

**MINUTES OF THE REGULAR MEETING OF THE  
MICHIGAN CITY PLAN COMMISSION  
APRIL 22, 2025**

The Michigan City Plan Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Tuesday, April 22, 2025, at 6:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was also available via Zoom and streaming live on the Access LaPorte County Facebook page. Access LaPorte County Media hosted Zoom.

**CALL TO ORDER**

President Daniel Granquist called the meeting to order at approximately 6:00 p.m.

**ROLL CALL**

Mr. York called the roll with attendance being noted as follows:

**Commission Members Present:**

Ross Balling, Antonio Conley, Bryant Dabney, Daniel Granquist, Roscoe Hoffman, Fred Klinder, Rose Tejada (via Zoom audio/video), Timothy Werner – 8 (all in person unless otherwise noted)

**Commission Members Absent:**

Bruce De Medici – 1

**Staff Present:**

Planning Director Skyler York, Attorney Steven Hale, Redevelopment Business Manager Debbie Wilson (all in person)

**POLICY OF CONDUCT AND PROCEDURES**

The Policy of Conduct and Procedures for the Michigan City Plan Commission states that the Commission is composed of nine members. By statute, five must vote affirmatively to approve a petition. Thus, whenever less than a full commission is present, the petitioner may choose to continue the hearing. Anyone wishing to speak on a petition, or to the commission in general at the end of the meeting, may do so in person by approaching the speaker's roster and stating their name and address, or, if on Zoom connection, by indicating their presence online and stating their name and address. Comments should be addressed to the Plan Commission, and not to a petitioner or remonstrator or others in the audience. The Plan Commission vote is based on the evidence presented.

**APPROVAL OF AGENDA**

The chair entertained a motion for approval of the agenda.

***A motion was made by Commissioner Dabney and seconded by Commissioner Hoffman approving the 04/22/2025 agenda as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Balling, Conley, Dabney, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.***

**APPROVAL OF MINUTES**

The chair entertained a motion to accept the minutes of the regular hybrid meeting of March 25 , 2025.

***A motion was made by Commissioner Hoffman and seconded by Commissioner Balling to accept the minutes of the March 25, 2025 hybrid meeting as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Balling, Conley, Dabney, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.***

**PETITION(S)**

(None)

**NEW BUSINESS / OLD BUSINESS**

**Resolution 1-25**

President Granquist read by title only, "RESOLUTION 1-25 OF THE MICHIGAN CITY PLAN COMMISSION DETERMINING THAT THE DECLARATORY RESOLUTION ESTABLISHING THE TRYON MEADOW ECONOMIC DEVELOPMENT AREA, THE HOUSING PLAN FOR A PORTION OF SAID AREA AND ALLOCATION AREAS WITHIN SAID AREA CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF MICHIGAN CITY, INDIANA AND APPROVING THE DECLARATORY RESOLUTION" (Attached hereto and made a part of this record [1]).

Mr. York acknowledged the Redevelopment Commission attorney (Alan Sirinek) and the developer (John Kavchak) being present.

Mr. York began discussion recalling at the previous Plan Commission meeting there was a presentation regarding the Tryon Meadow development, and the Plan Commission recommended approval of a rezoning for that development, which is currently before the Common Council for consideration. The rezoning is to establish three different zoning classifications: two being R3A and one R2B. The development will occur in three

separate phases (referenced in Exhibit B of the resolution). It will be established as a TIF District and it will be the first housing TIF in Michigan City. This is all being done in preparation to get to a development. The Redevelopment Commission's Declaratory Resolution was passed on April 14, 2025. That was the first step in establishing the housing TIF and the residential development housing program. The Redevelopment Commission entered into an agreement with the developers which indicates that the Redevelopment Commission will establish this TIF. After the Declaratory Resolution was passed by the Redevelopment Commission, it must then go to the Plan Commission to make sure it is in conformance with the intent of the land development code which designates this area as a residential district. At the last Plan Commission meeting, the Commission took the steps to change those classifications to allow for a somewhat different kind of housing there. Tonight, it is before the Plan Commission to start the TIF process with this resolution. If the Plan Commission passes this resolution tonight, then it goes to the Common Council in ordinance form. If the Common Council passes it, it then goes back to the Redevelopment Commission for a Confirmatory Resolution.

Mr. York continued, explaining that there will be two different types of TIF established in this location; a commercial TIF (for the apartments) which will encompass the R3A zoning classifications, and a housing TIF (townhomes and single-family homes) that will encompass the R2B zoning classification. They are taxed at different rates – 1% versus 2% at the caps. The housing TIF will be a 20-year TIF and the commercial TIF's will be a 25-year TIF.

As follow-up to that explanation, President Granquist advised that the Redevelopment Commission did all the preparatory work including the hearing, research, preparing maps and boundaries. The Plan Commission approves the resolution and sends it onto the Common Council. As a point of information, Commissioner Granquist stated that TIF is Tax Increment Financing. Last month, the Plan Commission approved the rezoning of the subdivision. This is the economic part of it dealing with financing and TIF. He asked Mr. York to give a brief description of that.

Mr. York explained that the TIF's being established will be a 20-year TIF and a 25-year TIF. They are different kinds of TIF's and they generate different increments at different rates. These TIF's are going to be developer backed bonds; therefore, there is no risk to the City. The developer is taking the risk. As they develop the project, the increment will be captured and passed through to pay the developer's bonds. That financing tool will be used to build the roads and infrastructure at this location. These will be city roads built to city standards. That is part of the subdivision that the Plan Commission approved at primary plat. The City Engineer, Water Department, Stormwater and Sanitary have reviewed it. To summarize, Mr. York stated that the developer will bond and as they develop they will build those infrastructure improvements and then in turn the Redevelopment Commission will use the increment captured off the vertical structures to repay that bond.

Commissioner Granquist clarified that the increment is the new tax receipts once the properties are built and there are new tax assessments.

Mr. York confirmed that it was correct, stating that it is farmland now and is taxed at its lowest increment, but as the vertical structures go up that will generate 1% on the housing and 2% on the commercial (apartments). The Redevelopment Commission will capture that increment and use it to pay off the infrastructure improvements that have been made, and it will become a part of the city's infrastructure in the future as those improvements are dedicated.

Commissioner Granquist pointed out that there is no risk, debt, or burden on the City; it is a risk of the developer.

Mr. York confirmed that it was correct. He stated that these are not General Obligation Bonds. General Obligation bonds are bonds that the City has; the taxpayers pay those bonds and they are backed by taxpayers. This is different in that it is part of the Economic Development Commission. It enables the developer to use the City's rating to sell their bonds. If something happens, the City is not obligated to pay off any of those bonds. It does not affect the City's bond rating or capacity.

Commissioner Granquist explained that the City can help the developer by taking the taxes generated to help them pay off those bonds for the benefit of the community.

Mr. York replied that it is what they are essentially agreeing to by establishing the TIF with the Redevelopment Commission and allowing the developer to access this tool which gets him a better deal because he is accessing the City's bond rating.

In addition to the incremental funding that will be used for roads and infrastructure, and used to help pay the bond obligation as well, Commissioner Dabney commented that this is set up where revenues that come in from the project will also be used to pay the bond.

Mr. York replied affirmatively, advising that it is the increment that would be used once the TIF is established. He again pointed out that it is farmland right now being taxed at its lowest rate, but once the developer begins building the vertical structures it will be taxed on the improvements and the Redevelopment Commission will start collecting that increment as the developer builds. That increment will come into the Redevelopment Commission's account twice a year, and then the Redevelopment Commission will be able to pay off the bonds. He explained that it is a tool to give an incentive to encourage development that the City wants anyway. He added that as another part of this agreement, the developer has agreed to keep 75% of the units at 80% - 120% AMI. Without this tool they would just be at market rate. With this tool the developer has agreed to hold those units at an affordable workforce rate in the future. There will be townhomes and single-family homes that will be for sale. The 1% tax would be collected and returned to the City. He said it would be up to the developer with respect to how many they can

get built and how quickly they can get them to market, which would generate the larger returns to the TIF.

Mr. York mentioned that the City has previously used a mechanism like this for the GAF Bond where the City paid a percentage of it. Although, in this case the City has committed to paying the whole cost. He said to keep in mind once the bond is paid, anything in the future goes to the TIF itself and can be used for future expansions of that TIF, future infrastructure projects, work with trails, etc.

For the record, President Granquist summarized the six sections of the resolution; 1) The Declaratory Resolution and Plan conform to the plan of development for the city; 2) The Declaratory Resolution constitutes the written order of the Plan Commission approving the Declaratory Resolution; 3) There are no residents of the area that will be displaced; 4) The Plan Commission will file a copy of this Resolution with the minutes of the meeting; 5) The Resolution shall be in full force and effect after its adoption by the Plan Commission; and 6) The passage of this Resolution constitutes a favorable recommendation from the Plan Commission to the Common Council.

Regarding section 1 of the resolution, Attorney Hale acknowledged that Mr. York has had countless meetings and a lot of study and the input of several people into the entire process of the project.

Mr. York confirmed that was correct, adding that they have been working on this project for almost a year, they have gone through various reviews back and forth with stormwater review, Sanitary District review, Engineering review, and the Plan Commission for primary plat and rezoning which is pending before the Council right now.

Attorney Hale acknowledged that Mr. York has determined this project, in all respects, conforms to the development plan for the city.

Mr. York confirmed that it was correct, stating that the future land use plan calls out for this land to be near suburban development. The recommendation for the rezoning is a direct reflection of the future land use plan.

Attorney Hale advised the members of the Plan Commission that Mr. York described the overall process for this project. He noted that part of the Plan Commission's process is to, 1) approve this Declaration; 2) certify it to the Common Council; and 3) certify it and approve it with a favorable recommendation, encouraging the Common Council to adopt this Plan and to pass it forward itself. He advised that a motion would include a favorable recommendation to the Common Council approving this Declaration and certifying it to the Common Council.

The chair opened comments to the public.

There being none, the chair closed public comments.

The chair entertained a motion.

***A motion was made by Commissioner Klinder and seconded by Commissioner Dabney approving RESOLUTION 1-25 OF THE MICHIGAN CITY PLAN COMMISSION DETERMINING THAT THE DECLARATORY RESOLUTION ESTABLISHING THE TRYON MEADOW ECONOMIC DEVELOPMENT AREA, THE HOUSING PLAN FOR A PORTION OF SAID AREA AND ALLOCATION AREAS WITHIN SAID AREA CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF MICHIGAN CITY, INDIANA AND APPROVING THE DECLARATORY RESOLUTION, and certifying it to the Common Council with a favorable recommendation. The roll was called, and the vote taken: (Ayes) Commissioners Balling, Conley, Dabney, Granquist, Hoffman, Klinder, Tejeda, Werner – 8; (Nays) None – 0. With 8 in favor and 0 opposed, the MOTION CARRIED.***

**Discussion – Stormwater Ordinance**

Mr. York gave an update stating that it is taking longer than thought getting through the zoning code. Currently, he and Attorney Hale are putting together Exhibit B. He said they made it through the zoning code today and Thursday they will go through the subdivision code. They must make sure everything is referenced appropriately. Attorney Hale has started the draft of Exhibit B. It will then be folded into the Council ordinance and passed onto the City attorney and Council attorney for their review. Mr. York said he would provide the Plan Commission with documents for their approval at the May meeting. Attorney Hale is preparing a public notice. After Plan Commission approval in May, it will then go onto the Council for their approval.

**PUBLIC COMMENTS**

(None)

**COMMISSIONER COMMENTS / DIRECTOR'S COMMENTS**

(None)

**ADJOURNMENT**


With all agenda items addressed, President Granquist declared the meeting adjourned at approximately 6:25 p.m.

**PLAN COMMISSION**

**APRIL 22, 2025**

**ATTACHMENTS**

[1] Plan Commission Resolution 1-25

  
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~~President~~ Bruce De Medici  
Vice-President

ATTEST:

  
\_\_\_\_\_  
Rose Tejeda, Secretary

## MICHIGAN CITY PLAN COMMISSION

## RESOLUTION NO. 1-25

**RESOLUTION OF THE MICHIGAN CITY PLAN COMMISSION DETERMINING THAT THE DECLARATORY RESOLUTION ESTABLISHING THE TRYON MEADOW ECONOMIC DEVELOPMENT AREA, THE HOUSING PLAN FOR A PORTION OF SAID AREA AND ALLOCATION AREAS WITHIN SAID AREA CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF MICHIGAN CITY, INDIANA AND APPROVING THE DECLARATORY RESOLUTION**

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**WHEREAS**, the Michigan City Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Michigan City, Indiana (the "City"); and

**WHEREAS**, on April 14, 2025, the Michigan City Redevelopment Commission (the "Redevelopment Commission"), the governing body of the Michigan City Department of Redevelopment and the Michigan City Redevelopment District, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted Resolution No. 2-25 A RESOLUTION OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF MICHIGAN CITY, INDIANA AS THE TRYON MEADOW ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA AND A HOUSING PLAN FOR PART OF SAID AREA, AND ESTABLISHING SEPARATE ALLOCATION AREAS (the "Declaratory Resolution") which designated an area known as the Tryon Meadow Economic Development Area (the "Area") as an economic development area pursuant to the Act, approved an economic development plan for the Area (the "Plan"), designated portions of the Area as "allocation areas" pursuant to Sections 39 and 56 of the Act, as applicable, and established a residential housing development program for a portion of the Area as a component of the Plan (the "Housing Program"); and

**WHEREAS**, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan (and Housing Program as a component of the Plan) to the Plan Commission for approval as required under the Act, which Declaratory Resolution and Plan are attached hereto as Exhibit A and made a part hereof; and

**WHEREAS**, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that the Declaratory Resolution and the Plan conform to the plan of development for the City, and now issues its written order approving the Declaratory Resolution and the Plan.

**NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE MICHIGAN CITY PLAN COMMISSION, THAT:**

**Section 1.** Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform, in all respects, to the plan of development for the City.



**Section 2.** The Declaratory Resolution and the Plan are hereby approved in all respects. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

**Section 3.** There are no residents of the Area who will be displaced by the economic development of the Area.

**Section 4.** The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

**Section 5.** This Resolution shall be in full force and effect after its adoption by the Plan Commission.

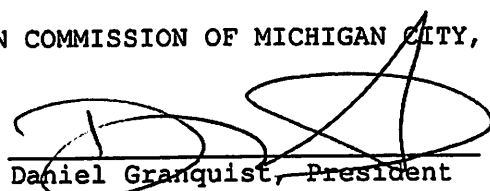
**Section 6.** The passage of this Resolution constitutes a favorable recommendation from the Michigan City Plan Commission to the Common Council of the City of Michigan City, Indiana, to approve, adopt and implement the Plan.

PASSED, ISSUED AND APPROVED THIS 22<sup>nd</sup> DAY OF APRIL, 2025 BY THE MICHIGAN CITY PLAN COMMISSION.

THE ABOVE RESOLUTION IS HEREBY CERTIFIED TO THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA AS THE FAVORABLE RECOMMENDATION OF THE PLAN COMMISSION OF MICHIGAN CITY, INDIANA.

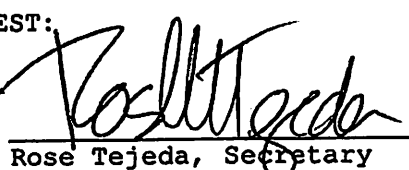
PLAN COMMISSION OF MICHIGAN CITY, INDIANA

By:

  
Daniel Granquist, President  
Michigan City Plan Commission

ATTEST:

By:

  
Rose Tejeda, Secretary  
Michigan City Plan Commission

MICHIGAN CITY PLAN COMMISSION  
RESOLUTION NO. 1-25  
EXHIBIT A

MICHIGAN CITY REDEVELOPMENT COMMISSION

RESOLUTION NO. 2-25

**A RESOLUTION OF THE MICHIGAN CITY REDEVELOPMENT  
COMMISSION DECLARING AN AREA IN THE CITY OF  
MICHIGAN CITY, INDIANA AS THE TRYON MEADOW  
ECONOMIC DEVELOPMENT AREA, APPROVING AN  
ECONOMIC DEVELOPMENT PLAN FOR SAID AREA AND A  
HOUSING PLAN FOR PART OF SAID AREA, AND  
ESTABLISHING SEPARATE ALLOCATION AREAS**

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**WHEREAS**, the Michigan City Redevelopment Commission ("Commission"), the governing body of the Michigan City Department of Redevelopment (the "Department") and the Michigan City Redevelopment District ("District"), exists and operates under the provisions of Indiana Code 36-7-14, as amended (the "Act"); and

**WHEREAS**, the Commission has thoroughly studied and investigated that area of the City of Michigan City, Indiana ("City"), as identified on Exhibit A attached hereto and depicted on Exhibit B attached hereto, and hereby designated as the "Tryon Meadow Economic Development Area" (the "Area"); and

**WHEREAS**, the Commission has prepared an economic development plan for the Area (the "Plan") entitled "Economic Development Plan for the Tryon Meadow Economic Development Area", which Plan is attached hereto as Exhibit C; and

**WHEREAS**, the Commission has caused to be prepared:

(1) Maps and plats showing:

(A) the boundaries of the Area;

(B) the location of various parcels of property, streets, alleys, and other features that may affect the clearance, replatting, replanning, rezoning or economic development of the Area, if any;

(C) the parts of the Area acquired, if any, that are to be devoted to public ways, sewerage and other public purposes under the Plan; and

(2) An estimate of the costs to be incurred for the economic development projects as set forth in the Plan; and

(3) List of the various parcels of property that may be affected, other than by acquisition, by the establishment of the Plan, which is attached hereto as Exhibit D; and

**WHEREAS**, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

**WHEREAS**, Section 53 of the Act permits the establishment of, as a component of the Plan, a “residential housing development program” by resolution for the construction of new residential housing or the renovation of existing residential housing in the manner provided in said section; and

**WHEREAS**, the Commission desires to establish, as a component of the Plan, a residential housing development program (the “Housing Program”) for the portion of the Area identified and described on Exhibit F-3 (the “Residential Area”); and

**WHEREAS**, prior to this meeting, the Department (i) consulted with persons interested in or affected by the Housing Program; (ii) provided the affected neighborhood associations, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and (iii) held one (1) public meeting to obtain the views of neighborhood associations and residents; and

**WHEREAS**, Section 39 and Section 56 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

**WHEREAS**, the Commission has considered designating portions of the Area as “allocation areas” pursuant to Section 39 of the Act as depicted on Exhibit E attached hereto, including designation of (i) the area as described on Exhibit F-1 attached hereto as a new allocation area to be known as the “Tryon Meadow Allocation Area No. 1” (“Allocation Area No. 1”); and (ii) the area as described on Exhibit F-2 attached hereto as a new allocation area to be known as “Tryon Meadow Allocation Area No. 2” (“Allocation Area No. 2” and with Allocation Area No. 1, the “Commercial Allocation Areas”); and

**WHEREAS**, the Commission has considered designating portions of the Area as an “allocation area” pursuant to Section 39, as the same is modified by Section 56 of the Act, as depicted on Exhibit E attached hereto, including designation of the area as described on Exhibit F-3 attached hereto as a new allocation area to be known as the “Tryon Meadow Allocation Area No. 3” (the “Residential Allocation Area” and together with the Commercial Allocation Areas, the “Allocation Areas”); and

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

**WHEREAS**, the Commission deems it advisable to apply the provisions of Sections 41 and 43 of the Act to the Plan and financing of the Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE MICHIGAN CITY REDEVELOPMENT COMMISSION THAT:**

**Section 1.** The foregoing recitals are fully incorporated herein by this reference.

**Section 2.** The Commission finds that the Plan and the Housing Program for the Area:

(A) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;

(B) Benefits the public health, safety, morals and welfare of the citizens of the City;

(C) Increases the economic well-being of the City and the State of Indiana; and

(D) Serves to protect and increase property values in the City and the State of Indiana.

**Section 3.** The Commission finds that the Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resorting to the powers provided the Commission under Sections 2.5, 41, and 43 of the Act because of the lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including, without limitation, the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best service the interests of the City and its citizens.

**Section 4.** The Commission hereby finds and determines that the public health and welfare will be benefited by the accomplishment of the Plan for the Area through the development of an area made up of multifamily and single family residential housing allowing more residents the opportunity to live and work in the City and encouraging future development.

**Section 5.** The Commission finds that the accomplishment of the Plan and the Housing Program will be of public utility and benefit as measured by a reasonable expectation of:

(A) The attraction of construction jobs;

(B) An increase in the property tax base;

(C) Improved diversity of the economic base; and

(D) Other similar benefits to support residential development in the Area.

**Section 6.** The Commission hereby finds that the Declaratory Resolution and the Plan conform to other development and redevelopment plans for the City.

**Section 7.** The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan or the Housing Program; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

**Section 8.** The Plan and the Housing Program as a component of the Plan are reasonable and appropriate when considered in relation to this Resolution and the purposes of the Act.

**Section 9.** The Commission hereby finds that the property so described in Exhibit A is the property that may be positively affected by the establishment of the Area because the properties are located in the Area and property values would reasonably be expected to increase as a result of creating the Area and implementing the Plan for the Area and the Housing Program for the portion of the Area designated as the Residential Area.

**Section 10.** The Commission finds that the Housing Program will be of public utility and benefit as measured by the provision of adequate residential housing and an increase in and diversification of the property tax base. The Commission further finds that the public health and welfare will be benefited by the accomplishment of the Housing Program by: (i) providing additional housing options to attract new residents to the community and retain existing residents that are looking for new housing options in their community; (ii) increasing and diversifying the property tax base; and (iii) encouraging enrollment and retention of students at local schools by providing a variety of quality housing options to families.

**Section 11.** In support of the findings and determinations set forth in Sections 2 through 10 above, the Commission hereby adopts the specific findings set forth in the Plan.

**Section 12.** The Commission does not propose to acquire interests in real property within the boundaries of the Area. If the Commission proposes to acquire real property in the Area, it will amend the Plan and this Resolution pursuant to the Act prior to any acquisition.

**Section 13.** The Area is hereby designated as an “economic development area” under Section 41 of the Act.

**Section 14.** The Commission hereby establishes the Housing Program, as a component of the Plan, for the portion of the Area designated as the Residential Area.

**Section 15.** Any costs to be incurred by the Commission for the initial economic development of the Area are being reviewed and will be approved in a public meeting of the Commission prior to expending any funds.

**Section 16.** This paragraph shall be considered an allocation provision for the purposes of Section 39 of the Act. Allocation Area No. 1 is hereby designated as an “allocation area” pursuant to Section 39 of the Act to be known as the “Tryon Meadow Allocation Area No. 1” for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by Section 39 of the Act, with the related allocation fund to be known as the “Tryon Meadow Allocation Fund No. 1.” The base assessment date for Allocation Area No. 1 shall be January 1, 2025. The Commission hereby specifically finds and determines, based upon its review of the proposed Allocation Area No. 1 and its reasonable expectations relating to expected growth of assessed value in Allocation Area No. 1 following the completion of the projects as set forth in the Plan, that the adoption of the allocation provision as provided herein will result in new property taxes in Allocation Area No. 1 that would not have been generated but for the adoption of the allocation provision. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in Allocation Area No. 1 shall be allocated and distributed as follows:

Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property located in Allocation Area No. 1 for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 39 of the Act, property tax proceeds in excess of those described in the previous sentence for Allocation Area No. 1 shall be allocated to the District and when collected paid into the Tryon Meadow Allocation Fund No. 1 for said allocation area and may be used by the District to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. The Tryon Meadow Allocation Fund No. 1 may not be used for operating expenses of the Commission. This allocation provision shall expire twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in Allocation Area No. 1. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act with respect to Allocation Area No. 1.

**Section 17.** This paragraph shall be considered an allocation provision for the purposes of Section 39 of the Act. Allocation Area No. 2 is hereby designated as an "allocation area" pursuant to Section 39 of the Act to be known as the "Tryon Meadow Allocation Area No. 2" for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by Section 39 of the Act, with the related allocation fund to be known as the "Tryon Meadow Allocation Fund No. 2." The base assessment date for Allocation Area No. 2 shall be January 1, 2025. The Commission hereby specifically finds and determines, based upon its review of the proposed Allocation Area No. 2 and its reasonable expectations relating to expected growth of assessed value in Allocation Area No. 2 following the completion of the projects as set forth in the Plan, that the adoption of the allocation provision as provided herein will result in new property taxes in Allocation Area No. 2 that would not have been generated but for the adoption of the allocation provision. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in Allocation Area No. 2 shall be allocated and distributed as follows:

Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property located in Allocation Area No. 2 for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 39 of the Act, property tax proceeds in excess of those described in the previous sentence for Allocation Area No. 2 shall be allocated to the District and when collected paid into the Tryon Meadow Allocation Fund No. 2 for said allocation area and may be used by the District to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. The Tryon Meadow Allocation Fund No. 2 may not be used for operating expenses of the

**Commission.** This allocation provision shall expire twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in Allocation Area No. 2. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act with respect to Allocation Area No. 2.

**Section 18.** This paragraph shall be considered an allocation provision for the purposes of Section 39 of the Act. Allocation Area No. 3 is hereby designated as an "allocation area" pursuant to Section 39 of the Act, as the same is modified by Section 56 of the Act, to be known as the "Tryon Meadow Allocation Area No. 3," for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by Sections 39 and 56 of the Act, with the related allocation fund to be known as the "Tryon Meadow Allocation Fund No. 3." The base assessment date for Allocation Area No. 3 shall be January 1, 2025. The Commission hereby specifically finds and determines, based upon its review of the proposed Allocation Area No. 3 and its reasonable expectations relating to expected growth of assessed value in Allocation Area No. 3 following the completion of the projects as set forth in the Plan and the Housing Program, that the adoption of the allocation provision as provided herein will result in new property taxes in Allocation Area No. 3 that would not have been generated but for the adoption of the allocation provision. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in Allocation Area No. 3 shall be allocated and distributed as follows:

Except as otherwise provided in Sections 39 or 56 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property located in Allocation Area No. 3 for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Sections 39 or 56 of the Act, property tax proceeds in excess of those described in the previous sentence for Allocation Area No. 3 shall be allocated to the District and when collected paid into the Tryon Meadow Allocation Fund No. 3 for said allocation area and may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. The Tryon Meadow Allocation Fund No. 3 may not be used for operating expenses of the Commission. This allocation provision shall expire twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in Allocation Area No. 3. Except as otherwise provided in the Act, before June 15th of each year, the Commission shall take the actions set forth in Section 56(d) of the Act with respect to Allocation Area No. 3.

**Section 19.** The Plan is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.

**Section 20.** All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Area, subject to the limitations in Sections 53 and 54 of the Act for the portion of the Area designated as the Residential Area.

**Section 21.** The presiding officer of the Commission is hereby authorized and directed to submit this Resolution and the Plan to the City's Plan Commission ("Plan Commission") and City Council for approval as provided by Sections 16 and 53(b) of the Act.

**Section 22.** The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission and approval by the City Council, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code § 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Department 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 project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code § 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Areas.

**Section 23.** The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Areas, including the following:

(A) The estimated economic benefits and costs incurred by the Allocation Areas, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Areas.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 21 of this Resolution.

**Section 24.** The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

**Section 25.** The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution, including notifying the Indiana Department of Local Government Finance and the LaPorte County Auditor of the designation of the Allocation Areas.

**Section 26.** Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this Resolution, and any such action taken prior to the date hereof is hereby ratified and approved.



**Section 27.** This Resolution shall take effect immediately upon its adoption by the Commission.

\* \* \* \* \*

**ADOPTED** at a meeting of the Michigan City Redevelopment Commission held on April 14, 2025, in the Council Chambers located at City Hall, 100 East Michigan Boulevard, Michigan City, Indiana 46360.

**MICHIGAN CITY REDEVELOPMENT  
COMMISSION**

By: Sheila Matias  
Sheila Matias, President

**ATTEST:**

Clarence Hulse  
Clarence Hulse, Secretary

KD\_16027409\_3.docx

**EXHIBIT A****Legal Description for  
Tryon Meadow Economic Development Area****SOUTHEAST R3A**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 1327 feet along the East line of said Northwest Quarter and being the point of beginning of this description; thence North 87 degrees 18 minutes West, 175 feet; thence North 02 degrees 17 minutes East, 6 feet; thence North 88 degrees 03 minutes West, 189 feet; thence South 52 degrees 43 minutes West, 152 feet; thence South 02 degrees 00 minutes East, 127 feet; thence North 86 degrees 41 minutes East, 12 feet; thence South 02 degrees 17 minutes East, 49 feet; thence South 02 degrees 37 minutes East, 167 feet; thence North 89 degrees 32 minutes East, 475 feet along the south line of the parent tract; thence North 02 degrees 17 minutes West, 410 feet along said East line to the point of beginning, containing 4.6 acres more or less.

**CENTER R2B**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 40 feet along the East line of said Northwest Quarter and being the point of beginning of this description; thence continuing South 02 degrees 17 minutes East, 1287 feet along said East line; thence North 87 degrees 18 minutes West, 175 feet; thence North 02 degrees 17 minutes East, 6 feet; thence North 88 degrees 03 minutes West, 189 feet; thence South 52 degrees 43 minutes West, 152 feet; thence South 02 degrees 00 minutes East, 127 feet; thence North 86 degrees 41 minutes East, 12 feet; thence South 02 degrees 17 minutes East, 49 feet; thence South 02 degrees 37 minutes East, 167 feet; thence South 89 degrees 31 minutes West, 531 feet along the south line of the parent tract; thence North 02 degrees 17 minutes West, 998 feet along the west line of said parent tract; thence North 52 degrees 47 minutes East, 565 feet; thence North 73 degrees 37 minutes East, 235 feet; thence North 20 degrees 55 minutes East, 124 feet; thence North 02 degrees 31 minutes West, 181 feet; thence North 89 degrees 25 minutes East, 267 feet along the north line of the parent tract to the point of beginning, containing 27.0 acres more or less.

**NORTHWEST R3A**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 40 feet along the East line of said Northwest Quarter; thence South 89 degrees 25 minutes West, 267 feet along the north line of the parent tract and being point of beginning of this description; thence continuing South 89 degrees 25 minutes West, 739 feet along said north line; thence South 02 degrees 17 minutes East, 697 feet along the west line of the parent tract; thence North 52 degrees 47 minutes East, 565 feet; thence North 73 degrees 37 minutes East, 235 feet; thence North 20 degrees 55 minutes East, 124 feet; thence North 02 degrees 31 minutes West, 181 feet to the point of beginning, containing 7.6 acres more or less.

**EXHIBIT B**

Map of Tryon Meadow Economic Development Area

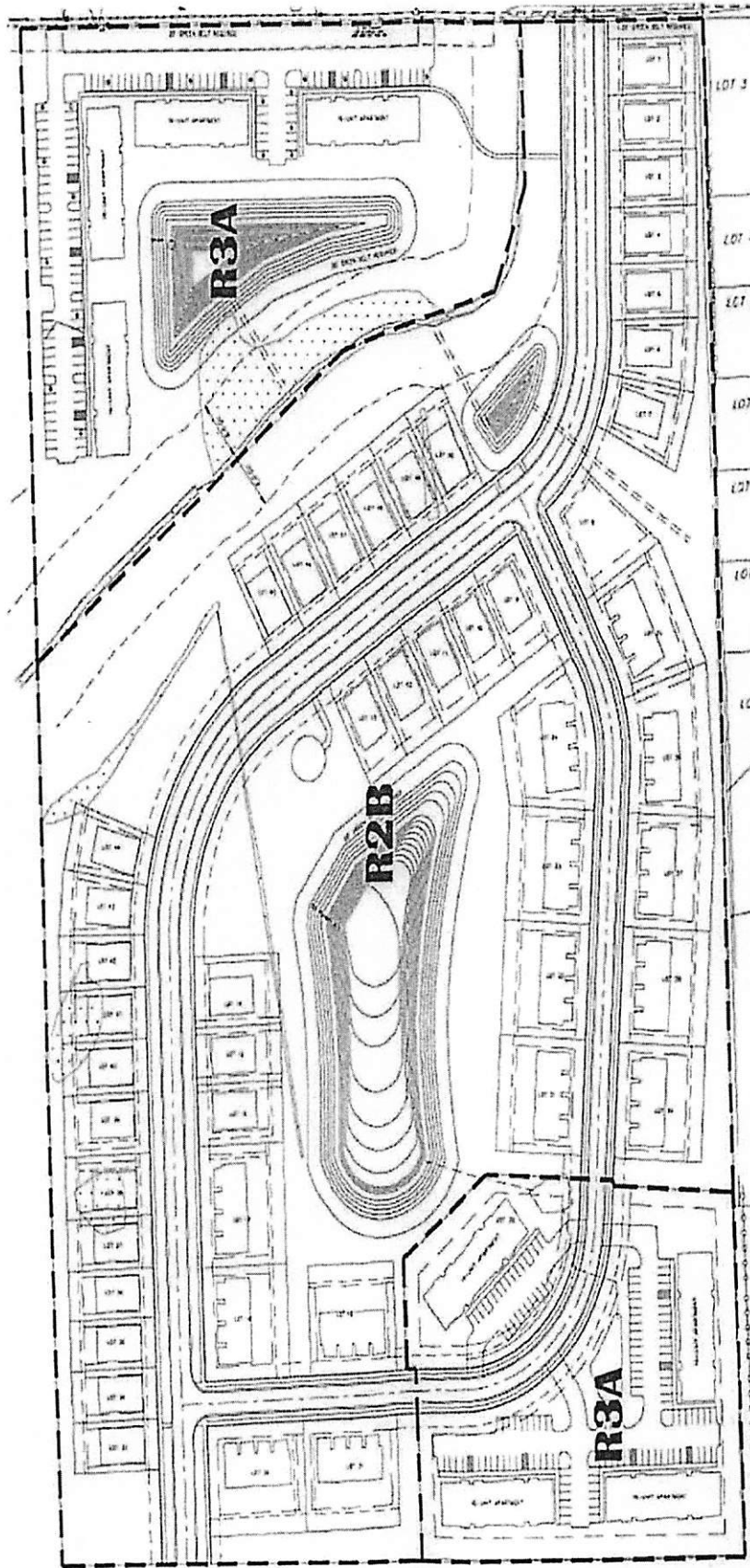


EXHIBIT B - 1

## **EXHIBIT C**

### **ECONOMIC DEVELOPMENT PLAN FOR THE TRYON MEADOW ECONOMIC DEVELOPMENT AREA MICHIGAN CITY REDEVELOPMENT COMMISSION**

#### **Purpose and Introduction.**

This document is the Economic Development Plan ("Plan") for the Tryon Meadow Economic Development Area ("Area") for the City of Michigan City, Indiana ("City"). This Plan is intended for approval by the City Council, the City's Plan Commission and the Michigan City Redevelopment Commission ("Commission") in conformance with Indiana Code 36-7-14, as amended from time to time (the "Act").

The Commission also proposes, pursuant to the provisions of Section 39 of the Act, the designation of portions of the Area to constitute tax increment financing "allocation areas" for purposes of the Act. Such allocation areas shall be designated as the "Tryon Meadow Allocation Area No. 1" ("Allocation Area No. 1") and "Tryon Meadow Allocation Area No. 2" ("Allocation Area No. 2") for purposes of distribution and allocation of taxes on real property in the respective allocation areas.

The Commission also proposes, pursuant to the provisions of Sections 39 and 56 of the Act, the designation of a portion of the Area to constitute a tax increment financing "allocation area" for residential housing for purposes of the Act. Such allocation area shall be designated as the "Tryon Meadow Allocation Area No. 3" ("Allocation Area No. 3") and together with Allocation Area No. 1 and Allocation Area No. 2, the "Allocation Areas") for purposes of distribution and allocation of taxes on real property in the allocation area.

#### **Plan Objectives.**

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana.

The Plan is designed to: (i) benefit the public health and welfare of the citizens of the City by providing additional housing options to attract new residents to the community and retain existing residents that are looking for new housing options in their community; (ii) increase the property tax base; (iii) provide for local public improvements in the Area, and (iv) improve the diversity of the economic base of the City.

The Plan is anticipated to result in the development of (i) approximately four rental buildings (each with approximately 16 units) in Allocation Area No. 1 ("Project 1"), and (ii) approximately four rental buildings (each with approximately 16 units) in Allocation Area No. 2 ("Project 2").

The residential housing program (the "Housing Program"), which is established as a component of this Plan, is anticipated to result in the development of approximately 34 for-sale

single family homes and 56 for-sale townhome units (“Project 3” and together with Project 1 and Project 2, the “Housing Projects”), of which approximately 75% are anticipated to be available and affordable to individuals or households at 80% to 120% of the area median income.

#### Description of Area.

The Area is located in the City and is described as that area set forth on the legal description and map attached as Exhibits A and B to the Commission’s Resolution No. \_\_\_\_\_ (the “Declaratory Resolution”) and consists of approximately 51.33 acres located between Tryon Road, Royal Road, Springland Avenue, and South Karwick Road in the City. A description of each of the Allocation Areas within the Area and maps of the Area and Allocation Areas are attached to the Declaratory Resolution as Exhibits A, B, E, and F-1 through F-3.

#### Plan Description.

The economic development of the Area may include the capital improvements described as follows in, serving or benefitting the Area (collectively, “Projects”):

- (1) Construction or reconstruction of roads;
- (2) Site preparation and excavation;
- (3) [Reserved];
- (4) Construction or reconstruction of water or sewer treatment system;
- (5) Construction, reconstruction or extension of sewer infrastructure;
- (6) Construction, reconstruction or extension of water infrastructure;
- (7) Construction or reconstruction of storm water drainage systems;
- (8) Utility relocation or other utility infrastructure;
- (9) Construction or reconstruction of buffer zones/mounding;
- (10) Construction of beneficial environmental projects;
- (11) Purchase or lease of public safety or public works equipment or facilities, which will serve the Area;
- (12) Parking facilities and lighting for parking areas;
- (13) Gateway beautification and identification/signage;
- (14) Communications and fiber systems;
- (15) Recreational facilities, including but not limited to, pedestrian trails or bike paths, sidewalks, and pedestrian bridges to improve the quality of place for citizens in the Area; and
- (16) The construction of the Housing Projects.

All Projects will be in or physically connected to the Area and required to serve the Allocation Areas.

#### Acquisition of Property.

The Commission has no present plans to acquire any interests in real property.

The Commission may be required to acquire easements or right-of-way to allow for the proper construction of the Projects. It is believed that the needed easements and rights-of-way can be obtained from the real estate owners who will benefit from the Projects. If required right-of-

way is not acquired by gift or dedication, a particular project may have to be abandoned or the needed right-of-way acquired through other means.

In the event privately owned parcels are needed, the Commission shall follow procedures set forth in Section 19 of the Act in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

#### **Disposal of Property.**

The Commission may dispose of any real property acquired by sale or lease to the public pursuant to procedures set forth in the Act.

#### **Procedures with respect to the Projects.**

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Area.

All public contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under Indiana Code 36-1.

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 the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals, and consents.

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

The Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Projects 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, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

#### **Financing of the Projects.**

The Commission may issue bonds in order to raise money for property acquisition and completion of the Projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

(A) The total cost of all land, rights-of-way, and other property to be acquired and developed;

(B) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

(C) Capitalized interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

(D) Expenses that the Commission is required or permitted to pay under Indiana Code 8-23-17.

In the issuance of bonds, the Commission will comply with Section 25.1 of the Act.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under the Act. The lease is subject to the provisions of Sections 25.2 and 25.3 of the Act.

As a further alternative, the Commission may pledge tax increment from the Area or use other sources available to the Commission to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the City, or to pay principal or interest on economic development revenue bonds issued by the City to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the City to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

In addition, the Commission may pay for the Projects, or a portion thereof, utilizing funds on hand.

#### **Statutory Findings.**

The Plan for the Area meets the following required findings under Section 41(b) and 55(b) of the Act.

1. The Plan for the Area promotes significant opportunities for the gainful employment of its citizens or meets other purposes of the Act.

The Plan for the Area will assist in the promotion of significant opportunities for the gainful employment of citizens of the City through the construction industry and the development of the Housing Projects and the construction of essential infrastructure improvements.



2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act.

The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act because of the lack of local public improvements and the costs of construction of road, water, sewer and storm drainage infrastructure improvements needed to serve the Area prevents the improvements from being undertaken solely by private enterprise and there is no regulatory process available to build infrastructure or to provide incentives to encourage economic growth in the Area. The use of tax increment from the Allocation Areas is necessary to construct and develop the Projects.

3. The public health and welfare will be benefited by accomplishment of the Housing Program.

The planning, re-planning, development, and redevelopment of the Area will benefit the public health, safety, morals and welfare; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana by the development of an area to include residential and multifamily housing allowing more residents the opportunity to live and work in the City and encouraging other economic development in the City. The development of the Area will also serve to lessen a housing shortage in the City, provide more affordable housing options in the City, and serve many local employers through the provision of additional housing options to their employees.

4. The accomplishment of the Plan for the Area and the Housing Program (as a component of the Plan) will be of public utility and benefit as measured by: (A) the provision of adequate residential housing; (B) an increase in the property tax base; or (C) other similar public benefits.

As noted above, the Projects will bring new jobs to the City and will increase the tax base of the City. The Plan will improve the diversity of the economic base of the City and spur development in the Area.

The Housing Program will be of public utility and benefit as measured by the reasonable expectation of the development of Project 3 in Allocation Area No. 3 which will increase the property tax base for the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

The Commission finds that the Plan conforms to other development and redevelopment plans for the City as the Plan supports the development of additional residential and multifamily housing in the City on areas of land suitable for residential development.

**Amendment of the Plan.**

**This Plan may be amended by following the procedures described in Section 17.5 of the Act. However, any amendment of the boundaries of the Area must be approved by the City Council.**

**EXHIBIT D**

**List of Owners of Real Property  
Proposed to Be Acquired for, or Otherwise  
Affected By, the Establishment of the Area**

**Acquisition**

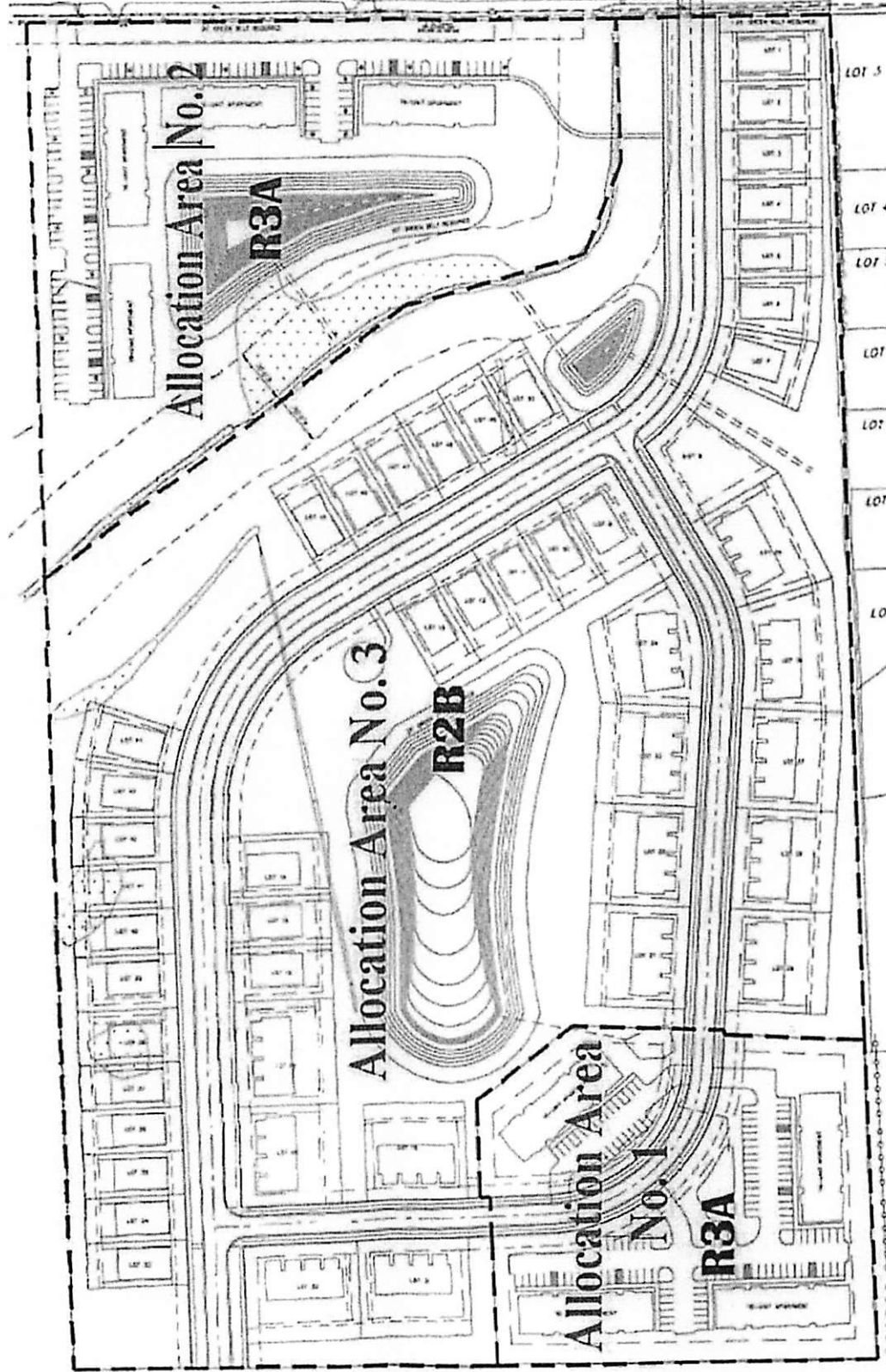
**None**

**Affected Property**

**All parcels of property in the Area are reasonably expected to be positively affected by accomplishment of the Housing Program and the Plan due to an expected increase in property values if the Housing Program and Plan are implemented.**

EXHIBIT E

Map of Allocation Areas



**EXHIBIT F-1****Legal Description for Allocation Area No. 1****SOUTHEAST R3A**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 1327 feet along the East line of said Northwest Quarter and being the point of beginning of this description; thence North 87 degrees 18 minutes West, 175 feet; thence North 02 degrees 17 minutes East, 6 feet; thence North 88 degrees 03 minutes West, 189 feet; thence South 52 degrees 43 minutes West, 152 feet; thence South 02 degrees 00 minutes East, 127 feet; thence North 86 degrees 41 minutes East, 12 feet; thence South 02 degrees 17 minutes East, 49 feet; thence South 02 degrees 37 minutes East, 167 feet; thence North 89 degrees 32 minutes East, 475 feet along the south line of the parent tract; thence North 02 degrees 17 minutes West, 410 feet along said East line to the point of beginning, containing 4.6 acres more or less.

**Parcel Information:**

<b>State Parcel Number:</b>	<b>Owner</b>	<b>Address</b>
46-01-26-126-009.000-022	Tryon Meadow LLC	Tryon Road

**EXHIBIT F-2****Legal Description for Allocation Area No. 2****NORTHWEST R3A**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 40 feet along the East line of said Northwest Quarter; thence South 89 degrees 25 minutes West, 267 feet along the north line of the parent tract and being point of beginning of this description; thence continuing South 89 degrees 25 minutes West, 739 feet along said north line; thence South 02 degrees 17 minutes East, 697 feet along the west line of the parent tract; thence North 52 degrees 47 minutes East, 565 feet; thence North 73 degrees 37 minutes East, 235 feet; thence North 20 degrees 55 minutes East, 124 feet; thence North 02 degrees 31 minutes West, 181 feet to the point of beginning, containing 7.6 acres more or less.

**Parcel Information:**

<b>State Parcel Numbers:</b>	<b>Owner</b>	<b>Address</b>
46-01-26-126-008.000-022	Tryon Meadow LLC	Tryon Road

**EXHIBIT F-3****Legal Description for Allocation Area No. 3****CENTER R2B**

Commencing at the Northeast corner of the Northwest Quarter of Section 26, Township 38 North, Range 4 West, Second Principal Meridian, LaPorte County, Indiana; thence South 02 degrees 17 minutes East, 40 feet along the East line of said Northwest Quarter and being the point of beginning of this description; thence continuing South 02 degrees 17 minutes East, 1287 feet along said East line; thence North 87 degrees 18 minutes West, 175 feet; thence North 02 degrees 17 minutes East, 6 feet; thence North 88 degrees 03 minutes West, 189 feet; thence South 52 degrees 43 minutes West, 152 feet; thence South 02 degrees 00 minutes East, 127 feet; thence North 86 degrees 41 minutes East, 12 feet; thence South 02 degrees 17 minutes East, 49 feet; thence South 02 degrees 37 minutes East, 167 feet; thence South 89 degrees 31 minutes West, 531 feet along the south line of the parent tract; thence North 02 degrees 17 minutes West, 998 feet along the west line of said parent tract; thence North 52 degrees 47 minutes East, 565 feet; thence North 73 degrees 37 minutes East, 235 feet; thence North 20 degrees 55 minutes East, 124 feet; thence North 02 degrees 31 minutes West, 181 feet; thence North 89 degrees 25 minutes East, 267 feet along the north line of the parent tract to the point of beginning, containing 27.0 acres more or less.

**Parcel Information:**

<b>State Parcel Numbers:</b>	<b>Owner</b>	<b>Address</b>
46-01-26-126-006.000-022	Tryon Meadow LLC	Tryon Road