



**FILED**

SEP 11 2025

GALE A. NEULIEB  
CITY CLERK  
CITY OF MICHIGAN CITY

## **A G E N D A**

### **COMMON COUNCIL – IN PERSON - REGULAR MEETING**

**Tuesday, September 16, 2025**

Meeting to be held at **6:30 p.m.**, local time,  
in the Council Chambers, City Hall 100 E. Michigan Blvd.  
and **Hosted by "Hybrid/Zoom" and streaming live on the**  
**Access LaPorte County Facebook page**  
See attached to connect to "Hybrid/Zoom."

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#### **CALL TO ORDER BY COUNCIL PRESIDENT**

#### **PLEDGE OF ALLEGIANCE TO THE FLAG and PRAYER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

Regular Council (Hybrid/Zoom) September 2, 2025  
Executive Session August 27, 2025

#### **REPORTS OF STANDING COMMITTEES**

#### **FINANCE COMMITTEE MEETING**

## **CLAIMS DOCKET**

**September 16, 2025**

Fund #2235 – Riverboat – Claims -	\$	0.00
EFT	\$	0.00
Rainy Day (Fund 2236)	\$	298,293.15
Fund #2504 – Boyd Development -	\$	200,000.00
EFT	\$	0.00
<b>TOTAL CLAIMS</b>	<b>\$</b>	<b>498,293.15</b>

## **REPORTS FROM BOARDS AND COMMISSIONS**

## **REPORTS OF SPECIAL or SELECT COMMITTEES**

## **REPORTS from MAYOR OR OTHER CITY OFFICERS AND DEPARTMENTS**

## **COMMENTS FROM THE PUBLIC**

## **PETITIONS**

## **COMMUNICATIONS**

Correspondence was received in the Clerk's Office on September 11, 2025, from State Senator Rodney Pol, requesting a report on fiscal impact on government.

A public notice was received in the Clerk's Office on September 8, 2025, from Newby Lewis Kaminski & Jones, LLP regarding rezoning of real estate (504 Eastwood Road, Michigan City).

## **RESOLUTIONS**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF  
MICHIGAN CITY, INDIANA GRANTING AMERIPLEX MARQUETTE JV,  
LLC AN ASSESSED VALUATION DEDUCTION (TAX ABATEMENT)  
FOR REAL PROPERTY, PURSUANT TO INDIANA CODE 6-1.1-12.1**

**Introduced by: Tim Bietry  
Bryant Dabney**

## **ORDINANCES**

**ORDINANCE  
1<sup>st</sup> Reading**

**ORDINANCE OR RESOLUTION FOR APPROPRIATION AND TAX  
RATES**

**Introduced by: Tracie Tillman**

**ORDINANCE  
1<sup>st</sup> Reading**

**AN ORDINANCE SETTING SALARIES AND WAGES FOR  
APPOINTED OFFICIALS AND EMPLOYEES OF THE CITY OF  
MICHIGAN CITY, INDIANA, FOR THE CALENDAR YEAR 2026**

**Introduced by: Tracie Tillman**

**ORDINANCE  
1<sup>st</sup> Reading**

**AN ORDINANCE SETTING THE ANNUAL SALARY FOR THE  
MAYOR (\$93,280.00)**

**Introduced by: Tracie Tillman**

**ORDINANCE  
1<sup>st</sup> Reading**

**AN ORDINANCE SETTING THE ANNUAL SALARY FOR THE  
CITY CLERK (\$76,252.73)**

**Introduced by: Tracie Tillman**

**ORDINANCE  
1<sup>st</sup> Reading**

**AN ORDINANCE SETTING THE ANNUAL SALARIES FOR THE  
COMMON COUNCIL MEMBERS (\$15,734.68)**

**Introduced by: Tracie Tillman**

**ORDINANCE  
1<sup>st</sup> Reading**

**CREATING SEC. 78-7 IN THE MICHIGAN CITY MUNICIPAL CODE TO  
PROHIBIT SMOKING WITHIN (20) TWENTY FEET FROM THE PUBLIC  
ENTRANCEWAYS OF MICHIGAN CITY GOVERNMENT BUILDINGS**

**Introduced by: Don Przybylinski**

**ORDINANCE**  
**1<sup>st</sup> Reading**

**AMENDING CERTAIN SUBSECTIONS IN SEC. 38-33 IN THE MICHIGAN  
CITY MUNICIPAL CODE REGARDING THE REVOLVING LOAN FUND**

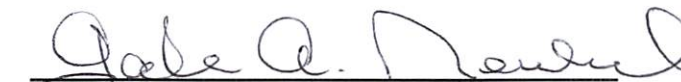
**Introduced by: Don Przybylinski**

**NEW BUSINESS**

**UNFINISHED BUSINESS**

**COMMENTS FROM THE COUNCIL**

## **ADJOURNMENT**

  
**Gale A. Neulieb, City Clerk**

You are invited to a Zoom webinar.

When: **Tuesday, September 16, 2025, 6:30 PM** Central Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84298000057?pwd=RXVRUkhobXI2aVE2R1UUR0VEVTI3dz09>

Passcode : 463601    Webinar ID: 842 9800 0057 Passcode: 463601 Or One tap mobile:

**MICHIGAN CITY COMMON COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY,  
INDIANA GRANTING AMERIPLEX MARQUETTE JV, LLC AN ASSESSED VALUATION  
DEDUCTION (TAX ABATEMENT) FOR REAL PROPERTY,  
PURSUANT TO INDIANA CODE 6-1.1-12.1**

**WHEREAS**, a Deduction for Rehabilitated or Redevelopment of Real Property in Economic Revitalization Areas is authorized under Indiana Code 6-1.1-12.1 *et seq.* (the "Act") in the form of deductions of assessed value for: (i) qualified real property improvements under Section 3; (ii) the installation of qualified personal property under Section 4.5; and (iii) of the occupancy of an eligible vacant building primarily used for commercial or industrial purposes under Section 4.8 of the Act, each as a result of new development, redevelopment and/or rehabilitation; and

**WHEREAS**, Resolution No. 4940 (the "ERA Resolution") of the Common Council of the City of Michigan City, Indiana (the "Common Council"), as approved and adopted on December 17, 2024, re-designated and re-established a certain area located within the City of Michigan City, Indiana (the "City"), being the entire corporate municipal jurisdiction of the City, as the Economic Revitalization Area (the "ERA"); and

**WHEREAS**, the ERA Resolution remains in full force and effect as adopted, approved, and confirmed such that the designation of the ERA and the effectiveness of the Cooper ERA Resolution expires on December 31, 2026; and

**WHEREAS**, Ameriplex Marquette JV, LLC (the "Company"), pursuant to Section 3(a) of the Act has filed with the Common Council a **Statements of Benefits Real Property (FORM SB-1/Real Property)** (the "Statement of Benefits") dated August 26, 2025, **EXHIBIT A** attached hereto, which proposes the construction of a 54,000 square foot multi-tenant flex industrial building (the "Project"); and

**WHEREAS**, the Company, upon approval of economic development incentive(s) by the City, intends to implement redevelopment and rehabilitation improvements to facilities and structures related to the Project during the period of May 1, 2025 through December 31, 2026 in a total amount anticipated to be **\$5,500,000** for the Project, with the existing structure improvements to be fully assessed by **January 1, 2027 (the "Assessment Date")**; and

**WHEREAS**, the Economic Development Corporation, Michigan City, Indiana ("EDCMC") submitted to the Common Council, as the designating body pursuant to Section 3 of the Act, the following documents related to the Company's request for an assessed valuation deduction of qualified real property within the ERA: (i) the Statement of Benefits ("FORM SB-1/Real Property") as completed and (ii) other supplemental information related to said request for an ERA assessed valuation deduction; and



**WHEREAS**, the Common Council has confirmed that the real property located at located at 6101 Cleveland Avenue in the City, Coolspring Township (Real Property Key Number: 46-05-09-127-031.000-009) is within the boundaries of the ERA; and, therefore the Common Council may make a determination pursuant to Section 3 of the Act, based upon the evidence, as to whether Company shall be allowed an assessed valuation deduction of qualified real property investments made within the ERA.

**NOW, THEREFORE, BE IT RESOLVED** that the actions of the Common Council of the City of Michigan City, Indiana pursuant to Section 3 of the Act are based upon the evidence as presented by the Company after review of the Statement of Benefits as well as other pertinent information provided by the EDCMC and upon the following findings in the affirmative also pursuant to Section 3(b) of the Act, that:

1. The value of the Project is reasonable for a project of its nature;
2. The estimated number of individuals who will be employed or whose employment will be retained can reasonably be expected to be a result of the Project;
3. The estimated annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to be a result of the Project; and
4. The totality of the benefits is sufficient to justify an assessed valuation deduction as a result of the Project.

**BE IT FURTHER RESOLVED BE IT FURTHER RESOLVED** that pursuant to Section 2(k) of the Act, the Common Council acknowledges that the Project is located within a designated allocation area of the Redevelopment Commission of Michigan City, Indiana under Indiana Code 36-7-14-39 or Indiana Code 35-7-15.1-26, namely the **Combined Michigan City Allocation Area** (also known as the "**Combined TIF Area**") designated within the Southside EDA (T46200), and that this Resolution shall constitute the approval required by Section 2(k) of the Act.

**BE IT FURTHER RESOLVED** that the Common Council hereby grants the Company an assessed valuation deduction ("Tax Abatement") from qualified real property investments limited to a cost of \$5,500,000 for redevelopment and construction of the Project between May 1, 2025 and December 31, 2026, with real property improvements to be fully assessed by **January 1, 2027 (the "Assessment Date")**, all in accordance with the Act as it relates to the Project and as identified on the Statement of Benefits.

**BE IT FURTHER RESOLVED** that the final determination of the amount of assessed valuation deduction of the Project for investments in qualified real property shall be made by the appropriate Coolspring Township Assessor, LaPorte County, Indiana review board, or state of Indiana agency.

**BE IT FURTHER RESOLVED** that the Common Council has considered the following factors under Section 17 in connection with the Project: (i) the total amount of investment in real and personal property; (ii) the number of new full-time equivalent jobs to be created as a result of the Project; (iii) the average wage of the new employees resulting from the Project compared to the state minimum wage; and (iv) the infrastructure requirements for the investment in the Project.

**BE IT FURTHER RESOLVED** that pursuant to Sections 3(c) and 17 of the Act, the Common Council, based upon its affirmation of criteria pursuant to Sections 3(b) and 17 of the Act as stated above, hereby grants the Company an assessed valuation deduction period of seven (7) years on fully assessed real property improvements from the Assessment Date of each new structure for which said deduction percentage schedule for qualified real property applies over said seven (7) year abatement period, more specifically identified in EXHIBIT B attached hereto.

**BE IT FURTHER RESOLVED** that the assessed valuation deduction percentages as set forth in EXHIBIT B during the seven (7) year abatement period is attached hereto in order to meet the requirements of Sections 3(c) and 17 of the Act.

**BE IT FURTHER RESOLVED** that the assessed valuation deduction percentages as identified in EXHIBIT B shall begin upon the completion and the full assessment of real property improvement as a result redevelopment and rehabilitation activities related to the Project (anticipated to be not later than January 1, 2027 as the Assessment Date) by the appropriate assessing authority, regardless of the expiration date of the ERA as stated the ERA Resolution.

**BE IT FURTHER RESOLVED** that the Common Council may impose a fee on the tax savings realized by the Company pursuant to Section 14 of the Act as a result of the application of an ERA deduction as calculated by the Office of the LaPorte County, Indiana Auditor and as billed by the Office of the LaPorte County, Indiana Treasurer.

**BE IT FURTHER RESOLVED** that, pursuant to Ordinance No. 4417 ("Establishing a fee as provided for in IC 6-1.1-12.1-14 for tax abatements granted pursuant to IC 6-1.1-12.1 Sections 3, 4.5, or 4.8") of the Common Council, adopted and approved on January 3, 2017 and having received the written consent of the Company in accordance with Section 14(b) of the Act, a copy of which is attached hereto as EXHIBIT C and is made a part hereof and incorporated herein, and pursuant to Section 14(b) of the Act, for each year the Company's personal property tax liability is reduced by an assessed valuation deduction related specifically to the construction and the full assessment of real property as a result of the Project, the Company shall pay to the LaPorte County, Indiana Treasurer a fee in the amount computed and determined by the LaPorte County, Indiana Auditor pursuant to the provisions of Section 14(c) of the Act (the "Imposed Fee") such that:

1. The Common Council hereby determines that **fifteen percent (15%)** shall be the percentage to be applied by the LaPorte County, Indiana Auditor for purposes of STEP TWO of Section 14(c) of the Act;
2. Accordingly, for each year the Imposed Fee is payable by the Company, the Imposed Fee shall be equal to the lesser of One Hundred Thousand Dollars (\$100,000) or fifteen percent (15%) of the real property taxes that would have been paid by the Company during that year if the deductions approved in this Resolution had not been in effect, i.e., 15% of the Company's annual real property tax savings attributable to a deduction from the assessed valuation from the Project; and
3. Pursuant to Section 14(d) of the Act, the Imposed Fee, as collected, shall be distributed to the **Economic Development Corporation, Michigan City, Indiana** as a tax exempt governmental (nonprofit) entity established to promote economic

development within the corporate limits of the City as determined by the Common Council as the designating body.

**BE IT FURTHER RESOLVED** that the Company has agreed to the following imposed reasonable conditions during the abatement period upon approval of an assessed valuation deduction for real property as herein specified and authorized under Section 2(i)(6) of the Act and to be included under Item D (page 2) of the approved FORM SB-1/Real Property:

*Condition #1:* The Company understands and agrees that the annual deduction to be applied **shall be limited to \$5,500,000 of private investment or cost of real property improvements** as assessed on the Assessment Date as a result of ERA assessed valuation deductions from incremental real property improvements assessed; provided however, the Company may submit an amended SB-1 showing increased investment or cost for further amending approval by the Common Council.

**BE IT FURTHER RESOLVED** that the Common Council as the designating body at its discretion may impose a claw back provision attached hereto under **EXHIBIT D** for tax savings for any tax years in which the Company does not reasonably comply with the Statement of Benefits (FORM SB-1/RE), the annual filings required pursuant to the Act, and the conditions of this Resolution during each of the seven (7) year abatement period for which an ERA assessed valuation deduction is applied.

**BE IT FURTHER RESOLVED** that the City Clerk is hereby directed to cause the filing of all appropriate approval documents related to this Resolution with the Office of the Assessor for Coolspring Township, Indiana and the Office of the LaPorte County, Indiana Auditor as it applies to this Resolution and the approval of the Company's assessed valuation deduction, more specifically the following documents or information:

1. The Statement of Benefits, as approved, properly completed consistent with this Resolution and as signed and attested by the appropriate City officials;
2. A certified copy of this Resolution; and
3. An approved and signed copy of the minutes of the meeting at which the Common Council approves this Resolution and the Statement of Benefits.

**BE IT FURTHER RESOLVED** that if any part, clause, or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause, or portion of this Resolution.

This Resolution shall be in full force and effect from and after its passage and adoption by the Common Council and upon the signature of the Mayor of the City as the executive of the City.

**MICHIGAN CITY COMMON COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY,  
INDIANA GRANTING AMERIPLEX MARQUETTE JV, LLC AN ASSESSED VALUATION  
DEDUCTION (TAX ABATEMENT) FOR REAL PROPERTY,  
PURSUANT TO INDIANA CODE 6-1.1-12.1**

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**INTRODUCED BY:** \_\_\_\_\_

Tim Bietry, Member

\_\_\_\_\_  
Bryant Dabney, Member

Passed by the Common Council of the City of Michigan City, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Approved/Vetoed (circle action taken) by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
Michigan City, Indiana

**ATTEST:**

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

*Prepared by: Development Economic Finance Consulting, LLC  
Reviewed by: Harris Law Firm, P.C. Upon Request*

# EXHIBIT A

## Economic Revitalization Area – FORM SB-1/Real Property: Ameriplex Marquette JC, LLC

(Pursuant to Indiana Code 6-1.1-12.1 Section 3)



### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

#### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 \_\_\_\_ PAY 20 \_\_\_\_

FORM SB-1 / Real Property

#### PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Ameriplex Marquette JV, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 3454 Douglas Road, Suite 250, South Bend, IN 46635					
Name of contact person Michael C. O'Connor		Telephone number ( 219 ) 784-3104		E-mail address moconnor@holladayproperties.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body				Resolution number	
Location of property 6101 Cleveland Rd.		County LaPorte		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a 54,000 SF speculative, multi-tenant flex industrial building with supporting site improvements consisting of truck load dock court, car parking field and landscaping				Estimated start date (month, day, year) May 1, 2025	
				Estimated completion date (month, day, year) December 1, 2026	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 0	Salaries 0	Number Retained 0	Salaries 0	Number Additional 18	Salaries \$65,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			\$5,500,000	\$2,300,000	
Less values of any property being replaced					
Net estimated values upon completion of project			\$5,500,000	\$2,300,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) N/A			Estimated hazardous waste converted (pounds) N/A		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 8-26-2025	
Printed name of authorized representative Michael C. O'Connor				Title SVP Development & Leasing	

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 2 calendar years\* (see below). The date this designation expires is December 31, 2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ 5,500,000 of cost improvements.
- D. Other limitations or conditions (specify) Imposition of a 15% fee pursuant to Section 14 of the Act.
- E. Number of years allowed:
- |                                 |  |                                 |                                 |   |
|---------------------------------|--|---------------------------------|---------------------------------|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2            | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 (* see below) |
| <input type="checkbox"/> Year 6 | <input checked="" type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10              |
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☒ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( 219 ) 873-1400	Date signed (month, day, year)
Printed name of authorized member of designating body Tracie Tillman, President – Common Council	Name of designating body Common Council of the City of Michigan City, Indiana	
Attested by (signature and title of attester)	Printed name of attester Gale Neulieb, Clerk of the City of Michigan City	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

**(b)** This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

**(c)** An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



# EXHIBIT B

Assessed Valuation Deduction Schedule Pursuant to a FORM SB-1/Real Property:  
Ameriplex Marquette JV, LLC

*(Pursuant to Indiana Code 6-1.1-12.1 Sections 3(c) and 17)*

Approved Abatement Period Schedule:		
<b>Real Property Improvement Deduction:</b>		
<p>a. <i>Redevelopment and construction of a 54,000 square foot multi-tenant flex industrial building and real property improvements between May 1, 2025 and December 31, 2026 with to be fully assessed by January 1, 2027 (the "Assessment Date"), all in accordance with the Act as it relates to the Project and as identified on the Statement of Benefits;</i></p> <p>b. <i>Limited to the assessed valuation of real property improvements upon full assessment of the Project on the First Assessment Date (with the existing vacant building and structure improvements anticipated to be fully assessed by January 1, 2027); and</i></p> <p>c. <i>Investment cost limited to \$5,500,000 (see Note B-FORM SB-1 RE); subject to submission an approval of an amended SB-1 showing higher investment and subject to the terms and conditions of the Project development agreement, if executed.</i></p>		
Year of Abatement Period	Anticipated Assessment Date	Deduction Percentage
Year One (1) <sup>c</sup>	January 1, 2027	100%
Year Two (2) <sup>c</sup>	January 1, 2028	95%
Year Three (3) <sup>c</sup>	January 1, 2029	80%
Year Four (4) <sup>c</sup>	January 1, 2030	65%
Year Five (5) <sup>c</sup>	January 1, 2031	50%
Year Six (6) <sup>c</sup>	January 1, 2032	40%
Year Seven (7) <sup>c</sup>	January 1, 2033	30%

**Note B (FORM SB-1/Real Property):** The Company understands and agrees that the annual deduction to be applied shall be limited to \$5,500,000 of private investment or cost of real property improvements as assessed on the Assessment Date during the seven (7) year abatement period of the Project as a result of ERA assessed valuation deductions from incremental real property improvements assessed; provided however, that the Company may submit an amended SB-1/Real Property showing greater investment for approval by the Common Council.

# EXHIBIT C

Imposed Fee Consent Letter:  
Ameriplex Marquette JV, LLC



6370 AmeriPlex Dr. Ste. 110 | Portage Indiana 46368

PHONE (219) 841-6416 | FAX (219) 764-0446

August 25, 2025

Dear Michigan City Common Council,

Ameriplex Marquette JV, LLC (the "company") has submitted a **FORM SB-1/Real Property (Statement of Benefits)** dated to the City of Michigan City, Indiana (the "City") Common Council, as the designating body, for approval of an assessed valuation deduction (Tax Abatement) consents to the imposition of a fee (the "Imposed Fee") pursuant to Indiana Code ("IC") 6-1.1-12.1-14(b).

The Company understands that the City's Common Council will incorporate the following statements into a resolution for consideration and official action on the Company's FORM SB-1/Real Property and assessed valuation deduction request:

- 1) The Common Council's intent to subject the Company to an Imposed Fee pursuant to IC 6-1.1-12.1-14;
- 2) The percentage to be applied by the LaPorte County Auditor for purposes of STEP TWO of subsection 14(c), which may not exceed **fifteen percent (15%)**, is fifteen percent (15%) and which shall remain in effect throughout the term of the assessed valuation deduction (the "Abatement Period"); and
- 3) The one or more public or nonprofit entities established to promote economic development within the City served by the City's Common Council, as the designating body, identified solely as the **Economic Development Corporation Michigan City** shall receive distributions of the Imposed Fee, all as calculated by the LaPorte County Auditor, billed by the LaPorte County Treasurer, remitted by the Company and distributed by the LaPorte County Auditor to the designated entity during the Abatement Period.

The Company understands that for each year in which its property tax liability is reduced as the result of the application of an assessed valuation deduction pursuant to IC 6-1.1-12.1-3, the Company shall pay to the LaPorte County Treasurer upon notification the Imposed Fee in an amount calculated by the LaPorte County Auditor pursuant to IC 6-1.1-12.1-14(c) for the distribution to the one or more public or nonprofit entities as designated by the City's Common Council. **The Company shall pay the Imposed Fee within 45 days of notification.**

Furthermore the Company understands that pursuant to IC 6-1.1-12.1-14(c), the Common Council determines that the Company has not paid the Imposed Fee in accordance with IC 6-1.1-12.1-14, the Common Council may adopt a resolution terminating the Company's assessed valuation deduction under Sections 3, 4.5 or 4.8. And, if the City Common Council adopts such a resolution, the assessed valuation deduction, previously approved under Sections 3, 4.5 or 4.8 as now terminated, does not apply to the next installment of property taxes owed by the Company or to any subsequent installment of property taxes.

Very truly yours,

Michael C. O'Connor  
SVP Development & Leasing  
Holladay Properties



# **EXHIBIT D**

**Clawback Provision:  
Ameriplex Marquette JV, LLC**

## **Michigan City, Indiana City of Michigan City**

### **Assessed Valuation Deductions (Tax Abatement): Claw Back Provision**

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The Common Council of the City of Michigan, Indiana (the "City") has prepared the following **Claw Back Provision** in the event an entity to which an assessed valuation deduction (Tax Abatement) pursuant to Indiana Code 6-1.1-12-1 is approved vis-à-vis a FORM SB-1 or other form for which assessed valuation deductions are approved by Common Council official action and is found to be non-compliant in accordance with Indiana Code 6-1.1-12-1-5.9.

**SECTION I.** If an approved assessed valuation deduction applicant does not obtain or meet any one of the following criteria as identified on an approved FORM SB-1:

- Ninety percent (90%) of the level of salaries of retained and additional employees because of a project identified in Section 2 of an approved Statement of Benefits as set forth in Section 3 within the time frame (the "Estimated Completion Date") set forth in the same Statement of Benefits; and
- Ninety percent (90%) of the number of retained and additional employees because of a project identified in Section 2 of an approved Statement of Benefits as set forth in Section 3 within the time frame (the "Estimated Completion Date") set forth in the same Statement of Benefits;
- Ninety percent (90%) of the cost of tangible property because of a project identified in Section 2 of an approved Statement of Benefits as set forth in Section 4 within the time frame (the "Estimated Completion Date") set forth in the same Statement of Benefits;

the City's Common Council, as the designating body following the procedures of Indiana Code 6-1.1-12.1-5.9, may impose this Claw Back Provision requiring the applicant to pay back tax savings realized during the prior assessment year for taxes due and payable for non-compliance because of an assessed valuation deduction proportional to the extent of the deficiency of the criteria listed above. A determination by resolution to impose this Claw Back Provision and its provisions is at the sole discretion of the City's Common Council as the designating body and may be dependent upon various factors and variables uniquely applicable to each approved Statement of Benefits.

**SECTION II.** This Claw Back Provision may be imposed by the City's Common Council as the designating body during the approved period of the assessed valuation deduction as documented in the resolution approving a Statement of Benefits (FORM SB-1) and for a period of one year after and subsequent to the final assessment date applicable to the approved abatement period of an assessed valuation deduction applicant as documented in the resolution approving a Statement of Benefits (FORM SB-1).

**SECTION III.** Upon determination by resolution to impose this Claw Back Provision, the City's Common Council shall have an independent professional consultant calculate: (i) the tax savings realized as a result of an assessed valuation deduction to the extent of the deficiency of the criteria listed above as determined by the Common Council and (ii) the distribution of the claw back payment to the City proportional to each overlapping taxing unit for which the tax payable year the Claw Back Provision is applied, as based upon the percentage of the overlapping taxing unit's tax rate to the gross tax rate for the appropriate tax unit.

**SECTION IV.** Prior to notification to the approved applicant of an assessed valuation deduction for which this Claw Back Provision is imposed, the City shall notify the Office of the LaPorte County, Indiana Auditor ("Auditor") and/or the Office of the LaPorte County, Indiana Assessor ("Assessor") as to the imposition of the Claw Back Provision. The City shall also submit the calculation of the claw back payment and its distribution to the overlapping taxing units pursuant to Section III for confirmation and verification prior to final imposition and notification of this Claw Back Provision to the approved applicant of an assessed valuation deduction.

**SECTION V.** The Auditor shall provide written confirmation and verification as to the amount of the claw back payment and the proportional distribution of the claw back payments to the overlapping taxing units as calculated by the City pursuant to SECTION III.

**SECTION VI.** Upon notice from the Auditor that the claw back payment and the distribution of the claw back payment to the overlapping taxing units is confirmed and verified, the City shall notify to the approved applicant of an assessed valuation deduction that this claw back provision is imposed. Said notice shall include the calculation of the claw back payment, its distribution to the overlapping taxing units and a statement that the calculations have been confirmed and verified by the Auditor prior to notification.

**SECTION VII.** Prior to the distribution to the overlapping taxing units of a claw back payment made to the City, the City shall notify the Auditor and/or the Assessor as to the receipt of a claw back payment for its files pertaining to the assessed valuation deduction.

**SECTION VIII.** The City shall distribute claw back payments to all overlapping taxing units via USPS certified mail-return receipt no later than 30 days from the date of the receipt of the claw back payment.

**SECTION IX.** Upon return of all USPS certified mail-return receipts from the overlapping taxing units, the City shall provide copies of the return receipts to the following entities:

- The approved applicant of an assessed valuation deduction for which this Claw Back Provision is imposed;
- The Auditor, and
- If applicable, to the Assessor.

as documentation that the imposed claw back payment was distributed to overlapping taxing units.

# ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)  
Approved by the State Board of Accounts, 2015  
Prescribed by the Department of Local Government Finance

FILED  
Budget Form No. 4  
Generated 9/11/2024 10:41:22 AM

SEP 11 2025

Ordinance / Resolution Number:

GALE A. NEULIEB

Be it ordained/resolved by the **Michigan City Common Council** that for the expenses of **MICHIGAN CITY SANITARY** for the year ending December 31, **2026** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **MICHIGAN CITY SANITARY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Michigan City Common council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Michigan City Common council	Common Council and Mayor	

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
6402	TRASH / SANITATION - OPERATING	\$0	\$0	
8201	SPECIAL SANITARY GENERAL	\$0	\$0	0
		\$0	\$0	0

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)  
Approved by the State Board of Accounts, 2015  
Prescribed by the Department of Local Government Finance

Budget Form No. 4  
Generated 9/11/2024 10:41:22 AM


ATTEST

Name	Title	Signature

In accordance with IC 6-1.1-17-16(k), we state our intent to issue debt after December 1 and before January 1

Yes ☐ No ☒

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31

Yes ☐ No ☒

FILED

SEP 11 2025

GALE A. NEULIEB  
CITY CLERK  
CITY OF MICHIGAN CITY

## Ordinance / Resolution Number:

Be it ordained/resolved by the Michigan City Common Council that for the expenses of MICHIGAN CITY CIVIL CITY for the year ending December 31, 2026 the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of MICHIGAN CITY CIVIL CITY, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Michigan City Common Council.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Michigan City Common Council	Common Council and Mayor	

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0005	CASINO/RIVERBOAT	\$0	\$0	0.0000
0061	RAINY DAY	\$0	\$0	0.0000
0101	GENERAL	\$0	\$0	0.0000
0254	LOCAL INCOME TAX	\$0	\$0	0.0000
0341	FIRE PENSION	\$0	\$0	0.0000
0342	POLICE PENSION	\$0	\$0	0.0000
0615	ANIMAL SHELTER	\$0	\$0	0.0000
0706	LOCAL ROAD & STREET	\$0	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$0	\$0	0.0000
0990	CUMULATIVE CHANNEL MAINTENANCE	\$0	\$0	0.0000
1151	CONTINUING EDUCATION	\$0	\$0	0.0000
1301	PARK & RECREATION	\$0	\$0	0.0000
1312	RECREATION	\$0	\$0	0.0000
2102	AVIATION/AIRPORT	\$0	\$0	0.0000
2120	CEMETERY	\$0	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$0	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$0	\$0	0.0562
2430	REDEVELOPMENT - GENERAL	\$0	\$0	0.0000
		\$0	\$0	0.0000

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	Boyd Development	\$0
9501	Patriot Park	\$0
9502	Senior Center	\$0
9503	Golf	\$0
9504	Park Concessions	\$0
9505	Aviation Fuel	\$0
9506	DEA Forfeiture	\$0
9507	LOIT Special Distribution	\$0
9508	Promise Scholarship	\$0
9509	Zoo Education Non Reverting Fund	\$0
9510	Zoo Donation Fund	\$0



**MICHIGAN CITY COMMON COUNCIL**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE SETTING SALARIES AND WAGES FOR APPOINTED OFFICIALS AND  
EMPLOYEES OF THE CITY OF MICHIGAN CITY, INDIANA, FOR THE CALENDAR YEAR 2026**

**WHEREAS**, the Mayor must set the salaries and wages of appointed officials and employees of the City of Michigan City; and

**WHEREAS**, the Common Council of the City of Michigan City must, pursuant to IC 36-4-7-3, set other said salaries and wages by ordinance; and

**WHEREAS**, pursuant to IC 36-4-7-3, the Common Council of the City of Michigan City may by ordinance reduce, but may not increase, any salaries and wages set by the Mayor.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Michigan City, LaPorte County, Indiana, that:

**Section 1.** The salary and wage ranges for appointed officials and employees for the year 2026 shall be as set forth as follows:

(Positions covered by collective bargaining agreements are marked with \*)

(FT- means full-time; PT- means part-time)

City Employees-Departments	<u>Min. Hourly</u>	<u>Max. Hourly</u>	<u>Min. Salary</u>	<u>Max. Salary</u>
<b><u>Controller's Office:</u></b>				
Controller			\$75,019.07	\$81,403.67
Assistant Controller			\$68,080.80	\$73,874.91
2nd Assistant Controller			\$64,028.65	\$69,477.89
Payroll Administrator*	\$21.83	\$24.74		
Accounts Payable/Receivable Administrator	\$21.83	\$24.74		
Accounts Payable/Receivable Specialist*	\$19.68	\$22.30		
<b><u>Clerk's Office:</u></b>				
Deputy Clerk			\$55,136.64	\$58,656.00
<b><u>Mayor's Office:</u></b>				
City Administrator			\$58,947.08	\$63,963.85
Education & Workforce Development Director			\$66,061.32	\$71,683.56
Special Events Planner			\$58,947.08	\$73,000.00
Special Events Assistant Director	\$21.83	\$24.74		
Office Manager	\$21.82	\$24.74		
Undergraduate Municipal Intern	\$17.00	\$20.00		
Graduate Municipal Intern	\$19.00	\$22.00		
<b><u>Planning &amp; Inspection:</u></b>				
Planning Director (Executive II)			\$73,320.00	\$79,560.00
Building Superintendent			\$67,000.00	\$72,000.00
Associate Planner			\$55,136.64	\$67,000.00



Code Enforcement Manager			\$57,930.62	\$62,860.89
Building Commissioner			\$57,930.62	\$62,860.89
Administrative Assistant II	\$18.70	\$21.20		
Building Inspector (FT/PT)	\$31.50	\$35.70		
Code Enforcement Inspector	\$23.55	\$26.69		
CDBG Housing Specialist (PT)	\$30.60	\$35.00		
Permit Specialist #1	\$21.15	\$23.97		
Permit Specialist #2	\$21.15	\$23.97		
<b><u>Human Resources:</u></b>				
Human Resource Director (Executive II)			\$79,900.00	\$86,700.00
Assistant Human Resource Director			\$64,028.65	\$69,477.89
Administrative Assistant III	\$19.68	\$22.30		
<b><u>Central Maintenance/Services:</u></b>				
Central Services Superintendent (Executive II)			\$71,447.52	\$77,528.16
Mechanic*	\$26.24	\$29.73		
Office Manager	\$21.83	\$24.74		
<b><u>City Hall:</u></b>				
Maintenance Foreman	\$19.27	\$21.84		
Custodian II (FT/PT)	\$17.43	\$19.66		
<b><u>Attorney:</u></b>				
Corporation Counsel			\$100,993.57	\$109,588.77
City Attorney			\$55,136.64	\$59,829.12
Office Manager	\$21.83	\$24.74		
<b><u>MC Transit:</u></b>				
MC Transit Director (Executive I)			\$66,061.32	\$71,683.56
Logistics Supervisor Transit	\$24.00	\$27.00		
Assistant Transit Director			\$55,136.64	\$59,829.12
Driver*	\$21.60	\$24.48		
Administrative Assistant II*	\$18.70	\$21.20		
Washer/Custodian*	\$17.43	\$19.66		
<b><u>Engineering:</u></b>				
City Engineer			\$122,200.00	\$132,600.00
<b><u>Fire Department:</u></b>				
Chief			\$87,335.36	\$94,768.16
Deputy Chief			\$79,072.31	\$85,801.87
Office Manager	\$21.83	\$24.74		
Seasonal Lifeguard	\$24.32	\$27.57		
Seasonal Assistant Head Lifeguard	\$25.31	\$28.68		
Seasonal Head Lifeguard	\$26.28	\$29.78		
Administrative Assistant I (part-time)	\$16.83	\$19.07		
<b><u>Police Department:</u></b>				
Chief			\$87,833.66	\$95,308.86
Deputy Chief			\$79,540.62	\$86,310.03

Office Manager	\$21.83	\$24.74		
Administrative Assistant II*	\$18.70	\$21.20		
Maintenance Foreman*	\$19.30	\$21.84		
Custodian II*	\$17.34	\$19.66		
Animal Control Officer* (FT/PT)	\$19.41	\$23.00		
Social Worker			\$57,791.31	\$62,709.72
Crossing Guard	\$11.00	\$13.00		
<b><u>Vector Control:</u></b>				
Vector Control Officer			\$55,136.64	\$59,829.12
Administrative Assistant II	\$18.70	\$21.20		
Vector Control Assistant Officer	\$21.83	\$24.74		
Laborer	\$17.34	\$19.66		
Seasonal Laborer	\$14.00	\$17.00		
<b><u>Street Department:</u></b>				
Street Department Director (Executive I)			\$66,061.32	\$71,683.56
Operator*	\$23.54	\$26.68		
Driver*	\$21.60	\$24.48		
<b><u>Aviation:</u></b>				
Airport Manager (Executive I)			\$66,061.32	\$71,683.56
Foreman	\$19.27	\$21.84		
Laborer (FT/PT)	\$17.34	\$19.66		
<b><u>Cemetery:</u></b>				
Cemetery Superintendent (Executive I)			\$66,061.32	\$71,683.56
Cemetery Assistant Superintendent			\$55,136.64	\$59,829.12
Administrative Assistant II	\$18.70	\$21.20		
Working Foreman	\$19.27	\$21.84		
Mechanic	\$19.27	\$21.84		
Laborer/Driver	\$17.34	\$19.66		
Temporary/Seasonal Laborer	\$14.00	\$17.00		
<b><u>Park Administration:</u></b>				
Park Superintendent (Executive II)			\$71,447.90	\$77,528.57
Assistant Park Superintendent (Executive I)			\$66,745.88	\$72,426.39
Admin Director			\$52,000.00	\$59,465.90
Administrative Assistant II Payroll	\$18.70	\$21.20		
Administrative Assistant II Rec Program Coordinator	\$18.70	\$21.20		
Seasonal Parking Sticker Clerk	\$14.00	\$17.00		
Seasonal Parking Attendant	\$14.00	\$17.00		
Seasonal Assistant Parking Supervisor	\$16.76	\$18.00		
Seasonal Parking Supervisor	\$17.30	\$19.00		
<b><u>Park Recreation:</u></b>				
Seasonal Day Camp Director	\$18.38	\$19.00		
Seasonal Day Camp Leader	\$14.00	\$17.00		
Seasonal Day Camp Supervisor	\$17.30	\$18.00		

Summer Intern	\$14.00	\$17.00		
<b><u>Park Zoo:</u></b>				
Zoo Director			\$59,963.30	\$65,066.55
Assistant Zoo Director	\$23.55	\$26.69		
Retail Manager	\$23.55	\$26.69		
Zookeeper I	\$20.61	\$23.36		
Craftsman	\$20.21	\$22.90		
Seasonal Admission Cashier I	\$14.00	\$17.00		
Seasonal Zookeeper/Laborer I	\$14.00	\$17.00		
Seasonal Zookeeper/Laborer II	\$16.76	\$17.50		
Seasonal Education Curator	\$14.00	\$17.00		
Seasonal Guest Services Attendant	\$14.00	\$17.00		
Seasonal Groundkeeper	\$14.00	\$17.00		
Seasonal Train Attendant/Operator	\$14.00	\$17.00		
Seasonal Aviary Attendant	\$14.00	\$17.00		
Seasonal Animal Health Care Manager	\$20.00	\$20.40		
Seasonal Dietician	\$14.00	\$17.00		
<b><u>Park Maintenance:</u></b>				
Maintenance Director			\$57,930.62	\$65,066.55
Operations Foreman	\$22.74	\$25.78		
Administration Foreman	\$22.74	\$25.78		
Craftsman	\$20.21	\$22.90		
Laborer	\$19.27	\$21.84		
Seasonal Custodian Laborer	\$14.00	\$17.00		
Seasonal General Laborer	\$14.00	\$17.00		
Seasonal Landscaping Laborer	\$14.00	\$17.00		
Seasonal Patriot Park Laborer	\$14.00	\$17.00		
<b><u>Park Senior Center:</u></b>				
Senior Center Director			\$55,897.95	\$60,655.22
Administrative Assistant I (part-time)	\$18.51	\$19.07		
<b><u>Golf:</u></b>				
PGA Professional Director of Golf Operations			\$68,000.00	\$74,766.00
Greens Superintendent			\$57,930.62	\$67,500.00
Assistant Greens Superintendent	\$22.74	\$27.00		
Golf Laborer	\$19.27	\$21.84		
Seasonal Assistant Golf Manager	\$18.00	\$18.36		
Seasonal Laborer	\$14.00	\$17.00		
Seasonal Shift Leader	\$14.00	\$17.00		
Seasonal Clerk	\$14.00	\$17.00		
Seasonal Cart Laborer	\$14.00	\$17.00		
Seasonal Cook/Server	\$14.00	\$17.00		
Seasonal Beverage Cart Operator	\$14.00	\$17.00		
Seasonal Ranger/Starter	\$14.00	\$17.00		

<b>Park Concessions:</b>				
Seasonal Zoo Gift Shop Attendant/Office Assistant	\$14.00	\$17.00		
Seasonal Concession Attendant	\$14.00	\$17.00		

**Section 2.** The fringe benefit program provided by the City includes medical insurance, vacation pay, vacation bonus, participation in the Indiana Public Retirement System (INPRS), and sick leave, as defined in the City Employee Handbook for non-contract, full-time employees in the following departments: Mayor, Controller, Clerk, Engineer, Personnel, City Hall, Attorney, Planning & Inspection, Cemeteries, Police, Fire, Aviation, Human Rights, Central Services, Vector Control, Street, Transit, Central Maintenance, Park, Redevelopment and the Promise Scholarship Director. Also included in the fringe benefit program are the following: the City Engineer, who shall maintain a minimum of thirty (30) hours per week as well as serving on or attending the meetings of the Board of Public Works & Safety and Plan Commission; and the Corporation Counsel, who shall maintain thirty (30) hours per week, and the City Attorney, who shall maintain twenty (20) hours per week, representing City departments in grievances, participating in all contract negotiations, representing and attending the meetings of the Board of Public Works & Safety, and prosecuting ordinance violations.

**Section 3.** For the Animal Control Officer, the fringe benefit program provided by the City includes certification pay at the rate of \$500 per year per certification with a maximum of three (3) certifications to be divided and included with the bi-weekly pay.

**Section 4.** For those employees employed with the City prior to January 1, 2026, the fringe benefit program is further defined as providing a longevity program for non-contract employees who have worked three (3) or more years in a full-time capacity, the financial increment shall be \$650 for each three (3) years of service to a maximum of \$5,200. For those employees employed with the City on and after January 1, 2026, the fringe benefit program providing a longevity program for non-contract employees who have worked three (3) or more years in full-time capacity, the financial increment shall be \$450.00 for each three (3) years of service to a maximum of \$3,600.00.

**Section 5.** Personnel who are subject to emergency calls outside of regular business hours will be provided with a City take-home vehicle. These include public safety personnel (Police and Fire) and one service employee per department per day when their service calls require tools that are carried in the vehicle (Animal Control, Vector Control, Parks & Recreation and Aviation).

**Section 6.** For Park Maintenance only, on-call pay shall be provided at an additional \$2.00 per hour as defined in a Park Resolution and approved by the Park Board.

**Section 7.** Except for salaries included in Section 9 below, all salaries are annual and shall be paid in equal amounts on a bi-weekly basis over the number of bi-weekly periods in the calendar year. Set salaries are in effect for all payrolls issued in the calendar year governed by this ordinance.

**Section 8.** All salaries and fringe benefits for union workers are subject to the terms, conditions, and limitations specified in the respective labor contracts for the year governed by this ordinance.

**Section 9.** Members of the following boards and commissions shall receive compensation in the amounts listed for that board or commission, payable the following month. Annual Per Diem are the maximum amounts to be paid for that position, and the columns below in this Section depict if that position is paid monthly or paid per meeting attended. Council Members and Department Heads who serve on these bodies shall not receive the per diem.

	<u>Annual Per Diem</u>	<u>Monthly</u>
Board of Public Works & Safety:		
Member	\$ 2,400.00	\$ 200.00
Police Civil Service Commission:		
Member	\$ 1,800.00	\$ 150.00
Fire Merit Commission:		
Member	\$ 1,800.00	\$ 150.00
Fire Pension Board:		
Secretary	\$ 2,400.00	\$ 200.00
Police Pension Board:		
Secretary	\$ 2,400.00	\$ 200.00
Human Rights Commission:		
Secretary	\$ 1,800.00	\$ 150.00

The following Board/Commission members must attend the meeting to receive compensation.

	<u>Annual Per Diem</u>	<u>Monthly Maximum /Meeting</u>
Board of Cemetery Trustees:		
Member	\$ 1,287.00	\$ 107.25
Licensing Board:		
Member	\$ 600.00	\$ 50.00
Plan Commission:		
Member	\$ 600.00	\$ 50.00
Board of Zoning Appeals:		
Member	\$ 600.00	\$ 50.00
Human Rights Commission:		
Member	\$ 600.00	\$ 50.00
Social Status of African American Males Commission:		
Member	\$ 600.00	\$ 50.00
Commission for Women:		
Member	\$ 600.00	\$ 50.00
Tree Board:		
Member	\$ 600.00	\$ 50.00
Sustainability Commission:		
Member	\$ 600.00	\$ 50.00

**Section 10.** This ordinance shall be in full force and effect after passage by the Common Council and approval by the Mayor.

**INTRODUCED BY:**

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Vetoed/Approved (circle action taken) by me this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, City Clerk  
Michigan City, Indiana

MICHIGAN CITY COMMON COUNCIL

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE SETTING THE ANNUAL SALARY FOR THE MAYOR

WHEREAS, pursuant to I.C. 36-4-7.2, the Michigan City Common Council is required by Indiana law to set the annual compensation of all elected City officers; and

WHEREAS, the Mayor has requested that her annual salary for 2026 remain the same from 2025<sup>1</sup>, and the Common Council now desires to establish the salary for the Mayor for 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE MICHIGAN CITY COMMON COUNCIL, as follows:

Section 1. The Mayor of the City of Michigan City shall be paid an annual salary of \$93,280.00 (\$3,587.69 bi-weekly) from the General Fund beginning January 1, 2026. The General Fund is to be reimbursed \$10,000.00 from the Sanitary District Operating Fund and \$10,000.00 from the Department of Water Works to offset the salary of the Mayor.

Section 2. The Mayor will be paid her annual salary based on the number of pays in that year divided by the number of scheduled pays for other employees. Said pays are to be issued at the same time as other pays. If the Mayor leaves her position, prior to the expiration of her tenure, she will be required to repay the City for any prepaid salary. When the salary is not evenly divisible by the number of pays in the year, the first payroll will be adjusted with the remaining payrolls made at the bi-weekly rate.

Section 3. The fringe benefit program provided by the City for the Mayor includes medical insurance, vacation pay, vacation bonus, participation in the Indiana Public Retirement System (INPRS), and sick leave, as defined in the City Employee Handbook for non-contract, full-time employees. In addition, the Mayor shall participate in the longevity program provided to non-contract employees and shall receive a financial increment of \$650 for each three (3) years of continuous full-time service to a maximum of \$5,200.

This Ordinance to be effective upon passage by the Council, approval by the Mayor, any necessary publication, and any necessary approval by the Indiana Department of Local Government Finance.

INTRODUCED BY: \_\_\_\_\_,  
Tracie Tillman, Member  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Veto / Approved (*circle action taken*) by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
City of Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

Prepared by Corporation Counsel upon Request

<sup>1</sup> Ordinance No. 4742 set the Mayor's 2025 salary at \$93,280.00.

MICHIGAN CITY COMMON COUNCIL

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE SETTING THE ANNUAL SALARY FOR THE CITY CLERK

**WHEREAS**, pursuant to I.C. 36-4-7.2, the Michigan City Common Council is required by Indiana law to set the annual compensation of all elected City officers; and

**WHEREAS**, the City Clerk has declined a Two Percent (2%) increase from her 2025 salary, and the Common Council now desires to establish the salary of the City Clerk for 2026 at the same rate as 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE MICHIGAN CITY COMMON COUNCIL**, as follows:

Section 1. The City Clerk of the City of Michigan City shall be paid an annual salary of \$76,252.73 from the General Fund beginning January 1, 2026. The General Fund is to be reimbursed \$1,000.00 from the Sanitary District Operating Fund to offset the salary of the City Clerk.

Section 2. The City Clerk will be paid her annual salary based on the number of pays in that year divided by the number of scheduled pays for other employees. Said pays are to be issued at the same time as other pays. If the City Clerk leaves her position, prior to the expiration of her tenure, she is required to repay the City for any prepaid salary. When the salary is not evenly divisible by the number of pays in the year, the first payroll will be adjusted with the remaining payrolls made at the bi-weekly rate.

Section 3. The fringe benefit program provided by the City for the City Clerk includes medical insurance, vacation pay, vacation bonus, participation in the Indiana Public Retirement System (INPRS), and sick leave, as defined in the City Employee Handbook for non-contract, full-time employees. In addition, the City Clerk shall participate in the longevity program provided to non-contract employees and shall receive a financial increment of \$650 for each three (3) years of continuous full-time service to a maximum of \$5,200.

This Ordinance to be effective upon passage by the Council, approval by the Mayor, any necessary publication, and any necessary approval by the Indiana Department of Local Government Finance.

**INTRODUCED BY:** \_\_\_\_\_,  
Tracie Tillman, Member  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Veto / Approved (*circle action taken*) by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
City of Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

*Prepared by Corporation Counsel upon Request*



MICHIGAN CITY COMMON COUNCIL

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE SETTING THE ANNUAL SALARIES FOR  
THE COMMON COUNCIL MEMBERS

**WHEREAS**, pursuant to I.C. 36-4-7.2, the Michigan City Common Council is required by Indiana law to set the annual compensation of all elected City officers; and

**WHEREAS**, the Common Council now desires to set their annual compensation for 2026 with a Two Percent (2%) increase from 2025<sup>1</sup>.

**NOW, THEREFORE, BE IT ORDAINED BY THE MICHIGAN CITY COMMON COUNCIL**, as follows:

Section 1. Each member of the Common Council of the City of Michigan City shall be paid an annual salary of \$15,734.68 from the General Fund beginning January 1, 2026.

Section 2. Elected officials will be paid their annual salary based on the number of pays in that year divided by the number of scheduled pays for other employees. Said pays are to be issued at the same time as other pays. Elected officials leaving their position, prior to the expiration of their tenure, will be required to repay the City for any prepaid salary. When the salary is not evenly divisible by the number of pays in the year, the first payroll will be adjusted with the remaining payrolls made at the bi-weekly rate.

This Ordinance to be effective upon passage by the Council, approval by the Mayor, any necessary publication, and any necessary approval by the Indiana Department of Local Government Finance.

**INTRODUCED BY:** \_\_\_\_\_,  
Tracie Tillman, Member  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
Don Przybylinski, President  
Michigan City Common Council

Veto / Approved (*circle action taken*) by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
City of Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

*Prepared by Corporation Counsel upon Request*

<sup>1</sup> Ordinance No. 4744 set the annual salary for Common Council members at \$15,426.16.

MICHIGAN CITY COMMON COUNCIL

ORDINANCE NO. \_\_\_\_\_

**CREATING SEC. 78-7 IN THE MICHIGAN CITY MUNICIPAL CODE TO PROHIBIT SMOKING WITHIN (20) TWENTY FEET FROM THE PUBLIC ENTRANCEWAYS OF MICHIGAN CITY GOVERNMENT BUILDINGS**

**WHEREAS**, the State of Indiana has enacted certain smoking bans and regulations under I.C. 7.1-15-12, including a ban prohibiting smoking within eight (8) feet of a public entranceway (*see* I.C. 7.1-15-12-4(a)(4)); and

**WHEREAS**, State law also provides that a municipality may adopt more stringent regulations (*see* I.C. 7.1-15-12-13(a)); and

**WHEREAS**, the City reasonably believes it to be in the best interest of the public and City employees based upon public health and welfare to prohibit smoking within twenty (20) feet of the entranceway of all City-owned buildings, and include electronic cigarettes, vaporizes and vapor products in the definition of smoking.

**THEREFORE, BE IT ORDAINED** by the Common Council for the City of Michigan City, Indiana as follows:

1. Sec. 78-7 is hereby created in Chapter 78 of the Michigan City Municipal Code and shall read as follows:

**Sec. 78-7. No Smoking Within Twenty (20) Feet of Entranceway of City-Owned Building.**

(a). Definitions:

- (1) *Smoking* is hereby defined as the following:

(a.) I.C. 7.1-15-12-3, as the same may be amended, which states:

- (1). The carrying or holding of a lighted cigarette, cigar, or pipe or any other lighted tobacco smoking equipment; or
- (2). The inhalation or exhalation of smoke from lighted tobacco smoking equipment.

- (b) It shall also include vaping, which means the process of inhalation and exhalation of electronic cigarettes, electronic water pipes, or vaporizers.

- (2) *Electronic Cigarette* means a device that is capable of providing an inhalable dose of nicotine or any other substance intended for human consumption by delivering a vaporized solution that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the device. The term includes the components and cartridges.

- (3) *Electronic Water Pipe* means a device that is capable of providing an inhalable dose of nicotine or any other substance through water intended for human consumption by delivering a vaporized solution that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the device.

- (4) *Vaporizers* means a device like an electronic cigarette that is used to inhale e-liquid, which is a substance that may or may not contain nicotine and is intended to be vaporized and inhaled using a vapor product.

- (b). Smoking is hereby prohibited within twenty (20) feet of the entranceway of City-owned building.

- (b). The City administration shall amend any and all employee policy and procedure manuals to reflect such prohibition and post the necessary signage reflecting the same at each public entranceway of each City-owned building.

This Ordinance shall be in full force and effect after passage by the Michigan City Common Council and approval by the Mayor.

**INTRODUCED BY:** \_\_\_\_\_  
Don Przybylinski, Member  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Approved/Vetoed (*circle action taken*) by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

*Prepared by Corporation Counsel Upon Request*

**MICHIGAN CITY COMMON COUNCIL**

**ORDINANCE NO. \_\_\_\_\_**

**AMENDING CERTAIN SUBSECTIONS IN SEC. 38-33 IN THE MICHIGAN CITY  
MUNICIPAL CODE REGARDING THE REVOLVING LOAN FUND**

**WHEREAS**, the need exists to amend the Revolving Loan Fund to allow the Fund to also be used to pay the City's annual contract with the Michigan City Economic Development Corporation and be used as a local match and/or local corporate match incentive for businesses seeking to donate to the City's park and recreational capital projects or beautification projects, including but not limited to the proposed destination playground in Fedder's Alley; and

**WHEREAS**, the City's Revolving Loan Fund Committee has recently met and supports the additional permissible uses of said Fund; and

**WHEREAS**, the Common Council desires to amend the Revolving Fund to allow for the additional permissible uses of Fund.

**THEREFORE, BE IT ORDAINED** by the Common Council for the City of Michigan City, Indiana that the following subsections of Sec. 38-33 in the Michigan City Municipal Code are hereby amended as follows:

1. Subsection (1) shall now read:

*Goal.* Stabilize and expand the employment base and economy of Michigan City through retention and attraction of primary employment and encourage economic growth in the City.

2. Subsection (4)(a) shall now read:

Loans to businesses for new investments in capital assets and operating capital for the following:

3. Subsubsections (d), (e), and (f) shall be added to Subsection (4) and shall read as follows:

- d. Fund may be used to pay the City's annual contract with the Michigan City Economic Development Corporation.
- e. Fund may be used as a local match for park and recreational capital projects and/or beautification projects, which shall include but not be limited to the proposed destination playground project in Fedder's Alley
- f. Fund may be used as an incentive as a corporate match for businesses donating funding toward park and recreational capital and beautification projects, which shall include but not be limited to the proposed destination playground project in Fedder's Alley.

4. The first sentence of Subsection (5) shall read as follows:

Terms if Funds Used for Loan Program.

5. The first sentence of Subsection (6) shall read as follows:

Requirements if Funds Used for a Loan Program.

This Ordinance shall be in full force and effect after passage by the Michigan City Common Council and approval by the Mayor.

**INTRODUCED BY:** \_\_\_\_\_  
Don Przybylinski, Member  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana this \_\_\_\_\_  
day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tracie Tillman, President  
Michigan City Common Council

Approved/Vetoed (*circle action taken*) by me, this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

\_\_\_\_\_  
Angie Nelson Deutch, Mayor  
Michigan City, Indiana

ATTEST:

\_\_\_\_\_  
Gale A. Neulieb, Clerk  
City of Michigan City, Indiana

*Prepared by Corporation Counsel Upon Request*