WALNUT
012-1000-900102	GAVILON GRAIN LLC	54399 WALNUT
012-1007-006101	EDISON ROAD LLC	31140 EDISON
012-1007-006102	EDISON ROAD LLC	
012-1007-006401	THE COUNTY OF ST JOSEPH INDIANA	55625 LARRISON
012-1007-006402	RLR INVESTMENTS LLC OHIO LIMITED LIABILITY COMPANY	55600 SPRUCE
012-1007-0068	EBERSOLE FLOYD R JR AND LINDA S	32045 EARLY
012-1007-007701	WELLS FARGO BANK NA	32170 EARLY
012-1007-007702	KAPLON EDMUND R & MARLENE M	31750 EARLY
012-1007-007703	SEBASTY KENNETH E & ELAINE A	31751 FILLMORE
012-1007-007704	MAIN KENNETH R	31991 FILLMORE
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	56960 TIMOTHY
012-1011-0148	NAVISTAR INC	32104 STATE ROAD 2
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	32000 STATE ROAD 2
012-1012-0149	ZAREMBKA CAROL M	31917 STATE ROAD 2
012-1012-014901	NEYHART HARRY T AND JILL S	56458 WILLOW
012-1012-014902	SEBASTY KENNETH SR & KENNETH JR AS TENANTS IN COMMON	56000 WILLOW
012-1012-014903	HAYNES ANDREW S & SUSAN A	56340 WILLOW
012-1021-025101	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY INDIANA	55001 LARRISON
012-1021-025201	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	55000 LARRISON
012-1021-0253	EDCOAT LIMITED PARTNERSHIP A MINNESOTA LIMITED PARTNERSHIP	30352 EDISON
012-1021-025302	BOARD OF COUTNY COMMISSIONERS OF ST JOSEPH COUNTY	30352 EDISON
012-1021-0255	MILLAR FARMS LLC	30101 EDISON
012-1021-025502	INDIANA MICHIGAN POWER COMP	
012-1021-025902	COUNTY OF ST JOSEPH INDIANA THE	55760 LARRISON
012-1046-059201	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	31841 US 20
012-1046-059202	IN50 LLC	31977 US 20
012-1046-0593	SZCZYPIORSKI RANDALL F AND BETTY J - SEE TRANSFER NOTE	53501 WALNUT
012-1046-0594	SUTTON VIOLET M AND WILLIAM R W LIFE EST FOR SUTTON VIOLET M	31597 US 20
012-1046-059402	WAGNEROWSKI WILLIAM A AND JENNIFER S - SEE TRANSFER NOTE	31697 US 20
012-1046-059403	ARNDT BARBARA A & ELDON D	53865 WALNUT
012-1046-059404	LARREW STANLEY & MELISSA	53955 WALNUT
012-1046-059405	SEBASTY KENNETH E & ELAINE A	31527 US 20
012-1046-059406	BALES BART A	31633 US 20
012-1046-059407	HALES DONALD & BARBARA	31745 US 20
012-1046-059408	BOONE RICHARD D AND JUDY L	31567 US 20
012-1046-059409	ARNDT BARBARA A & ELDON D	53865 WALNUT
012-1046-059410	JOHNSON JEFFERY DAVID & MARY ANN - *SEE TRANS HIST NOTES*	53827 WALNUT
012-1046-059411	WHITTEBERRY CAROL % PATRICK J HIGGINS	53827 WALNUT
012-1046-0595	BELLA ARTHUR L AND TERRY L - SEE TRANSFER NOTE	31493 US 20
012-1046-0596	BATE CHARLES BRADLEY AND PAULA JANE BATE ROMIG	31291 US 20

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1046-059602	SHAIL RICHARD A AND NANCY S	53810 WALNUT
012-1046-059603	JOHNSON ROBERT C & MIRIAM	53800 WALNUT
012-1046-0597	LEWANDOWSKI BRANDON S	31423 US 20
012-1046-0598	ROMIG PAULA B BEN & ELLA BATE LIFE ESTATE	31381 US 20
012-1046-0599	ZAKRZEWSKI STANLEY L	31189 US 20
012-1046-059901	SEBASTY KENNETH E JR	31189 US 20
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	32091 US 20
012-1051-068208	GAVILON GRAIN LLC	54300 WALNUT
012-1051-068210	GAVILON GRAIN LLC	54080 WALNUT
012-1051-0685	HUSTON KENNETH P & KIMBERLEY K	31890 EDISON
012-1051-068801	SHEPHERD WILLIAM R & TODD H JT W/FROS - 12-12-2008 RE ENTRY PER PROVAL	31991 EDISON
012-1051-068802	SHEPHERD TODD H AND WILLIAM R JTWROS - SEE TRANSFER NOTE	
012-1051-0692	GAVILON GRAIN LLC	54398 WALNUT
012-1062-0810	BARKLEY JOHN E	29915 US 20
012-1062-081001	COOREMAN JAMES P & JOAN M	29927 US 20
012-1062-081003	BARKLEY JOHN E & BADIGS JACQUELINE M JTWROS AND NOT AS TIC	24090 US 20
012-1062-081004		
012-1062-0812	COOREMAN JAMES P AND JOAN M W 1/2INT EA	29898 US 20
012-1062-081201	COOREMAN JAMES	29899 US 20
012-1062-0813	ROMIG ROGER A & JOHN C & PAULA JOINT TENANTS W/SURVIVORSHIP	29753 US 20
012-1062-0816	COOREMAN THOMAS H AND MARIA J	30751 US 20
012-1062-081601	TIERNEY MICHAEL AND BETH L	29555 US 20
012-1062-0817	STEVENS JOHN & JILL	29399 US 20
012-1062-081702	PEAKE KAROL L TRUST AND AS TRUSTEE	29305 US 20
012-1062-081703	KAMP DENNIS L & LINDA C	29261 US 20
012-1062-081704	COOREMAN THOMAS H & MARIA J	29305 US 20
012-1062-081705	VANSLAGER TIMOTHY M & KIMBERLY L	29417 US 20
012-1063-0822	ROBERT A AND EMILY J RUSSELL REV TRUST W RUSSELL EMILY J AS TRUSTEE 1/2INT AND GARROTT FLOYD H AND ALICE L AND ADAMS JEANNE MCAFFEE 1/2INT	30251 US 20
012-1063-0824	HEDGE CROFT FARM CO INC - SEE TRANSFER NOTE	30751 US 20
012-1063-0825	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	30501 US 20
012-1063-082501	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	30529 US 20
012-1063-0828	VAN WANZEELE DAVID M	30233 US 20
012-1063-082801	COOREMAN JAMES P & JOAN M	30165 US 20
012-1063-082802	ST JOSEPH CO BOARD OF COMMISSIONERS	53900 SNOWBERRY
012-1063-082803	PIENIAZEK PHILLIP & NANCY L	30205 US 20
012-1064-083302	PRIMROSE DISTRIBUTING INC	54020 ANDREW
012-1064-0834	SHILTON PROPERTIES LLC	30008 US 20
012-1064-083401	UNITED TELE SPECTRUM INC % VERIZON WIRELESS NETWORK REAL ESTATE DPT.	54045 SMILAX
012-1064-0835	STEMCOR CORP % UNIFRAX CORPORATION	54401 SMILAX
012-1064-083501	CHICAGO SOUTH SHORE AND SO BEND RR TAX DEPT 206	54501 SMILAX
012-1064-083502	BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY	54251 SMILAX
012-1065-083904	FIVE STAR LAND DEV LLC	54370 SMILAX
012-1065-083905	WARRICK HOLDING LLC % JAMES KNEPP	542500 SMILAX
012-1065-084901	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	54440 SMILAX
012-1065-084903	SMS REALTY LLC	54450 SMILAX
013-1007-0060	I/N TEK % TAX DIVISION 8-229	30755 EDISON

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

013-1007-006001	INLAND STEEL COMPANY	55001 WALNUT
013-1007-006002	INLAND STEEL COMPANY % KEN WALKER 8-229	30755 EDISON
013-1007-006003	INLAND STEEL COMPANY % KEN WALKER 8-229	30755 EDISON
013-1007-006004	TOWN OF NEW CARLISLE	30755 EDISON
013-1007-006005	I/N TEK % TAX DIVISION 8-229	30755 EDISON
013-1007-006006	I/N KOTE % TAX DEPT 8-299	30755 EDISON
013-1007-006007	I/N TEK	
013-1021-025301	INLAND STEEL COMPANY % KEN WALKER 8-229	30351 EDISON
013-1021-025303	I/N TEK TAX DIVISION	30755 EDISON
013-1021-025305	ST JOSEPH COUNTY OF INDIANA	30255 EDISON
013-1051-0679	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	54081 WALNUT
013-1051-067905	INDIANA AND MICHIGAN ELECTRIC CO ATT: TAX DEPARTMENT	31660 LINCOLNWAY
012-1007-0061	GOLDEN REALTY LLC	31140 EDISON
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	55600 SPRUCE
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31000 EARLY
012-1007-006901	WROBLESKI THEODORE J & CAROL A AND WROBLESKI KOREY T & BAUMAN KELLY AS JT/ROS	55250 WALNUT
012-1007-006902	WROBLESKI EUGENE	31251 EARLY
012-1007-0080	SEBASTY KENNETH E AND ELAINE A	31540 FILLMORE
012-1007-0081	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31333 FILLMORE
012-1007-008101	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31443 FILLMORE
012-1007-008102	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	
012-1012-0152	KAMINSKI TODD L AND OUDHUIS JILL F AND KAMINSKI TIM V	31000 FILLMORE
012-1012-015201	COUNTY OF ST JOSEPH INDIANA	56001 LARRISON
012-1012-0154	SEBASTY KENNETH E AND ELAINE	31000 STATE ROAD 2
012-1020-0223	MATTHYS SCOTT J AND JULIE A	29986 EDISON
012-1020-022301	VARGO JOSEPH FRANK	29910 EDISON
012-1020-022303	YOUNG LINDA	29986 EDISON
012-1020-0224	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	29800 EDISON
012-1021-0248	SEBASTY KENNETH E JR	30750 EDISON
012-1021-0251	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	30750 EDISON
012-1021-0252	CRITZER JOHN E	30500 EDISON
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	55275 SNOWBERRY
012-1021-025501	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	30125 EDISON
012-1021-025602	WOZNIAK GERALDINE M	55244 SNOWBERRY
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	55300 SNOWBERRY
012-1021-025604	WOZNIAK GERALDINE.	55290 SNOWBERRY
012-1021-025605	WILCOX STEPHEN E & DEBRA A	55270 SNOWBERRY
012-1021-025606	WALKER CRAIG	55280 SNOWBERRY
012-1021-0259	MYER GEORGE KENNETH & JUDY A	30551 FILLMORE
012-1021-025901	KAMINSKI TODD L & OUDHUIS JILL F & KAMINSKI TIM V	30511 FILLMORE
012-1022-0264	NAVARRETE RAYMUNDO AND EFRAIN	56120 LARRISON
012-1022-0265	KAMINSKI TODD L AND KAMINSKI TIM V AND OUDHUIS JILL	56180 LARRISON
012-1022-026501	BISHOP JOSHUA AND JENNIFER S	56150 LARRISON
012-1022-0266	TOOTHMAN LAWRENCE W AND JOAN M	30350 FILLMORE
012-1022-026601	GALLION WILLIAM C	30400 FILLMORE

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1022-0267	MICHALSKI STANLEY J	30533 STATE ROAD 2
012-1022-026701	BENEFICIAL FINANCIAL I INC	56400 LARRISON
012-1022-026702	HOLLER JAQUELINE L AND MILLER JOHN C NINETY NINE PER INT AND MILLER JOHN A AND ELIZABETH A ONE PERCENT UND LIFE ESTATE INT	30587 STATE ROAD 2
012-1022-026703	MCCLURE PHILIP E	56430 LARRISON
012-1022-026704	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	30637 STATE ROAD 2
012-1022-026705	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	30675 STATE ROAD 2
012-1022-026706	COUNTY OF ST JOSEPH INDIANA	30637 STATE ROAD 2
012-1022-026707	COUNTY OF ST JOSEPH INDIANA	30675 STATE ROAD 2
012-1022-026708	COUNTY OF ST JOSEPH INDIANA	30735 STATE ROAD 2
012-1022-0272	SEBASTY KENNETH E AND ELAINE	30750 STATE ROAD 2
012-1022-0273	ZAREMBKA EDWARD G & CAROL M	30500 STATE ROAD 2
012-1051-067901	POHL TAMMI J	
012-1051-067902	WATERS TIMOTHY C AND VALERI	31598 US 20
012-1051-067903	COREY NATHANIEL M AND STEPHANIE E	31624 US 20
012-1051-067904	SMITH HERMAN THOMAS & SHIRLEY J	31654 US 20
012-1051-0680	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-0681	CLARK LENA FLORENCE	31518 US 20
012-1051-0682	BARNABY CHRISTOPHER D	31486 US 20
012-1051-068201	RABY WILLIAM S & DEBORAH	31276 US 20
012-1051-068202	WOODCOX MARK & FRANCISCA N	31244 US 20
012-1051-068203	MCCARTY KENNETH ANTHONY & JESSICA ANN	31344 US 20
012-1051-068204	WEBER BRIAN J	31298 US 20
012-1051-068205	SMITH MARY ANNE - SEE TRANSFER NOTE	31414 US 20
012-1051-068206	DOMS ANNA M	31438 US 20
012-1051-068207	ROMIG PAULA B. & BATE BENJAMIN H. &	31380 US 20
012-1051-068209	SMITH MARY ANNE - SEE TRANSFER NOTE	31438 US 20
012-1051-0683	GAYTON RUFINO JR & JAMIE R	31222 US 20
012-1051-0684	BRADSHAW WILLIS C AND ANITA C	31036 US 20
012-1051-068402	SMITH MARY ANNE - SEE TRANSFER NOTE	31160 US 20
012-1051-068403	BRADSHAW WILLIS C AND ANITA C	31036 US 20
012-1051-068404	ZELL ALEXANDER P AND JANICE M	31068 US 20
012-1051-068405	MYERS DONALD E & KAREN	31084 US 20
012-1051-068406	HUDGENS DONALD B AND ARLENE A	31010 US 20
012-1051-068407	KAMINSKI TODD L & OLETA J	31094 US 20
012-1051-068408	BARTOSZEWICZ KENNETH & LISA	31204 US 20
012-1051-068409	BODE PATSY	31118 US 20
012-1051-0690	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-069002	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-069003	TOWN OF NEW CARLISLE	54801 WALNUT
012-1064-0830	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30980 US 20
012-1064-083002	SCALES PAUL AND DIANE E	30850 US 20
012-1064-083003	BEALOR VALERIE J	30822 US 20
012-1064-083004	GODFREY DAVID M	30804 US 20
012-1064-083005	GODFREY DAVID M	30790 US 20

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1064-083006	BOGUE RALPH E & THERESA M	30776 US 20
012-1064-083008	BROWN DONALD EUGENE & JUDITH ANN REVOC LIVING TR W/DONALD & JUDITH AS TRUSTEES & RES LIFE EST	30870 US 20
012-1064-083009	GODFREY DAVID M	30804 US 20
012-1064-083010	BARNES-JOHNSON BARBARA & DAVID A JOHNSON	30916 US 20
012-1064-083011	HOLSTON LELAND M & MARA L	30900 US 20
012-1064-083012	KAMINSKI PETER AND ARLENE	30888 US 20
012-1064-083013	SCALES PAUL	30850 US 20
012-1064-083014	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30870 US 20
012-1064-0831	MILLER DALE AND LORI	54221 SWEETBRIAR
012-1064-083102	MILLER DALE LEE & LORI ANN	30524 US 20
012-1064-083103	BOGUE RALPH E & THERESA M	30746 US 20
012-1064-083104	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54251 SWEETBRIAR
012-1064-083105	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30624 US 20
012-1064-083107	WEILAND HAROLD B & MYRNA A W/MARY E WEILAND RES LIFE EST	30540 US 20
012-1064-083108	MILLER CARL L	30678 US 20
012-1064-083109	BOGUE RALPH E & THERESA M	30698 US 20
012-1064-083110	MCCORMICK TAMMY	30600 US 20
012-1064-083111	MANUSZAK RICHARD E AND DELORES L	30658 US 20
012-1064-083112	SIKORA GEORGE E & CINDY L	30604 US 20
012-1064-083113	LOY JERALE M & SHARON L	30584 US 20
012-1064-083114	SWANK FRANCIS E AND DONNA M	30536 US 20
012-1064-0832	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54040 SWEETBRIAR
012-1064-083201	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	30250 US 20
012-1064-083202	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	30500 US 20
012-1064-083203	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC	
012-1064-083204	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	
012-1064-0833	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	30100 US 20
012-1064-083301	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54231 SMILAX
012-1065-083801	EMBRICKSON JANE	30233 EDISON
012-1065-0839	MILLAR FARMS LLC	54000 SMILAX
012-1065-083901	PROPERTY CARE SPECIALISTS LLC	29917 US 20
012-1065-083902	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	54000 SMILAX
012-1065-0840	DZIELSKI KRZYSZTOF & HELEN	29676 US 20
012-1065-084001	JESENSKY GREGORY B & NONA K	29702 US 20
012-1065-084002	WIDUP ROBERT F JR AND SUSAN E	29736 US 20
012-1065-0841	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	29538 US 20
012-1065-084101	TRUEX REX L	29628 US 20
012-1065-084102	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	29628 US 20
012-1065-0842	MILLER FREDERICK S TRUST AND AS TRUSTEE AND MILLER MAUDE TRUST AND AS TRUSTEE AS TO UND ONE HALF INT	54169 TULIP
012-1065-0850	MOREHOUSE DEAN F AND LUCILLE	29881 EDISON
012-1065-085001	YOUNG STONY	29955 EDISON
012-1065-085002	BAKER THOMAS E AND SUSAN A	29779 EDISON
012-1065-085003	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	54990 SMILAX
012-1065-085004	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	54600 SMILAX

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
APPENDIX A: Parcel Lists and Maps

012-1065-085005	PICTON TROY & ROSEANN L MOREHOUSE-	29921 EDISON
012-1065-085301	HURT BEVERLY A	54601 TULIP
012-1065-085302	MILLER JAMES L & VICKI L	54547 TULIP
012-1070-0983	HURT BEVERLY A	54601 TULIP
012-1070-0998	GEIST NANCY S 1/4 AND SIMPSON ROBERT 1/4 AND KINNEY KATHRYN 1/4 AND MATTASITS SALLY 1/4 - SEE TRANSFER NOTE	54531 TULIP
012-1070-1000	VOLLMER BRIAN AND ALFRED	54515 TULIP
012-1070-1011	MILLER JAMES L AND VICKI L	54537 TULIP
012-1070-1015	HURT BEVERLY A	29560 US 20
013-1007-006001B	INLAND STEEL COMPANY	55001 WALNUT
013-1050-0673	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	742 MICHIGAN

New Carlisle Economic Development Area – New Expansion Area – Map 2

Parcel ID	Property Owner	Property Address
012-1007-007701	WELLS FARGO BANK NA	32170 EARLY
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	56960 TIMOTHY
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	32000 STATE ROAD 2
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	32091 US 20
012-1012-0154	SEBASTY KENNETH E AND ELAINE	31000 STATE ROAD 2
012-1020-022303	YOUNG LINDA	29986 EDISON
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	55275 SNOWBERRY
012-1021-025602	WOZNIAK GERALDINE M	55244 SNOWBERRY
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	55300 SNOWBERRY
012-1021-025604	WOZNIAK GERALDINE.	55290 SNOWBERRY
012-1021-025605	WILCOX STEPHEN E & DEBRA A	55270 SNOWBERRY
012-1021-025606	WALKER CRAIG	55280 SNOWBERRY

New Carlisle Economic Development Area – Allocation Area #1 – Map 3

Parcel ID	Property Owner	Property Address
012-1000-0000B	HELENA CHEMICAL COMPANY	54397 WALNUT
012-1000-900101	HELENA CHEMICAL COMPANY	54301 WALNUT
012-1000-900102	GAVILON GRAIN LLC	54399 WALNUT
012-1007-006101	EDISON ROAD LLC	31140 EDISON
012-1007-006102	EDISON ROAD LLC	
012-1007-006401	THE COUNTY OF ST JOSEPH INDIANA	55625 LARRISON
012-1007-006402	RLR INVESTMENTS LLC OHIO LIMITED LIABILITY COMPANY	55600 SPRUCE
012-1007-0068	EBERSOLE FLOYD R JR AND LINDA S	32045 EARLY
012-1007-007701	WELLS FARGO BANK NA	32170 EARLY
012-1007-007702	KAPLON EDMUND R & MARLENE M	31750 EARLY
012-1007-007703	SEBASTY KENNETH E & ELAINE A	31751 FILLMORE
012-1007-007704	MAIN KENNETH R	31991 FILLMORE
012-1011-014501	ST JOSEPH CO DEPT OF PARKS & RECREATION	56960 TIMOTHY
012-1011-0148	NAVISTAR INC	32104 STATE ROAD 2
012-1011-014801	ST JOSEPH COUNTY DEPT PARKS AND REC	32000 STATE ROAD 2
012-1012-0149	ZAREMBKA CAROL M	31917 STATE ROAD 2
012-1012-014901	NEYHART HARRY T AND JILL S	56458 WILLOW

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1012-014902	SEBASTY KENNETH SR & KENNETH JR AS TENANTS IN COMMON	56000 WILLOW
012-1012-014903	HAYNES ANDREW S & SUSAN A	56340 WILLOW
012-1021-025101	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY INDIANA	55001 LARRISON
012-1021-025201	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	55000 LARRISON
012-1021-0253	EDCOAT LIMITED PARTNERSHIP A MINNESOTA LIMITED PARTNERSHIP	30352 EDISON
012-1021-025302	BOARD OF COUTNY COMMISSIONERS OF ST JOSEPH COUNTY	30352 EDISON
012-1021-0255	MILLAR FARMS LLC	30101 EDISON
012-1021-025502	INDIANA MICHIGAN POWER COMP	
012-1021-025902	COUNTY OF ST JOSEPH INDIANA THE	55760 LARRISON
012-1046-059201	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	31841 US 20
012-1046-059202	IN50 LLC	31977 US 20
012-1046-0593	SZCZYPIORSKI RANDALL F AND BETTY J - SEE TRANSFER NOTE	53501 WALNUT
012-1046-0594	SUTTON VIOLET M AND WILLIAM R W LIFE EST FOR SUTTON VIOLET M	31597 US 20
012-1046-059402	WAGNEROWSKI WILLIAM A AND JENNIFER S - SEE TRANSFER NOTE	31697 US 20
012-1046-059403	ARNDT BARBARA A & ELDON D	53865 WALNUT
012-1046-059404	LARREW STANLEY & MELISSA	53955 WALNUT
012-1046-059405	SEBASTY KENNETH E & ELAINE A	31527 US 20
012-1046-059406	BALES BART A	31633 US 20
012-1046-059407	HALES DONALD & BARBARA	31745 US 20
012-1046-059408	BOONE RICHARD D AND JUDY L	31567 US 20
012-1046-059409	ARNDT BARBARA A & ELDON D	53865 WALNUT
012-1046-059410	JOHNSON JEFFERY DAVID & MARY ANN - *SEE TRANS HIST NOTES*	53827 WALNUT
012-1046-059411	WHITTEBERRY CAROL % PATRICK J HIGGINS	53827 WALNUT
012-1046-0595	BELLA ARTHUR L AND TERRY L - SEE TRANSFER NOTE	31493 US 20
012-1046-0596	BATE CHARLES BRADLEY AND PAULA JANE BATE ROMIG	31291 US 20
012-1046-059602	SHAIL RICHARD A AND NANCY S	53810 WALNUT
012-1046-059603	JOHNSON ROBERT C & MIRIAM	53800 WALNUT
012-1046-0597	LEWANDOWSKI BRANDON S	31423 US 20
012-1046-0598	ROMIG PAULA B BEN & ELLA BATE LIFE ESTATE	31381 US 20
012-1046-0599	ZAKRZEWSKI STANLEY L	31189 US 20
012-1046-059901	SEBASTY KENNETH E JR	31189 US 20
012-1047-061106	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	32091 US 20
012-1051-068208	GAVILON GRAIN LLC	54300 WALNUT
012-1051-068210	GAVILON GRAIN LLC	54080 WALNUT
012-1051-0685	HUSTON KENNETH P & KIMBERLEY K	31890 EDISON
012-1051-068801	SHEPHERD WILLIAM R & TODD H JT W/FROS - 12-12-2008 RE ENTRY PER PROVAL	31991 EDISON
012-1051-068802	SHEPHERD TODD H AND WILLIAM R JT WROS - SEE TRANSFER NOTE	
012-1051-0692	GAVILON GRAIN LLC	54398 WALNUT
012-1062-0810	BARKLEY JOHN E	29915 US 20
012-1062-081001	COOREMAN JAMES P & JOAN M	29927 US 20
012-1062-081003	BARKLEY JOHN E & BADICS JACQUELINE M JT WROS AND NOT AS TIC	24090 US 20
012-1062-081004		
012-1062-0812	COOREMAN JAMES P AND JOAN M W 1/2INT EA	29898 US 20
012-1062-081201	COOREMAN JAMES	29899 US 20
012-1062-0813	ROMIG ROGER A & JOHN C & PAULA JOINT TENANTS W/SURVIVORSHIP	29753 US 20
012-1062-0816	COOREMAN THOMAS H AND MARIA J	30751 US 20

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
APPENDIX A: Parcel Lists and Maps

012-1062-081601	TIERNEY MICHAEL AND BETH L	29555 US 20
012-1062-0817	STEVENS JOHN & JILL	29399 US 20
012-1062-081702	PEAKE KAROL L TRUST AND AS TRUSTEE	29305 US 20
012-1062-081703	KAMP DENNIS L & LINDA C	29261 US 20
012-1062-081704	COOREMAN THOMAS H & MARIA J	29305 US 20
012-1062-081705	VANSLAGER TIMOTHY M & KIMBERLY L	29417 US 20
012-1063-0822	ROBERT A AND EMILY J RUSSELL REV TRUST W RUSSELL EMILY J AS TRUSTEE 1/2INT AND GARROTT FLOYD H AND ALICE L AND ADAMS JEANNE MCAFEE 1/2INT	30251 US 20
012-1063-0824	HEDGEFROFT FARM CO INC - SEE TRANSFER NOTE	30751 US 20
012-1063-0825	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	30501 US 20
012-1063-082501	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	30529 US 20
012-1063-0828	VAN WANZEELE DAVID M	30233 US 20
012-1063-082801	COOREMAN JAMES P & JOAN M	30165 US 20
012-1063-082802	ST JOSEPH CO BOARD OF COMMISSIONERS	53900 SNOWBERRY
012-1063-082803	PIENIAZEK PHILLIP & NANCY L	30205 US 20
012-1064-083302	PRIMROSE DISTRIBUTING INC	54020 ANDREW
012-1064-0834	SHILTON PROPERTIES LLC	30008 US 20
012-1064-083401	UNITED TELESPECTRUM INC % VERIZON WIRELESS NETWORK REAL ESTATE DPT.	54045 SMILAX
012-1064-0835	STEMCOR CORP % UNIFRAX CORPORATION	54401 SMILAX
012-1064-083501	CHICAGO SOUTH SHORE AND SO BEND RR TAX DEPT 206	54501 SMILAX
012-1064-083502	BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY	54251 SMILAX
012-1065-083904	FIVE STAR LAND DEV LLC	54370 SMILAX
012-1065-083905	WARRICK HOLDING LLC % JAMES KNEPP	542500 SMILAX
012-1065-084901	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	54440 SMILAX
012-1065-084903	SMS REALTY LLC	54450 SMILAX
013-1007-0060	I/N TEK % TAX DIVISION 8-229	30755 EDISON
013-1007-006001	INLAND STEEL COMPANY	55001 WALNUT
013-1007-006002	INLAND STEEL COMPANY % KEN WALKER 8-229	30755 EDISON
013-1007-006003	INLAND STEEL COMPANY % KEN WALKER 8-229	30755 EDISON
013-1007-006004	TOWN OF NEW CARLISLE	30755 EDISON
013-1007-006005	I/N TEK % TAX DIVISION 8-229	30755 EDISON
013-1007-006006	I/N KOTE % TAX DEPT 8-299	30755 EDISON
013-1007-006007	I/N TEK	
013-1021-025301	INLAND STEEL COMPANY % KEN WALKER 8-229	30351 EDISON
013-1021-025303	I/N TEK TAX DIVISION	30755 EDISON
013-1021-025305	ST JOSEPH COUNTY OF INDIANA	30255 EDISON
013-1051-0679	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	54081 WALNUT
013-1051-067905	INDIANA AND MICHIGAN ELECTRIC CO ATT: TAX DEPARTMNET	31660 LINCOLNWAY

New Carlisle Development Area – Allocation Area #2 – Map 4

Parcel ID	Property Owner	Property Address
012-1007-0061	GOLDEN REALTY LLC	31140 EDISON
012-1007-0064	WARD LIVING TRUST W TRUEX THELMA J AND KUBLICK LAUREL L AS TRUSTEES AND LIFE EST FOR KUBLICK LAUREL L - SEE TRANSFER NOTE	55600 SPRUCE
012-1007-0069	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31000 EARLY
012-1007-006901	WROBLESKI THEODORE J & CAROL A AND WROBLESKI KOREY T & BAUMAN KELLY AS JT/ROS	55250 WALNUT

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1007-006902	WROBLESKI EUGENE	31251 EARLY
012-1007-0080	SEBASTY KENNETH E AND ELAINE A	31540 FILLMORE
012-1007-0081	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31333 FILLMORE
012-1007-008101	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	31443 FILLMORE
012-1007-008102	SEBASTY KENNETH E JR - SEE TRANSFER NOTE	
012-1012-0152	KAMINSKI TODD L AND OUDHUIS JILL F AND KAMINSKI TIM V	31000 FILLMORE
012-1012-015201	COUNTY OF ST JOSEPH INDIANA	56001 LARRISON
012-1012-0154	SEBASTY KENNETH E AND ELAINE	31000 STATE ROAD 2
012-1020-0223	MATTHYS SCOTT J AND JULIE A	29986 EDISON
012-1020-022301	VARGO JOSEPH FRANK	29910 EDISON
012-1020-022303	YOUNG LINDA	29986 EDISON
012-1020-0224	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE EST	29800 EDISON
012-1021-0248	SEBASTY KENNETH E JR	30750 EDISON
012-1021-0251	SZCZODROWSKI ADALBERT GEORGE REV TRUST W LIFE ESTATE	30750 EDISON
012-1021-0252	CRITZER JOHN E	30500 EDISON
012-1021-0254	VANLUE EDWARD F JR & YVETTE M	55275 SNOWBERRY
012-1021-025501	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	30125 EDISON
012-1021-025602	WOZNAK GERALDINE M	55244 SNOWBERRY
012-1021-025603	BRADSHAW SIDNEY C & SHELLEY S	55300 SNOWBERRY
012-1021-025604	WOZNAK GERALDINE.	55290 SNOWBERRY
012-1021-025605	WILCOX STEPHEN E & DEBRA A	55270 SNOWBERRY
012-1021-025606	WALKER CRAIG	55280 SNOWBERRY
012-1021-0259	MYER GEORGE KENNETH & JUDY A	30551 FILLMORE
012-1021-025901	KAMINSKI TODD L & OUDHUIS JILL F & KAMINSKI TIM V	30511 FILLMORE
012-1022-0264	NAVARRETE RAYMUNDO AND EFRAIN	56120 LARRISON
012-1022-0265	KAMINSKI TODD L AND KAMINSKI TIM V AND OUDHUIS JILL	56180 LARRISON
012-1022-026501	BISHOP JOSHUA AND JENNIFER S	56150 LARRISON
012-1022-0266	TOOTHMAN LAWRENCE W AND JOAN M	30350 FILLMORE
012-1022-026601	GALLION WILLIAM C	30400 FILLMORE
012-1022-0267	MICHALSKI STANLEY J	30533 STATE ROAD 2
012-1022-026701	BENEFICIAL FINANCIAL I INC	56400 LARRISON
012-1022-026702	HOLLER JAQUELINE L AND MILLER JOHN C NINETY NINE PER INT AND MILLER JOHN A AND ELIZABETH A ONE PERCENT UND LIFE ESTATE INT	30587 STATE ROAD 2
012-1022-026703	MCCLURE PHILIP E	56430 LARRISON
012-1022-026704	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	30637 STATE ROAD 2
012-1022-026705	MOTT JOHN LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES AND MOTT SHERRY K LIVING TRUST UND ONE HALF INT AND MOTT JOHN AND SHERRY K AS TRUSTEES	30675 STATE ROAD 2
012-1022-026706	COUNTY OF ST JOSEPH INDIANA	30637 STATE ROAD 2
012-1022-026707	COUNTY OF ST JOSEPH INDIANA	30675 STATE ROAD 2
012-1022-026708	COUNTY OF ST JOSEPH INDIANA	30735 STATE ROAD 2
012-1022-0272	SEBASTY KENNETH E AND ELAINE	30750 STATE ROAD 2
012-1022-0273	ZAREMBKA EDWARD G & CAROL M	30500 STATE ROAD 2
012-1051-067901	POHL TAMMI J	
012-1051-067902	WATERS TIMOTHY C AND VALERI	31598 US 20
012-1051-067903	COREY NATHANIEL M AND STEPHANIE E	31624 US 20
012-1051-067904	SMITH HERMAN THOMAS & SHIRLEY J	31654 US 20

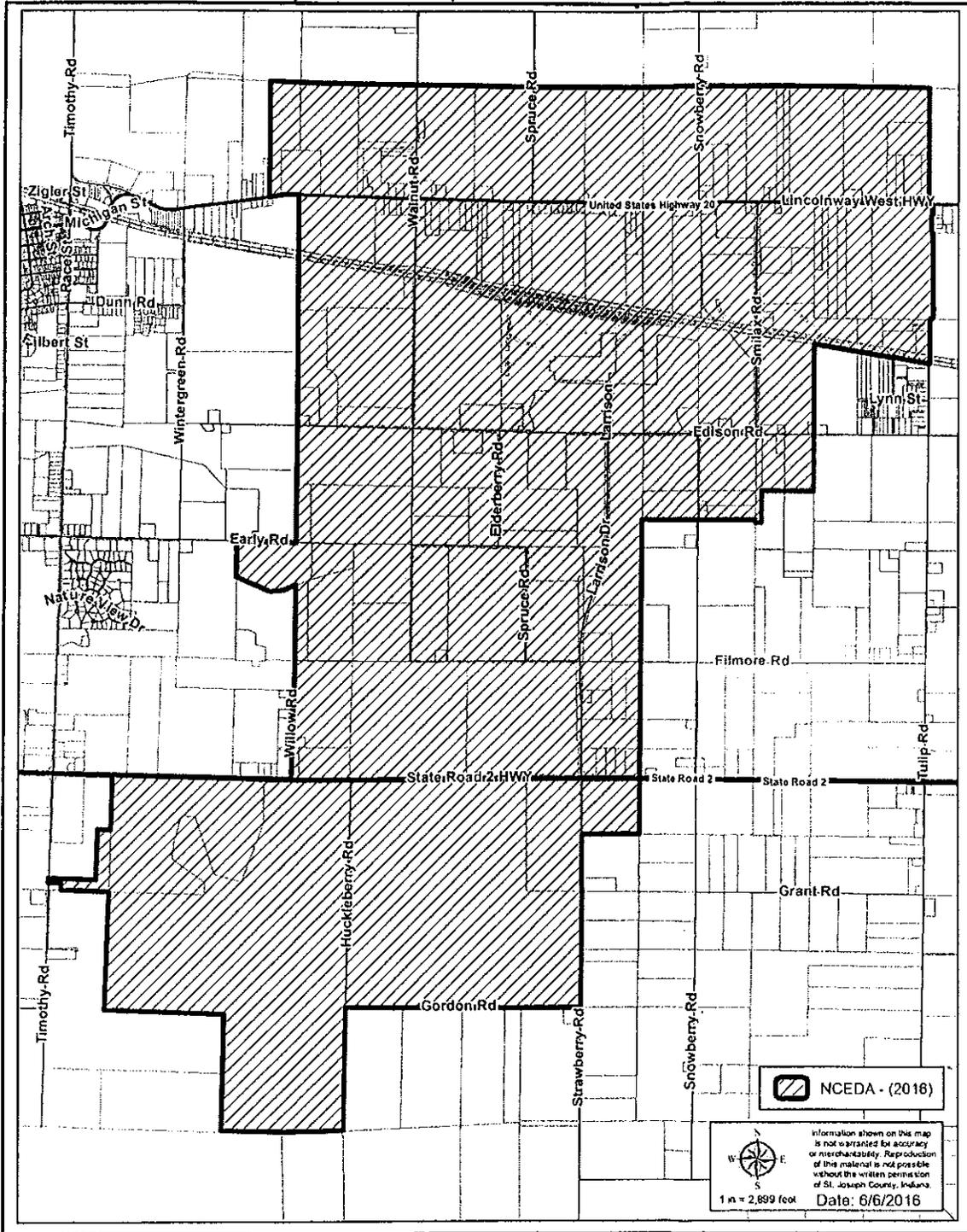
Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1051-0680	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-0681	CLARK LENA FLORENCE	31518 US 20
012-1051-0682	BARNABY CHRISTOPHER D	31486 US 20
012-1051-068201	RABY WILLIAM S & DEBORAH	31276 US 20
012-1051-068202	WOODCOX MARK & FRANCISCA N	31244 US 20
012-1051-068203	MCCARTY KENNETH ANTHONY & JESSICA ANN	31344 US 20
012-1051-068204	WEBER BRIAN J	31298 US 20
012-1051-068205	SMITH MARY ANNE - SEE TRANSFER NOTE	31414 US 20
012-1051-068206	DOMS ANNA M	31438 US 20
012-1051-068207	ROMIG PAULA B. & BATE BENJAMIN H. &	31380 US 20
012-1051-068209	SMITH MARY ANNE - SEE TRANSFER NOTE	31438 US 20
012-1051-0683	GAYTON RUFINO JR & JAMIE R	31222 US 20
012-1051-0684	BRADSHAW WILLIS C AND ANITA C	31036 US 20
012-1051-068402	SMITH MARY ANNE - SEE TRANSFER NOTE	31160 US 20
012-1051-068403	BRADSHAW WILLIS C AND ANITA C	31036 US 20
012-1051-068404	ZELL ALEXANDER P AND JANICE M	31068 US 20
012-1051-068405	MYERS DONALD E & KAREN	31084 US 20
012-1051-068406	HUDGENS DONALD B AND ARLENE A	31010 US 20
012-1051-068407	KAMINSKI TODD L & OLETA J	31094 US 20
012-1051-068408	BARTOSZEWICZ KENNETH & LISA	31204 US 20
012-1051-068409	BODE PATSY	31118 US 20
012-1051-0690	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-069002	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT
012-1051-069003	TOWN OF NEW CARLISLE	54801 WALNUT
012-1064-0830	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30980 US 20
012-1064-083002	SCALES PAUL AND DIANE E	30850 US 20
012-1064-083003	BEALOR VALERIE J	30822 US 20
012-1064-083004	GODFREY DAVID M	30804 US 20
012-1064-083005	GODFREY DAVID M	30790 US 20
012-1064-083006	BOGUE RALPH E & THERESA M	30776 US 20
012-1064-083008	BROWN DONALD EUGENE & JUDITH ANN REVOC LIVING TR W/DONALD & JUDITH AS TRUSTEES & RES LIFE EST	30870 US 20
012-1064-083009	GODFREY DAVID M	30804 US 20
012-1064-083010	BARNES-JOHNSON BARBARA & DAVID A JOHNSON	30916 US 20
012-1064-083011	HOLSTON LELAND M & MARA L	30900 US 20
012-1064-083012	KAMINSKI PETER AND ARLENE	30888 US 20
012-1064-083013	SCALES PAUL	30850 US 20
012-1064-083014	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30870 US 20
012-1064-0831	MILLER DALE AND LORI	54221 SWEETBRIAR
012-1064-083102	MILLER DALE LEE & LORI ANN	30524 US 20
012-1064-083103	BOGUE RALPH E & THERESA M	30746 US 20
012-1064-083104	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54251 SWEETBRIAR
012-1064-083105	KLEINE KENNETH E 1/2 & KLEINE KENNETH E & LINDA M 1/2	30624 US 20
012-1064-083107	WEILAND HAROLD B & MYRNA A W/MARY E WEILAND RES LIFE EST	30540 US 20
012-1064-083108	MILLER CARL L	30678 US 20
012-1064-083109	BOGUE RALPH E & THERESA M	30698 US 20
012-1064-083110	MCCORMICK TAMMY	30600 US 20

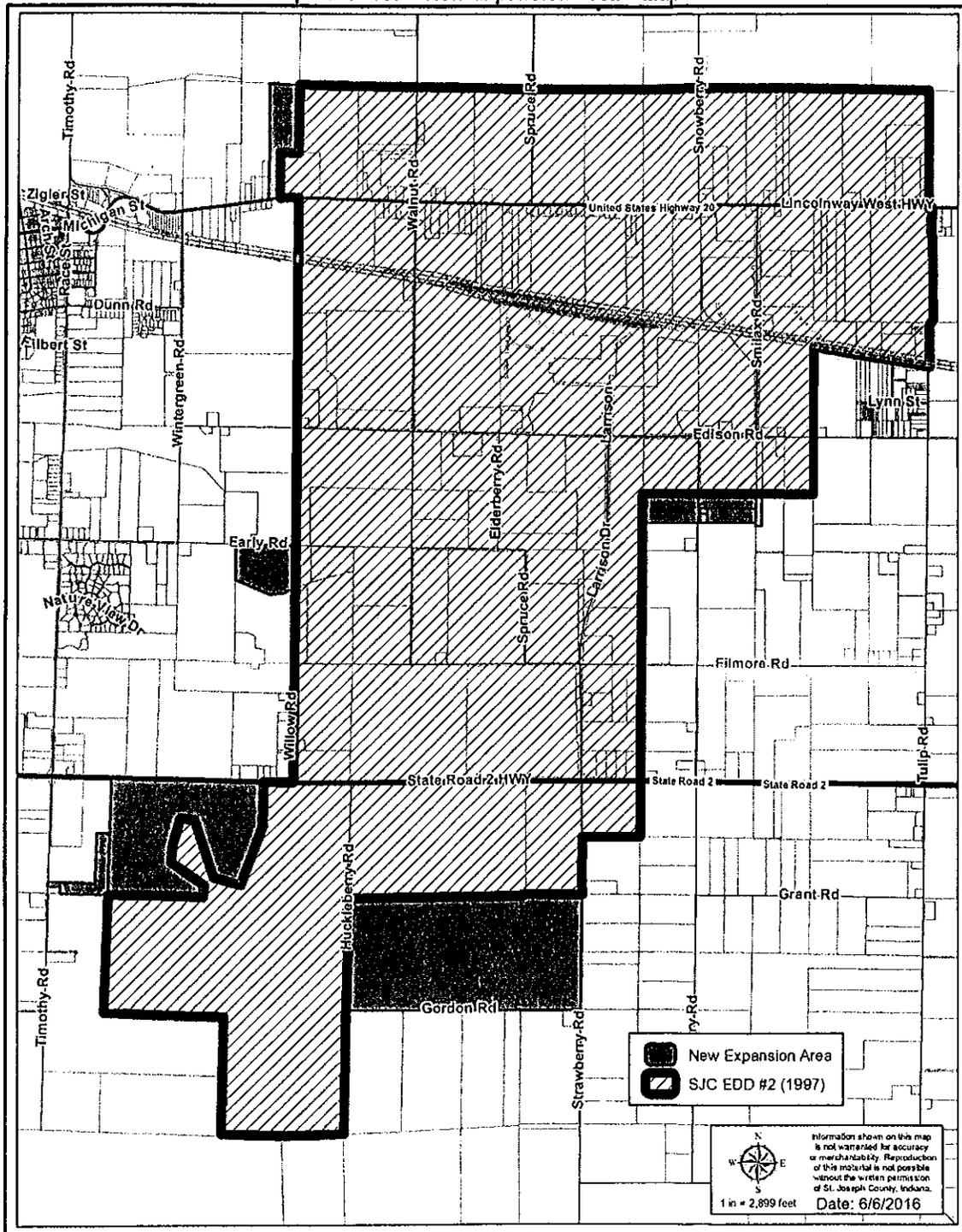
Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
 APPENDIX A: Parcel Lists and Maps

012-1064-083111	MANUSZAK RICHARD E AND DELORES L	30658 US 20
012-1064-083112	SIKORA GEORGE E & CINDY L	30604 US 20
012-1064-083113	LOY JERALE M & SHARON L	30584 US 20
012-1064-083114	SWANK FRANCIS E AND DONNA M	30536 US 20
012-1064-0832	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54040 SWEETBRIAR
012-1064-083201	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	30250 US 20
012-1064-083202	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	30500 US 20
012-1064-083203	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC	
012-1064-083204	MOREHOUSE LUCILLE AND DEAN - SEE TRANSFER NOTE	
012-1064-0833	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	30100 US 20
012-1064-083301	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	54231 SMILAX
012-1065-083801	EMBRICKSON JANE	30233 EDISON
012-1065-0839	MILLAR FARMS LLC	54000 SMILAX
012-1065-083901	PROPERTY CARE SPECIALISTS LLC	29917 US 20
012-1065-083902	BOARD OF COUNTY COMMISSIONERS ST JOSEPH COUNTY	54000 SMILAX
012-1065-0840	DZIELSKI KRZYSZTOF & HELEN	29676 US 20
012-1065-084001	JESENSKY GREGORY B & NONA K	29702 US 20
012-1065-084002	WIDUP ROBERT F JR AND SUSAN E	29736 US 20
012-1065-0841	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	29538 US 20
012-1065-084101	TRUJEX REX L	29628 US 20
012-1065-084102	ILLINOIS INDIANA DEVELOPMENT COMPANY LLC - SEE TRANSFER NOTE	29628 US 20
012-1065-0842	MILLER FREDERICK S TRUST AND AS TRUSTEE AND MILLER MAUDE TRUST AND AS TRUSTEE AS TO UND ONE HALF INT	54169 TULIP
012-1065-0850	MOREHOUSE DEAN F AND LUCILLE	29881 EDISON
012-1065-085001	YOUNG STONY	29955 EDISON
012-1065-085002	BAKER THOMAS E AND SUSAN A	29779 EDISON
012-1065-085003	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	54990 SMILAX
012-1065-085004	BOARD OF COUNTY COMMISSIONERS OF ST JOSEPH COUNTY	54600 SMILAX
012-1065-085005	PICTON TROY & ROSEANN L MOREHOUSE-	29921 EDISON
012-1065-085301	HURT BEVERLY A	54601 TULIP
012-1065-085302	MILLER JAMES L & VICKI L	54547 TULIP
012-1070-0983	HURT BEVERLY A	54601 TULIP
012-1070-0998	GEIST NANCY S 1/4 AND SIMPSON ROBERT 1/4 AND KINNEY KATHRYN 1/4 AND MATTASITS SALLY 1/4 - SEE TRANSFER NOTE	54531 TULIP
012-1070-1000	VOLLMER BRIAN AND ALFRED	54515 TULIP
012-1070-1011	MILLER JAMES L AND VICKI L	54537 TULIP
012-1070-1015	HURT BEVERLY A	29560 US 20
013-1007-006001B	INLAND STEEL COMPANY	55001 WALNUT
013-1050-0673	INDIANA & MICHIGAN ELECTRIC COMPANY ATT: TAX DEPARTMENT	742 MICHIGAN

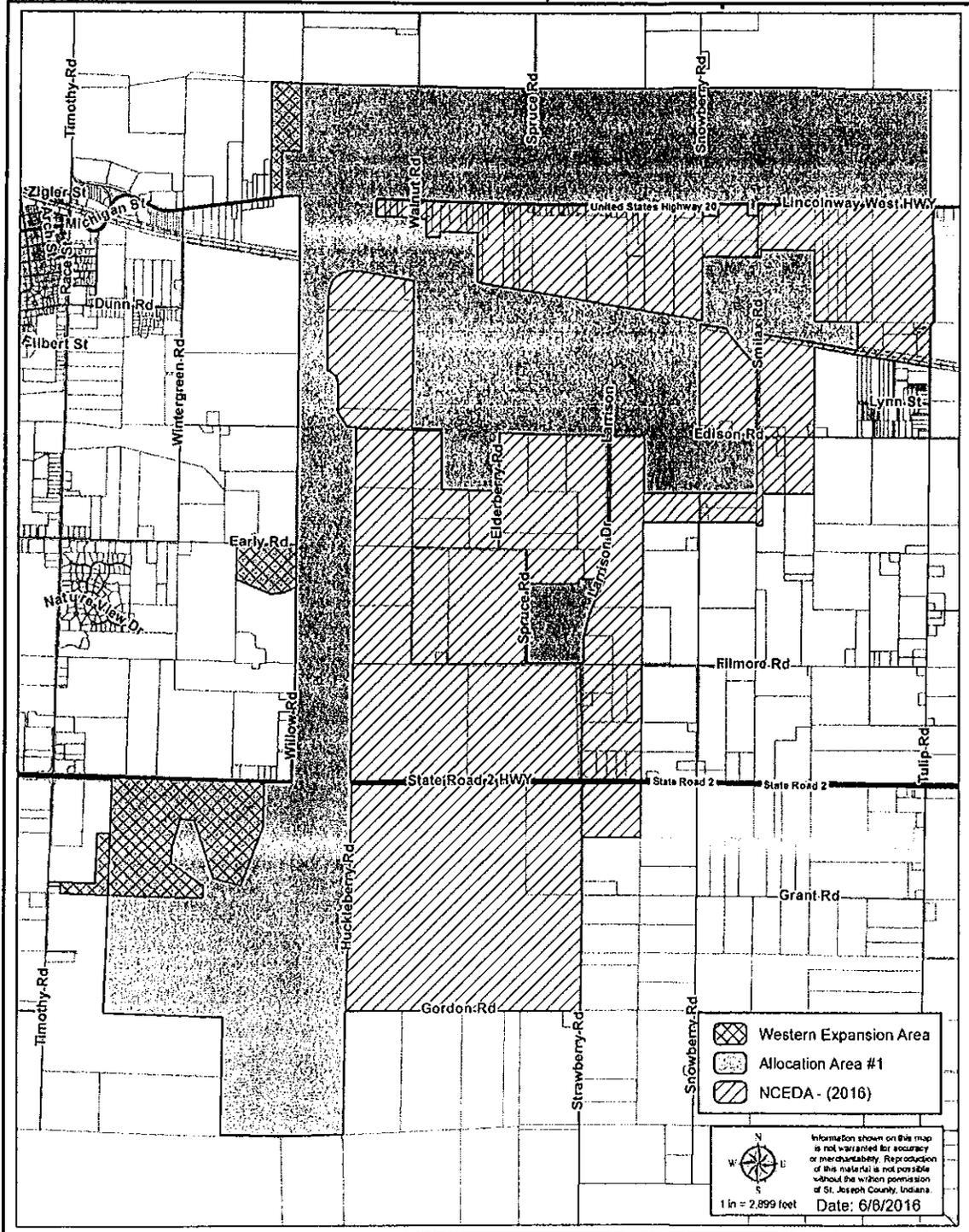
New Carlisle Economic Development Area – Map 1



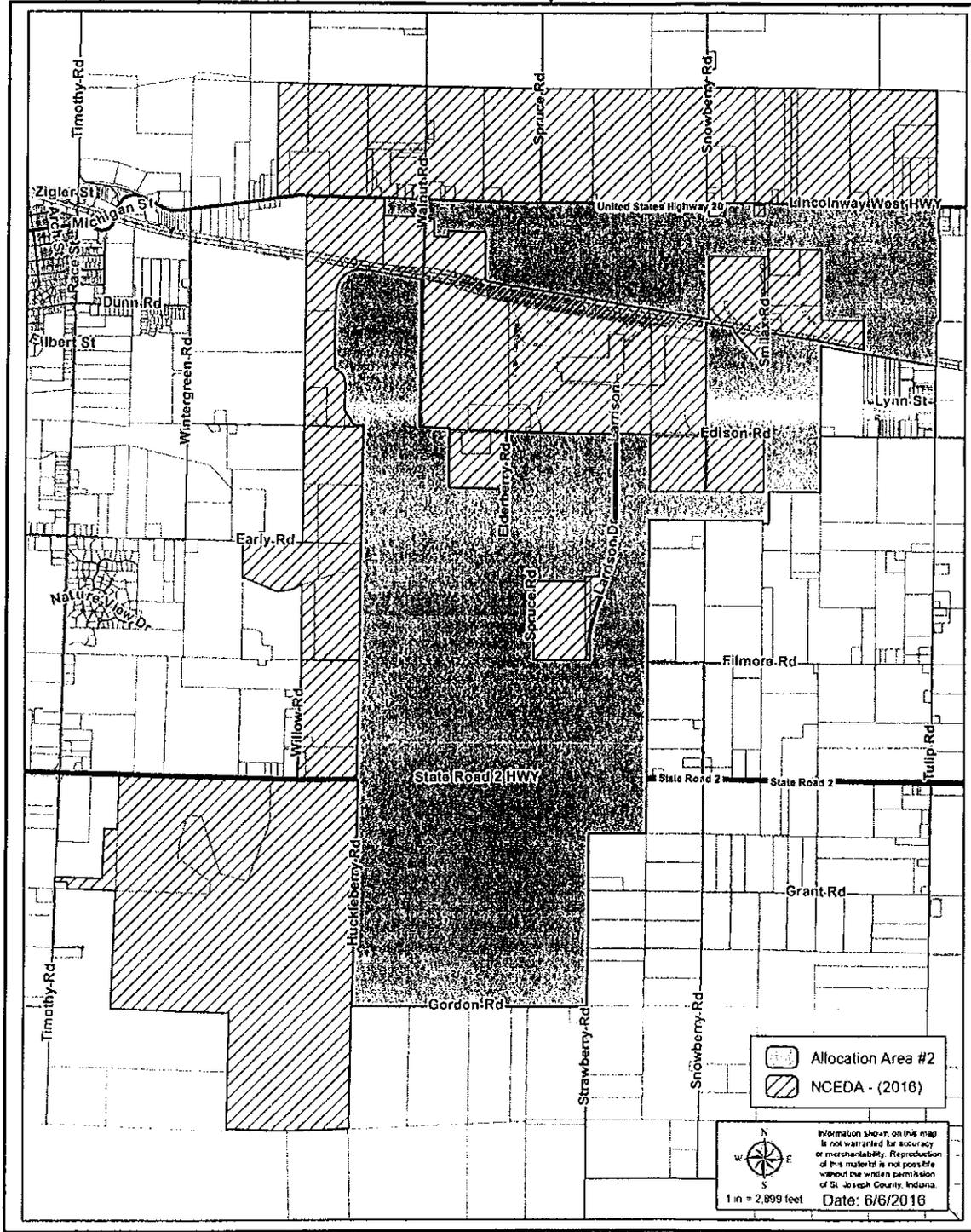
New Carlisle Economic Development Area – New Expansion Area – Map 2



New Carlisle Development Area – Allocation Area #1 – Map 3



New Carlisle Development Area – Allocation Area #2 – Map 4



**ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Amended and Restated Economic Development Plan for the
New Carlisle Economic Development Area**

APPENDIX B

Budget for the Amended and Restated Plan

The Commission prepared a list of project and program recommendations including cost estimates for implementation in the Economic Development Area over the next ten-year period (2016 through 2026). The recommended projects and programs are developed to address those conditions and factors that prevent normal use and development of the Economic Development Area and to overcome its causes to improve the overall quality of life for the County. The projects and programs include private and public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment adjacent to the Economic Development Area.

Commission use of Allocation Areas funds resulting from annual tax increment distributions may include reimbursement for capital expenditures made by the County for the purchase of, for example, public safety equipment, such as police cars and fire trucks or other non-recurring capital expenditures, such as pathways, bike paths, sidewalk paths, municipal parking lot improvements or other one-time public works, public safety, public health or economic development projects that the Commission determines are either in, serve or are physically connected to the Allocation Areas and are in furtherance of its economic development purposes.

PUBLIC INVESTMENT

o SJEC – Phase II	\$ 386,000
o SJEC Infrastructure Project	9,050,000
o NC Water Treatment Plant	5,230,000
o Regional Drainage Study/Ditch Relocation	1,400,000
o Spur Line Project	<u>11,823,000</u>
Estimated Public Investment (Amended and Restated Plan Budget)	\$ 27,889,000

PRIVATE INVESTMENT

Energy Center

The development will consist of a 675 MW electrical generating plant, the construction of a water treatment facility and water wells, and the construction and installation of a sewer system.

Estimated Private Investment (Amended and Restated Plan Budget) \$ 500,000,000

TOTAL PUBLIC AND PRIVATE INVESTMENT: AMENDED AND RESTATED PLAN BUDGET

\$ 527,889,000

**ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Amended and Restated Economic Development Plan for the
New Carlisle Economic Development Area**

APPENDIX C
Property Acquisition List

The Commission, in accordance with IC 36-7-14-12.2, has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of "areas needing redevelopment" that are located within the corporate boundaries of the County;
2. Hold, use, sell (by conveyance by deed, land sale contract or other instrument), exchange, lease, rent or otherwise dispose of property acquired for use in the redevelopment of "areas needing redevelopment" on the terms and conditions that the Commission considers best for the County and its inhabitants;
3. Sell, lease or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the County or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed upon;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests to be acquired⁶. In accordance with I.C. 36-7-14-20 effective July 1, 2014, if the legislative body of the unit that established the Department (the County Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the County Council shall pass a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the Department in the Circuit Court of the County in which the property is situated.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge or make structural improvements to buildings within the Economic Development Area for economic development and public purpose to improve the overall quality of life for the County.

The Commission may amend this Acquisition List in accordance with the Act to include property acquisition to this Property Acquisition List as provided below:

Parcel ID	Property Owner	Property Address	Acreage	Total Assessed Value
012-1007-0061	GOLDEN REALTY LLC	31140 EDISON	20.02	31,600
012-1007-0068	EBERSOLE FLOYD R JR AND LINDA S SEBASTY KENNETH E JR	32045 EARLY	10.29	92,500
012-1007-0069	- SEE TRANSFER NOTE	31000 EARLY	112.68	224,300
012-1007-007701	WELLS FARGO BANK NA	32170 EARLY	39.21	260,600
012-1007-007702	KAPLON EDMUND R & MARLENE M	31750 EARLY	15.25	5,900
012-1007-007703	SEBASTY KENNETH E & ELAINE A	31751 FILLMORE	47.50	70,000
012-1007-007704	MAIN KENNETH R	31991 FILLMORE	55.60	93,300
012-1007-0080	SEBASTY KENNETH E AND ELAINE A	31540 FILLMORE	206.06	445,800
012-1012-0149	ZAREMBKA CAROL M	31917 STATE ROAD 2	20.17	108,400

⁶ Reference: IC 36-7-14-19(b).

Amended and Restated Economic Development Plan for the New Carlisle Economic Development Area
APPENDIX C: Property Acquisition List

Parcel ID	Property Owner	Property Address	Acreage	Total Assessed Value
012-1012-014901	NEYHART HARRY T AND JILL S SEBASTY KENNETH SR & KENNETH JR AS TENANTS IN COMMON	56458 WILLOW	2.79	111,800
012-1012-014902	HAYNES ANDREW S & SUSAN A	56000 WILLOW	58.78	90,000
012-1012-014903	ST JOSEPH SHARED ASSETS LLC	56340 WILLOW	1.24	76,200
012-1051-0680	HUSTON KENNETH P & KIMBERLEY K SHEPHERD WILLIAM R & TODD H JT W/FROS - 12-12-2008 RE ENTRY PER PROVAL	54351 WALNUT	16.28	31,400
012-1051-0685	SHEPHERD TODD H AND WILLIAM R JT WROS - SEE TRANSFER NOTE	31890 EDISON	36.90	72,400
012-1051-068801		31991 EDISON	1.17	131,500
012-1051-068802			8.54	15,300
012-1051-069002	ST JOSEPH SHARED ASSETS LLC	54351 WALNUT	52.23	78,800
013-1007-006001B	INLAND STEEL COMPANY	55001 WALNUT	81.64	1,686,100
		Total:	786.35	3,625,900