

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

March 7, 2016

Vice President Mike Yoder called the meeting to order at 9:00 a.m. in room 104 in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other two (2) Board members, Frank Lucchese was present and Terry Rodino was absent. Others present were Sheriff Brad Rogers; Pauline Graff, County Auditor; Gordon Lord, County Attorney; Tom Byers, County Administrator; and Kathy Erschen, Executive Assistant.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved the Minutes of the February 15th, 22nd & 29th, 2016 meetings and placed them on file.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved the Allowance of Claims and the Payroll Claims, as presented by the county auditor's office.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved Secondary approval of a two lot minor subdivision known as REPLAT OF A-PLUS STORAGE DPUD A-1 for Iron Gate, LLC, represented by Marbach, Brady & Weaver, Inc., located on the east side of CR 9, 1,534 ft. south of CR 4, common address of 52292 CR 9 in Osolo Township, as requested by Mark Kanney from planning and development.

Tom Byers, County Administrator, presented a proposed ordinance amending the Elkhart County Code in Chapter 131: County Courthouses of the Title XIII: General Offenses. Mr. Byers said this ordinance is presently just for the courthouse lawn in Goshen and the proposed one includes the courts building in Elkhart. It is also only for the lawn and not the sidewalks. This proposed amendment is to regulate the use only during business hours. He noted that sound amplification is now being prohibited at each site during regular business hours. Those are the significant changes to the ordinance.

Maggie Judd, chairperson of Elkhart County "National Day of Prayer", thanked the Commissioners for all the years they have been able to use the courthouse lawn for this event. She said last year they did have difficulties with the sound system. She apologized for that inconvenience. She would like to be able to use the courthouse lawn as in the past but understands if they are not allowed to use a sound system. Mr. Yoder thanked her & suggested they may be able to use the lawn without a sound system. He said we have to respect the judges desires and figure a way through this. There were no other comments from anyone in the audience. On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board closed the public hearing.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board adopted an ordinance amending the Elkhart County Code.

The Ordinance is as follows:

COMMISSIONER ORDINANCE NO. 2016-178

AN ORDINANCE AMENDING THE ELKHART COUNTY CODE REGARDING
CHAPTER 131: COUNTY COURTHOUSES OF THE TITLE XIII: GENERAL OFFENSES

WHEREAS Indiana Code Sections 36-1-3 et seq. permit any county in the State of Indiana to exercise any power or perform any function necessary to the public interest in the context of its county or internal affairs, which is not prohibited by the Constitution of the United States or of the State of Indiana, or denied or pre-empted by any other law, or is not expressly granted by any other law to another governmental entity;

WHEREAS the Board of Commissioners of the County of Elkhart, Indiana is the county legislative body and is by law authorized to adopt ordinances and resolutions with respect to public health, safety, and welfare;

WHEREAS it has been recommended that the Elkhart County Code be amended with respect to the county courthouses;

NOW, THEREFORE, BE IT ORDERED, ESTABLISHED, RESOLVED, AND ORDAINED by the Board of Commissioners of the County of Elkhart, Indiana as follows:

1. Amendment of Elkhart County Code.

A. Chapter 131: County Courthouses of the Title XIII: General Offenses of the Elkhart County Code is hereby amended by revising and restating Chapter 131 as follows:

§131.01 DEFINITIONS.

(A) For the purposes of this chapter, the term COURTHOUSE LAWN means all that territory in Goshen, Indiana bounded by West Lincoln Avenue on the south, North Third Street on the west, West Clinton Street on the north, and North Main Street on the east, and the improvements located on this property, less and excepting all public walkways and sidewalks running parallel and adjacent to West Lincoln Avenue, North Third Street, West Clinton Street, and North Main Street.

(B) For purposes of this chapter, the term COURTS BUILDING PROPERTY means all that territory, in Elkhart, Indiana bounded by West High Street on the north, South Third Street on the West, West Franklin Street on the south, and South Second Street on the east, and the improvements located on this property, less and excepting all public walkways and sidewalks running parallel and adjacent to West High Street, South Third Street, West Franklin Street, and South Second Street.

§131.02 REGULATIONS ON USE.

(A) Any person or group wishing to use the courthouse lawn or courts building property for any function, gathering, or meeting of more than five persons shall submit a written request to do so to the Board at a regular meeting of the Board prior to conducting the function, meeting, or gathering.

(B) The written request shall state the purpose of the gathering and designate at least one individual who shall be responsible for overseeing the gathering and ensuring that no damage is done to the courthouse lawn or courts building property and that the courthouse lawn and courts building property is cleaned and is left in as good a condition as it was prior to the gathering.

(C) The Board shall determine if the proposed gathering would further its policy of maintaining an attractive courthouse lawn and courts building property. The Board shall promptly grant or deny the requested use and may impose reasonable restrictions on the use.

(D) The Board shall hold the person or persons designated in the request responsible for any and all damage, destruction, or littering to or on the courthouse lawn or courts building property.

(E) Functions, gatherings, or meetings during the regular business hours of the courts are permitted only on the south and east sides of the courthouse

lawn and only on the east, west, and south sides of the courts building property.

(F) No person, whether alone or as part of a function, gathering, or meeting, shall interfere with normal government operations or normal public access to the courthouse or courts building.

(G) Sound amplification or public address devices may not be used during the regular business hours of the courts on the courthouse lawn or the courts building property.

§131.03 VANDALISM AND LOITERING.

(A) No person shall loiter, as defined by state law, on the courthouse lawn or courts building property later than 10:00 p.m. or earlier than 5:00 a.m. without the prior written consent of the Board.

(B) No person shall destroy, deface, or economically or aesthetically damage the courthouse lawn or the courts building property.

(C) No person shall throw, drop, or place any tangible object in the fountain located on the courthouse lawn.

(D) No person shall put, throw, drop, or leave any refuse or litter upon or in the courthouse lawn or the courts building property.

§131.99 PENALTY.

(A) Any person who violates any provision of this chapter shall be deemed to have committed an ordinance violation and, upon conviction, shall be fined not more than \$1,000, in addition to court costs. Each day a violation continues constitutes a separate ordinance violation.

2. Effective Date. This Ordinance will be effective the 15th day of March, 2016 subject to publication in accordance with the applicable legal requirements.

ORDAINED this 7 day of March, 2016.

BOARD OF COMMISSIONERS OF THE
COUNTY OF ELKHART, INDIANA

By: Absent
Terry J. Rodino, President

By: [Signature]
Mike Yoder, Vice President

By: [Signature]
Frank R. Lucchese, Member

ATTEST:

Pauline E. Graff
Pauline E. Graff, Elkhart County Auditor

Tom Byers, County Administrator, introduced an ordinance amending the Elkhart County Code in Chapter 70: Traffic Regulations of the Title VII Traffic Code. This amendment is regarding the use of golf carts on county roads. Mr. Byers said this amendment allows golf carts to be used on county roads but not on numbered county roads. It also establishes basic criteria by which the golf carts need to be equipped with certain accessory equipment. They are not allowed to be used on bike paths or sidewalks. The Commissioners received comments from anyone in the audience that wanted to make comments.

Ed Farmwald, Roger Mikel, Randy Barghahn, John Waldan and Paul Cook all voiced various concerns about the proposed ordinance. Those being they are too dangerous, the driver's license requirements, not being allowed to drive in the cities and not allowed to drive on numbered county roads. It was also questioned whether they should be called "golf carts" or "slow moving vehicles". Considerable discussion followed on all of the issues plus a few others.

It was determined that with all of the concerns voiced today from citizens, that an advisory committee should be assembled with Tom Byers, County Administrator heading it up, to work on the proposed ordinance and make the changes, revisions, etc. needed. After the committee has met and the changes and/or additions are made, the proposed ordinance should be given to the sheriff, the commissioners and county attorney for review before presenting it at a Commissioners meeting for approval.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board tabled the ordinance until a later meeting.

Craig Buche from the county attorney's office presented a Resolution for consideration authorizing a special purchase of vehicles for the sheriff's department from the Missouri State Highway Patrol. He said the sheriff will be able to purchase more vehicles with the funds appropriated to them by purchasing up to nine (9) used Dodge Charger vehicles at a much lesser amount than the cost of a new vehicle. This Resolution also authorizes the transport of those vehicles to the sheriff's department at a cost of \$200 per vehicle.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved the Resolution as presented.

The Resolution is as follows:

RESOLUTION OF THE ELKHART COUNTY COMMISSIONERS
AUTHORIZING SPECIAL PURCHASE OF VEHICLES
FOR THE ELKHART COUNTY SHERIFF'S DEPARTMENT

WHEREAS Indiana Code § 36-1-3 permits any unit in the State of Indiana to exercise any power or to perform any function necessary to the public interest in its governmental or internal affairs which is not prohibited by the Constitution of the United States or of the State of Indiana, denied or pre-empted by any other law, and not expressly granted by any other law to another governmental entity.

WHEREAS the Board of Commissioners of the County of Elkhart, Indiana, is the County executive and legislative body and is by law authorized to adopt ordinances and resolutions for the administration of its public business.

WHEREAS Indiana Code § 5-22-10 authorizes certain special purchasing methods without soliciting bids or proposals.

WHEREAS Indiana Code § 5-22-10-5 allows a special purchase to be made when there exists a unique opportunity to obtain supplies or services at a substantial savings to the governmental body.

WHEREAS Indiana Code § 5-22-6-1 allows the purchasing agency of a governmental body to purchase services using any procedure the governmental body or the purchasing agency of the governmental body considers appropriate.

WHEREAS the Elkhart County Sheriff's Department (the "Sheriff's Department") has investigated the need and recommends the purchase of nine (9) used Dodge Charger Pursuit vehicles from Missouri State Highway Patrol, 1510 East

Elm Street, Jefferson, MO 65101 ("Missouri State Highway Patrol") for the Sheriff's Department's use (the "vehicle purchase").

WHEREAS Missouri State Highway Patrol is offering for sale the following model years of used Dodge Charger Pursuit vehicles with odometer readings between 50,000 and 55,000 miles of use:

Description	Price Per Vehicle
2014 Dodge Charger Pursuit	Sixteen Thousand Nine Hundred Fifty Dollars (\$16,950.00) each
2013 Dodge Charger Pursuit	Fifteen Thousand Eight Hundred Dollars (\$15,800.00) each
2012 Dodge Charger Pursuit	Fourteen Thousand Five Hundred Dollars (\$14,500.00) each

WHEREAS Go Get'er Transportation LLC, 208 N. First St., Easton, IL 62633, ("Go Get'er Transportation") has offered to transport vehicles purchased from Missouri State Highway Patrol to the Sheriff's Department at a cost of Two Hundred Dollars (\$200.00) per vehicle.

WHEREAS the Sheriff's Department has reviewed pricing on comparable vehicles to be assured that the special purchase is competitive, that it has been made with competition as is practicable under the circumstances, and that the transportation services are appropriate.

NOW, THEREFORE, BE IT ORDERED, ESTABLISHED, AND RESOLVED by the Board of Commissioners of the County of Elkhart, Indiana (the "Board"):

1. The Board does determine and declare that the vehicle purchase from Missouri State Highway Patrol constitutes a unique opportunity to obtain supplies at a substantial savings to the Sheriff's Department and the County of Elkhart, Indiana.

2. The Board does determine and declare that the Sheriff's Department may make a special purchase pursuant to Indiana Code § 5-22-10 and in doing so finds that the special purchase is being made with competition as is practicable under the circumstances and that the transportation services are appropriate consistent with Indiana Code § 5-22-6-1.

3. The Sheriff's Department is authorized to purchase nine (9) used Dodge Charger Pursuits from Missouri State Highway Patrol at or below the prices specified above that are within or near the approximate odometer mileage ranges specified above. The Commissioners authorize the Sheriff's Department to exercise its independent judgment and discretion in selection of model years; that is, the Sheriff's Department may purchase all nine (9) vehicles from the same model year or from a combination of various model years.

4. The vehicle purchase will not include Basic Limited Warranties on the vehicles. It will include Powertrain Limited Warranties on each vehicle until each vehicle reaches 100,000 miles or 5 years from its original in-service date.

5. Said special purchase will be made with full warranties of title free and clear of all liens and encumbrances with a definitive purchase agreement subject to approval by the Elkhart County Attorney. Said special purchases will be made within the next thirty (30) days using available and appropriated funds from the county's Cumulative Capital Development fund.

6. The Sheriff's Department is authorized to purchase the services of Go Get'er Transportation to transport the vehicles to the Sheriff's Department at or below the cost of Two Hundred Dollars (\$200.00) per vehicle.

Dated this 7 day of March, 2016.

BOARD OF COMMISSIONERS OF THE COUNTY
OF ELKHART, INDIANA

By: Absent
Terry Rodino, President

By: myoder
Mike Yoder, Vice-President

By: Frank Lucchese
Frank Lucchese, Member

ATTEST:

Pauline E. Graff
Pauline E. Graff, Elkhart County Auditor

Craig Buche from the county attorney's office presented a Resolution Issuing and Approving the Written Order of the Elkhart County Plan Commission for the Amended Northeast Corridor TIF District. This Resolution will enlarge the boundary of the TIF district to include the Prairie Creek Run area. There is a study being done to determine what properties may be allowed for demolition, what would be necessary to get water & sewer in that area and then see if grant funds could be found that would allow that kind of a project to be accomplished.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved the Resolution as presented.

The Resolution is as follows:

RESOLUTION NO. 2016-188

**RESOLUTION ISSUING AND APPROVING
THE WRITTEN ORDER OF THE ELKHART COUNTY PLAN COMMISSION
FOR THE AMENDED NORTHEAST CORRIDOR TIF DISTRICT**

WHEREAS the Elkhart County Redevelopment Commission issued an Amendatory Declaratory Resolution pursuant to Indiana Code Sections 36-7-14 et seq. on December 3, 2015 and an Amendment thereof on February 4, 2016 with respect to the Northeast Corridor TIF District, a copy of said Amendatory Declaratory Resolution and Amendment thereof being attached hereto as Exhibits A and B;

WHEREAS the Elkhart County Plan Commission issued its Written Order approving the Amended Northeast Corridor TIF District pursuant to Indiana Code Section 36-7-14-16 on February 11, 2016, a copy of said Written Order being attached hereto as Exhibit C;

WHEREAS the Board of Commissioners of the County of Elkhart, Indiana is the County executive for the County of Elkhart, Indiana;

WHEREAS Indiana Code Section 36-7-14-16(b) requires that the County Executive issue and approve the approving order of the Elkhart County Plan Commission before the Elkhart County Redevelopment Commission may proceed with the Amended Northeast Corridor TIF District;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the County of Elkhart, Indiana hereby issues and approves the Written Order of the Elkhart County Plan Commission dated February 11, 2016 approving the Amended Northeast Corridor TIF District for the Prairie Creek Run area this 7th day of March, 2016.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners of the County of Elkhart, Indiana determines that the additional real estate to be added to the Northeast Corridor TIF District and its allocation area is an economic development area and is approved as an economic development area this 7th day of March, 2016.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners of the County of Elkhart, Indiana approves the enlargement of the boundary for the economic development area of the Northeast Corridor TIF District this 7th day of March, 2016.

Dated this 7th day of March, 2016.

BOARD OF COMMISSIONERS OF THE COUNTY
OF ELKHART, INDIANA

By: Absent
Terry J. Rodino, President

By: myzdo
Mike Yoder, Vice President

By: [Signature]
Frank R. Lucchese, Member

ATTEST:

Pauline E. Graff
Pauline E. Graff, Elkhart County Auditor

EXHIBIT A

AMENDATORY DECLARATORY RESOLUTION

RESOLUTION NO. 2015-13

AMENDATORY DECLARATORY RESOLUTION
OF THE ELKHART COUNTY REDEVELOPMENT COMMISSION
FOR THE NORTHEAST CORRIDOR TIF DISTRICT

WHEREAS the Elkhart County Redevelopment Commission ("Commission") has investigated, studied, and surveyed economic development areas within the corporate boundaries of Elkhart County;

WHEREAS the Commission did on January 24, 1990 adopt a Declaratory Resolution establishing the Northeast Corridor TIF District;

WHEREAS the Commission did on March 14, 1990 adopt a Confirmatory Resolution confirming the Northeast Corridor TIF District which was recorded March 15, 1990 as Instrument Number 90-004873, Elkhart County Records;

WHEREAS the Commission has from time to time amended the Northeast Corridor TIF District by adding real estate to and deleting real estate from the Northeast Corridor TIF District and amending the Economic Development Plan for the Northeast Corridor TIF District;

WHEREAS the Commission finds that the Northeast Corridor TIF District remains an area in the territory under its jurisdiction needing redevelopment and economic development;

WHEREAS the Commission finds that the conditions described in I.C. §36-7-1-3 cannot be corrected in the area by regulatory processes or the ordinary operation of private enterprise without resort to the redevelopment statutes and continue to remain so;

WHEREAS the Commission finds the public health and welfare will be benefited by the amendment of the Northeast Corridor TIF District by adding real estate to and expanding the Northeast Corridor TIF District and amending its Economic Development Plan;

WHEREAS the Commission finds that this amendment is reasonable and appropriate when considered in relation to the original resolution and plan and the purposes of the redevelopment statutes;

WHEREAS the Commission finds that the existing resolutions and economic development plan, with this proposed amendment, conforms to the comprehensive plan for Elkhart County;

WHEREAS the Commission has selected an additional area to be part of the economic development area to be planned, replanned, developed, and redeveloped under I.C. §36-7-14 as part of the Northeast Corridor TIF District;

WHEREAS it will be of public utility and benefit to acquire property within and to develop and redevelop the additional area to be part of the economic development area of the Northeast Corridor TIF District;

WHEREAS the existing economic development plan for the Northeast Corridor TIF District will be amended and supplemented by the Economic Development Plan attached hereto as Exhibit A ("Plan") which will be applicable then to the Northeast Corridor TIF District including the additional area to be part of the economic development area as provided in and included with this Resolution;

WHEREAS the Commission has caused to be prepared:

1. Maps and plats showing:
 - a. The boundaries of the additional economic development area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, and the economic development of the additional area; and
 - b. The parts of the area including improved streets, rights-of-way, and related improvements that are to be devoted to public use under the Plan;
2. Lists of the owners of the various parcels of property included in the additional economic development area; and
3. An estimate of the costs to be incurred for the acquisition, redevelopment, and economic development of the area in implementing the Plan;

WHEREAS the Commission has caused to be prepared a Factual Report (Report) in support of the findings contained in this Resolution, which Report is attached to this Resolution as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED by the Commission that:

1. The Commission has selected an additional area to be part of the economic development area within its corporate boundaries. The Commission is hereby designating an additional area as part of the Northeast Corridor TIF District, which additional area is described on Exhibit C-1 and shown on Exhibit C-2.
2. The Commission declares that it will be of public utility and benefit to amend the Declaratory Resolution and Economic Development Plan for the Northeast Corridor TIF District.
3. The Commission declares that the additional area to be developed under this Amendment is designated as part of the existing economic development project area for purposes of I.C. §36-7-14 et seq.
4. The Commission finds that the Plan for the economic development area:
 - a. Promotes significant opportunities for the gainful employment of the citizens of Elkhart County;
 - b. Will attract major new business enterprises to Elkhart County;

- c. Will retain or expand significant business enterprises existing in Elkhart County;
- d. Benefits the public health, safety, morals, and welfare of the citizens of Elkhart County;
- e. Increases the economic well-being of Elkhart County and the State of Indiana; and/or
- f. Serves to protect and increase property values in Elkhart County and the State of Indiana.

5. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed by the Commission under I.C. 36-7-14 because of the lack of local public improvements and specifically:

- a. The need for municipal sewer lines, municipal water lines, and related sewer and water improvements to serve the economic development area.
- b. The need for improved public roads and public rights-of-way in and serving the economic development area in the Northeast Corridor TIF District.
- c. The need for the acquisition and demolition of run-down, dilapidated, and blighted real estate structures located within the additional area.

6. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

- a. The attraction or retention of permanent jobs;
- b. An increase in the property tax base; and/or
- c. Improved diversity of the economic base.

7. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the economic development area.

8. The Commission finds that the Plan for the economic development area conforms to other development and redevelopment plans for Elkhart County.

9. The Commission proposes that all rights-of-way necessary to complete the Plan shall be dedicated to or acquired by the appropriate governmental unit to permit the development of the Northeast Corridor TIF District, as amended.

10. The Commission finds that no residents of the Northeast Corridor TIF District will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

11. The Commission estimates that the cost of implementing the Plan will be approximately Five Million One Hundred Thousand Dollars (\$5,100,000.00), subject to revised estimates and the development of more definitive project descriptions.

12. This paragraph shall be considered the allocation provision for purposes of I.C. §36-7-14-39:

- a. The additional economic development area added to the Northeast Corridor TIF District shall constitute an allocation area as defined in I.C. §36-7-14-39 with a base year for assessed valuation purposes of March 1, 2015.
- b. Any property taxes levied on or after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable real estate in the allocation area shall be allocated and distributed in accordance with I.C. §36-7-14-39.
- c. The additional area and allocation provision shall remain effective for a term of twenty-five years from the date of adoption unless sooner terminated by the Commission.

13. The Commission finds, based upon the evidence provided in the Economic Development Plan and the Factual Report, that the adoption of the allocation provision herein will result in new property taxes in the area that would not have been generated but for the adoption of the allocation provision.

14. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area under I.C. §36-7-14 may be exercised by the Commission in the Northeast Corridor TIF District, as amended, subject to the limitations in I.C. §36-7-14-43.

15. The Commission hereby directs and authorizes the presiding officer of the Commission to submit this Resolution to the Elkhart County Plan Commission for its approval.

16. The Commission further directs and authorizes the presiding officer of the Commission to submit this Resolution to the Board of Commissioners of the County of Elkhart, Indiana for its approval of the amendment of the Northeast Corridor TIF District, as amended.

17. The Commission also directs the presiding officer of the Commission, upon receipt of the written order of approval of the Elkhart County Plan Commission and the approval of the Board of Commissioners of the County of Elkhart, Indiana, to publish notice of the adoption and substance of this Resolution in accordance with I.C. §5-3-1. The notice must state that maps and plats have been prepared and can be inspected at the office of the Elkhart County Department of Planning and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by

the proceedings pertaining to the proposed amendment of the Northeast Corridor TIF District and will determine the public utility and proposed benefit of the proposed amendment.

18. The Commission further finds that the amendment of the Northeast Corridor TIF District is reasonable and appropriate when considered in relation to the original Resolution and Plan and the purposes of I.C. §36-7-14 et seq.

19. The Commission further finds that the original Resolutions and Plan for the Northeast Corridor TIF District with the proposed amendment conform to the comprehensive plan for Elkhart County.

20. The Commission declares that it will be of public utility and benefit to amend the existing resolutions for the Northeast Corridor TIF District as provided herein.

21. This Resolution shall be effective as of its date of adoption.

APPROVED AND ADOPTED this 3rd day of December, 2015.

ELKHART COUNTY REDEVELOPMENT
COMMISSION

By: 

Michael Huber, Presiding Officer

ATTEST:

By: 

Douglas Hasler, Secretary/Acting Secretary

EXHIBIT A

ECONOMIC DEVELOPMENT PLAN FOR THE AMENDMENT OF THE NORTHEAST CORRIDOR TIF DISTRICT FOR THE PRAIRIE CREEK RUN AREA

Purpose and Introduction

This document is the Economic Development Plan ("Plan") for the additional land in the Northeast Corridor Economic Development Area ("Northeast Corridor TIF District") for Elkhart County, Indiana ("County"). It is intended for approval by the Board of County Commissioners, the Elkhart County Plan Commission, and the Elkhart County Redevelopment Commission ("Redevelopment Commission") in conformance with IC 36-7-14.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the County; increase the economic well-being of the County and the State of Indiana; and serve to protect and increase property values in the County and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the County, retain or expand existing significant business enterprises in the County, provide for local public improvements in the Northeast Corridor TIF District, remove improvements or conditions that lower the value of the land in the Northeast Corridor TIF District below that of the nearby land, attract and retain permanent jobs, increase the property tax base, and improve the diversity of the economic base of the County.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Project Area

The additional land in the Northeast Corridor TIF District is located in the County and is described as the area in the maps and plats attached to this Plan as Exhibits C-1 and C-2.

Project Description

The Commission intends to facilitate the development and improvement of the Prairie Creek Run area (formerly known as the Saw Mill District) by the acquisition and demolition of run-down, dilapidated, and blighted real estate structures located within the additional area; the construction, installation, and expansion of municipal sanitary sewer lines, municipal water lines, and related sanitary sewer and water improvements in and serving the additional area; and the acquisition and improvement of the public right-of-ways, bridges, and public roads in and serving the additional area. Projects which may be performed include the following:

<u>Item</u>	<u>Estimated Amount</u>
Acquisition and demolition	\$300,000.00
Consulting and engineering inventory of existing conditions and solutions	\$50,000.00
Municipal water and sanitary sewer including road restoration	\$2,000,000.00
Public right-of-way acquisition and construction of road extensions and road improvements	\$2,500,000.00
Preliminary, design, construction, and inspection engineering services	<u>\$250,000.00</u>
Total	\$5,100,000.00

Project Qualification Requirements

Infrastructure improvements will be constructed with the assistance of the Redevelopment Commission. The Redevelopment Commission and County Commissioners are responsible for approving all requests and appropriate agreements setting forth the terms and conditions pertaining to improvements in the Northeast Corridor TIF District.

Acquisition of Property

In order to accomplish the Project, the Redevelopment Commission does not currently plan to acquire any interests in any real property. However, the Redevelopment Commission may acquire by gift or purchase interests in real property from the Board of County Commissioners. TIF funds may be used to reimburse other governmental units for local public improvements, including land, right-of-way acquisitions or related expenses, road and bridge improvements, sewer and water line installations, and other related improvements.

Procedures with Respect to the Project

All contracts for material or labor in the accomplishment of the Project shall be let under applicable statutes.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation, and improvement of public ways and bridges; and the construction, relocation, and improvement of sewers and utility services; the Redevelopment Commission shall proceed in the same manner as private owners of the property. The Redevelopment Commission may negotiate with the proper officers and agencies of the County and municipal offices to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Project may be carried out by the appropriate municipal or County department or agency or by the Redevelopment Commission if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for letting of the contracts are followed by the Redevelopment Commission.

The Redevelopment Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Project or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, water and sewer lines, or other public purposes until the Redevelopment Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Financing of the Project

It is the intention of the Redevelopment Commission to finance the Projects with incremental ad valorem property taxes allocated under IC 36-7-14-39 and any other assistance provided by the County of Elkhart, Indiana. All expenses reasonably incurred in connection with the Projects will be financed in such manner with expenses generally consisting of the following:

- (1) The total cost of all land, right-of-way, and other property to be acquired and developed.
- (2) The total cost of all infrastructure improvements;
- (3) All reasonable and necessary architectural, engineering, legal, accounting, advertising and supervisory expenses related to the acquisition and development of the Projects.

In addition to the above, the Redevelopment Commission may enter into loans and grants, commitment agreements, leases, and interlocal agreements with other public agencies and private developers for the purpose of setting forth procedures and conditions relating to financing, developing, and constructing the Project.

Amendment of the Plan

By following the procedures specified in IC 36-7-14-17.5, the Redevelopment Commission may amend this Plan for the additional land in the Northeast Corridor TIF District. However, if the amendment involves the enlargement of a boundary of the Northeast Corridor TIF District, such an enlargement must be approved by the Board of County Commissioners.

EXHIBIT B

FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN RESOLUTION NO. 2015-13 OF THE ELKHART COUNTY REDEVELOPMENT COMMISSION

1. The Plan for the additional land in the Northeast Corridor TIF District will promote significant opportunities for the gainful employment of citizens of Elkhart County as follows:

Based on employment projections and the number of commercial and manufacturing vacant parcels of land included in the amended Northeast Corridor TIF District, as well as the amount of development that has taken place in the vicinity of the Northeast Corridor TIF District, there will be an estimated 300 permanent manufacturing related jobs created, as well as some permanent professional office jobs being created.

Elkhart County has historically maintained a strong manufacturing employment base with the manufacturing sector comprising 45% to 55% of all jobs in Elkhart County. A significant portion of the manufacturing employment base, however, is highly sensitive to economic cycles. It is important to encourage diversification in our employment base. The proposed Tax Increment Financing project for the amended Northeast Corridor TIF District would greatly assist the County in its efforts to improve infrastructure to allow for the location and expansion of diverse manufacturing and commercial businesses.

2. The Plan will attract major new business enterprises to Elkhart County as follows:

The amended Northeast Corridor TIF District Project will provide the infrastructure which is needed to attract and maintain manufacturing and commercial establishments within the Area, as well as throughout the Elkhart County region.

3. The planning, replanning, development, and redevelopment of the additional land in the Northeast Corridor TIF District will benefit the public health, safety, morals and welfare; increase the economic well-being of Osolo Township, Elkhart County, and the State of Indiana; and serve to protect and increase property values in Osolo Township, Elkhart County, and the State of Indiana as follows:

- (a) The economic well-being of Osolo Township, County and the State of Indiana would be enhanced with the completion of the Plan as manufacturing positions would be created thereby enhancing diversification of employment in Elkhart County.
- (b) The extension of sewer and water lines and the construction of roads and acquisition of right-of-way will increase property values thereby attracting new development which will increase the employment, as well as the tax base, for Osolo Township, Elkhart County, and the State of Indiana.

4. The Plan for the amended Northeast Corridor TIF District cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of the lack of

infrastructure improvements. The County has no funding sources readily available for the road, bridge, and other right-of-way improvements nor for the construction of sewer and water lines to these unincorporated areas of the County. In order for quality commercial and industrial development to occur in the amended Northeast Corridor TIF District, infrastructure must be provided which in turn ensures employment diversification occurs vis a vis new job opportunities. New job opportunities can be accomplished by constructing infrastructure improvements which are financed in part by state and local funds and in part by incremental ad valorem property taxes. Such a financing arrangement allows for infrastructure to be installed up front with future tax revenues targeted to offset costs not covered by other funds. Such a financing mechanism also allows the County to proceed with infrastructure improvements which normally could not be installed because of economic, jurisdiction, and/or legal constraints.

5. The accomplishment of the Plan for the amended Northeast Corridor TIF District will be of public utility and benefit as measured by:

- (1) The attraction of new permanent jobs in the retail and manufacturing sectors;
- (2) An increase in the property tax base as well as increased revenues from the CAGIT and EDIT payroll taxes;
- (3) Improved diversity of the economic base.

The improvements made in the amended Northeast Corridor TIF District will enable diverse manufacturing, office and retail enterprises to locate within the TIF district in a timely and planned fashion; improvements will also attract a number of businesses that would not otherwise locate in the area.

EXHIBIT C-1
LEGAL DESCRIPTION

North Part of new NE TIF (Prairie Run area) 12-2015

A part of Section 28, Township 38 North, Range 5 East and Section 33, Township 38 North, Range 5 East in Osolo Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 28, Township 38 North, Range 5 East; thence Southwardly along the West line of said Section, 670.7 feet to the point of beginning; thence North 89 degrees 25 minutes East parallel with the South line of said half of said Quarter Section 1046.4 feet, thence due North parallel with the West line of said Quarter Section 300 feet; thence continuing North, 89 degrees 25 minutes East parallel with the South line of said Quarter Section 290.4 feet; thence due South parallel with the West line of said Quarter Section 600 feet to the North line of Miner Road; thence East along the North line of Miner Road to the East end of said Miner Road as dedicated in Deed Record 290, page 661; thence South parallel with the West line of said Quarter Section and along the West line of land conveyed to Indiana & Michigan Electric Company land (Deed Record 214, page 349); to the North line of North Park Subdivision as recorded in Plat Book 2, page 110; thence East along the North line of said North Park Subdivision to the East line of Berkley Avenue as platted; thence South along the East line of Berkley Avenue and parallel with the West line of said Quarter Section to a point South of Forest Hill Avenue and 264 feet north of the Southwest Corner of the Southeast Quarter; thence East parallel with said South line a distance of 2,392.5 feet to a point; thence South parallel with the West line of said Quarter Section 264 feet to the North line of Medford Street; thence East 87 feet to a point; thence South 130 feet; thence West 173 feet to the East line of Hastings Street, thence South along the East line of Hastings Street a distance of 100 feet, to the South line of property conveyed in Deed 2005-09317; thence East along the South line of said property in Deed 2005-09317, to a point that is West 149.5 feet West of a point that is 230 feet South of the Northeast Corner of Section 33, Township 38 North, Range 5 East (also the Northeast corner of land conveyed in Deed 2006-10416); thence South parallel with the East line of Section to a point 530 feet South of the North line of Section 33; thence West to a point that is 198.5 feet West of the East Section line of Section 33, Township 38 North, Range 5 East; thence South parallel to the East Section line to a point on the South line of Grover Street; thence West along the South line of Grover Street to the West line of Independence Street; thence South along the West line of Independence Street 76.35 feet to the North line of Reckell Avenue if extended East; thence West along the North line of Reckell Avenue if extended and along North line of Reckell Avenue to the West line of Violet Road; thence North 89 degrees 33 minutes West 76.55 feet to a point; thence South 50 feet to a point; thence West parallel with the Section line to the centerline line of Johnson Street also known as County Road 9, thence North along the centerline of Johnson Street also known as County Road 9, to a point 670.7 feet South of the Northwest corner of said Southwest Quarter of Section 28, Township 38 North, Range 5 East and the point of beginning.

South Part of new NE TIF (Prairie Run area) 12-2015

A part of the Northwest Quarter of Section 33, Township 38 North, Range 5 East, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-three (33), thence East along the quarter section line, 266 feet for the beginning of this description; thence North at right angles 152 feet and 9 inches; thence East 75 feet parallel to the South line of Quarter section; thence North to a point 160 feet North of the South line of the Quarter Section, also being the Northwest corner of Lot 1 Roselawn; thence East along the North line of

Lots 1 through 11 Roselawn and continuing to the East line of Adams Street; thence North along the East line of Adams Street to the Northwest corner of Lot 25 Roselawn; thence East along the North line of Lot 25 Roselawn to the Northeast corner of Lot 25 Roselawn, thence North to the South line of Sunset Avenue; thence East along the South line of Sunset Avenue to the Northeast corner of Lot 46 in Roselawn, also being the West line of Berkley Avenue; thence South along the West line of Berkley Avenue to the Northeast corner of Lot 47 Roselawn; thence continuing East across Berkley Avenue and along the North line of Lot 48 and Lot 51 Roselawn to the Northeast corner of Lot 51; thence South along the West line of Independence Street to the Southwest corner of Berry Street; thence East along the South line of Berry Street to the West line of Wilson Street; thence South along the West line of Wilson Street to the North line of Bristol Street, also known as County Road 10; thence West along the North line of Bristol Street to the point of beginning.

LESS AND EXCEPTING:

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 5 EAST, IN OSOLO TOWNSHIP, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION, THAT IS 13 RODS 5 1/2 FEET EAST MEASURED ALONG THE SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 110 FEET; THENCE NORTH, 12 RODS; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 110 FEET; THENCE SOUTH 12 RODS TO THE PLACE OF BEGINNING.

FURTHER LESS AND EXCEPTING:

Lot 1 as the said Lot is known and designated on the Recorded Plat of Meyer Bristol Street D-PUD B-1; a subdivision in Osolo Township; said Plat being recorded in Plat Book 29 page 30 in the Office of the Recorder of Elkhart County, Indiana.

FURTHER LESS AND EXCEPTING:

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16) AND TWENTY-THREE (23) AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF ROSE LAWN SUBDIVISION, IN OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA; SAID PLAT BEING RECORDED IN PLAT BOOK 2, PAGE 79 THRU 81 OF THE RECORDS OF THE RECORDER OF ELKHART COUNTY, INDIANA.

See Parcel List attached hereto as Exhibit D for the North Part and South Part of new NE TIF (Prairie Run area).

EXHIBIT C-2
SITE DIAGRAM

20-02-28-377-005-000-026	J HOMEWOOD AVENUE	OELEL PRESTON	MARTIN DONALD R & MARY MARTIN REV TRUST	25734 Homewood Ave	Elkhart	IN	1-45022 NORTH PARK LOT 134	0.155 RESIDENTIAL
20-02-33-278-007-000-026	1716 E BRISTOL STREET	MARTIN DONALD R & MARY MARTIN REV TRUST	2000 Greenleaf Blvd	Elkhart	IN	45514069	110X116FT-1069.5FT W & 21FT N OF SE COR NE SEC 33 LOT 4	0.233 RESIDENTIAL
20-02-33-254-011-000-026	1648 E BRISTOL STREET	MCCASKILL LARRY NEIL & CONNIE JANE	1648 E Bristol St	Elkhart	IN	465143816	ROSELAWN LOT 50	0.165 RESIDENTIAL
20-02-28-354-091-000-026	25660 COUNTRY CLUB DR	MDC REALTY LLC	PO Box 1369	Elkhart	IN	465151369	NORTH PARK LOT 370	0.15 INDUSTRIAL
20-02-33-151-092-000-026	1018 E BRISTOL STREET	FOY KEVIN	30590 N Shore Dr	Elkhart	IN	465119005	ROSELAWN SEC 33 LOT 1	0.239 RESIDENTIAL
20-02-33-151-092-000-026	1018 E BRISTOL STREET	PAWLING CRAIG	2260 CASSOPOLIS	Elkhart	IN	46514522	ROSE LAWN LOT 6	0.31 RESIDENTIAL
20-02-28-377-011-000-026	25648 GROVER STREET	OELEL PRESTON	3734 Homewood Ave	Elkhart	IN	46514522	NORTH PARK LOT 142 & 143	0.434 RESIDENTIAL
20-02-28-304-003-000-026	5910 MIAMI ROAD	SONA HINA	39771 Mark Manor Dr	Elkhart	IN	465169146	1172 LOT 155 HASTINGS PARK UNREC 110X172FT SEC 33	0.18 RESIDENTIAL
20-02-33-126-002-000-026	54935 VIOLET ROAD	GLOBAL SIGNAC ACQUISITIONS LLC	4017 PNB 353 Washington	Elkhart	IN	465169146	1172 LOT 155 HASTINGS PARK UNREC 110X172FT SEC 33	0.18 RESIDENTIAL
20-02-33-204-004-000-026	54886 INDEPENDENCE ST	ENGLIS REALTORS LLC	13914 County Road 12	Elkhart	IN	153172320	280X245-1995.7FT S & 901.2FT E NW COR SW1/4 EX 08A SEC 28 316A	0.99 INDUSTRIAL
20-02-28-378-012-000-026	50075 NORTH PARK AVE	CRAFT KENNETH A & YVONNE A REV TRUST (EACH LIFE EST)	54085 Independence St	Elkhart	IN	465143815	IN NE HASTINGS PARK UNREC LOT 145	0.152 RESIDENTIAL
20-02-28-378-012-000-026	25766 NORTH PARK AVE	CRAFT KENNETH A & YVONNE A REV TRUST (EACH LIFE EST)	54085 Independence St	Elkhart	IN	465143815	IN NE HASTINGS PARK UNREC LOT 145	0.152 RESIDENTIAL
20-02-28-378-012-000-026	25766 NORTH PARK AVE	BESSINGER HOLDINGS LLC	71267 Dawn Dr	Elkhart	MI	4651309709	NORTH PARK ADDN LOT 230	0.17 INDUSTRIAL
20-02-33-233-009-000-026	25045 GROVER STREET	SEABOLT RAYMOND & PAMELA	71267 Dawn Dr	Elkhart	MI	465145014	NORTH PARK LOT 224	0.155 INDUSTRIAL
20-02-28-381-026-000-026	25387 NORTH PARK AVE	LESTER SAMUEL C	25045 Grove St	Elkhart	IN	465143948	HASTINGS PARK UNREC EX W 30FT LOT 377	0.081 RESIDENTIAL
20-02-28-381-027-000-026	25504 HOMEWOOD AVENUE	NORRIS DENNIS J	25587 N Park Ave	Elkhart	IN	46543932	NORTH PARK S 20FT LOT 146 & S 20FT OF W1/2 LOT 147	0.037 RESIDENTIAL
20-02-33-227-001-000-026	25138 MEDFORD STREET	STEINHOFFER EDWARD J & LINDA	3744 Lincolnway E	Mishawaka	IN	46543932	NORTH PARK LOT 146 EX 20FT & W1/2 LOT 147 EX 20FT	0.197 RESIDENTIAL
20-02-33-227-001-000-026	25138 MEDFORD STREET	BOWMAN CHRISTOPHER JAMES	25138 Medford St	Elkhart	IN	465143817	HASTINGS PARK LOT 362	0.124 RESIDENTIAL
20-02-33-185-011-000-026	54420 BALDWIN STREET	STEPHENS WILLIAM D & SALLY	54016 Wilson St	Elkhart	IN	465143817	HASTINGS PARK LOT 362	1.83 RESIDENTIAL
20-02-28-379-019-000-026	COUNTRY CLUB DR	HAMILTON WILLIAM M	54420 Baldwin Ct	Elkhart	MI	465143817	BIDDLE ACRES LOT 3 EX 16.5FTX 30.5FT	0.155 INDUSTRIAL
20-02-28-379-019-000-026	COUNTRY CLUB DR	MDC REALTY LLC	71267 Dawn Dr	Elkhart	MI	4651309709	NORTH PARK LOT 361	0.155 INDUSTRIAL
20-02-28-379-019-000-026	COUNTRY CLUB DR	BESSINGER HOLDINGS LLC	PO Box 1369	Elkhart	MI	4651309709	NORTH PARK LOT 361	0.155 INDUSTRIAL
20-02-33-281-025-000-026	1748 E BRISTOL STREET	ELUS CHRISTA TRUSTEE OF TRUST 1738 BRISTOL	71267 Dawn Dr	Elkhart	MI	4651309709	NORTH PARK LOT 361	0.155 INDUSTRIAL
20-02-28-378-004-000-026	25738 NORTH PARK AVE	BESSINGER HOLDINGS LLC	51555 County Road 7	Elkhart	IN	465143815	HASTINGS PARK UNREC SEC 33 LOT 6 LC	0.436 RESIDENTIAL
20-02-28-378-004-000-026	25738 NORTH PARK AVE	BESSINGER HOLDINGS LLC	71267 Dawn Dr	Elkhart	IN	465143815	HASTINGS PARK UNREC SEC 33 LOT 6 LC	0.436 RESIDENTIAL
20-02-28-378-004-000-026	25943 FOREST HILL AVE	C & K HOLDINGS LLC	302 Alfred St	Elkhart	IN	465164432	NORTH PARK LOTS 206,207 & 205	0.155 INDUSTRIAL
20-02-28-378-004-000-026	COUNTRY CLUB DR	MDC REALTY LLC	PO Box 1369	Elkhart	IN	4651309709	NORTH PARK LOT 365	0.065 INDUSTRIAL
20-02-28-378-004-000-026	COUNTRY CLUB DR	BESSINGER HOLDINGS LLC	PO Box 1369	Elkhart	IN	4651309709	NORTH PARK LOT 365	0.065 INDUSTRIAL
20-02-33-185-011-000-026	SUNSET AVENUE	FASH MILTON M & JUANITA M	25506 Sunset Ave	Elkhart	IN	465143815	BIDDLE ACRES LOT 2	0.155 INDUSTRIAL
20-02-28-378-010-000-026	25682 NORTH PARK AVE	DUFFIELD BARBARA SUE & ASHLEY ANN BROCK JT TEN RT SURV	25682 North Park Ave	Elkhart	IN	465145016	NORTH PARK LOT 228	0.300 OSOLO
20-02-28-382-003-000-026	25756 NORTH PARK AVE	SMITH ADAM M	53894 COUNTY ROAD 9	Elkhart	IN	465143815	NORTH PARK PT LOT 8 & LOT 9 LOT 10 LOT 201 & 202 & W1/2 VAC ALLEY ADJ & NW PT N27	0.15 INDUSTRIAL
20-02-33-204-007-000-026	54123 INDEPENDENCE ST	JAYNE REAL ESTATE LLC	54085 Independence St	Elkhart	IN	465143815	IN NE HASTINGS PARK LOT 189 & W1/2 VAC GROVER ST ADJ S SIDE	0.033 RESIDENTIAL
20-02-33-184-006-000-026	54385 BERKLEY AVENUE	CRAL HOLDINGS LLC C/O DONALD E WERTHEIMER	1077 E Jefferson Blvd	South Bend	IN	465173105	ROSE LAWN LOT 46	0.164 RESIDENTIAL
20-02-28-382-009-000-026	25600 SUNSET AVENUE	DOLLINGER PATRICK & MARY JANE	25600 Sunset Ave	Elkhart	IN	465173105	ROSE LAWN LOT 46	0.164 RESIDENTIAL
20-02-28-382-009-000-026	25600 SUNSET AVENUE	TRC PROPERTIES INC	25786 MINER RD	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-231-014-000-026	54984 MINER ROAD	BOCANEGRA CARLOS	54984 Minner Rd	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-231-014-000-026	54984 MINER ROAD	HALL JAMES W	54984 Minner Rd	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-323-004-000-026	25703 MINER ROAD	BAUTA CARLOS L & DUNAKRY BAUTA H&W	52879 County Road 101	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-323-004-000-026	25703 MINER ROAD	MINER CLEON & WANDORIE ATTN YEDMAN ROBERT	58994 MAX DRIVE	GOSHEN	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-351-024-000-026	ADAMS STREET	KELLER JIMMY & LAURA	PO Box 461	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-126-001-000-026	WOODLAWN AVENUE	SKIPPER JIMMY & ERMA & ELAINE SKIPPER-LEISTER	8761 State Road 78 W	Okeechobee FL	MI	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-126-001-000-026	1418 E BRISTOL STREET	GERRING KEVIN & SHARON L BRADLEY & ROBERT B GERRING UND 1	64974 Elbow Lake Rd	Vandalla MI	MI	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-352-023-000-026	5788 COUNTRY ROAD 9	MS INVESTMENTS CORP MR & MRS DONALD SHALIM	157150 COUNTY ROAD 33	MIDDLEBURG IN	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-184-010-000-026	54441 BALDWIN COURT	CRAL HOLDINGS LLC C/O DONALD E WERTHEIMER	57157 Ralder Dr	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-378-011-000-026	NORTH PARK AVE	SMITH ADAM M	1017 E Jefferson Blvd	South Bend	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-227-001-000-026	SHELTON COURT	BOWMAN CHRISTOPHER JAMES	25158 Medford St	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-014-000-026	FOREST HILL AVE	LAMIE DIANA L & TONY E BOPE	25786 N Park Ave	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-014-000-026	FOREST HILL AVE	KIDDER TIMOTHY D & RAEGANNA J KIDDER	53847 Barkley Ave	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-014-000-026	NORTH PARK AVE	BAMWELLER BECKY L	1474 Willow Ct	Goshen	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-206-007-000-026	25723 GROVER STREET	CADWALLADER MICHAEL K	302 Alfred St	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-012-000-026	25943 FOREST HILL AVE	LAMIE DIANA L & TONY E BOPE	302 Alfred St	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-012-000-026	FOREST HILL AVE	UNBESS HOLDINGS LLC C/O BESSINGER HOLDING LL	57905 County Road 13	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-378-031-000-026	FOREST HILL AVE	UNBESS HOLDINGS LLC C/O BESSINGER HOLDING LL	71267 Dawn Dr	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-378-031-000-026	FOREST HILL AVE	UNBESS HOLDINGS LLC C/O BESSINGER HOLDING LL	71267 Dawn Dr	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-206-006-000-026	25273 GROVER STREET	CADWALLADER MICHAEL K	1474 Willow Ct	Goshen	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-204-008-000-026	54123 INDEPENDENCE ST	CRAFT KENNETH A & YVONNE J REV TRUST (EACH LIFE EST)	54085 Independence St	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-002-000-026	25756 NORTH PARK AVE	BROCK ASHLEY & BARBARA SUE DUFFIELD	25756 N Park Ave	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-382-002-000-026	25756 NORTH PARK AVE	DUFFIELD BARBARA SUE & ASHLEY ANN BROCK JT TEN RT SURV	25756 N Park Ave	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-378-003-000-026	25738 NORTH PARK AVE	BESSINGER HOLDINGS LLC	71267 Dawn Dr	Elkhart	MI	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-183-017-000-026	25943 FOREST HILL AVE	C & K HOLDINGS LLC	302 Alfred St	Elkhart	MI	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-183-017-000-026	54423 ADAMS STREET	SHANNON PAUL REV TRUST	57976 Tallmad Ct	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-33-127-002-000-026	25654 WOODLAWN AVENUE	DONCLOVIC MICHAEL & NANCY	29519 County Road 10	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL
20-02-28-376-031-000-026	25639 HOMEWOOD AVENUE	EVERSOLC SERRA	25639 Homewood Ave	Elkhart	IN	465143815	HASTINGS PARK UNREC NO 40FT	0.155 RESIDENTIAL

20-02-28-376-025.000-026	3. HOMEWOOD AVENUE	RANDOLPH BRIAN & APRIL	5170 W 750 N	Shipshewars IN	465143954	NORTH PARK LOT 84	0.155 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	2652 CALIFORNIA COURT	DAVID HIZAR RON	203 Middlebury St	Goshen	465143956	NORTH PARK LOT 84	0.149 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	54084 SHELTON COURT	BUCANER CARLOS	54084 Shelton Ct	Elkhart	465143913	HASTINGS PARK UNREC LOT 368	0.183 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	54120 SHELTON COURT	HAMILTON WILLIAM M	54120 Shelton Ct	Elkhart	465143987	HASTINGS PK UNREC 55X144FT LOT 151	0.182 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	25575 WOODLAWN AVENUE	FARMER HAROLD B & M EVELYN CO-TRUSTEES (LIFE ESTATE)	25575 Woodlawn Ave	Elkhart	465146326	FARMER'S MINOR LOT 1	1.72 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	25583 HOMEWOOD AVENUE	ROSCOE JUDY	51304 N Shore Dr	Elkhart	465146343	NORTH PARK LOT 75	0.164 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	HOMEWOOD AVENUE	RANDOLPH JOHN ANDREW & CAROL LYNN	52825 County Road 21	Bristol	465079460	NORTH PARK LOT 126 & 130	0.34 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	25961 GROVER STREET	CONRAD HULLA COURT LIMITED PARTNERSHIP	15007 Tumball Ave	Elkhart	465146523	NORTH PARK LOT 136	0.158 RESIDENTIAL	455 OSOLO
20-02-28-376-025.000-026	25978 NORTH PARK AVE	KINSEY ALLEN & BEBORAH KINSEY H&W	56075 Old Orchard Lane	Elkhart	465143948	HAST PK UNREC LOT 378	1.622 COMMERCIAL	455 OSOLO
20-02-28-376-025.000-026	54078 WILSON STREET	AVENADO BIANCA & OSCAR	1500 TRUMBULL AVE	Elkhart	46514	HASTINGS PARK LOT 224	0.181 RESIDENTIAL	350 OSOLO
20-02-28-376-025.000-026	1730 JOHNSON STREET	45 CHERRY HILL COURT LIMITED PARTNERSHIP	25585 N Park Ave	Elkhart	465145017	NORTH PARK LOT 163 E1/2 LOT 164	0.105 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	25858 NORTH PARK AVE	GARRIDO-CASTRO RUBEN & DENISE A GARRIDO (H&W)	25681 N Park Ave	Elkhart	465145015	NORTH PARK LOT 168	0.166 INDUSTRIAL	300 OSOLO
20-02-28-376-025.000-026	25858 NORTH PARK AVE	MILLER MANGIAROTTA AVE	25883 N Park Ave	Elkhart	465145011	NORTH PARK LOT 171	0.268 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	25953 NORTH PARK AVE	DAVIES THOMAS C	54120 SHELTON COURT	Elkhart	465145001	NORTH PARK LOTS 192-199 INCL LOT 372	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	25965 NORTH PARK AVE	MORENO JUVENAL	54127 Wilson St	Elkhart	465143910	HASTINGS PARK UNREC LOT 195	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	25885 NORTH PARK AVE	GLOBAL WAREHOUSING GROUP LLC	54127 Wilson St	Elkhart	465143910	HASTINGS PARK UNREC LOT 195	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	54127 WILSON STREET	FERNANDEZ MARIA A	54127 Wilson St	Elkhart	465143910	HASTINGS PARK UNREC LOT 195	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	54104 HANSON COURT	SURFACE THOMAS L & MARY ANN	25128 California Ct	Elkhart	465143910	HASTINGS PARK UNREC LOT 371	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	54094 HANSON COURT	ROBERTS JACQUELINE D	54103 Shelton Ct	Elkhart	465143910	HASTINGS PARK UNREC LOT 371	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	54103 WILSON STREET	MYRICK JERALDINE	54103 Wilson St	Elkhart	465143910	HASTINGS PARK UNREC LOT 371	0.166 COMMERCIAL	400 OSOLO
20-02-28-376-025.000-026	FOREST HILL AVE	BESSINGER HOLDINGS LLC	71267 Dawn Dr	Union	491309709	NORTH PARK LOT 362	0.192 RESIDENTIAL	350 OSOLO
20-02-28-376-025.000-026	1300 E BRISTOL STREET	SPENCER GARY DEAN	1300 E Bristol St	Elkhart	465143927	ROSE LAWN LOT 14	0.146 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	1220 E BRISTOL STREET	DUNNING GEORGE & PATC TRUSTEE (BOTH LIFE ESTATE)	26777 Edwards Rd	Elkhart	465143927	ROSE LAWN LOT 14	0.146 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	COUNTRY CLUB DR	RRS PROPERTIES LLC	1503 W Bristol St	Elkhart	465143927	ROSE LAWN LOT 14	0.146 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	54380 ADAMS STREET	SEGUNDO JOSE E LISA	54380 Adams St	Elkhart	465143927	ROSE LAWN LOT 14	0.146 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	1130 E BRISTOL STREET	RRS PROPERTIES LLC	1503 W Bristol St	Elkhart	465143927	ROSE LAWN LOT 14	0.146 RESIDENTIAL	300 OSOLO
20-02-28-376-025.000-026	3892 COUNTRY ROAD 9	HABITA FOR HUMANITY OF ELKHART	PO BOX 950	GOSHEN	465146161	NORTH PARK LOT 1 & 2 & W1/2 VAC ALLEY ADJ E	0.37 COMMERCIAL	454 OSOLO
20-02-28-376-025.000-026	54104 HASTINGS STREET	PENNEY SCOTT A & LINDA A JT TEN RGTYS	54104 Hastings St	Elkhart	465179798	300X435.6-1320.71FT S & 465.6FT E NW COR SW1/4 SEC 28 3.00A	3 INDUSTRIAL	340 OSOLO
20-02-28-376-025.000-026	25942 NORTH PARK AVE	STICKLER STEVEN R & RIMBERLY M	25942 North Park Ave	Elkhart	465143935	HASTINGS PK UNREC LOT 376	0.119 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	25725 NORTH PARK AVE	VANCE GARRY R & YVONNE K	25725 N Park Ave	Elkhart	465145017	NORTH PARK LOT 158 EX E 40.6FT	0.041 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	NORTH PARK AVE	CHAIR HOLDINGS LLC C/O DONALD E WERTHEIMER	25749 N Park Ave	Elkhart	465145015	NORTH PARK LOT 177	0.163 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	1504 E BRISTOL STREET	TRC PROPERTIES INC	25725 N Park Ave	Elkhart	465145015	NORTH PARK LOT 178	0.163 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	25786 WILSON ROAD	MYRICK JERALDINE	1017 E Jefferson Blvd	South Bend	466173105	PT SE NW SEC 33 50A	0.421 RESIDENTIAL	589 OSOLO
20-02-28-376-025.000-026	WILSON STREET	SUTTERBY STARR	25786 Miner Rd	Elkhart	465143910	HASTING PARK LOT 217	2.921 INDUSTRIAL	340 OSOLO
20-02-28-376-025.000-026	25943 CALIFORNIA COURT	MCCREARY CHARLES L & DONNIA A	54103 Wilson St	Elkhart	465143910	HASTING PARK LOT 217	0.46 RESIDENTIAL	309 OSOLO
20-02-28-376-025.000-026	HOMEWOOD AVENUE	WILLIAMS MARTIN J	20927 Mount Zion St	CASSOPOLIS MI	465145022	HASTINGS PK UNREC LOT 233	0.126 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	3894 COUNTRY ROAD 9	JAYNE REAL ESTATE LLC	54259 Wilson St	Elkhart	465145022	HASTINGS PK UNREC LOT 233	0.126 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	FOREST HILL AVE	BESSINGER HOLDINGS LLC	53854 County Road 9	Elkhart	465145022	HASTINGS PK UNREC LOT 233	0.126 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	25632 NORTH PARK AVE	SMITH JACK L & WARRHA	71267 Dawn Dr	Union	491309709	NORTH PARK LOT 344	0.164 INDUSTRIAL	300 OSOLO
20-02-28-376-025.000-026	NORTH PARK AVE	KIDDER TIMOTHY D & RAEGANNA J KIDDER	25652 N Park Ave	Elkhart	465145014	NORTH PARK LOT 233 234 & 235	0.17 INDUSTRIAL	300 OSOLO
20-02-28-376-025.000-026	WILSON STREET	HALL JAMES & RUBY	121 Nadel Ave	Elkhart	465145014	NORTH PARK LOT 216	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	54042 INDEPENDENCE ST	MILLER MICHAEL	22445 Hanover Dr	Bristol	465162022	HASTINGS PARK LOT 213	0.146 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	25228 GROVER STREET	OWENS DYERS N	14901 QUORUM DR #900	SLIVER LAKE	469829081	HASTINGS PARK LOT 275	0.126 RESIDENTIAL	540 OSOLO
20-02-28-376-025.000-026	54104 INDEPENDENCE ST	INDIANA TLP LLC	PO Box 342	DALLAS TX	75254	HASTINGS PARK UNREC LOT 195	0.212 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	HASTINGS STREET	SHURGOTT GARY L	10550 S County Farm Rd	Ozceala IN	465103042	HASTINGS PARK UNREC LOT 144	0.119 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	25734 HOMEWOOD AVENUE	PENNEY SCOTT A & LINDA A JT TEN RGTYS	54104 Hastings St	Elkhart	465145022	NORTH PARK LOT 375	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	53837 ULAC STREET	OPPELL PRESTON	25734 Homeewood Ave	Elkhart	465151054	NORTH PARK LOT 144	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	53837 ULAC STREET	FLUCKER GLENN	PO Box 1054	Elkhart	465151054	NORTH PARK LOT 144	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	54088 INDEPENDENCE ST	ALL SECURE SELF STORAGE/BRISTOL STREET LLC	5222 WESTERN AVE	SOUTH BEND IN	46619	POSELAWN LOT 51	2.078 COMMERCIAL	481 OSOLO
20-02-28-376-025.000-026	54094 WILSON COURT	DAVID HIZAR RON	203 MIDDLEBURY ST	GOSHEN IN	465143913	HASTINGS PARK UNREC LOT 370	0.13 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	HOMEWOOD AVENUE	ROBERTS JACQUELINE D	54084 Shelton Ct	Elkhart	465143913	HASTINGS PARK UNREC LOT 370	0.13 RESIDENTIAL	510 OSOLO
20-02-28-376-025.000-026	25649 HOMEWOOD AVENUE	JONES EARL W & SHIRLEY ANN	37825 9th St	Elkhart	465177527	NORTH PARK LOT 79 & 80	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	25233 CALIFORNIA COURT	SHAY JAVILLA ATTN KATHRYN ARWOOD	25271 County Road 101	Elkhart	465145022	HASTINGS PK UNREC LOT 285	0.146 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	HOMEWOOD AVENUE	HALL JAMES W	25721 Homeewood Ave	Elkhart	465145021	NORTH PARK LOT 44	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	53767 ULAC STREET	MCCREARY DENNIS L & CHRISTINE E	53767 Ulac St	Elkhart	465145021	NORTH PARK LOT 44	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	25771 WILSON ROAD	WATSON BRENDA S & ADAM MATHERAL JT TEN	54339 Wilson St	Elkhart	465145023	NORTH PARK LOT 40	0.155 RESIDENTIAL	500 OSOLO
20-02-28-376-025.000-026	54023 INDEPENDENCE ST	SIBLEY SUSAN	71267 Dawn Dr	Union	491309709	NORTH PARK LOT 355	0.155 INDUSTRIAL	300 OSOLO
20-02-28-376-025.000-026	COUNTRY CLUB DR	WATSON BRENDA S & ADAM MATHERAL JT TEN	71267 Dawn Dr	Union	491309709	NORTH PARK LOT 344	0.164 INDUSTRIAL	300 OSOLO
20-02-28-376-025.000-026	COUNTRY CLUB DR	BESSINGER HOLDINGS LLC	71267 Dawn Dr	Union	491309709	NORTH PARK LOT 344	0.164 INDUSTRIAL	300 OSOLO

Parcel ID	Address	Owner	City	County	Assessor's Code	Legal Description
20-02-33-228-017-000-026	25109 CALIFORNIA COURT	STEPHENS WILLIAM D & SALLY A	Elkhart	IN	500 OSOLO	
20-02-33-228-009-000-026	25109 CALIFORNIA COURT	WORKMAN RANDALL SCOTT & TINA MARIE WORKMAN H&W	Elkhart	IN	500 OSOLO	
20-02-33-228-004-000-026	54040 WILSON STREET	STEPHENS WILLIAM D & SALLY A	Elkhart	IN	500 OSOLO	
20-02-33-228-005-000-026	54054 WILSON STREET	FOSTER KEVIN S & GWENDOLA L	Elkhart	IN	500 OSOLO	
20-02-33-228-001-000-026	25589 HOMEMOOD AVENUE	ROSCE JUDY	Elkhart	IN	500 OSOLO	
20-02-33-228-002-000-026	5856 COUNTY ROAD 9	HOKSTRA HELEN	Elkhart	IN	500 OSOLO	
20-02-33-126-048-000-026	ADAMS	SMART PROPERTY LLC	Elkhart	IN	350 OSOLO	
20-02-33-126-044-000-026	54160 ADAMS STREET	SMART PROPERTY LLC	Elkhart	IN	370 OSOLO	
20-02-33-228-011-000-026	25076 MEDFORD STREET	GAMEZ JOSE M & CATHLEEN J	Elkhart	IN	370 OSOLO	
20-02-33-228-008-000-026	25106 MEDFORD STREET	LAMB WALTER J & BARBARA JEAN JOHNSON J/A & DALE LAMB J/A	Elkhart	IN	370 OSOLO	
20-02-33-228-012-000-026	54049 HASTINGS STREET	GAMEZ JOSE M & CATHLEEN J	Elkhart	IN	370 OSOLO	
20-02-33-228-008-000-026	25700 NORTH PARK AVE	IRWIN JOHN G	Elkhart	IN	370 OSOLO	
20-02-33-232-003-000-026	54086 WILSON STREET	PEREZ ANN	Elkhart	IN	370 OSOLO	
20-02-33-126-029-000-026	WOODLAWN AVENUE	BOARD OF COMMISSIONERS OF THE COUNTY OF ELKHART IN	Elkhart	IN	370 OSOLO	
20-02-33-126-049-000-026	ADAMS STREET	SMART PROPERTY LLC	Elkhart	IN	370 OSOLO	
20-02-33-126-045-000-026	54146 ADAMS STREET	RBS PROPERTIES LLC	Elkhart	IN	370 OSOLO	
20-02-33-126-050-000-026	VIOLET ROAD	SMART PROPERTIES LLC	Elkhart	IN	370 OSOLO	
20-02-33-102-009-000-026	25799 WOODLAWN AVENUE	DICKMAN LAND TRUST	Elkhart	IN	370 OSOLO	
20-02-33-101-003-000-026	1800 JOHNSON STREET	HEWELS & MCCOY INCORPORATED	Elkhart	IN	370 OSOLO	
20-02-28-380-015-000-026	25567 HOMEMOOD AVENUE	MCCREARY LEROY & DEBBIE MOORE TEN COM	Elkhart	IN	370 OSOLO	
20-02-28-380-013-000-026	25567 HOMEMOOD AVENUE	MCCREARY LEROY & DEBBIE MOORE TEN COM	Elkhart	IN	370 OSOLO	
20-02-28-377-023-000-026	25885 NORTH PARK AVE	MTRICK LYNN DELL	Elkhart	IN	370 OSOLO	
20-02-33-101-020-000-026	25794 HOMEMOOD AVENUE	MORENO JUVENAL	Elkhart	IN	370 OSOLO	
20-02-33-101-019-000-026	54071 ADAMS STREET	ODELL PRESTON LEROY	Elkhart	IN	370 OSOLO	
20-02-33-101-023-000-026	54071 ADAMS STREET	PIKEY DAVID B	Elkhart	IN	370 OSOLO	
20-02-33-101-023-000-026	54071 ADAMS STREET	PIKEY DAVID B	Elkhart	IN	370 OSOLO	
20-02-33-177-003-000-026	ADAMS ST	LAKE CITY BANK TRUSTEE	Elkhart	IN	370 OSOLO	
20-02-33-177-003-000-026	25634 WOODLAWN AVENUE	SCHULLER RAY	Elkhart	IN	370 OSOLO	
20-02-33-184-001-000-026	E BRISTOL STREET	DONGLOVIC MICHAEL & NANCY	Elkhart	IN	370 OSOLO	
20-02-33-184-001-000-026	E BRISTOL STREET	ELKHART PARK FOUNDATION INC	Elkhart	IN	370 OSOLO	
465143911	110G46.5FT +80W & 30FT S OF NE COR HASTINGS PARK LOT 172	EX N 142.83FT EX S 125FT	Elkhart	IN	0.189 RESIDENTIAL	
465143911	HASTINGS PARK UNREC S1/2	LOT 166	Elkhart	IN	0.434 RESIDENTIAL	
465143911	HASTINGS PARK LOT 227		Elkhart	IN	0.066 RESIDENTIAL	
465143943	HASTINGS PARK UNREC LOTS 225, 226, S1/2 LOT 227 110' X 125' E OF LOTS		Elkhart	IN	510 OSOLO	
465146543	NORTH PARK LOT 74		Elkhart	IN	510 OSOLO	
46514	LIPPS MINOR SUBDIVISION LOT 1		Elkhart	IN	540 OSOLO	
465143649	PT N 1/2 NW 1/4 SOUTH OF INTERSECTION OF ADAMS ST & WOODLAWN AVE SEC 33 .79A		Elkhart	IN	350 OSOLO	
465148570	PT NW 1/4 SEC 33-2764448.45X50X 76.55X26X525FT EX 2.228A	1.01A	Elkhart	IN	370 OSOLO	
465141672	IN NE HASTINGS PARK UNREC SEC 33 N PT LOTS 273 & 168		Elkhart	IN	510 OSOLO	
465143919	N1/2 HASTINGS PARK UNREC 110FT X 171.28-480FT W & 30FT S OF NE COR SEC 33 LOT 166		Elkhart	IN	510 OSOLO	
465141672	IN NE HASTINGS PARK UNREC SEC 33 LOT 274 & S PT LOTS 273 & 168		Elkhart	IN	510 OSOLO	
46514	NORTH PARK LOTS 226 & 227		Elkhart	IN	510 OSOLO	
465143983	HASTINGS PARK UNREC LOT 222 & S 1/2 LOT 223		Elkhart	IN	510 OSOLO	
46526	N PT NW EX ETC EX 758A SEC 33	.603A	Elkhart	IN	620 OSOLO	
465143649	PT N 1/2 NW 1/4 SEC 33 .387A		Elkhart	IN	370 OSOLO	
465141616	PT N1/2 NW1/4 E ADAMS ST EX ETC EX .50A SEC 33 .552A		Elkhart	IN	370 OSOLO	
465143649	PT N1/2 NW 1/4 SEC 33 .50A		Elkhart	IN	370 OSOLO	
46515	1ST EXT TO RECKELLS 4TH SD LOTS 9, 8 & E1/2 LOT 7		Elkhart	IN	370 OSOLO	
194212193	RECKELLS 4TH SD LOTS 1, 2, 3 & 1ST EXT LOT 5 & PT NW1/4 SEC 33 (6.702A)		Elkhart	IN	370 OSOLO	
465145025	NORTH PARK LOTS 58, 59, 60, 71, 72 & 73		Elkhart	IN	370 OSOLO	
465149785	NORTH PARK LOTS 208 THRU 214 & 280 THRU 283		Elkhart	IN	399 OSOLO	
465145015	NORTH PARK LOT 172 EX 3'4" & LOTS 173 & 174		Elkhart	IN	540 OSOLO	
465151084	PT N1/2 N1/2 NW1/4 SEC 33	.02A	Elkhart	IN	399 OSOLO	
465145022	NORTH PARK LOTS 131 & 132		Elkhart	IN	540 OSOLO	
465151084	PT N1/2 N1/2 NW1/4 SEC 33 (UNIT 6)	.02A	Elkhart	IN	480 OSOLO	
465151084	PT N1/2 N1/2 NW1/4 SEC 33 (UNIT 5)	.02A	Elkhart	IN	480 OSOLO	
465113387	PT N1/2 NW1/4 EX 04A EX 029A SEC 33 .881A		Elkhart	IN	481 OSOLO	
465144908	PT N1/2 NW1/4 SEC 33 028A (UNIT 4)		Elkhart	IN	480 OSOLO	
465148782	PT NW EX 872A SEC 33 1.028A		Elkhart	IN	1.028 COMMERCIAL	
465146300	IN NW SEC 33 3.463A		Elkhart	IN	3.653 EXEMPT	

EXHIBIT B

AMENDMENT OF AMENDATORY DECLARATORY RESOLUTION

RESOLUTION NO. 2016-02
(AMENDING RESOLUTION NO. 2015-13)

RESOLUTION OF THE ELKHART COUNTY REDEVELOPMENT COMMISSION
TO AMEND THE AMENDATORY DECLARATORY RESOLUTION FOR THE
NORTHEAST CORRIDOR TIF DISTRICT

WHEREAS the Elkhart County Redevelopment Commission (“Redevelopment Commission”) adopted an Amendatory Declaratory Resolution for the Northeast Corridor TIF District identified as Resolution No. 2015-13 on December 3, 2015;

WHEREAS the Redevelopment Commission submitted Resolution No. 2015-13 to the Elkhart County Plan Commission for its approval on January 14, 2016;

WHEREAS the Elkhart County Plan Commission did not approve Resolution No. 2015-13 but instead recommended that the Redevelopment Commission for planning purposes consistent with the Elkhart County Comprehensive Plan expand the area to be included in the amendment of the Northeast Corridor TIF District to more consistently address the concerns and issues for the Prairie Creek Run area with the area recommended to be included in the amendment of the Northeast Corridor TIF District as reflected on the attached Exhibit A;

WHEREAS the Redevelopment Commission has reevaluated the proposed area and concurs with the Elkhart County Plan Commission that the entire portion of the Prairie Creek Run area which is not incorporated should be included in the amendment of the Northeast Corridor TIF District;

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission that:

1. Resolution No. 2015-13 is amended to include an additional area as part of the Northeast Corridor TIF District as shown on the attached Exhibit A. Exhibit A attached hereto will replace Exhibit C-2 as contained in Resolution No. 2015-13.

2. The Redevelopment Commission hereby directs legal counsel to revise the legal descriptions to reflect the additional area to be as contained in the attached Exhibit A, subject to corrections in the event any part of Exhibit A is already contained within the Northeast Corridor TIF District.

3. The Redevelopment Commission hereby directs and authorizes the presiding officer of the Redevelopment Commission to proceed with the amendment of the Northeast Corridor TIF District so as to proceed through the Elkhart County Plan Commission and Board of

Commissioners of the County of Elkhart, Indiana, as required by law, and to then return to the Redevelopment Commission for completion of the amendatory process for the Northeast Corridor TIF District.

APPROVED AND ADOPTED this 4th day of February, 2016.

ELKHART COUNTY REDEVELOPMENT
COMMISSION

By: James C. Skillen
James C. Skillen, Presiding Officer

ATTEST:

By: Douglas A. Haster
Douglas A. Haster, Secretary/Acting Secretary

EXHIBIT A

SITE DIAGRAM

EXHIBIT C

WRITTEN ORDER

MARCH 7, 2016

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ELKHART COUNTY PLAN COMMISSION

Written Order for the Amendment of the Northeast Corridor TIF District

On the 11th day of February, 2016, the Elkhart County Plan Commission did consider the Amendatory Declaratory Resolution No. 2015-13 and Amending Resolution No 2016-02 of the Elkhart County Redevelopment Commission for the Northeast Corridor TIF District, Economic Development Plan, Factual Report, and attachments thereto for the amendment of the Northeast Corridor TIF District. The Elkhart County Plan Commission found that these materials conform to the plan of development for the County of Elkhart, Indiana, and the Plan Commission approved the Amendatory Declaratory Resolution and Amending Resolution, Economic Development Plan, Factual Report, and attachments thereto for the amendment of the Northeast Corridor TIF District by a vote of 7-0. This shall serve as the Written Order to approve the Amendment of the Northeast Corridor TIF District pursuant to the requirements of Indiana Code §36-7-14-16.

Dated this 11th day of February, 2016.

ELKHART COUNTY PLAN COMMISSION

By: 

Printed: Steve Warner

Title: President

ATTEST:

By: 

Printed: Roser M. Allen

Title: Vice Chair

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an appropriation reduction request for the Cumulative Bridge fund for \$238,172.81 to close out six (6) projects that were for bridge #189 and bridge #127, as requested by Jeff Taylor, Manager of Transportation.

The appropriation reduction is as follows:

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an additional appropriation from the Motor Vehicle Highway fund for \$780,000 for five (5) projects, as requested by Jeff Taylor, Manager of Transportation.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an additional appropriation from the Motor Vehicle Highway fund for \$15,000 to rent equipment for the highway department, as requested by Jeff Taylor, Manager of Transportation.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an additional appropriation request from the Storm Water fund for \$610,000 for two (2) projects, as requested by Jeff Taylor, Manager of Transportation.

The three (3) above additional appropriations are as follows:

**ELKHART COUNTY
ADDITIONAL APPROPRIATION REQUEST**

DATE: 02-24-2016

DEPARTMENT

Highway

1176-204

NAME

NUMBER

	AMOUNT REQUESTED	PROJ. NO.	ACCOUNT/PROJECT NAME	ACCT. NO.	FUND NAME	FUND NO		
1	15,000		Rent Equipment	43610	Motor Vehicle Highway	1176		
2								
3								
4								
5								
6								
7								
8								
TOTAL	15,000							
			If Prior Add'l Appropriation Was Approved This Year	Can Transfers Be Effected		APPROVED BY COUNCIL		
	ORIGINAL AMOUNT							
	Approp.	as of Date	AMOUNT	DATE	YES	NO	Amount	Date

REASON FOR REQUEST 1. Funds needed to rent loader for material loading during plow season & crack seal machine for crack seal maintenance

**ELKHART COUNTY
ADDITIONAL APPROPRIATION REQUEST**

DATE: 02-24-16

DEPARTMENT

Highway
NAME

1197-202
NUMBER

	AMOUNT REQUESTED	PROJ. NO.	ACCOUNT/PROJECT NAME	ACCT. NO.	FUND NAME	FUND NO		
1	450,000	160011	CR 38/Kercher Bridge	44600	Storm Water	1197		
2	160,000	160010	Catch Basin/Sweeping	44600	Storm Water	1197		
3								
4								
5								
6								
7								
8								
TOTAL	610,000							
	ORIGINAL AMOUNT		If Prior Add'l Appropriation Was Approved This Year	Can Transfers Be Effected		APPROVED BY COUNCIL		
	Approp. as of Date							
			AMOUNT	DATE	YES	NO	Amount	Date

REASON FOR REQUEST 1. Funds to reimburse EDIT for stormwater improvements to the CR 38 project
Request is for construction funds for the project.

2. Funds to perform required MS 4 good housekeeping components. Street Sweeping - \$100,000
\$60,000 vactor work

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an appropriation reduction for the Motor Vehicle Highway fund for \$152,941.35 to close out the salt shed project, as requested by Jeff Taylor, Manager of Transportation.

The appropriation reduction is as follows:

**ELKHART COUNTY
APPROPRIATION REDUCTION REQUEST**

DATE: 02-24-16

DEPARTMENT

Highway

1176-980

NAME

NUMBER

	AMOUNT REQUESTED	PROJ. NO.	ACCOUNT/PROJECT NAME	ACCT. NO.	FUND NAME	FUND NO	
1	152,941.36	150034	CR 38 & 17 Salt Shed	44600	Motor Vehicle Highway	1176	
2							
3							
4							
5							
6							
7							
8							
TOTAL	152,941.36						
			If Prior Add'l Appropriation Was Approved This Year	Can Transfers Be Effected		APPROVED BY COUNCIL	
	ORIGINAL AMOUNT						
	Approp.	as of Date		YES	NO	Amount	Date
			AMOUNT	DATE			

REASON FOR REQUEST 1. Project complete. Funds to be returned to the Motor Vehicle Highway Fund.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved and forwarded to the County Council an additional appropriation from the CAGIT Certified Shares fund for \$30,000 for the Humane Society, as requested by Tom Byers, County Administrator.

The additional appropriation is as follows:

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board accepted the Weights & Measures report for January 16th-February 15th, 2016 and placed it on file.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board approved an out of state travel request for an employee in the prosecutor's office to go to Dallas, TX in April for the Annual Conference Crimes Against Women.

On a motion made by Frank Lucchese, seconded by Mike Yoder after duly vacating the chair and carried, the Board adjourned their meeting.

Respectfully submitted,
Kathy L. Erschen

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

March 14, 2016

President Terry Rodino called the meeting to order at 9:00 a.m. in the Commissioners' meeting room in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other two (2) Board members, Frank Lucchese and Mike Yoder were also present. Others present were Pauline Graff, County Auditor and Kathy, Erschen, Executive Assistant.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board approved the Allowance of Claims, as presented by the county auditor's office.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board re-appointed Steven Olsen to another four (4) year term on the Goshen Public Library Board. His term will expire March 31, 2020.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board adjourned their meeting.

Respectfully submitted,
Kathy L. Erschen

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

March 21, 2016

President Terry Rodino called the meeting to order at 9:00 a.m. in room 104 in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other two (2) Board members, Frank Lucchese and Mike Yoder were also present. Others present were Sheriff Brad Rogers; Pauline Graff, County Auditor; Gordon Lord, County Attorney; Tom Byers, County Administrator; and Kathy Erschen, Executive Assistant.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board approved the Minutes of the March 7th & 14th, 2016 meetings and placed them on file.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board approved the Allowance of Claims & the Payroll Claims, as presented by the county auditor's office.

Bids for the 2016 Paving Program for the highway department were received and opened by the county auditor and Jeff Taylor, Manager of Transportation. Bids were received from:

Niblock Excavating, Inc. – Group 1 - \$1,439,767.30 & Group 2 - \$1,429,622.10

Phend & Brown – Group 1 - \$1,749,907.50 & Group 2 - \$1,298,842.05

Walsh & Kelly – Group 1 - \$1,972,888.00 & Group 2 – No bid

Rieth-Riley Construction, Inc. – Group 1 - \$1,733,276.17 & Group 2 - \$1,529,054.31

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board accepted all the bids and forwarded them to the highway department for review and tabulation. They should have a recommendation for award of the bids at the meeting on March 28, 2016. The bids are on file at the highway department.

Jason Auvil from planning and development presented a request for the Elkhart County Advisory Plan Commission to take public input in order to make a recommendation to the Town of Middlebury & the Elkhart County Board of Commissioners concerning an amendment to the Town of Middlebury's & Elkhart County's Comprehensive Plan for real estate located within the municipal boundaries of Middlebury & the urban growth boundaries in the unincorporated areas of Elkhart County, being bordered on the north by state line, bordered on the east by Elkhart County line, bordered on the south by SR 4 and bordered on the west by CR 31. A developer working with the town of Middlebury submitted a grant application to the U.S. Department of Housing & Urban Development (HUD) for rehabilitating and preserving existing affordable housing & the town of Middlebury needed to amend its Comprehensive Strategic Plan in order to support the application. Their plan is part of the county's comprehensive plan. There were no comments from anyone in the audience regarding this request. On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board closed the public hearing.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board approved the amendment request and adopted a Resolution establishing the amendment to the "Middlebury Comprehensive Strategic Plan".

The Resolution is as follows:

RESOLUTION NO. 05-704e

AN AMENDMENT TO RESOLUTION 05-704d THE "ELKHART COUNTY 2006 COMPREHENSIVE LAND USE PLAN" BY AMENDING THE SECTION TITLED "MIDDLEBURY COMPREHENSIVE STRATEGIC PLAN"

WHEREAS, under applicable Indiana law, a Comprehensive Plan shall be approved by resolution of the Board of Commissioners of the County of Elkhart, Indiana and in cooperation with the Town Council of Middlebury in order to promote of public health, safety, morals, convenience, order and the general welfare and for the sake of the efficiency and economy in the process of development; and

WHEREAS, On July 1, 2013, the Board of County Commissioners adopted an amendment to the "Elkhart County 2006 Comprehensive Land Use Plan" by the addition of the section; "Municipal Comprehensive Plans with Urban Growth Boundaries", part d." "Town of Middlebury", and document titled "Middlebury Comprehensive Strategic Plan".

WHEREAS, On October 5, 2015, the request to amend the "Middlebury Comprehensive Strategic Plan" was heard by the Middlebury Town Council and which did take public input at the meeting; and

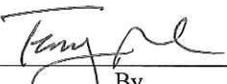
WHEREAS, The Staff for the Elkhart County Advisory Plan Commission did cause the publishing of the legal advertisements for the Public Hearing in The (Elkhart) Truth on the 28th day of January, 2016, and in The Goshen News on the 30th day of January, 2016

WHEREAS, On February 11, 2016, the request to amend the "Middlebury Comprehensive Strategic Plan" was heard by the Elkhart County Advisory Plan Commission and which did take public input at the meeting; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY INDIANA, AS FOLLOWS:

Section 1. Adopt the text amendments to the "Middlebury Comprehensive Strategic Plan" attached hereto regarding the "Preliminary Recommendations" and "Strategy #4" for affordable rental housing in the Town of Middlebury.

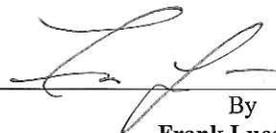
ORDAINED AND ADOPTED THIS THE 21TH DAY OF MARCH 2016 BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA.



By
Terry Rodino



By
Mike Yoder



By
Frank Lucchese

Attest: 
Pauline Graff Auditor for Elkhart County

Exhibit A

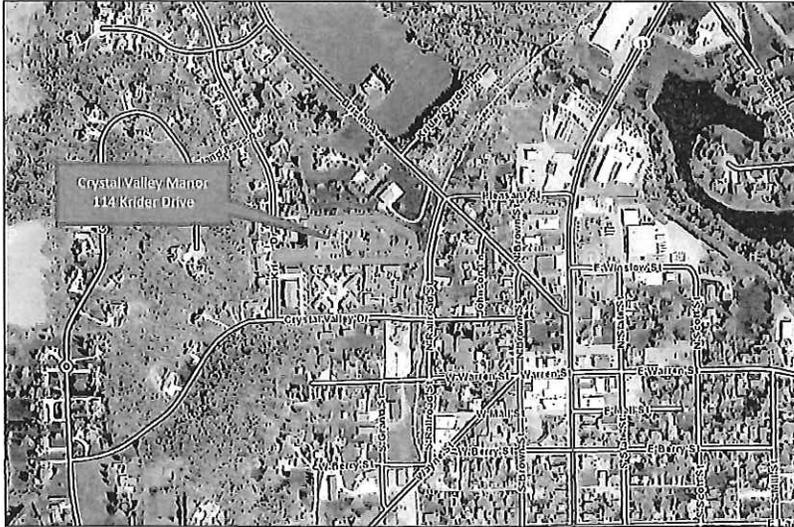
AMENDMENT TO MIDDLEBURY COMPREHENSIVE STRATEGIC PLAN REGARDING AFFORDABLE RENTAL HOUSING

The following is added to the Preliminary Recommendations on page 74 of the Middlebury Comprehensive Strategic Plan:

- Support efforts to rehabilitate and preserve existing affordable rental housing stock, including Crystal Valley Manor. The Town should support efforts by owners and developers to utilize private equity, financial institution loans, state and federal governmental grants and loans, state and federal rental subsidies, the Rental Housing Tax Credit program, and other available financial resources, at the earliest available opportunity, to ensure long-term affordability and up-to-date design and sustainability, with a goal of having the affordable housing stock maintained and regularly improved, redeveloped, and renovated.

The following is added as Strategy 4 on Affordable Housing Preservation on page 74 of the Middlebury Comprehensive Strategic Plan:

- Middlebury has a single federally-assisted affordable rental housing property, Crystal Valley Manor, and its preservation for future residents in need of affordable rental housing is a high priority. The Town should support its owners and developers in seeking Rental Housing Tax Credits (RHTCs) by furnishing relevant written and documentary materials for purposes of applying for RHTCs or other sources to rehabilitate the property to ensure its long-term viability. To that end, Crystal Valley Manor is designated as a target area for affordable housing and its rehabilitation and preservation. A map of the target area is provided in this section.
- The Town should support efforts to secure funding for Crystal Valley Manor's redevelopment, renovation, preservation, and long-term viability, including RHTCs available through the Indiana Housing and Community Development Authority (IHCDA). It is understood that The Woda Group, Inc. will submit an application for RHTCs by November 2, 2015 and that, if approved by IHCDA, will start construction in the fall of 2016. Completion would be expected in the spring of 2017 at a total project cost of approximately \$5 million. If not approved, future efforts should be supported to secure funding for Crystal Valley Manor's redevelopment, renovation, preservation, and long-term viability.



Liz Gunden from planning and development presented a request for Jeffrey E. & Christy L. Polk & DP & P Investments, LLC, represented by Brads-Ko Engineering & Surveying, Inc., for a zone map change from A-1 to B-3 located on the west side of SR 15, 630 ft. north of US 6 in Jackson Township. The Plan Commission sent this to the Board with a favorable recommendation to include elimination of several uses of the land. Barry Pharis from Brads-Ko Engineering, who is representing the petitioner, said the petitioner wants to expand their auction and farm equipment business onto the three newly acquired tracts of land. The property would see display and sales of new farm equipment, a new building for equipment servicing and a new building for offices. There were no other comments from anyone in the audience. On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board closed the public hearing.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board approved the zone map change request and adopted an ordinance establishing this zone map change from A-1 to B-3.

The Ordinance is as follows:

ORDINANCE NO. PC 2016-07

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2014-20 KNOWN AS THE ELKHART COUNTY ZONING ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM A-1 TO B-3.

WHEREAS, Jeffrey E. & Christy L. Polk and DP & P Investments, LLC, represented by Brads-Ko Engineering & Surveying, Inc., submitted an application to rezone real estate hereinafter described from A-1 to B-3 and after proper legal notice a public hearing was held as provided by Law, and the Plan Commission did find that all elements of the Law have been met and did on February 11, 2016, recommend approval of a zone change from A-1 to B-3 and filed their recommendation with the Board of County Commissioners of Elkhart County Indiana.

WHEREAS, Jeffrey E. & Christy L. Polk and DP & P Investments propose to eliminate the 13 Permitted uses, 3 Limited uses and 5 Special Use Permits listed in "EXHIBIT B," and are willing to make a commitment to that effect.

BE IT THEREFORE ORDAINED BY THE COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA THAT:

Legal Description

See "EXHIBIT A"

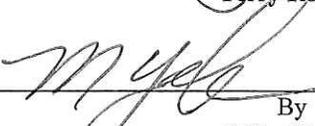
BE rezoned from A-1 to B-3 effective immediately, and the zone maps dated November 18, 2014, and made a part of Section 4.1.2 of the Elkhart County Zoning Ordinance as amended and hereby ordered amended and changed to reflect the said rezoning of said real estate.

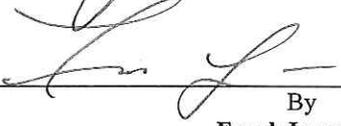
BE IT FURTHER ORDAINED BY THE COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA THAT:

Jeffrey E. & Christy L. Polk and DP & P Investments shall be provide a Commitment form to the Elkhart County Plan Commission, within 30 days of the effective date of this Ordinance, that Jeffrey E. & Christy L. Polk will eliminate the 13 Permitted uses, 3 Limited uses and 5 Special Use Permits listed in "EXHIBIT B."

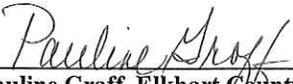
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA THIS 21ST DAY OF MARCH, 2016.



By
Terry Rodino


By
Mike Yoder


By
Frank Lucchese

Attest: 

Pauline Graff, Elkhart County Auditor

MARCH 21, 2016
Ordinance prepared by Liz Gunden. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

EXHIBIT A

LEGAL DESCRIPTION - TRACT #1
PER WARRANTY DEED INSTRUMENT #2015-16638
JEFFREY E. POLK AND CHRISTY L. POLK

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH 03 DEGREES 15 MINUTES 07 SECONDS EAST (RECORD BEARING DEED RECORD 2012-13366), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 625.47 FEET TO AN IRON CAPPED AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 03 DEGREES 15 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 1319.37 FEET TO AN IRON CAPPED (PCB); THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF DEED RECORD 2005-14736, A DISTANCE OF 275.36 FEET TO AN IRON REBAR CAPPED (DORIOT); THENCE NORTH 18 DEGREES 34 MINUTES 33 SECONDS WEST, ALONG THE TOP OF THE EAST BANK OF PRESTON MILES DITCH, A COUNTY REGULATED DITCH, A DISTANCE OF 87.32 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID TOP OF THE EAST BANK OF PRESTON MILES DITCH, A COUNTY REGULATED DITCH, A DISTANCE OF 96.42 FEET; THENCE NORTH 05 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID TOP OF THE EAST BANK OF PRESTON MILES DITCH, A COUNTY REGULATED DITCH, A DISTANCE OF 440.02 FEET; THENCE NORTH 04 DEGREES 39 MINUTES 14 SECONDS WEST, ALONG SAID TOP OF THE EAST BANK OF PRESTON MILES DITCH, A COUNTY REGULATED DITCH, A DISTANCE OF 459.33 FEET; THENCE NORTH 20 DEGREES 11 MINUTES 25 SECONDS WEST, ALONG SAID TOP OF THE EAST BANK OF PRESTON MILES DITCH, A COUNTY REGULATED DITCH, A DISTANCE OF 264.46 FEET TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 458.82 FEET TO THE POINT OF BEGINNING; SAID ABOVE DESCRIBED TRACT CONTAINS 11.20 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, CURRENT TAXES, ASSESSMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION - TRACT #2
PER TRUSTEE'S DEED INSTRUMENT #2005 14738
DP & P INVESTMENTS, LLC

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST; THENCE NORTH 02 DEGREES 03 MINUTES 38 SECONDS WEST (NORTH 02 DEGREES 03 MINUTES WEST RECORDED) ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 485.97 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO POLK FAMILY LIVING TRUST IN DEED RECORD 2003-38042 AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 02 DEGREES 03 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 1483.43 FEET TO THE SOUTHWEST CORNER OF A LAND CONVEYED TO THE SCHROCK FAMILY LIMITED PARTNERSHIP IN DEED RECORD 2002-12842; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SCHROCK FAMILY LIMITED PARTNERSHIP LAND, A DISTANCE OF 813.18 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD 15; THENCE SOUTH 09 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG THE SOUTH RIGHT OF WAY OF STATE ROAD 15, A DISTANCE OF 1474.37 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO THE POLK FAMILY LIVING TRUST IN DEED RECORD 2003-38042; THENCE SOUTH 88 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID POLK FAMILY LIVING TRUST LAND, A DISTANCE OF 526.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND WITHIN THE RIGHT-OF-WAY OF US HIGHWAY #6; THENCE NORTH 01°58'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 655.00 FEET TO A KIMPEL CAPPED 5/8" PIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°58'03" WEST, ALONG WEST LINE, 371.85 FEET TO A KIMPEL CAPPED 5/8" PIN; THENCE SOUTH 87°58'48" EAST, 826.77 FEET TO A KIMPEL CAPPED 5/8" PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #15; THENCE SOUTH 09°10'38" WEST (BASIS OF BEARINGS PER DOC. #2006-15970) AND USED HERE IN, ALONG SAID WESTERLY RIGHT-OF-WAY, 368.61 FEET TO A KIMPEL CAPPED 5/8" PIN; THENCE NORTH 88°31'03" WEST 555.01 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, CURRENT TAXES, ASSESSMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

(BEING THE PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT #2013-08482)

FURTHER EXCEPTING THAT PORTION OF THE FOLLOWING DESCRIBED TRACT WHICH LIES WITHIN THE ABOVE DESCRIBED TRACT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND WITHIN THE RIGHT-OF-WAY OF US HIGHWAY #6; THENCE NORTH 88 DEGREES 42 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND WITHIN SAID RIGHT-OF-WAY; 629.24 FEET; THENCE NORTH 01 DEGREES 58 MINUTES 03 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 850.00 FEET TO A FENCE CORNER POST; THENCE SOUTH 88 DEGREES 42 MINUTES 09 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 829.14 FEET TO A KIMPEL CAPPED 5/8 INCH PIN ON SAID EAST LINE ALSO BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 58 MINUTES 03 SECONDS WEST, ALONG SAID EAST AND WEST LINE, 5.00 FEET TO A KIMPEL CAPPED 5/8 INCH PIN; THENCE SOUTH 88 DEGREES 32 MINUTES 03 SECONDS EAST, 558.01 FEET TO A KIMPEL CAPPED 5/8 INCH PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #15, THENCE SOUTH 09 DEGREES 10 MINUTES 38 SECONDS WEST (BASIS OF BEARINGS PER DOC. #2006-15970) AND USED HERE IN, ALONG SAID WESTERLY RIGHT-OF-WAY, 483.92 FEET TO A KIMPEL CAPPED 5/8 INCH PIN; THENCE NORTH 80 DEGREES 49 MINUTES 22 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, 5.00 FEET TO A KIMPEL CAPPED 5/8 INCH PIN; THENCE SOUTHEASTERLY, 224.07 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF THE INTERSECTION OF STATE ROAD #15 AND US HIGHWAY #6 AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 157.35 FEET, AND A CHORD BEARING SOUTH 49 DEGREES 58 MINUTES 18 SECONDS WEST, 205.61 FEET TO A MAG NAIL; THENCE NORTH 88 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY #6, 294.00 FEET TO A KIMPEL CAPPED 5/8 INCH PIN ON THE EAST LINE OF SAID SOUTHEAST QUARTER ALSO BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 58 MINUTES 03 SECONDS EAST, ALONG SAID EAST AND WEST LINE, 35.04 FEET TO THE POINT OF BEGINNING, CONTAINING 16.27 ACRES MORE OR LESS.

LEGAL DESCRIPTION - TRACT #3
PER WARRANTY DEED INSTRUMENT #2013-08462
JEFFREY E. POLK AND CHRISTY L. POLK

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 AND WITHIN THE RIGHT-OF-WAY OF US HIGHWAY #6; THENCE NORTH 01°58'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 655.00 FEET TO A KIMPEL CAPPED 5/8" PIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°58'03" WEST, ALONG WEST LINE, 371.85 FEET TO A KIMPEL CAPPED 5/8" PIN; THENCE SOUTH 87°58'45" EAST, 826.77 FEET TO A KIMPEL CAPPED 5/8" PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #15; THENCE SOUTH 09°10'38" WEST (BASIS OF BEARINGS PER DOC. #2006-15970) AND USED HERE IN, ALONG SAID WESTERLY RIGHT-OF-WAY, 368.61 FEET TO A KIMPEL CAPPED 5/8" PIN; THENCE NORTH 88°31'03" WEST 555.01 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, CURRENT TAXES, ASSESSMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

MARCH 21, 2016

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EXHIBIT B

Elimination of the following 13 permitted uses:

1. Bar, microbrewery or tavern
2. Country club
3. Membership club or lodge
4. Winery
5. Stadium, arena, running track or ball field
6. All restaurants
7. Catering establishment, small scale
8. Restaurant, drive-in or drive-through
9. Pet shop or groomer, outdoor pens or runs
10. Barber or beauty shop
11. Funeral home
12. Veterinary clinic or hospital with outdoor pens or runs
13. Fuel sales, retail

Elimination of the following three limited uses:

1. Tattoo parlor
2. Fireworks sales
3. All light industrial except:
 - a. Building and development contractor establishment
 - b. Welding, tool repair or machine shop

Elimination of the following five requiring special use permits:

1. Casino
2. Marina
3. Track, vehicle race
4. Kennel
5. Fuel sales, bulk

MARCH 21, 2016

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Ord. # _____

Liz Gunden from planning and development presented a request for Ross W. Wneger, Ray A. Wenger & Susan E. McCoy (sellers) & Tamara L. Vandervort (buyer) for zone map change from M-1 to B-2 located on the northeast corner of CR 3 & CR 22 in Baugo Township. The Plan Commission sent this to the Board with a favorable recommendation. The buyer intends to have a spa and community center on the property. There were no comments from anyone in the audience. On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board closed the public hearing.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board approved the zone map change from M-1 to B-2 and adopted an ordinance establishing this zone change.

The Ordinance is as follows:

ORDINANCE NO. PC 2016-08

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2014-20 KNOWN AS THE ELKHART COUNTY ZONING ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM M-1 TO B-2.

WHEREAS, Ross W. Wenger, Ray A. Wenger and Susan McCoy (sellers) and Tamara L. Vandervort (buyer), submitted an application to rezone real estate hereinafter described from M-1 to B-2 and after proper legal notice a public hearing was held as provided by Law, and the Plan Commission did find that all elements of the Law have been met and did on February 11, 2016, recommend approval of a zone change from M-1 to B-2 and filed their recommendation with the Board of County Commissioners of Elkhart County Indiana.

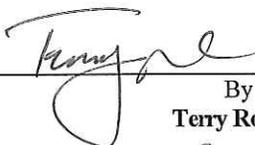
BE IT THEREFORE ORDAINED BY THE COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA THAT:

Legal Description

Lot Numbered Nineteen (19) and the South One-half (S ½) of Lot Numbered Eighteen (18) as the said Lots are known and designated on the recorded Plat of the VILLAGE OR TOWN OF JAMESTOWN; said Plat being recorded in Plat Book 2, Page 10 of the records in the Office of the Recorder of Elkhart County, Indiana.

BE rezoned from M-1 to B-2 effective immediately, and the zone maps dated November 18, 2014, and made a part of Section 4.1.2 of the Elkhart County Zoning Ordinance as amended and hereby ordered amended and changed to reflect the said rezoning of said real estate.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA THIS 21ST DAY OF MARCH, 2016.



By
Terry Rodino



By
Mike Yoder



By
Frank Lucchese

Attest: 

Pauline Graff, Elkhart County Auditor

Ordinance prepared by Liz Gunden. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

MARCH 21, 2016
Ord. # 2016-08

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On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board gave permission to advertise for bids for the CR 6/CR 17 intersection improvements, as requested by Jay Grossman, County Highway Engineer. Bids will be taken at the April 18, 2016 meeting.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board accepted the Solid Waste-Landfill report for February 2016 and placed it on file.

There were no board items or audience items.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board adjourned their meeting.

Respectfully submitted,
Kathy L. Erschen

MINUTES

ELKHART COUNTY BOARD OF COMMISSIONERS MEETING

March 28, 2016

President Terry Rodino called the meeting to order at 9:00 a.m. in room 104 in the County Administration Building, 117 North Second Street, Goshen, Indiana. The other two (2) Board members, Mike Yoder and Frank Lucchese, were also present. Others present were Pauline Graff, County Auditor and Tom Byers, County Administrator.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board approved the Allowance of Claims, as presented by the county auditor's office.

On a motion made by Mike Yoder, seconded by Frank Lucchese and unanimously carried, the Board awarded the bids for the 2016 Paving Program for the highway department to Niblock Excavating for Group 1 at a cost of \$1,439,797.30 and Phend & Brown for Group 2 at a cost of \$1,298,842.05, as requested by Jeff Taylor, Manager of Transportation. They were the low bidders for the respective groups.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board gave permission to the highway department to request quotes for one (1) tandem axle dump truck chassis, as requested by Jeff Taylor, Manager of Transportation.

On a motion made by Frank Lucchese, seconded by Mike Yoder and unanimously carried, the Board adjourned their meeting.

Respectfully submitted,
Kathy L. Erschen