



Amended Economic Development Area Plan

October 2025

PLAN PURPOSE

The City of Angola Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment and the Redevelopment District (the "District") – of City of Angola, Indiana (the "City"), to better service the community, proposes to amend the existing 1-69 & West Maumee Street Economic Development Area Plan to modify the area name to be known as City of Angola Amended Economic Development Area, extend the Economic Development Area boundaries, and update the list of potential activities.

The City of Angola Amended Economic Development Plan ("Plan") provides guidance and establishes eligible activities for the City of Angola Amended Economic Development Area of the City of Angola, Steuben County, Indiana ("Area") in conformance with IC 36-7-14.

The purpose of the Plan is to:

- Benefit public health, safety, morals, and welfare of the residents of the City of Angola.
- Increase the economic well-being of the City of Angola, Steuben County, and the State of Indiana.
- Serve to protect and increase property values and the tax base in the City of Angola, Steuben County, and the State of Indiana.

REDEVELOPMENT COMMISSION FINDINGS

The Commission determines that the area defined in this Plan is an Economic Development Area and the Plan for the Economic Development Area will:

- (A) Promote significant opportunities for the gainful employment of its residents.
- (B) Retain and attract permanent jobs to the City of Angola.
- (C) Attract a major new business enterprise to the City of Angola.
- (D) Retain or expands a significant business enterprise existing in the boundaries of the City of Angola.
- (E) Provide for local public improvements in or serving the Area.
- (F) Remove improvements or conditions that lower the value of the land in the Area.

The Commission also finds that 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 this section and sections 2.5 and 43 of 36-7-14 because of:

- (A) Lack of local public improvement.
- (B) Existence of improvements or conditions that lower the value of the land below that of nearby land.
- (C) Multiple ownership of land.
- (D) Other similar conditions.

The Commission finds that the public health and welfare will be benefited by:

- (A) Amending the Resolution and Plan of the existing 1-69 & West Maumee Street Economic Development Area; and
- (B) Accomplishing the Plan for the Area.

The Commission finds that the accomplishment of the Plan for the Area will be a public utility and benefit as measured by:

- (A) The attraction or retention of permanent jobs.
- (B) An increase in the property tax base.
- (C) Improved diversity of the economic base.
- (D) Other similar public benefits.

The Commission finds that:

- (A) The amendment is reasonable and appropriate when considered in relation to the original resolution and plan and the purposes of the Commission; and
- (B) The resolution and plan, with the proposed amendment, conforms to the comprehensive plan for the City of Angola.

Pursuant to the IC36-7-14, the Plan must be approved by the Commission, the City Plan Commission, and the Common Council of the City. Upon such approval, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The determination that a geographic area is an economic development area must be approved by the Angola Common Council (36-7-14-41(c)).

ECONOMIC DEVELOPMENT AREA

The boundary of the City of Angola Amended Economic Development Area is described and shown on the attached drawing (**Exhibit A**) along with the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, and economic development of the Area.

Exhibit A also includes a list of the parcel identification numbers for parcels within the Area boundaries as recorded by Stueben County at the time of the Plan preparation.

At this time no individual properties have been identified for acquisition. If the Commission chooses to acquire properties at any time in the future, the Plan will be amended as outlined in 36-14-7 to incorporate an acquisition list.

The Commission expects that all rights-of-way necessary to complete the Plan shall be dedicated to or be acquired by the appropriate governmental unit to permit the development of the Area.

CITY OF ANGOLA AMENDED ECONOMIC DEVELOPMENT AREA ACTIVITIES

For each project described below, the Commission may fund the costs of real estate acquisition, engineering costs, architectural fees, surveying costs, title fees, design costs, legal costs, accounting costs, financing costs, project development costs, costs of permits, licenses, approvals, or other similar costs in addition to the cost of construction. The Commission may undertake any program or project that is determined to be eligible under Indiana Code Title 36, Article 7, Chapter 14 (IC 36-7-14) including to but not limited to the following:

Utility, Technology Infrastructure and Right-of-Way Improvements including but not limited to:

- Pedestrian trails improvements
- Roundabout at Harcourt/Wohlert
- Full street and utility construction along Wohlert Street from Mill Street to Harcourt
- Wastewater Treatment Plant Upgrade

The Commission estimates that the cost of implementing the Plan and activities outlined therein will be approximately Thirty-Five Million Dollars (\$35,000,000.00), subject to revised estimates and the development of additional projects.

The following list is an overview of potential activities that may be undertaken using revenue received by the Commission through the collection of tax increment and other available funds of the Commission. These activities may be used individually or in combination to complete the Plan. Additional activities, as allowed by statute, can also be completed as deemed necessary to further the development efforts for the Area. These actions could include, but are not limited to, the following:

Police and Fire Services

The Commission may expend revenues for police and fire services. Both capital expenditures and operating expenses are eligible for funding as an activity of this Plan.

Planning

On occasion, short-range and long-range plans will be needed to assist in providing direction for the Commission and city staff. These plans will be used to provide direction on how best to achieve their economic development goals. The planning activities may include, but are not limited to:

- Corridor studies
- Access management strategies
- Beautification plans
- Utility and Storm water management studies
- Traffic improvement plans
- Pedestrian facility needs studies
- ADA compliance and implementation studies
- Zoning overlay recommendations
- Develop standards and overlay recommendations
- Site development plans
- Master Plans

Project Supervision

Provide consultant services to supervise activities listed in the Plan as allowed by the statute.

Streetscape / Beautification/Public Amenities

One of the goals of this plan is to improve public amenities and aesthetics to spur interest and economic development in the Area. This plan will allow these projects to be selected based on high-impact locations where projects will encourage private investment and, therefore, tax increment. Improvements could include, without limitation:

- Gateway Improvements
- Walkways (sidewalks, multimodal paths, crosswalks, etc.)
- Lighting
- Landscaping and improvements to tree lawns
- Building façades
- Parks, Public Art, and Signage
- Right-of-Way Improvements

Utility, Technology Infrastructure and Right-of-Way Improvements

Easy access to development sites and public utilities is vitally important to future economic development in the community. In addition to traditional infrastructure, technology infrastructure is critical as we move towards more technology-driven development in Angola. Where appropriate, TIF money may be spent to construct, repair, extend and upgrade utilities, technology infrastructure, and rights-of-way to better serve the Area. These actions could include, but are not limited to, the following:

- Pedestrian and active transportation infrastructure such as trails, sidewalks, bridges, bike racks, etc.
- Traffic Devices, Street Lights, etc.
- Water, Water Tower(s) and/or Storage Tank(s), Fire Hydrants, Drainage, Sewer, and Storm Water Infrastructure
- Technology Infrastructure including telecommunications, broadband, etc.
- Curbs, Intersections, Overpass/Underpass, Roadways, Alleys, Bridges, etc.
- Gas, Electric, and other Utilities including burying of utilities

Development Incentives

Public-private partnerships will likely be necessary in some of the most challenged properties. The Commission and City of Angola will assist and facilitate improvements to enhance a site as a method to attract significant new development. This may extend to assistance in assemblage or acquisition, demolition, survey or pre-development costs, environmental testing, site work, permits and/or hook-up fees, public infrastructure, reimbursement agreements, and tax incentives or low interest loans or grants.

Property Acquisition / Demolition / Rehabilitation/Redevelopment

Land acquisition and disposition is a valuable redevelopment tool. It is anticipated that to encourage new investment in the Area, the Commission may be involved in acquisition of strategic properties whenever the private sector is unable or unwilling to acquire, demolish, and / or rehabilitate properties. The acquisition of such properties is

always contingent upon negotiation with individual property owners. Relocation of existing buildings may be necessary and included as an eligible project cost. At this time no individual properties have been identified for acquisition. If the Commission chooses to acquire properties in the future, the Plan will be amended as outlined in 36-14-7 to incorporate an acquisition list.

Contracts With Eligible Entities for Educational and Training Programs

Redevelopment Commissions may contract with eligible entities to provide services including educational or worker retraining programs as outlined in IC 36-7-25-7.

FINANCING OF THE PLAN ACTIVITIES

It is the intention of the Commission to finance the Plan and its activities with incremental property tax revenue allocated under IC 36-7-14 and other funding sources that may become available to the Commission from time to time.

Expenses reasonably incurred in connection with the Plan generally consist of:

- The total cost of all land, right-of-way, and other property to be acquired and developed.
- The total cost of all infrastructure and public improvements.
- All reasonable and necessary architectural, engineering, legal, accounting, advertising and supervisory expenses related to the acquisition and development of the Plan and its activities.
- The acquisition or construction of project to enhance the cultural attractiveness and public safety of the entire unit, including the Area.
- Construction and installation of public amenities such as street trees, street furniture and wayfinding signage.
- Job training grants and assistance as permitted under I.C. 36-7-14-39(b)(2)(K) and I.C. 36-7-25.
- Financial incentives to new and existing businesses locating in the Area as permitted by law including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Area.

Tax increment revenues from the Area or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements and demolition in or serving the Allocation Area including:

- Transportation enhancement projects including without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur tack improvements, sidewalk and multiuse pathways improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers.
- Utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements.
- Public Park improvements and recreational equipment.
- Job training and assistance as permitted by I.C.36-7-14 and I.C.36-7-25.
- Eligible efficiency projects permitted under I.C. 36-7-14.
- All projects related to any of the foregoing projects and all other purposes permitted by law.

Bonds may be issued in accordance with 36-14-7-25.1 of this chapter to defray expenses of carrying out activities under this chapter in economic development areas if no other revenue sources are available for this purpose.

In addition to the above, as a form of incentives to developers in furtherance of the purposes of the Area Plan, the Commission may enter into commitment agreements, leases, and interlocal agreements with other public agencies and private developers for the purpose of setting forth procedures and conditions relating to financing, developing, and constructing the Plan activities.

Tax increment revenues from the Area or other sources of funds available to the Commission may also be used to:

- Offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or
- Pay principal or interest on economic development revenue bonds issued by the unit.

This incentive method has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

SUMMARY OF PERMITTED USES OF TAX INCREMENT

A summary of permitted uses of Tax Increment is set forth in **Exhibit B**.

AMENDMENT OF THE PLAN

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend this Plan.

This document is the Plan for the Area, provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time (the "Act") and in this Plan.

EXHIBIT A
CITY OF ANGOLA AMENDED ECONOMIC DEVELOPMENT AREA

LEGAL DESCRIPTION, TAX PARCEL IDENTIFICATION NUMBERS, AND DRAWING

LEGAL DESCRIPTION

Part of Sections 11, 14, 23, 26, 27, 28, and 29 in Township 37 North, Range 13 East, Steuben County, Indiana, described as follows:

Commencing at the South Quarter corner of said Section 11; thence Northerly along the West line of the Southeast Quarter of said Section 11, a distance of 1333.41 feet to the Point of Beginning, said point being the Northwest corner of Menard Subdivision as recorded in Document No. 2403-0274; thence Easterly along the North line of said Menards Subdivision, a distance of 145.45 feet to a boundary corner thereof; thence Southeasterly along a curve to the left having a radius of 100.00 feet, an arc distance of 116.65 feet to a point of tangency; thence Easterly tangent to said curve, a distance of 57.67 feet to a point on the East line of Block 3 in said Subdivision; thence Southerly along the East line of said Block 3, its Southerly extension, and the East line of Lot 3 in said Subdivision, a distance of 771.34 feet to the Southeast corner of said Lot 3; thence Westerly along the South line of said Lot 3, a distance of 244.94 feet to the Southwest corner thereof, being a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 472.37 feet to a point on the North right-of-way line of Wendell Jacob Avenue; thence Easterly along said right-of-way line, a distance of 245.00 feet to a point on the West line of Lot 4 in said Menard Subdivision; thence Northerly along said West line, a distance of 196.18 feet to the Northwest corner thereof; thence Easterly along the North line of said Lot 4 and the Easterly extension thereof, a distance of 229.76 feet to a point on the East line of Menards Drive; thence Southerly along said East line and the Southerly extension thereof, a distance of 263.82 feet to a point on the South right-of-way line of Wendell Jacob Avenue located in Section 14; thence Westerly along said right-of-way line, a distance of 359.14 feet to the Northwest corner of the real estate conveyed to National Retail Properties, LP in the deed recorded in Document No. 14070617; thence Southerly along the West line of said Document No. 14070617, a distance of 202.88 feet to the Southwest corner thereof; thence Easterly along a South line of said Document No. 14070617, a distance of 219.23 feet to a boundary corner thereof; thence Southeasterly along a boundary line of said parcel, a distance of 43.85 feet to a boundary corner thereof; thence Northeasterly along the South line of said Document No. 14070617 and its Northeasterly extension thereof; a distance of 184.59 feet to a point on the West line of Lot 1 in the Replat of Lot 1 in Tres Rios Subdivision, recorded in Document No. 2505-0200; thence Southeasterly along said West line, a distance of 30.23 feet to a boundary corner thereof; thence continuing Southeasterly along said West line, a distance of 83.62 feet to the Northwest corner of Lot 2 in said Replat; thence Northeasterly along the North line of said Lot 2, a distance of 357.52 feet to the Northeast corner thereof; thence Southeasterly along the East line of said Lot 2, a distance of 19.26 feet to a boundary corner thereof; thence continuing Southeasterly along the East line of said Lot 2, a distance of 42.73 feet; thence continuing Southeasterly along the East line of

said Lot 2, a distance of 66.08 feet to a point of curvature; thence Southerly along a curve to the right having a radius of 259.59 feet, along the East line of said Lot 2, an arc distance of 111.16 feet to a point of tangency; thence continuing Southerly along the East line of said Lot 2, a distance of 146.35 feet to a point of curvature; thence Southwesterly along a curve to the right having a radius of 9.88 feet, an arc distance of 14.21 feet to a point on the South line of said Lot 2; thence Westerly along the South line of said Lot 2 and the Westerly extension thereof, a distance of 388.49 feet to a point on the East line of Lot 1 in Angola Meijer – TJMAXX Subdivision, recorded in Document No. 2412-0308; thence Southerly along said East line, a distance of 68.50 feet to the Southeast corner thereof; thence Westerly along the South line of said Subdivision and the Westerly extension thereof, a distance of 360.60 feet to a point on the Northerly line of Coffee Shop Development, recorded in Document No. 2006-0402; thence Northwesterly along the Northerly line of said Coffee Shop Development, a distance of 23.24 feet to a boundary corner thereof; thence Westerly along said Northerly line, a distance of 73.36 feet to a boundary corner thereof; thence continuing Westerly along said Northerly line, a distance of 106.47 feet to a boundary corner thereof; thence Southwesterly, a distance of 21.67 feet to a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 651.13 feet; thence Southeasterly along said right-of-way line, a distance of 77.97 feet to a point; thence Southeasterly along said right-of-way line, a distance of 50.92 feet to a point on the North right-of-way line of Selman Drive; thence Easterly along said right-of-way line, a distance of 1153.58 feet to a point; thence Southerly, a distance of 70.00 feet to a point located on the North line of the real estate described in Document No. 24080355; thence Easterly along said North line, a distance of 69.84 feet to the Northeast corner thereof; thence Southerly, a distance of 1213.44 feet to a point on the South line of said Document No. 24080355 also being the South line of the Northeast Quarter of said Section 14; thence Westerly along said South line, a distance of 1268.09 feet to a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 72.50 feet; thence Easterly, a distance of 20.00 feet to a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 930.97 feet; thence Westerly, a distance of 20.00 feet to a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along the East right-of-way line of State Road 127 (N. Wayne Street), a distance of 9470 feet, more or less to a point on the North right-of-way line of E. Gilmore Street; thence Easterly along the North right-of-way line of E. Gilmore Street, a distance of 604 feet, more or less, to a point on the East right-of-way line of N. Washington Street; thence Southerly along the East right-of-way line of N. Washington Street and the East right-of-way line of S. Washington Street, a distance of 670 feet, more or less to a point on the South right-of-way line of E. Gale Street; thence Westerly along the South right-of-way line of E. Gale Street, a distance of 604 feet, more or less, to a point on the East right-of-way line of S. Wayne Street; thence Southerly along the East right-of-way line of S. Wayne Street, a distance of 132 feet, more or less, to the Southwest corner of Lot No. 92 in the Original Plat of the Town of Angola; thence Westerly along the North line of Lots 99 and 100 in said Original Plat and the Easterly and Westerly extensions thereof, a distance of 375 feet, more or less, to the Northeast corner of Lot No. 98 in said Original Plat; thence Southerly along the West right-of-way line of S. Elizabeth Street, a distance of 10.66 feet; thence Westerly, parallel with the North line of said Lot No. 98, a distance of 92.75 feet; thence Southerly, parallel

with the East right-of-way line of S. Elizabeth Street, a distance of 10.66 feet; thence Westerly, parallel with the North line of said Lot No. 98, a distance of 39.25 feet to a point on the West line of said Lot 98; thence Northerly along the West line of said Lot No. 98 and the East line of Lot No. 96 in said Original Plat, a distance of 32.33 feet to a point located 11 feet North of the Southeast corner of said Lot 96; thence Westerly, parallel with the South line of said Lot No. 96, a distance of 132.0 feet to a point on the East right-of-way line of S. West Street; thence Southerly along the East right-of-way line of S. West Street, a distance of 11 feet to the Southwest corner of said Lot No. 96; thence Westerly along the South line of Lot No. 139 in Gilmore's Addition, the South line of Lots No. 25 and 26 in Darling's Addition, and the Easterly and Westerly extensions thereof, a distance of 396.0 feet to a point on the West right-of-way line of S. Superior Street; thence Northerly along the West right-of-way line of S. Superior Street, a distance of 427.0 feet to a point on the South right-of-way line of W. Maumee Street (US Highway 20); thence Westerly along the South right-of-way line of W. Maumee Street (US Highway 20), a distance of 8246 feet, more or less, to a point on the East line of the real estate conveyed to Jeffrey A. Parr in the deed recorded in Document No. 09060999, being a point on the East line of the Northwest Quarter of the Southeast Quarter of Section 28-37-13; thence Southerly along said East line and along the East line of the Southwest Quarter of the Southeast Quarter of said Section 28, a distance of 2623 feet, more or less to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 28; thence Westerly along the South line of the Southeast Quarter of said Section 28, a distance of 1337.5 feet, more or less, to the South Quarter corner of said Section 28; thence Northerly along the West line of the Southeast Quarter of said Section 28, a distance of 1331.5 feet, more or less, to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 28; thence Westerly along the South line of the real estate conveyed to Angola First Development, LLC in the deed recorded in Document No. 16040493, a distance of 1331.93 feet to a boundary corner thereof; thence Northerly along the West line of said Angola First Development parcel, a distance of 253.79 feet to the Southeast corner of Angola Innovation Park, recorded in Document No. 1904-0162 in said Recorder's Office; thence following the South line of said Angola Innovation Park along the following three courses: Westerly, a distance of 100.52 feet; Northerly, a distance of 100.02 feet; and Westerly, a distance of 1051.95 feet to the Southwest corner thereof; thence Southwesterly along a curve to the left having a radius of 1183.91 feet, along the Easterly right-of-way line of S. Shoup Street, an arc distance of 259.03 feet; thence Northwesterly, a distance of 67.4 feet, more or less, to the Southwest corner of the real estate conveyed to Smith Family Living Trust in the deed recorded in Document No. 95-09-0349; thence Northeasterly along the West line of said Smith Trust and the West line of the real estate conveyed to Angola Gardens, LLC in the deed recorded in Document No. 05308734, a distance of 1108.20 feet to the Northwest corner thereof being a point on the South right-of-way line of US Highway 20; thence Westerly along said right-of-way line, a total distance of 1789 feet, more or less, to the Westerly right-of-way line of Golden Lake Road in Section 29-37-13; thence Southerly along said right-of-way line, a distance of 116.44 feet to a point of curvature; thence Southeasterly along a curve to the left having a radius of 807.62 feet, an arc distance of 373.27 feet; thence Southeasterly along said right-of-way line, a distance of 18.31 feet to a point on the East line of the aforementioned Document No. 21020466 and the West line of Document No. 03060883; thence Southeasterly along said right-of-way line, a distance of 108.67 feet; thence continuing Southeasterly along

said right-of-way line, a distance of 79.90 feet; thence continuing Southeasterly along said right-of-way line, a distance of 131.23 feet; thence continuing Southeasterly along said right-of-way line, a distance of 131.60 feet; thence continuing Southeasterly along said right-of-way line, a distance of 1130.66 feet to a point of curvature; thence continuing Southeasterly along said right-of-way line, along a curve to the right having a radius a distance of 705.38 feet, an arc distance of 83.41 feet to a point on a boundary line of said Document No. 03030883; thence Westerly along a boundary line of said parcel, a distance of 505.35 feet to a boundary corner thereof; thence Southerly along a boundary line of said parcel, a distance of 699.41 feet to a point on the South line thereof; thence Westerly along said South line and along the South line of the aforementioned Document No. 21020466, a distance of 1763.75 feet to the South Quarter corner of said Section 29-37-13 also being the Southwest corner of the real estate described in Document No. 21020466; thence Northerly along the West line of said parcel, a distance of 782.81 feet to a boundary corner thereof; thence Easterly along a boundary line of said parcel, a distance of 45.12 feet to a boundary corner thereof; thence Northwesterly along a boundary line of said parcel, a distance of 117.10 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 212.54 feet to a boundary corner thereof; thence Westerly along a boundary line of said parcel, a distance of 58.55 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 189.63 feet to a boundary corner thereof; thence Northwesterly along a boundary line of said parcel, a distance of 129.15 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 199.26 feet to a boundary corner thereof; thence Westerly along a boundary line of said parcel, a distance of 98.58 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 987.63 feet to a point on the Southerly right-of-way line of US Highway 20; thence Easterly along said right-of-way line, a distance of 204.09 feet to the Northwest corner of Downey's Minor Plat; thence Southerly along the West line of Downey's Minor Plat, a distance of 428.14 feet to the Southwest corner thereof; thence Easterly along the South line of said Minor Plat, a distance of 553.07 feet to the Southeast corner thereof; thence Northerly, a distance of 468.53 feet to a point on the Northerly right-of-way line of US Highway 20; thence Easterly along said right-of-way line, a distance of 653.4 feet, more or less, to the Southwest corner of a parcel described in Deed Record 227, page 481; thence Northeasterly along the Northerly line of said parcel, a distance of 65.98 feet; thence continuing Northeasterly along the Northerly line of said parcel, a distance of 94.7 feet, more or less to the Northeast corner thereof; thence Southerly, a distance of 79.3 feet, more or less, to a point on the North right-of-way line of US Highway 20; thence Easterly along said right-of-way line, a distance of 178.5 feet, more or less, to the Southwest corner of Deed Record 134, page 434; thence Northeasterly along the North line thereof, a distance of 244.34 feet; thence continuing Northeasterly along the North line thereof, a distance of 894.85 feet; thence Northeasterly, a distance of 234 feet, more or less, to the Northwest corner of the real estate conveyed to Angola Travel Stop LLC in Document No. 21090329; thence Northwesterly along the West line of the real estate conveyed to Axe Holdings LLC in Document No. 21080210, a distance of 284.12 feet; thence Northwesterly along the West line of the real estate conveyed to Angola Travel Stop LLC in Document No. 22030142, a distance of 30.77 feet; thence Northwesterly along the West line of the real estate conveyed to Coalter Holdings LLC in Document No. 23020506, a distance of 257.72 feet; thence Northerly continuing along

the West line of said Coalter Holdings parcel, a distance of 122.00 feet; thence Northwesterly along the West line of the real estate conveyed to David J. and Susan L. MacFadyen in Document No. 24100533, a distance of 231.14 feet; thence Northwesterly along the West line of the real estate conveyed to Marvin Baker in Document No. 21060029 along the following seven courses: Northerly, a distance of 47.41 feet; Northerly, a distance of 424.07 feet; Northerly, a distance of 200.70 feet; Northerly, a distance of 343.81 feet; Northerly, a distance of 249.94 feet; Northerly, a distance of 195.53 feet; and Northerly, a distance of 68.91 feet to the Northwest corner of said Marvin Baker parcel being a point on the North line of the Northwest Quarter of said Section 28-37-13; thence Easterly along the North line of the Northwest Quarter of said Section 28, a distance of 1396 feet, more or less to the Northwest corner of the plat of The Villas of Buck Lake, recorded in Document No. 0703-0890; thence Southerly along the West line of said plat, a distance of 1024.5 feet, more or less, to the Westerly extension of the South right-of-way line of Terrace Boulevard; thence Easterly along said extension and along the South right-of-way line of Terrace Boulevard, a distance of 531.3 feet, more or less, to a point on the East line of said plat; thence Northerly along the East line of said plat, a distance of 649.0 feet, more or less, to a boundary corner thereof; thence Westerly along a boundary line of said plat, a distance of 75.00 feet; thence Northerly along a boundary line of said plat, a distance of 376.4 feet, more or less, to the Northeast corner of said plat being a point on the North line of the Northwest Quarter of said Section 28; thence Easterly along said North line, a distance of 738 feet, more or less, to the North Quarter corner of said Section 28; thence Easterly along the North line of the Northeast Quarter of said Section 28, a distance of 479.11 feet to the Northeast corner of the real estate conveyed to M.S. and Susan Zimmer in Document No. 94080919; thence Southerly along the East line of said Zimmer parcel, a distance of 1383.5 feet, more or less, to a point on the North line of Lot No. 1 in Gateway Church Subdivision, recorded in Document No. 21090760; thence Easterly along the North line of said Lot No. 1, a distance of 793.88 feet to the Northeast corner thereof; thence Southerly along the East line of said Lot No. 1, a distance of 435.73 feet to a boundary corner thereof; thence Easterly along a boundary line of said Lot No. 1, a distance of 199.30 feet to a boundary corner thereof; thence Southerly along the East line of said Lot No. 1, a distance of 486.79 feet to the Northwest corner of Lot No. 2 in said Gateway Church Subdivision; thence Easterly along the North line of said Lot No. 2, a distance of 1185.67 feet to the Northeast corner thereof; thence Southerly along the East line of said Lot No. 2, a distance of 314.71 feet to a point on the North right-of-way line of US Highway 20; thence Easterly along said right-of-way line, a distance of 1796.13 feet to a point on the West line of the real estate conveyed to Forever Green, LLC, in Document No. 24020061; thence Northerly along said West line, a distance of 1328.60 feet to the Northwest corner thereof; thence Southeasterly along the North line of said Forever Green Parcel, a distance of 845.72 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 119.92 feet to a point; thence continuing Northerly along a boundary line of said parcel, a distance of 65.08 to a boundary corner thereof; thence Easterly along a boundary line of said parcel, a distance of 30.00 feet to a boundary corner thereof; thence Southerly along a boundary line of said parcel, a distance of 65.00 feet to a point; thence continuing Southerly along a boundary line of said parcel, a distance of 604.67 feet to a boundary corner thereof; thence Westerly along a boundary line of said parcel, a distance of 181.00 feet to a boundary corner thereof; thence Southerly along a boundary line of

said parcel, a distance of 678.22 feet to a point on the North right-of-way line of US Highway 20; thence Easterly along the Northerly right-of-way line of US Highway 20 and W. Maumee Street, a distance of 4785 feet, more or less, to a point on the West right-of-way line of N. West Street; thence Northerly along said right-of-way line, a distance of 295.0 feet to a point on the North right-of-way line of W. Gilmore Street; thence Easterly along said right-of-way line, a distance of 625.0 feet to a point on the West right-of-way line of N. Wayne Street (State Road 127); thence Northerly along said right-of-way line, a distance of 3645 feet, more or less, to a point; thence Westerly, a distance of 61.75 feet, more or less, to a point on the East line of the real estate conveyed to Dana Corporation in the deed recorded in Document No. 97-03-0551; thence Southwesterly along the East line of said Dana parcel, a distance of 555 feet, more or less, to a point on the North right-of-way line of Weatherhead Street; thence Northwesterly along a curve to the right having a radius of 95.00 feet along said right-of-way line, a distance of 11.77 feet; thence continuing Northwesterly along said right-of-way line, a distance of 40.38 feet to a point of curvature; thence Westerly along a curve to the left having a radius of 196.50 feet, along said right-of-way line, an arc distance of 141.78 feet; thence Westerly along said right-of-way line, a distance of 276.19 feet to a point; thence Northerly, a distance of 74.31 feet to a point on the South line of the Dana Corporation parcel; thence Westerly, a distance of 135.00 feet to a point on the East line of the real estate conveyed to Weatherhead Street, LLC in Document No. 21120185; thence Southerly along said East line and its extension, a distance of 111 feet, more or less, to a point on the South right-of-way line of Weatherhead Street; thence Westerly along said right-of-way line, a distance of 584 feet, more or less, to a point on the West right-of-way line of Wohler Street; thence Northerly along said right-of-way line, a distance of 362.6 feet, more or less to a point; thence Easterly, a distance of 100.00 feet to the Northwest corner of the real estate conveyed to Salge Deahl, LLC in Document No. 19100334; thence Easterly along said North line and the North line of the aforementioned Weatherhead Street, LLC parcel, a distance of 482 feet, more or less, to a point of the West line of the aforementioned Dana Corporation parcel; thence Northerly along said West line, a distance of 301.2 feet, more or less, to the Northwest corner thereof; thence Easterly along the North line of said Dana Corporation parcel, a distance of 754.2 feet, more or less, to the Northeast corner thereof; thence Northeasterly, a distance of 72.5 feet, more or less, to a point on the West right-of-way line of State Road 127 (N. Wayne Street); thence Northerly along said right-of-way line, a distance of 3865 feet to a point; thence Northwesterly, a distance of 56.2 feet, more or less, to a point on the South right-of-way line of Harcourt Road; thence Westerly along said right-of-way line, a distance of 1288.6 feet, more or less, to the West right-of-way line of Wohler Street; thence Northerly along said West right-of-way line, a distance of 525 feet, more or less, to a point; thence Westerly along said right-of-way line, a distance of 25.25 feet; thence Northerly along said right-of-way line, a distance of 82.05 feet to a point; thence Easterly along said right-of-way line, a distance of 25.00 feet to a point on a curve; thence Northeasterly along a curve to the right having a radius of 654.82 feet, along said right-of-way line, an arc distance of 170.77 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of Section 14-37-13; thence Northerly along said West line, a distance of 795.1 feet, more or less, to a point on the South line of the real estate conveyed to Steuben Development, LLC in Document No. 06020004; thence Westerly along said South line, a distance of 40.00 feet to the Southwest corner thereof; thence Northerly along the West line of said Steuben Development parcel, a distance

of 726.10 feet to a point on the South right-of-way line of Hoosier Drive; thence Westerly along said right-of-way line, a distance of 648.75 feet, more or less, to a point on the West right-of-way line of Pokagon Trail; thence Northerly along said right-of-way line, a distance of 528.5 feet, more or less, to a point; thence Easterly, a distance of 75.00 feet to a boundary corner of the real estate conveyed to IMP Realty, LLC in Document No. 06080282; thence Easterly along a boundary line of said parcel, a distance of 275.00 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 375.08 feet to a boundary corner thereof; thence Easterly along the North line of said parcel, a distance of 307.59 feet to the Northeast corner thereof; thence Southerly along the East line of said parcel, a distance of 473.84 feet to a boundary corner thereof; thence Easterly along a boundary line of said parcel, a distance of 33.46 feet to a boundary corner thereof; thence Southerly along the East line of said parcel, a distance of 350.90 feet to a point on the North right-of-way line of Hoosier Drive; thence Easterly along said right-of-way line, a distance of 200.5 feet, more or less, to the Southwest corner of the real estate conveyed to Wenzel Real Estate Holding, LLC in Document No. 24010383; thence Northerly along the West line of said parcel, a distance of 326.44 feet to the Northwest corner thereof; thence Easterly along the North line of said parcel, a distance of 264.29 feet to the Northeast corner thereof; thence Southerly along the East line of said parcel, a distance of 289.90 feet to a point on the North right-of-way line of Hoosier Drive; thence Northeasterly along said right-of-way line, a distance of 124.86 feet to point of curvature; thence Easterly along a curve to the right having a radius of 892.22 feet along said right-of-way line, an arc distance of 204.86 feet to a point of tangency; thence Easterly along said right-of-way line, a distance of 473.62 feet to a point on the West right-of-way line of State Road 127 (N. Wayne Street); thence Northerly along said right-of-way line, a distance of 2868 feet, more or less, to a point on the South right-of-way line of Wendell Jacob Drive; thence Westerly along said right-of-way line, a distance of 979.06 feet; thence Northerly along the West line of the real estate conveyed to Stephen L. Garman in Document No. 97-10-0144, a distance of 816.79 feet to the Northwest corner thereof; thence Easterly along the North line of said parcel, a distance of 200.00 feet to the Northeast corner thereof; thence Easterly along the North line of the real estate conveyed to Best Deal Properties, LLC in Document No. 23010300, a distance of 778.95 feet to a point on the West right-of-way line of State Road 127 (N. Wayne Street); thence Northerly along said right-of-way line, a distance of 558.42 feet to a point; thence Easterly, a distance of 50.00 feet to the point of beginning, containing 730 acres, more or less.

EXCEPTING THEREFROM:

Part of the Northeast Quarter of Section 14, Township 37 North, Range 11 East, Steuben County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 14; thence Southerly along the West line of the Northeast Quarter of said Section 14, a distance of 367.28 feet; thence Easterly, a distance of 50.00 feet to the Point of Beginning, being the Northwest corner of the real estate conveyed to GTE North, Inc. in Document No. 9510-0097; thence Easterly along the North line of said GTE parcel, a distance of 115.00 feet to the Northeast corner thereof; thence Southerly along the East line of said GTE parcel and its extension South into the real estate conveyed to Meijer

Stores Limited Partnership in Document No. 0102-0115, a distance of 169.41 feet to a point; thence Southwesterly, a distance of 100.50 feet to a point; thence Northwesterly, a distance of 19.33 feet to a point on the East right-of-way line of State Road 127 (N. Wayne Street); thence Northerly along said right-of-way line, a distance of 166.85 feet to the point of beginning, containing 0.45 acres, more or less.

ALSO EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 14, Township 37 North, Range 11 East, Steuben County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 14; thence Southerly along the East line of the Southwest Quarter of said Section 14, a distance of 708.61 feet to a point; thence Westerly, a distance of 50.00 feet to the Point of Beginning, being the Northeast corner of the plat of Culver Court Subdivision, recorded in Document No. 2202-0182, and located on the West right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 824.09 feet; thence Westerly along the South line of the real estate conveyed to NGALA INC. in Document No. 0609-0208, a distance of 610.00 feet to the Southwest corner thereof; thence Northerly along the West line of said NGALA parcel, the West line of the real estate conveyed to Tam Tammy in Document No. 1304-0553, the West line of the real estate conveyed to Crisis Pregnancy Center of Northeast Indiana, Inc. in Document No. 2108-0641, and part of the West line of the real estate conveyed to Life Changing Realities Fellowship, Inc. in Document No. 1510-0510, a distance of 401.75 feet to a boundary corner of said Life Changing Realities Fellowship parcel; thence Westerly along a boundary line of said parcel, a distance of 267.54 feet to a point on the East right-of-way line of Wohler Drive; thence Northwesterly along a curve to the left, having a radius of 658.04 feet, along said right-of-way line, an arc distance of 83.89 feet; thence Northwesterly along said right-of-way line, a distance of 90.98 feet to a point of curvature; thence Northwesterly along a curve to the right having a radius of 686.89 feet, along said right-of-way line, an arc distance of 167.89 feet to the Northwest corner of the aforementioned Life Changing Realities Fellowship parcel; thence Easterly along the North line of said parcel, a distance of 756.43 feet to a point on the West line of the aforementioned Culver Court Subdivision; thence Northerly along the West line thereof, a distance of 81.44 feet to the Northwest corner thereof; thence Easterly along the North line of said Culver Court, a distance of 69.17 feet to a boundary corner thereof; thence Northeasterly along the North line thereof, a distance of 38.93 to boundary corner thereof; thence Easterly along the North line thereof, a distance of 102.60 feet to the point of beginning, containing 13.10 acres, more or less.

ALSO EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 14, Township 37 North, Range 11 East, Steuben County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 14; thence Southerly along the East line of the Southwest Quarter of said Section 14, a

distance of 1573.92 feet to a point; thence Westerly, a distance of 50.00 feet to the Point of Beginning, being the Northeast corner of the real estate conveyed to Buddycat Real Estate Holdings III Inc. in Document No. 2209-0038; thence Southerly along the West right-of-way line of State Road 127 (N. Wayne Street), a distance of 460.22 feet to the Northeast corner of the real estate conveyed to Triple J. Enterprises, LLC, in Document No. 22030057; thence Westerly along the North line of said Triple J. parcel, a distance of 350.29 feet to the Southeast corner of the real estate conveyed to Engel Veterinary, LLC in Document No. 17120445; thence Northerly along a boundary line of said parcel, a distance of 146.11 feet to a boundary corner thereof; thence Westerly along a boundary corner of said parcel, a distance of 99.76 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 113.97 feet to a point on the South line of the real estate conveyed to George Anspaugh Memorial Post No. 7205 Veterans of Foreign Wars of the United States, Inc. in Deed Record 116, page 596; thence Easterly along a boundary line of said VFW parcel, a distance of 100.00 feet to a boundary corner thereof; thence Northerly along a boundary corner of said parcel, a distance of 200.00 feet to a boundary corner thereof; thence Easterly along a boundary line of said parcel, a distance of 350.07 feet to the point of beginning, containing 3.95 acres, more or less.

ALSO EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 14, Township 37 North, Range 11 East, Steuben County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 14; thence Northerly along the East line of the Southwest Quarter of said Section 14, a distance of 85.37 feet to a point; thence Westerly, a distance of 50.00 feet to the Point of Beginning; thence Southwesterly along the North right-of-way line of Harcourt Road, a distance of 56.53 feet; thence Westerly along said right-of-way line, a distance of 1167.83 feet; thence Northwesterly, a distance of 62.29 feet to a point on the East right-of-way line of Wohler Street; thence Northerly along said right-of-way line, a distance of 236.30 feet to the Southwest corner of the real estate conveyed to Triple J. Enterprises, LLC, in Document No. 22030057; thence Easterly along the South line of said parcel, a distance of 894.85 feet to a boundary corner thereof; thence Northerly along a boundary line of said parcel, a distance of 124.80 feet to a boundary corner thereof; thence Easterly along a boundary line of said parcel, a distance of 350.00 feet to a point on the West right-of-way line of State Road 127 (N. Wayne Street); thence Southerly along said right-of-way line, a distance of 369.48 feet to the point of beginning, containing 9.10 acres, more or less.

THE TOTAL AREA OF THE HEREIN DESCRIBED REAL ESTATE IS 703.4 ACRES, MORE OR LESS.

STEBEN COUNTY PARCEL IDENTIFICATION NUMBERS

76-06-11-000-022.010-012	76-06-14-310-104.090-012	76-06-26-210-120.010-012
76-06-11-000-030.000-012	76-06-14-310-104.110-012	76-06-26-210-122.010-012
76-06-11-000-031.000-012	76-06-14-310-105.000-012	76-06-26-210-123.010-012
76-06-11-000-031.020-012	76-06-14-310-106.000-012	76-06-26-240-103.020-012
76-06-11-000-031.030-012	76-06-14-310-106.010-012	76-06-26-240-121.010-012
76-06-11-000-045.000-012	76-06-14-310-107.000-012	76-06-26-244-301.000-012
76-06-11-000-046.000-012	76-06-14-310-107.020-012	76-06-26-244-302.000-012
76-06-11-430-108.019-012	76-06-14-310-113.000-012	76-06-26-244-303.000-012
76-06-11-430-110.000-012	76-06-14-340-105.000-012	76-06-26-244-304.000-012
76-06-11-430-111.000-012	76-06-14-340-105.010-012	76-06-26-244-305.000-012
76-06-11-430-112.000-012	76-06-14-340-112.000-012	76-06-26-244-306.000-012
76-06-11-430-113.000-012	76-06-14-340-112.030-012	76-06-26-244-307.000-012
76-06-11-430-116.000-012	76-06-14-340-112.040-012	76-06-26-244-308.000-012
76-06-14-000-005.000-012	76-06-14-340-113.000-012	76-06-26-244-401.000-012
76-06-14-000-005.010-012	76-06-14-340-113.010-012	76-06-26-244-403.000-012
76-06-14-000-005.020-012	76-06-14-340-116.060-012	76-06-26-244-405.000-012
76-06-14-000-006.030-012	76-06-14-340-117.010-012	76-06-26-244-406.000-012
76-06-14-000-006.050-012	76-06-23-340-106.010-012	76-06-26-244-409.000-012
76-06-14-000-008.010-012	76-06-23-340-107.000-012	76-06-26-244-410.000-012
76-06-14-000-009.000-012	76-06-23-340-108.000-012	76-06-26-244-411.000-012
76-06-14-000-024.090-012	76-06-23-340-109.000-012	76-06-26-244-412.000-012
76-06-14-000-024.090-012	76-06-23-340-111.000-012	76-06-26-244-413.000-012
76-06-14-000-024.100-012	76-06-26-120-410.010-012	76-06-26-244-414.000-012
76-06-14-000-026.020-012	76-06-26-130-605.010-012	76-06-26-244-415.000-012
76-06-14-000-029.000-012	76-06-26-133-201.000-012	76-06-26-244-416.000-012
76-06-14-000-030.030-012	76-06-26-133-207.000-012	76-06-26-244-418.000-012
76-06-14-000-030.100-012	76-06-26-133-209.000-012	76-06-26-244-419.000-012
76-06-14-000-030.110-012	76-06-26-133-210.000-012	76-06-26-244-420.000-012
76-06-14-000-035.010-012	76-06-26-133-301.000-012	76-06-26-244-421.000-012
76-06-14-000-037.000-012	76-06-26-133-302.000-012	76-06-26-310-101.000-012
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EXHIBIT B

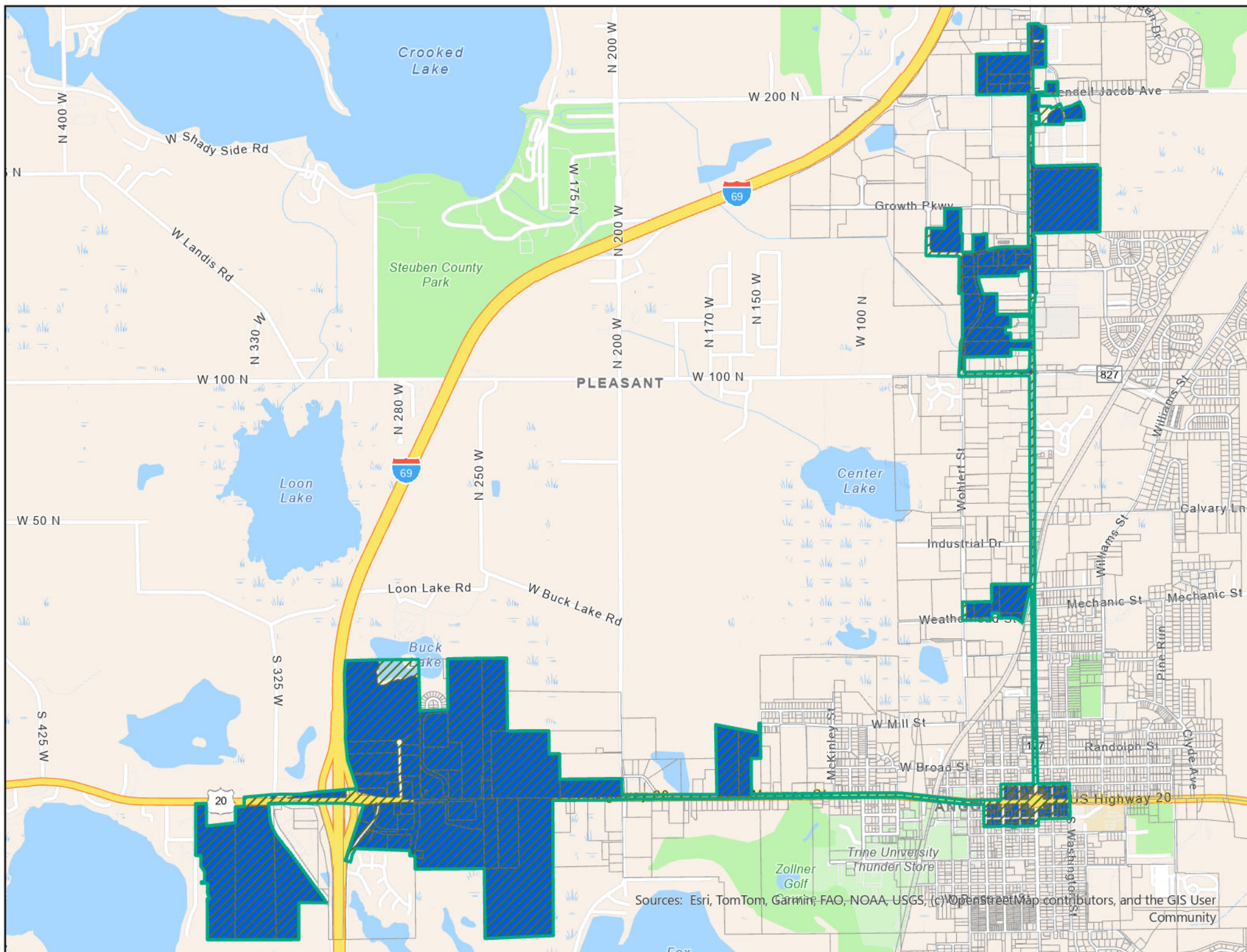
PERMISSIBLE PROJECTS

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to undertake any program or project that is determined to be eligible under Indiana Code Title 36, Article 7, Chapter 14 (IC 36-7-14) including but not limited to finance the cost of infrastructure improvements in or serving the Allocation Area, including without limitation, curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, and storm water basin improvement, as well as demolition, in, serving or benefiting the Allocation Area. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation 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 unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

The acquisition or construction of projects to enhance the cultural attractiveness of the entire unit, including Economic Development Area.

Acquisition or construction of projects to enhance the public safety of the entire unit, including the Economic Development Area.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community