

MICHIGAN CITY COMMON COUNCIL

RESOLUTION NO. 4970

FILED

AUG 12 2025

GALE A. NEULIEB  
CITY CLERK  
CITY OF MICHIGAN CITY

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF  
MICHIGAN CITY, INDIANA, APPROVING AN ORDER OF THE CITY OF  
MICHIGAN CITY PLAN COMMISSION APPROVING A CERTAIN  
DECLARATORY RESOLUTION FOR THE CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA ADOPTED BY THE MICHIGAN CITY  
REDEVELOPMENT COMMISSION**

**WHEREAS**, the Michigan City Redevelopment Commission (the "Redevelopment Commission"), the governing body of the Department of Redevelopment of the City of Michigan City, Indiana (the "City"), pursuant to Indiana Code 36-7-14, as amended from time to time (the "Act"), on July 14, 2025, approved and adopted its Resolution No. 6-25 entitled "Resolution of the Michigan City Redevelopment Commission Approving Amendments to the Declaratory Resolution and the Economic Development Plan for the Consolidated Economic Development Area for the Purpose of Establishing a New Allocation Area and Regarding Certain Related Matters" (the "Amending Declaratory Resolution"); and

**WHEREAS**, the Redevelopment Commission also previously has adopted and confirmed resolutions which established and amended an economic development area known as the "Consolidated Economic Development Area" (the "Area"), approved an economic development plan for the Area (the "Plan"), and designated portions of the Area from time to time as allocation areas pursuant to Section 39 of the Act (collectively, the "Allocation Area"); and

**WHEREAS**, the Amending Declaratory Resolution approved amendments to (i) designate an area, presently part of the Allocation Area and described at Exhibit A of the Amending Declaratory Resolution, as a separate allocation area pursuant to Section 39 of the Act to be known as the "SoLa Project Allocation Area" (the "SoLa Project Allocation Area") and (ii) amend the Plan to include the SoLa Project Allocation Area therein (clauses (i) and (ii), collectively, the "2025 Amendments"); and

**WHEREAS**, on July 22, 2025, the City of Michigan City Plan Commission (the "Plan Commission") met and adopted and approved its resolution, a copy of which is attached hereto as Exhibit A, determining that the Amending Declaratory Resolution and the 2025 Amendments conform to the plan of development for the City and designated such resolution as the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2025 Amendments, as required by Section 16 of the Act (the "Plan Commission Order"); and

**WHEREAS**, Section 16 of the Act prohibits the Redevelopment Commission from proceeding until the Plan Commission Order is approved by the legislative body of the City; and

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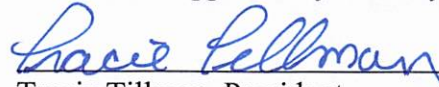
**WHEREAS**, the Common Council of the City (the "Common Council") is the legislative body of the City and now desires to approve the Plan Commission Order in order to permit the Redevelopment Commission to proceed with the further development of the Area as a result of the 2025 Amendments;

**NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA, AS FOLLOWS:**

1. All of the stated "WHEREAS" clauses are incorporated herein by reference.
2. The Plan Commission Order attached hereto is hereby approved, ratified and confirmed in all respects.
3. The determination that the SoLa Project Allocation Area constitutes an economic development area under the Act is hereby approved pursuant to Section 15 of the Act.
4. This Resolution shall be in full force and effect from and after its adoption by the Common Council and upon compliance with the procedures required by law.

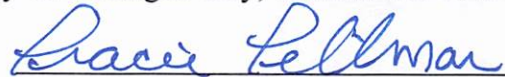
This Resolution to be effective upon passage by the Council and approval by the Mayor.

INTRODUCED BY:



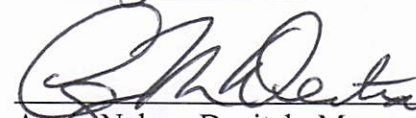
Tracie Tillman, President  
Michigan City Common Council

Passed by the Common Council of the City of Michigan City, Indiana this 19th day of August, 2025 by a vote of 9 to 0.



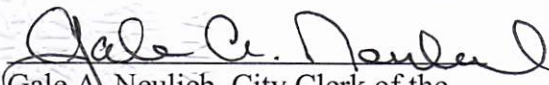
Tracie Tillman, President  
Michigan City Common Council

(Approved/Vetoed) by me on the 20 day of August, 2025.



Angie Nelson Deutch, Mayor of the  
City of Michigan City, Indiana

ATTEST:

  
Gale A. Neulieb, City Clerk of the  
City of Michigan City, Indiana

**EXHIBIT A**

**PLAN COMMISSION RESOLUTION**



**FILED**

**AUG 12 2025**

**GALE A. NEULIEB  
CITY CLERK  
CITY OF MICHIGAN CITY**

**RESOLUTION NO. 3-2025**

**RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF  
MICHIGAN CITY, INDIANA, APPROVING A RESOLUTION OF THE MICHIGAN  
CITY REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE  
DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN  
FOR THE CONSOLIDATED ECONOMIC DEVELOPMENT AREA FOR THE  
PURPOSE OF ESTABLISHING A NEW ALLOCATION AREA AND REGARDING  
CERTAIN RELATED MATTERS**

WHEREAS, the Plan Commission of the City of Michigan City, Indiana (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, the Michigan City Redevelopment Commission (the "Redevelopment Commission"), which exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"), has previously adopted and confirmed resolutions which established and amended an economic development area known as the "Consolidated Economic Development Area" (the "Area"), approved an economic development plan for the Area (the "Plan"), and designated portions of the Area from time to time as allocation areas pursuant to Section 39 of the Act (collectively, the "Allocation Area"); and

WHEREAS, on July 14, 2025, the Redevelopment Commission adopted its Resolution No. 6-25 (the "Amending Declaratory Resolution"), pursuant to which the Redevelopment Commission determined to (i) designate an area, presently part of the Allocation Area and described at Exhibit A of the Amending Declaratory Resolution, as a separate allocation area pursuant to Section 39 of the Act to be known as the "SoLa Project Allocation Area" (the "SoLa Project Allocation Area") and (ii) amend the Plan to include the SoLa Project Allocation Area therein (clauses (i) and (ii), collectively, the "2025 Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution (which Amending Declaratory Resolution is attached hereto as Exhibit A and made a part hereof), to the Plan Commission for approval pursuant to the provisions of the Act; and

WHEREAS, pursuant to the provisions of the Act, the Plan Commission desires to issue its written order approving the Amending Declaratory Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Michigan City, Indiana as follows:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2025 Amendments conform to the plan of development for the City.

2. The Plan Commission hereby approves the Amending Declaratory Resolution and the 2025 Amendments in all respects.

3. The Plan Commission hereby finds and determines that it will be a public utility and benefit to designate the SoLa Project Allocation Area as a separate allocation area and undertake the activities set forth in the Plan, as amended by the Amending Declaratory Resolution, in the Area as set forth in the Amending Declaratory Resolution.

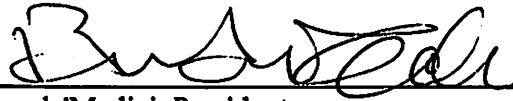
4. This Resolution shall constitute the Plan Commission's written order approving the Amending Declaratory Resolution and the 2025 Amendments.

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

\* \* \* \* \*

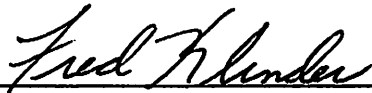
**PASSED, ISSUED AND APPROVED** at a meeting of the Plan Commission of the City of Michigan City, Indiana, held on the 22<sup>nd</sup> day of July, 2025.

**PLAN COMMISSION  
OF THE CITY OF MICHIGAN CITY, INDIANA**

A handwritten signature in black ink, appearing to read "Bruce de'Medici", written over a horizontal line.

**Bruce de'Medici, President**

**ATTEST:**

A handwritten signature in black ink, appearing to read "Fred Klinder", written over a horizontal line.

**Fred Klinder, Secretary**

**EXHIBIT A**

**AMENDING DECLARATORY RESOLUTION**

(See attached)



**RESOLUTION NO. 6-25**

**RESOLUTION OF THE MICHIGAN CITY REDEVELOPMENT  
COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY  
RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR  
THE CONSOLIDATED ECONOMIC DEVELOPMENT AREA FOR THE  
PURPOSE OF ESTABLISHING A NEW ALLOCATION AREA AND  
REGARDING CERTAIN RELATED MATTERS**

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

WHEREAS, the Commission has heretofore adopted a declaratory resolution (as subsequently confirmed and amended from time to time, the "Declaratory Resolution") designating and declaring certain areas of the City of Michigan City, Indiana (the "City") collectively known as the "Consolidated Economic Development Area" (the "Area") as an economic development area pursuant to the Act, designating such areas from time to time as allocation areas pursuant to Section 39 of the Act (collectively, the "Allocation Area"), and approving an economic development plan for the Area (the "Plan"); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to further amend the Declaratory Resolution and the Plan to designate an area, presently part of the Allocation Area and described at Exhibit A attached hereto, as a separate allocation area pursuant to Section 39 of the Act to be known as the "SoLa Project Allocation Area" (the "SoLa Project Allocation Area"); and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion 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, this Commission deems it advisable to apply the provisions of said Section 39 of the Act to the SoLa Project Allocation Area; and

WHEREAS, the Commission now desires to approve the designation of the SoLa Project Allocation Area and the amendment of the Plan to include the SoLa Project Allocation Area therein (collectively, the "2025 Amendments"); and

WHEREAS, the proposed 2025 Amendments and supporting data were reviewed and considered at this meeting;

**NOW, THEREFORE, BE IT RESOLVED BY THIS MICHIGAN CITY REDEVELOPMENT COMMISSION AS FOLLOWS:**

1. The recitals set forth above are incorporated herein and are approved as if set forth herein.

2. The Commission hereby finds and determines that the 2025 Amendments, including the designation of the SoLa Project Allocation Area as an allocation area for purposes of Section 39 of the Act, will provide significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

3. The 2025 Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of existing local public improvements, existence of conditions that lower the value of the land below that of nearby land, multiple ownership of land, and other similar conditions.

4. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

5. It will be of public utility and benefit to further amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, including the SoLa Project Allocation Area, as provided under the Act.

6. The accomplishment of the 2025 Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

7. The Commission hereby finds that the further amendment of the Declaratory Resolution and the Plan, to designate the SoLa Project Allocation Area, conforms to the comprehensive plan of development for the City.

8. The map and plat of the SoLa Project Allocation Area showing its boundaries, the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the SoLa Project Allocation Area, and the parts of the SoLa Project Allocation Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan, are hereby approved and adopted as the map and plat for the SoLa Project Allocation Area.

9. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and the Plan and the purposes of the Act.

10. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed to the extent not amended or modified hereby.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the 2025 Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described at Exhibit A is hereby removed from the Allocation Area, and is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "SoLa Project Allocation Area," for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 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 real property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for the SoLa Project Allocation Area hereby designated as the "SoLa Project Allocation Area Allocation Fund" 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. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the SoLa Project Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B. The base assessment date for the SoLa Project Allocation Area is January 1, 2025.

14. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the SoLa Project Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal of and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the SoLa Project Allocation Area.

15. 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.

16. This Resolution, together with any supporting data, shall be submitted to the Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as

provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.


17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

19. This Resolution shall take effect immediately upon its adoption by the Commission.

**ADOPTED** at a meeting of the Michigan City Redevelopment Commission held on July 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, President

**ATTEST:**

  
Clarence Hulse, Secretary



**EXHIBIT A**

**Description of the SoLa Project Allocation Area**

1. 42-01-29-251-013 E O S LT 1-4 EX NW COR LT 2 & MID PT W1/2 LT 3 BLK 8 & VAC ALLEY & W1/2 VAC FRANKLIN ST ADJ
2. 42-01-29-251-025 EOS NW COR W 1/2 LT 2 BLK 8.
3. 42-01-29-251-004 28.05 FT ON WASH. ST. CMG.27.5 FT N OF SW COR W 1/2 EOS LT 3 BLK 8
4. 42-01-29-251-024 E O S LTS 5-8 BLK 8 & W1/2 VAC FRANKLIN ST ADJ & VAC ALLEY BTWN LTS 6 & 7

## **EXHIBIT B**

### **2025 Plan Supplement**

The Plan is further supplemented and amended to add the description for the territory to be known as the SoLa Project Allocation Area as set forth at Exhibit A.

Tax Increment Revenues from the SoLa Project Allocation Area may be used to support all or any portion of the acquisition, construction and equipping of a mixed-use development including (i) an approximately 242-room hotel; (ii) approximately 21,000 square feet of retail and/or commercial space; (iii) approximately 188 condos/townhomes and related improvements; and (iv) an approximately 385 parking structure and any supporting areas to be located in the SoLa Project Allocation Area and for any other economic development projects that are located in or serve the SoLa Project Allocation Area.

The Commission anticipates capturing tax increment revenues from the SoLa Project Allocation Area and applying such tax increment revenues to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal and interest on economic development revenue bonds issued by the unit to provide incentives to a developer, in furtherance of the economic development or redevelopment purposes of the SoLa Project Allocation Area.

Based on representations made to the Commission, the Commission has determined that the full development of the SoLa Project Allocation Area with the improvements described above, will not proceed as planned without the contribution of tax increment revenues to be derived from the SoLa Project Allocation Area to the projects described above.



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