

AGENDA OF THE COMMON COUNCIL
City of Angola, Indiana
210 N. Public Square

Monday, August 15, 2022 – 7:00 p.m.

CALL TO ORDER BY MAYOR HICKMAN

1. Council Member roll call by Clerk-Treasurer Herbert.

Crum _____ Olson _____ Armstrong _____ Martin _____ McDermid _____

2. Remarks by Mayor Hickman
3. Request approval of the August 1 minutes. (attachment)

UNFINISHED BUSINESS

1. Ordinance No. 1706-2022. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA (3330/3370 N St Rd 827) (third reading) (attachment)
2. Ordinance No. 1707-2022. AN ORDINANCE FIXING COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2023. (second reading) (attachment)
3. Public Hearing regarding the proposed additional appropriation for the Redevelopment General Fund. Ordinance No. 1708-2022. ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA REDEVELOPMENT GENERAL FUND. (second and third reading) (attachment)
4. Ordinance No. 1709-2022. AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING. (second reading) (attachment)
5. Public hearing before final action determining whether the qualifications for an economic development area have been met for property located at 115-125 N. McKinley St and 1210 W. Maumee St.
 - a. Ordinance No. 1710-2022. AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE. (second and third reading) (attachment)

- b. Resolution No. 2022-831. A CONFIRMATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DECLARING AN AREA AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE. (attachment)

NEW BUSINESS

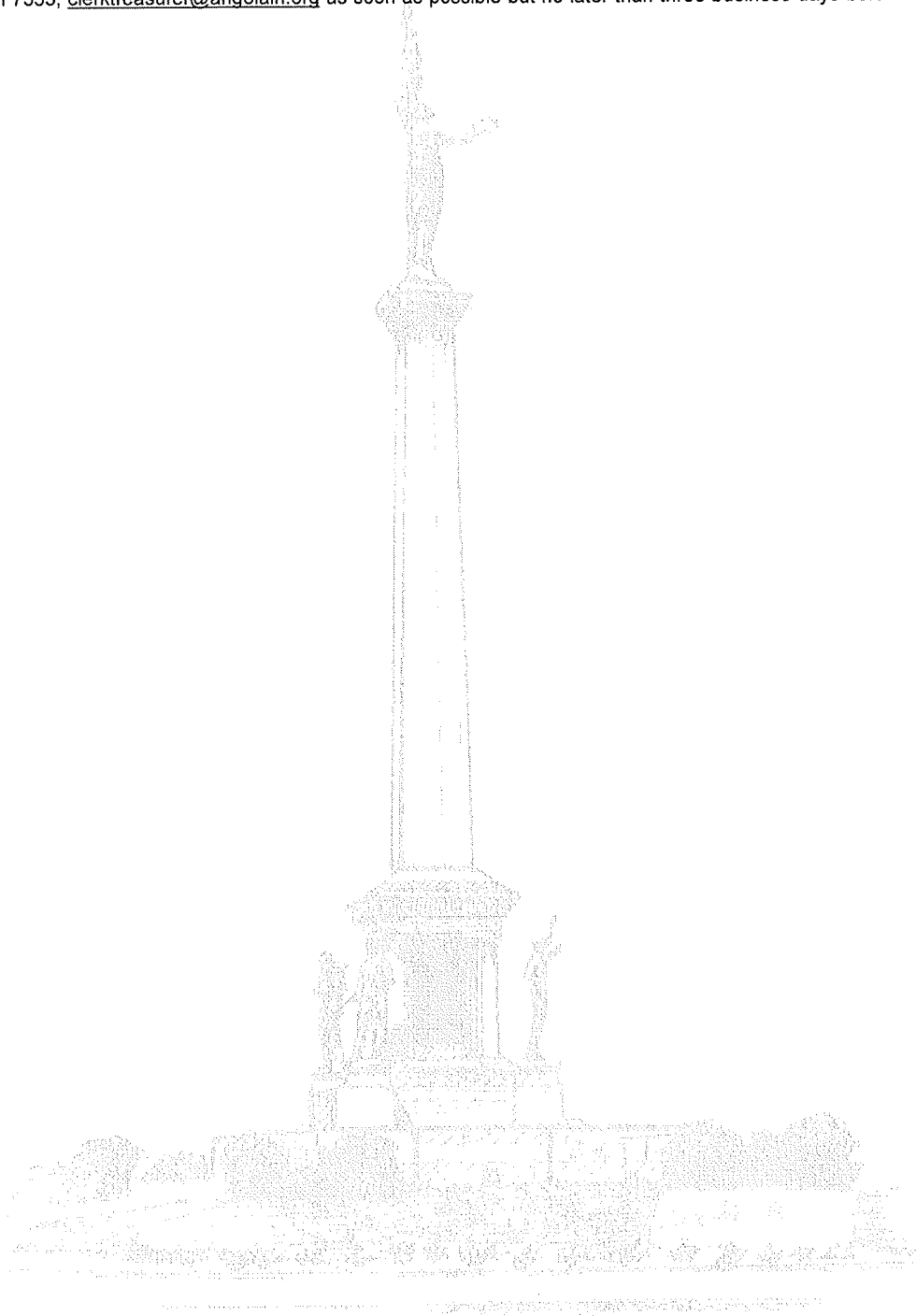
1. Presentation by Isaac Lee Executive Director of the Steuben County Economic Development Corporation.
 - a. Consideration and action on the 2023 Funding Request (Fee for Service Contract) with the Steuben County Economic Development Corporation in the amount of \$59,430. (attachment)
 - b. Consideration and action on the 2023 Additional Funding Request (Additional Line-Item Allocation) with the Steuben County Economic Development Corporation in the amount of \$25,000. (attachment)
2. Certificate of Recommendation by the City of Angola Plan Commission forwarding a favorable recommendation to rezone 38.98 acres located at the northern end of Hetzler Ct. Ordinance No. 1711-2022. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA INDIANA. (Hetzler Court) (first reading) (attachment)
3. Resolution No. 2022-832. A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS FOR THE CITY OF ANGOLA FOR THE FIRE OPERATING FUND AND FORWARDED TO THE COMMON COUNCIL FOR THEIR ACTION AND PASSAGE PURSUANT TO IC 6-1.1-18.6. (attachment)
4. Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending July 2022 is presented for Council information. (attachment)
5. Reports:
 - Clerk-Treasurer
 - Department heads
6. Request approval of the Allowance of Accounts Payable Vouchers 58553 through 58797 totaling \$1,288,692.26 which include interfund transfers of \$99,831.48. (separate attachment)
7. Other new business.

NEXT MEETING

The next Common Council meeting is Tuesday, September 6.

ADJOURNMENT

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least three business days ahead of scheduled meeting. Contact the Clerk-Treasurer, 210 North Public Square, Angola, IN 46703, (260) 665-2514 extension 7353, clerktreasurer@angolain.org as soon as possible but no later than three business days before the scheduled event.



August 1, 2022

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:00 p.m. at City Hall, 210 North Public Square with Mayor Richard M. Hickman presiding. Council Members Gary L. Crum, Jerold D. McDermid, and David B. Martin answered roll. Council Members David A. Olson and Kathleen G. Armstrong were absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, Fire Chief Doug Call, Planning and Economic Development Director Jennifer Barclay, City Engineer Amanda Cope, Water Superintendent Wastewater Superintendent Jeff Gaff, Park Superintendent Matt Hanna, Human Resources Director Sue Essman, and Street Superintendent Chad Ritter.

Also, among those present were Isaac Lee, Dan Avery, Jennifer Sharkey, Jon Bomberger, Beth Swary of WLKI, and Oksana Kotkina of *The Herald Republican*.

APPROVAL OF THE MINUTES

Council Member Martin moved to approve the July 18, 2022 minutes. Council Member McDermid seconded the motion. The motion carried 3-0.

REMARKS BY MAYOR HICKMAN

Mayor Hickman reminded everyone that the Downtown Arts Festival would take place this coming Saturday from 9:00 am to 2:00 pm. Also, the annual Cruise to the Monument has been set for September 21st 5:00 pm to 8:00 pm.

UNFINISHED BUSINESS

Ordinance No. 1705-2022. AN ORDINANCE FIXING COMPENSATION OF APPOINTED OFFICERS, DEPUTIES, AND OTHER EMPLOYEES AND OF POLICE AND FIREFIGHTERS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2023., was read by title and presented to Council on third and final reading. Council Member Martin moved to approve. Council Member McDermid seconded the motion. The motion to approve carried 3-0.

Ordinance No. 1706-2022. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA (3330/ 3370 N St Rd 827), was read by title and presented to Council on second reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion carried 3-0.

NEW BUSINESS

Ordinance No. 1707-2022. AN ORDINANCE FIXING COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2023, was read by title and presented to Council for first reading. Council Member Martin moved to approve. Council Member McDermid seconded the motion. The motion carried 3-0.

Ordinance No. 1708-2022. ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA REDEVELOPMENT GENERAL FUND, was read by title and presented to Council for first reading. Council Member Martin moved to approve. Council Member McDermid seconded the motion. The motion carried 3-0.

Ordinance No. 1709-2022. AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING, was read by title and presented to Council for first reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion carried 3-0.

Ordinance No. 1710-2022. AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE was read by title and presented to Council for first reading. Council Member Martin moved to approve. Council Member McDermid seconded the motion. Isaac Lee of the Steuben County Economic Development Corporation spoke on behalf of the project. Discussion followed. The motion carried 3-0.

Jennifer Sharkey of the Poka-Bache Trail Coalition and Dan Avery of NIRCC provided a presentation on the groups work and mission. The Trail Coalition continues to work with local communities to finish the entire Poka-Bache Trail. Sharkey's presentation included details about areas that need to be finished and the benefits that a completed trail system will provide the communities in the region. There is roughly one mile of trail within the City of Angola to be completed. Jon Bomberger of the Trail Coalition Gave details regarding the interlocal agreement they were seeking to reach with all communities that have trail sections to complete. Discussion followed. Resolution No. 2022-829. A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA, APPROVING A FORM OF INTERLOCAL AGREEMENT PURSUANT TO INDIANA CODE 36-1-7-1 FOR THE POKA-BACHE CONNECTOR TRAIL AND AUTHORIZING THE FINALIZATION AND EXECUTION OF THE INTERLOCAL AGREEMENT FOR THE POKA-BACHE CONNECTOR TRAIL, was then presented for Council approval. Council Member Martin moved to approve. Council Member Crum seconded the motion. the motion to approve carried 3-0.

Resolution No. 2022-830. A RESOLUTION APPROVING THE TRANSFER OF PERSONAL PROPERTY FOR NO CONSIDERATION TO A 501 (C)(3) CHARITY, was read by title and presented for Council approval. Council Member McDermid moved to approve. Council Member Martin seconded the motion. The motion to approve carried 3-0.

Council Member Martin moved to approve the lien and utility bad debt reports totaling \$1,227.80 for 12 months ending December 31, 2021. Council Member Crum seconded the motion. the motion carried 3-0.

Council Member McDermid moved to approve the proposed Grants and Subsidies for 2023 totaling \$40,945. Council Member Crum seconded the motion. The motion carried 3-0.

Council Member Martin moved to approve the Agreement for Engineering Services with HWC Engineering for the 2022 Pavement Asset Management Plan. Amount in the amount not to exceed \$13,600. Council Member McDermid seconded the motion. The motion carried 3-0.

Council Member Martin moved to approve the Amendment to agreement for Professional Services with Commonwealth Engineers, Inc. for the Angola Focused Use Attainability Analysis- Phase 2 in the amount of \$10,000. Council Member McDermid seconded the motion. The motion carried 3-0.

CLERK-TREASURER AND DEPARTMENT HEAD REPORTS

Economic Development and Planning Director Jennifer Barclay reported that the development plan had been submitted for the new county courthouse and would appear on the next plan commission agenda. Trine University is planning the first Trine Fest for welcome back week. Also, a community early childhood coalition is starting up and will begin meeting.

Fire Chief Doug Call reported that the new pumper tanker firetruck has arrived and is being prepared for service.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member Martin moved to approve the Allowance of Accounts Payable Vouchers 58258 through 58552 totaling \$488571.91. Council Member McDermid seconded the motion. The motion carried 3-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:32 p.m.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

DRAFT

ORDINANCE NO. 1706-2022

**AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF ANGOLA, INDIANA**

SUMMARY

This ordinance amends the Zoning Map of the City of Angola, Indiana by changing the zoning of approximately 37-acres of land to Medium to Large General Commercial (C2) District. The property wholly includes 3330/3370 N St Rd 127 Angola, Indiana 46703.

WHEREAS, Ordinance No. 1286-2008, as amended, adopted an Official Zoning Map for the City of Angola, Indiana; and

WHEREAS, Indiana Code section §36-7-4-600 et. Seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, the City of Angola Plan Commission at its July 11, 2022 held a legally advertised Public Hearing; and

WHEREAS, the City of Angola Plan Commission, on July 11, 2022, heard input from the public and ultimately forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
CITY OF ANOGOLA, INDIANA:**

THAT, the Zoning Map of the City of Angola shall be amended in the following manner:

The parcel located at 3330 N St Rd 127, Angola and owned by Judy and Clayton Griffin. The legal description is attached hereto as Exhibit A.

The parcel located at 3370 N St Rd 127, Angola and owned by Judy and Clayton Griffin. The legal description is attached hereto as Exhibit B.

The aforementioned tracts of land shall officially be changed to the Medium to Large General Commercial (C2) District.

The tracts of land is illustrated in Exhibit C, also attached hereto. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.

BE IT FURTHER ORDAINED that the Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other action required by law.

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, this _____ day of _____, 2022.

ORDINANCE NO. 1706-2022

Richard M. Hickman, Mayor

Attest:

Ryan Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of _____ 2022.

Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of _____ 2022.

Richard M. Hickman, Mayor

ORDINANCE NO. 1706-2022

Exhibit A
Legal Description for 3330 N State Road 127

A part of the North half of the South East Quarter of Section 2, Township 37 North, Range 13 East, described as follows:

Commencing at the southwest corner of the North half of the South East quarter of said Section 2 and being the true point of beginning, thence running east on the quarter, quarter section line (called the eighth line) a distance of 255.0 feet; thence north 486.0 feet parallel with the north and south quarter section line running thru said section 2; thence west parallel with the eighth, or quarter, quarter section line, 255.0 feet; thence south 486.0 feet on the quarter section line back to the true point of beginning, being subject to one half, or 50 feet off the west side of the above description for highway purposes only.

EXCEPTING THEREFROM:

A part of the north half of the southeast quarter of Section 2, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, described as follows: Beginning at the southwest corner of the north half of the southeast Quarter of said Section 2; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) 300.00 feet along the west line of the north half of the southeast quarter of said Section 2; thence North 89 degrees 24 minutes 09 seconds East 110.00 feet parallel to the south line of the north half of the southeast quarter of said Section 2; thence South 00 degrees 00 minutes 00 seconds East 50.00 feet parallel to the west line of the North half of the southeast quarter of said Section 2; thence North 89 degrees 24 minutes 09 seconds East 145.00 feet parallel to said south line of the north half of the southeast quarter to a point on the east line of land described in Deed Record 195, Page 231; thence South 00 degrees 00 minutes 00 seconds East 250.00 feet parallel to said west line of the north half of the southeast quarter to a point on the south line of said north half of the southeast quarter; thence south 89 degrees 24 minutes 09 seconds west 255.00 feet along said south line back to the point of beginning, subject to legal highways and easements of record.

ORDINANCE NO. 1706-2022

Exhibit B

Legal Description for 3370 N State Road 127

A part of the North Half of the Southeast Quarter of Section 2, Township 37 North, Range 13 East, Steuben County, Indiana, described as follows:

Beginning at the Southeast corner of the North half of the Southeast Quarter of said Section 2, thence North 0 degrees 44 minutes 58 seconds East, six hundred forty-six and 14/100 (646.14) feet; thence South 89 degrees 24 minutes 29 seconds West, two thousand six hundred forty and 7/10 (2640.7) feet to the quarter section line; thence South one hundred sixty (160) feet along the quarter section line (centerline of Old U.S. Highway 27); thence North 89 degrees 24 minutes 29 seconds East, two hundred fifty-five (255) feet; thence South four hundred eighty-six (486) feet to the Quarter, Quarter section line; thence North 89 degrees 24 minutes 29 seconds East, two thousand three hundred seventy-seven and 25/100 (2377.25) feet to the point of beginning.

The above described tract of land contains 36.25 acres including road right-of-way.

The Grantor herein reserves the right of the use of the present driveway or land along the North line of said tract herein conveyed as now being used; said drive having access from Old U.S. Highway #27 and running in an Easterly direction to the wooded area owned by the Grantor.

The Grantees herein are to have the right of ingress and egress over land owned by the Grantor to a small farm pond North of the tract herein conveyed.

Possession to be given upon delivery of this Deed.

ORDINANCE NO. 1706-2022

Exhibit C



ORDINANCE NO. 1707-2022

**AN ORDINANCE FIXING COMPENSATION OF ELECTED OFFICIALS OF
THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2023**

WHEREAS, IC 36-4-7-2 governs the fixing of annual compensation of elected city officers;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Steuben County, Indiana:

Section 1. Mayor.

(A) That the compensation of the Mayor shall be paid biweekly and shall be hereby fixed from and after the December 25, 2022 and continuing through December 23, 2023 as set forth below:

(1) That the compensation for a Mayor possessing two or more state or nationally recognized professional certifications relating to public sector administration or management from a generally accepted professional association is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 974.78 |
| Water Utility | \$ 946.11 |
| Wastewater Utility | <u>\$ 946.11</u> |
| Bi-weekly total | \$2,867.00 |

(2) That the compensation for a Mayor possessing one state or nationally recognized professional certifications relating to public sector administration or management from a generally accepted professional association is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 909.39 |
| Water Utility | \$ 882.65 |
| Wastewater Utility | <u>\$ 882.65</u> |
| Bi-weekly total | \$2,674.69 |

(3) That the compensation for a Mayor possessing no state or nationally recognized professional certifications relating to public sector administration or management is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 844.00 |
| Water Utility | \$ 819.19 |
| Wastewater Utility | <u>\$ 819.19</u> |
| Bi-weekly total | \$2,482.38 |

(B) That two (2) members of the City legislative body, one of whom shall be the Mayor Pro Tem, shall then identify which of the foregoing subdivisions applies and shall in writing authorize the Mayor compensation in the proper amount.

(C) In addition, if the Mayor is a member of the Board of Public Works and Safety, the Mayor shall receive the \$3,280.00 annual compensation of a Board of Public Works and Safety member to be paid biweekly.

ORDINANCE NO. 1707-2022

Section 2. Clerk-Treasurer.

(A) That the compensation of the Clerk-Treasurer shall be paid biweekly and shall be hereby fixed from and after the December 25, 2022 and continuing through December 23, 2023 as set forth below:

(1) That the compensation for a Clerk-Treasurer possessing two or more state or nationally recognized professional certifications relating to public sector finance or management from a generally accepted professional association is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 1017.67 |
| Water Utility | \$ 987.74 |
| Wastewater Utility | <u>\$ 987.74</u> |
| Bi-weekly total | \$2,993.15 |

(2) That the compensation for a Clerk-Treasurer possessing one state or nationally recognized professional certifications relating to public sector finance or management from a generally accepted professional association including is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 952.28 |
| Water Utility | \$ 924.28 |
| Wastewater Utility | <u>\$ 924.28</u> |
| Bi-weekly total | \$2,800.84 |

(3) That the compensation for a Clerk-Treasurer possessing no state or nationally recognized professional certifications relating to public sector finance or management from a generally accepted professional association is hereby fixed:

| | |
|--------------------|------------------|
| General Fund | \$ 886.91 |
| Water Utility | \$ 860.81 |
| Wastewater Utility | <u>\$ 860.81</u> |
| Bi-weekly total | \$2,608.53 |

(B) That two (2) members of the City legislative body, one of whom shall be the Mayor Pro Tem, shall then identify which of the foregoing subdivisions applies and shall in writing authorize the Clerk-Treasurer compensation in the proper amount.

Section 3. Councilmembers.

That the quarterly compensation of each Councilmember shall be hereby fixed from and after the 1st day of January 2023 and continuing through December 31, 2023 as set forth below:

| | |
|--------------|------------|
| General Fund | \$1,700.00 |
|--------------|------------|

Section 4. Effective date.

This ordinance shall become and remain in full force and effect upon passage by the Common Council and approval by the Mayor.

ORDINANCE NO. 1707-2022

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,
on the _____ day of August 2022 by the vote of __ ayes and ____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana
to the Mayor at the hour of _____ a.m./p.m. this _____ day of August 2022.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola,
Indiana this _____ day of August 2022.

Richard M. Hickman, Mayor

ORDINANCE NO. 1708-2022

**ADDITIONAL APPROPRIATION ORDINANCE FOR THE
CITY OF ANGOLA, INDIANA REDEVELOPMENT GENERAL FUND**

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget, now, therefore:

Section 1. Be it ORDAINED by the Common Council of the City of Angola, Steuben County, Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named for the purpose specified, subject to laws governing the same;

| | <u>Amount Requested</u> | <u>Amount Approved</u> |
|----------------------------|-----------------------------|-----------------------------|
| Redevelopment General Fund | | |
| Capital Outlays | <u>\$ 160,000</u> | <u> </u> |
| Total | <u>\$ 160,000</u> | |

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Common Council, approval of the Mayor, and approval of the Department of Local Government Finance, if applicable.

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the _____ day of August 2022 by the vote of _____ ayes and _____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of August 2022.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of August 2022.

ORDINANCE NO. 1708-2022

Richard M. Hickman, Mayor

ORDINANCE NO. 1709-2022

AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.25 PARKING

BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Indiana that Title 10 Vehicles and Traffic, Chapter 10.25 Parking is being amended by the text of existing provisions in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~:

Section 1. Section 10.25.130 Parking prohibited at all times is amended to read as follows:

When signs are erected giving notice, no person shall park a vehicle at any time upon any of the streets or parts of streets described in this schedule:

| <i>Street</i> | <i>Side</i> | <i>Location</i> |
|-------------------|-------------|---|
| Broad Street | North | Between North Wayne Street and Elizabeth Street |
| Broad Street | South | From Jackson Street to North Superior Street |
| Broad Street | South | From McKinley Street to North Kinney Street |
| Circle Hill Drive | Both | From East Maumee Street south to the entrance of Circle Hill Cemetery for a distance of 1,220 feet |
| College Street | West | South property line of Thunder Drive, south to the north property line of Pleasant Street |
| Darling Street | Both | Between West Maumee Street and Park Avenue |
| Darling Street | West | Between Park Avenue and Prospect Street |
| Darling Street | West | Between West Maumee Street and West Gilmore Street |
| Elizabeth Street | East | Between Broad Street and Mill Street |
| Elizabeth Street | East | From north line of West Gilmore Street to the south line of West Broad Street |
| Elizabeth Street | West | A point 128 feet 4 inches south of the south property line of West Gilmore Street to a point 150 feet south of the south property line of West Gilmore Street |
| Elizabeth Street | West | Between Green Street and West Broad Street; when signs are erected giving notice thereof, no person shall at any time park a vehicle |
| Elizabeth Street | West | Between West Gilmore Street and Broad Street |
| Elizabeth Street | West | From south curb line of West South Street to north curb line of Park Avenue |

ORDINANCE NO. 1709-2022

| <i>Street</i> | <i>Side</i> | <i>Location</i> |
|-----------------|-------------|--|
| Euclid Avenue | East | From south curb line of East Prospect Street to the south curb line of Water Street |
| Felicity Street | North | From west curb line of Washington Street to the east curb line of South Wayne Street |
| Fox Lake Road | Both | Between South Wayne Street and Butler Street |
| Gale Street | North | Between east curb line of South Martha Street to the east curb line of South Washington Street |
| Gale Street | North | Between east curb line of South Wayne Street and west curb line of South Martha Street |
| Gale Street | North | Between South West and South Superior streets |
| Gale Street | North | West property line of Superior Street, west to the end of Gale Street |
| Gale Street | South | Between west line of South Martha Street and a point 140 feet west of the west line of South Martha Street |
| Gale Street | South | From west curb line of South Wayne Street to the east curb line of South West Street |
| Gilmore Street | North | Between Wayne Street and Elizabeth Street |
| Gilmore Street | South | Between North Superior Street and Jackson Street |
| Gilmore Street | South | From east curb line of North Wayne street to the west curb line or street extension of Victoria Street, at all times |
| Gilmore Street | South | From west line of North West Street to the east line of North Superior Street |
| Henney Street | South | From east curb line of Williams Street east 183 feet |
| Hetzler Court | Both | From West Maumee Street (US Highway 20) north to include the cul-de-sac |
| Jackson Street | Both | From north curb line of West Maumee Street, north to the south curb line of West Gilmore Street |
| Kinney Street | East | Between Moss Street and Saginaw Street |
| Manahan Drive | Both | Between West Mill and McKinley Streets |
| Martha Street | West | Between Broad Street and Gilmore Street |
| Martha Street | West | From north curb line of East Gale Street to the north curb line of East Pleasant Street |

ORDINANCE NO. 1709-2022

| <i>Street</i> | <i>Side</i> | <i>Location</i> |
|-------------------|-------------|---|
| Maumee Street | Both | Between Martha Street and the east limits of the city |
| Maumee Street | Both | Between West Street and the west limits of the city |
| Mechanic Street | Both | From Williams Street to Shawnee Drive |
| Mill Street | North | Between east curb line of North Wayne Street and the west curb line of North Martha Street |
| Mill Street | North | From west curb line of North Williams Street to the east curb line of North Washington Street |
| Mill Street | North | West property line of North Wayne Street to the west right-of-way line of the railway |
| Mill Street | Both | All of East Mill Street east of Williams Street |
| Mill Street | South | West property line of North Wayne Street to the west right-of-way line of the railway |
| Moss Street | South | From east curb line of Summit Street for a distance of forty (40) feet east |
| Nolan Meadows Run | Both | Between Sully Court and East Harcourt Road |
| Oakwood Street | West | South property line of Thunder Drive, south to the north property line of Prospect Street |
| Park Avenue | South | Between South Wayne Street and South West Street |
| Park Avenue | South | West property line of West Street west to the east property line of South Darling Street |
| Pleasant Street | North | From west curb line of College Street to the east curb line of Oakwood Street |
| Prospect Street | South | South Martha to South Washington Street |
| Sarah Drive | Both | S curve area in 100 block |
| South Street | North | From east curb line of South Wayne Street to west curb line of South Martha Street |
| South Street | North | West property line of West Street, west to the end of West South Street |
| South Street | South | East property line of South Wayne Street, east to the west property line of Martha Street |
| South Street | South | From east curb line of South Martha Street to the west curb line of South Washington Street |

ORDINANCE NO. 1709-2022

| <i>Street</i> | <i>Side</i> | <i>Location</i> |
|-------------------|-------------|---|
| South Street | South | From west curb line of South Wayne Street, west to the east curb line of South Elizabeth Street |
| Stevens Street | East | Between Mechanic Street and Henry Street |
| Stocker Street | North | Between North Wayne Street and North Martha Street |
| Summit Street | Both | From Thunder Drive to Saginaw Street, excepting existing and established off-street parking areas |
| Summit Street | West | From south curb line of West Maumee Street to the north curb line of Saginaw Street |
| Superior Street | East | From north line of West Maumee Street to the north line of West Gale Street |
| Superior Street | West | Between West Prospect Street and West South Street |
| Thunder Drive | North | From Penn Central Railroad west to the west extremity of said street |
| Thunder Drive | South | From the west property line of South Darling Street west to the east property line of the railway |
| University Avenue | Both | From north curb line of West South Street to the south curb line of West Maumee Street |
| University Avenue | Both | Easternmost lane of the two-lane boulevard between West Gale Street and West Maumee Street |
| University Avenue | Both | Westernmost lane of the two-lane boulevard between West Gale Street and West Maumee Street |
| Wall Street | North | From east curb line of South Martha Street to the west curb line of Euclid Avenue |
| Washington Street | East | Between East Maumee Street and East Gilmore Street |
| Washington Street | East | Between Gale Street and South Street |
| Washington Street | East | From north curb line of East Prospect Street to the south curb line of Water Street |
| Washington Street | East | From the south curb line of East Maumee Street to the south curb line of East Gale Street |
| Washington Street | West | Between Broad Street and Randolph Street |
| Washington Street | West | Between East Maumee Street and East Gilmore Street |
| Washington Street | West | Between East Maumee Street and East Prospect Street |

ORDINANCE NO. 1709-2022

| <i>Street</i> | <i>Side</i> | <i>Location</i> |
|----------------------------|-----------------|---|
| Water Street | North | From west curb line of South Martha Street to the east curb line of South Wayne Street |
| Water Street | South | Between Euclid Street and John Street |
| Water Street | South | Intersection of South Wayne Street to the west curb line of Euclid Avenue |
| Wayne Street | Both | Between Gale Street and the south boundary of the city |
| Wayne Street | Both | Between Gilmore Street and the north limits of the city |
| Westwood Drive | North | Between West Maumee Street and North Gerald Lett Avenue |
| Williams Street | East | Between Sarah Drive and the school crosswalk |
| Williams Street | East | From centerline of East Mill Street 259 feet north of centerline of East Mill Street |
| Williams Street | East | From north curb line of East Maumee Street to the south curb line of East Broad Street |
| Williams Street | Both | From south curb line of East Mill Street to the north curb line of Randolph Street |
| Williams Street | West | From centerline of East Mill Street 198 feet north of centerline of East Mill Street |
| Williams Street | West | From the north curb line of East Mill Street to the south curb line of East Stocker Street |
| Williams Street | West | From south curb line of Broad Street to the north curb line of East Maumee Street |
| Wohlert Street | East | From north curb line of West Stocker Street, north to the south curb line of Weatherhead Street |

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,
on the _____ day of August 2022 by the vote of __ ayes and ____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

ORDINANCE NO. 1709-2022

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of August 2022.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of August 2022.

Richard M. Hickman, Mayor

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ANGOLA,
STEUBEN COUNTY, INDIANA, DESIGNATING AN AREA AS AN ECONOMIC
DEVELOPMENT TARGET AREA FOR PURPOSES OF MAKING SAID AREA
ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE
REDEVELOPMENT OR REHABILITATION OF REAL ESTATE**

(West Commons, LLC)
(115-125N. McKinley St and 1210 W. Maumee St, Angola, IN 46703)

WHEREAS, the Common Council (the “Council”) of the City of Angola, Indiana (the “City”), is empowered to designate pursuant to I.C. §6-1.1-12.1 *et. seq.* (the “Act”) certain areas within its jurisdiction which have become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors which have impaired values or prevented a normal development of property or use of property, as an Economic Revitalization Area and Economic Development Target Area for purposes of granting deductions from assessed valuation; and

WHEREAS, West Commons, LLC (the “Applicant”) proposes to initiate the redevelopment or rehabilitation (each as defined by the Act) of the real estate described on Exhibit “A” through Exhibit “C” attached hereto and incorporated herein (the “Real Estate”), and has filed with the Council the Statement of Benefits Real Estate Improvements/Form SB-1/Real Property (the “Statement of Benefits”) attached hereto as Exhibit “D” and incorporated herein, describing the redevelopment or rehabilitation of the Real Estate the Applicant intends to initiate; and

WHEREAS, the Statement of Benefits includes the Applicant’s estimates of the number of individuals who will be employed or whose employment will be retained by the Applicant as a result of the initiation of the redevelopment or rehabilitation of the Real Estate, an estimate of the annual salaries of those individuals, and an estimate of the value of the redevelopment or rehabilitation of the Real Estate; and

WHEREAS, the Applicant has requested the Council to declare the Real Estate as an Economic Revitalization Area (an “ERA”) and designate the same as an Economic Development Target Area (an “EDTA”), to review the Statement of Benefits and determine whether a deduction from the assessed value of that redevelopment or rehabilitation should be allowed, and if so, establish the number of years and the amount of that deduction; and

WHEREAS, the Council has hereto before has made a preliminary determination pursuant to the Act and Resolution No. 2022-828 (the “ERA Resolution”), that the Real Estate is an ERA and has established the number of years and the amount of that deduction; and

WHEREAS, the City of Angola Economic Development Commission (the “Commission”), pursuant to the authority granted by Section 7 of the Act, and in

ORDINANCE NO. 1710-2022

furtherance of the economic development of the City, has adopted its Resolution recommending that the Council designate the Real Estate as an EDTA in accordance with, and as set forth by, the Act; and

WHEREAS, the Council desires to accept the recommendation of the Commission and declare the Real Estate as an EDTA.

BE IT THEREFORE ORDAINED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, THAT:

Section 1. Based upon the findings and recommendations of the Commission, which findings and recommendations are incorporated herein, the Council makes the following findings:

- a. The Real Estate has become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property.
- b. That the Real Estate, when added to all other areas of the City hereto before designated as Economic Development Target Areas under the Act, does not exceed fifteen percent (15%) of the total geographic territory of the City.

Section 2. The findings and favorable recommendation of the Commission is hereby accepted and the Real Estate should be and is hereby declared to be an EDTA.

Section 3. Based on the information provided in the Statement of Benefits submitted by the Applicant, any deduction from assessed valuation for the redevelopment or rehabilitation of the Real Estate within the EDTA shall be as provided for and limited by the ERA Resolution.

Section 4. No part of this Ordinance shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts should be made to harmonize same. Should any section or part thereof of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Section 5. This Ordinance shall be effective upon passage.

ORDINANCE NO. 1710-2022

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,
on the _____ day of August 2022 by the vote of __ ayes and ____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana
to the Mayor at the hour of _____ a.m./p.m. this _____ day of August 2022.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola,
Indiana this _____ day of August 2022.

Richard M. Hickman, Mayor

ORDINANCE NO. 1710-2022

EXHIBIT "A"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130107000012
West Commons, LLC
Deeded Owner:
University Inn LLC
116 W 6th Street
Auburn, IN 46706
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
PT SE1/4 NE1/4 Sec 27
1.97A
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

EXHIBIT "B"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130103000012
West Commons, LLC
Deeded Owner:
Schaeffer Jeff L &
Tammy J H/W
125 N McKinley St
ANGOLA, IN 46703
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
Pt NE1/4 Sec 27 .491A
Per Deed
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

EXHIBIT "C"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130104000012
West Commons, LLC
Deeded Owner:
Smith Tony L
101 N McKinley
ANGOLA, IN 46703
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
IN SE COR SW1/4
NE1/4 SEC 27 .52A
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

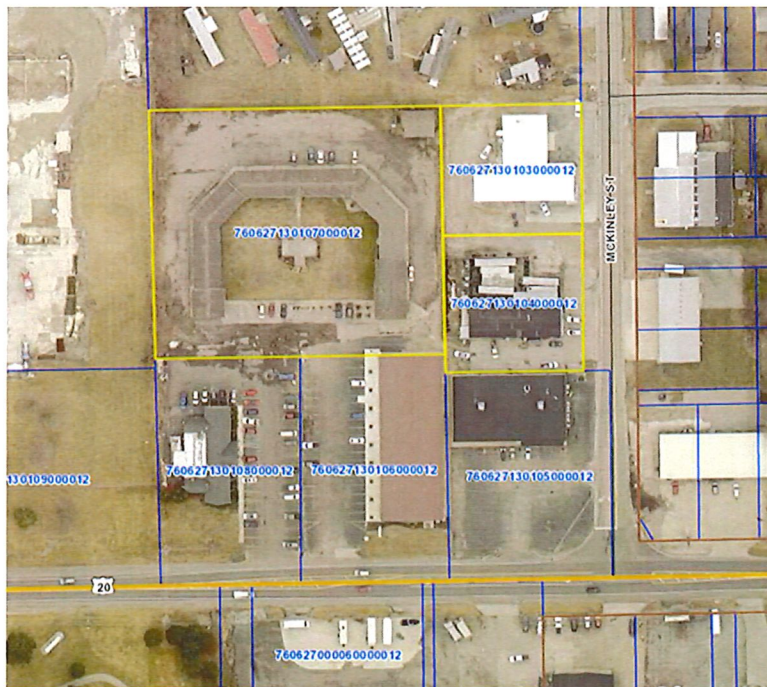


EXHIBIT "D"
APPLICANT'S STATEMENT OF BENEFITS



**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:

1. 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.
2. 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.
3. 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.
4. 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)
5. 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 West Commons, LLC | | | | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 3225 S. Hoyt Ave., Muncie IN 47302 | | | | | |
| Name of contact person Tyler W. Ridge II | | | Telephone number (765) 282-3778 | | E-mail address tw@ridgecorporation.com |
| SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | | | |
| Name of designating body West Commons | | | | | Resolution number |
| Location of property 115-125 N. McKinley St., & 1210 W. Maumee St., Angola, IN 46703 | | | County Steuben | DLGF taxing district number 76-012 | |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) | | | | | Estimated start date (month, day, year) March 2023 |
| | | | | | Estimated completion date (month, day, year) July 2024 |
| SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | | | |
| Current Number | Salaries | Number Retained | Salaries | Number Additional | Salaries |
| | | | | 5.00 | \$65,000.00 |
| SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | | | |
| REAL ESTATE IMPROVEMENTS | | | | | |
| COST | | | | | |
| Current values | | 1,355,000.00 | | ASSESSED VALUE | |
| Plus estimated values of proposed project | | 10,450,184.00 | | 1,355,000.00 | |
| Less values of any property being replaced | | 1,355,000.00 | | 1,355,000.00 | |
| Net estimated values upon completion of project | | 10,450,184.00 | | 10,450,184.00 | |
| SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER | | | | | |
| Estimated solid waste converted (pounds) 0.00 | | | Estimated hazardous waste converted (pounds) 0.00 | | |
| Other benefits | | | | | |
| SECTION 6 TAXPAYER CERTIFICATION | | | | | |
| I hereby certify that the representations in this statement are true. | | | | | |
| Signature of authorized representative Tyler W. Ridge II | | | | Date signed (month, day, year) July 18, 2022 | |
| Printed name of authorized representative Tyler W. Ridge II | | | | Title Member | |

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 10 calendar years* (see below). The date this designation expires is N/A. *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 \$ 10,450,184.00.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed:
- | | | | | |
|--|--|--|--|--|
| <input checked="" type="checkbox"/> Year 1 | <input checked="" type="checkbox"/> Year 2 | <input checked="" type="checkbox"/> Year 3 | <input checked="" type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 (* see below) |
| <input checked="" type="checkbox"/> Year 6 | <input checked="" type="checkbox"/> Year 7 | <input checked="" type="checkbox"/> Year 8 | <input checked="" type="checkbox"/> Year 9 | <input checked="" 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 (260) 665-2514 | Date signed (month, day, year) |
| Printed name of authorized member of designating body David B. Martin, Mayor Pro Tem | Name of designating body Common Council | |
| Attested by (signature and title of attester) | Printed name of attester Ryan P. Herbert, Clerk-Treasurer | |

* 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.

A CONFIRMATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, DECLARING AN AREA AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF MAKING SAID AREA ELIGIBLE FOR DEDUCTION FROM ASSESSED VALUATION FOR THE REDEVELOPMENT OR REHABILITATION OF REAL ESTATE

(West Commons, LLC)
(115-125 N. McKinley St and 1210 W. Maumee St, Angola, IN 46703)

WHEREAS, the Common Council (the “Council”) of the City of Angola, Indiana (the “City”), is empowered to designate pursuant to I.C. §6-1.1-12.1 *et. seq.* (the “Act”) certain areas within its jurisdiction which have become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors which have impaired values or prevented a normal development of property or use of property, as an Economic Revitalization Area and Economic Development Target Area for purposes of granting deductions from assessed valuation; and

WHEREAS, West Commons, LLC, an Indiana limited liability company (the “Applicant”) proposes to initiate the redevelopment or rehabilitation (each as defined by the Act) of the real estate described on Exhibit “A” through Exhibit “C” attached hereto and incorporated herein (the “Real Estate”), and has filed with the Council the Statement of Benefits Real Estate Improvements/Form SB-1/Real Property (the “Statement of Benefits”) attached hereto as Exhibit “D” and incorporated herein, describing the redevelopment or rehabilitation of the Real Estate the Applicant intends to initiate; and

WHEREAS, the Statement of Benefits includes the Applicant’s estimates of the number of individuals who will be employed or whose employment will be retained by the Applicant as a result of the initiation of the redevelopment or rehabilitation of the Real Estate, an estimate of the annual salaries of those individuals, and an estimate of the value of the redevelopment or rehabilitation of the Real Estate; and

WHEREAS, the Applicant has requested the Council to declare the Real Estate as an Economic Revitalization Area (ERA) and designate the same as an Economic Development Target Area (EDTA), to review the Statement of Benefits and determine whether a deduction from the assessed value of that redevelopment or rehabilitation should be allowed, and if so, establish the number of years and the amount of that deduction; and

WHEREAS, the City of Angola Economic Development Commission, pursuant to the authority granted by Section 7 of the Act, and in furtherance of the economic development of the City, has made a favorable recommendation that the Council designate the Real Estate as an Economic Development Target Area in accordance with, and as set forth by, the Act; and

RESOLUTION NO. 2022-831

WHEREAS, the Council has hereto before found pursuant to the Act and Resolution No. 2022-828 (the "ERA Declaratory Resolution"), that the Real Estate is an ERA and has initially established the number of years and the amount of that deduction; and

WHEREAS, the Council desires to promote and support the growth and prosperity of entities and employment within the City through prudent and proper use of the economic development tools available, including those provided for in the Act; and

WHEREAS, notice of a public hearing was published in the Herald Republican on August 4, 2022, pursuant to the Act and I.C. §5-3-1 and the required notice and information was provided to all taxing unit with authority to fix budgets, tax rates, and tax levies in the geographical area of where the ERA is located, along with a statement containing substantially the same information as the Statement of Benefits filed by the Applicant; and

WHEREAS, the Council, after conducting a public hearing on this matter, has given careful consideration to all comments and views expressed and written evidence presented regarding the actions described herein, desires to confirm the ERA Declaratory Resolution and, by separate ordinance, designate the Real Estate as an Economic Development Target Area.

BE IT THEREFORE RESOLVED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, STEUBEN COUNTY, INDIANA, THAT:

Section 1. By adoption of this Confirmatory Resolution, the Council does ratify and confirm the ERA Declaratory Resolution in all respects, including those findings made therein, and the designation therein of the Real Estate as an ERA as the term is defined and intended in the Act. Said designation shall be until the Council adopts a resolution terminating said designation. This time limitation is established pursuant to Section 2(i)(1) of the Act. The type of deduction that is allowed within the ERA shall be limited to the redevelopment or rehabilitation of the Real Estate. This limitation on the type of deduction(s) allowed is established pursuant to Section 2(i)(2) of the Act.

Section 2. Based on the information provided in the Statement of Benefits submitted by the Applicant, including: (i) the total amount of the Applicant's investment in real and personal property; (ii) the number of new full-time equivalent jobs created; (iii) the average wage of the new employees compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant's investment, the length of any deduction from assessed valuation for the redevelopment or rehabilitation of the Real Estate shall be for a period of ten (10) years. This time limitation is established pursuant to Sections 3(c) and 17 of the Act.

Section 3. Based on the information provided in the Statement of Benefits submitted by the Applicant, including: (i) the total amount of the Applicant's investment

RESOLUTION NO. 2022-831

in real and personal property; (ii) the number of new full-time equivalent jobs created; (iii) the average wage of the new employees compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant's investment, the abatement schedule (including the percentage amount of the deduction for each year of the deduction) to be used in calculating the deduction applicable to the redevelopment or rehabilitation of the Real Estate shall be as follows:

| Year of Deduction | Percentage |
|-------------------|------------|
| 1 st | 100% |
| 2 nd | 100% |
| 3 rd | 100% |
| 4 th | 100% |
| 5 th | 100% |
| 6 th | 100% |
| 7 th | 60% |
| 8 th | 50% |
| 9 th | 40% |
| 10 th | 20% |

This abatement schedule is established pursuant to Sections 3(c) and 17 of the Act. Notwithstanding anything in this Resolution to the Contrary, the Applicant shall only be entitled to a deduction from assessed valuation for the redevelopment or rehabilitation of the Real Estate as provided in this Resolution upon the adoption by the Council of a separate ordinance also designating the Real Estate as an EDTA.

Section 4. The amount of deduction applicable to the redevelopment or rehabilitation of the Real Estate pursuant to this Resolution shall be limited the amounts set forth in the approved Statement of Benefits. This limitation on the amount of the deduction is established pursuant to the ERA Designation Resolution and Section 2(i)(4) of the Act.

Section 8. The Applicant must provide the Steuben County Auditor, and the City, at the time of filing a deduction application, and updated each year in which a deduction is applicable, and at the times provided by the Act, information showing the extent to which the Applicant has been in compliance with the signed Statement of Benefits.

Section 9. No part of this Resolution shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts should be made to harmonize same. Should any section or part thereof of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Resolution as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of this Resolution are hereby declared to be severable.

Section 10. This Resolution shall be effective upon passage.

[REMAINDER OF THIS PAGE LEFT BLANK]

RESOLUTION NO. 2022-831

PASSED AND ADOPTED by the Common Council of the City of Angola, Steuben County, Indiana this _____ day of _____ 2022.

Richard M. Hickman, Mayor and Presiding Officer

Attest:

Ryan Herbert, Clerk-Treasurer

This resolution presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of _____ 2022.

Ryan Herbert, Clerk-Treasurer

This resolution signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of _____ 2022.

Richard M. Hickman, Mayor

RESOLUTION NO. 2022-831

EXHIBIT "A"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130107000012
West Commons, LLC
Deeded Owner:
University Inn LLC
116 W 6th Street
Auburn, IN 46706
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
PT SE1/4 NE1/4 Sec 27
1.97A
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

EXHIBIT "B"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130103000012
West Commons, LLC
Deeded Owner:
Schaeffer Jeff L &
Tammy J H/W
125 N McKinley St
ANGOLA, IN 46703
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
Pt NE1/4 Sec 27 .491A
Per Deed
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

EXHIBIT "C"
REAL ESTATE
DESCRIPTION

Parcel ID Number:
760627130104000012
West Commons, LLC
Deeded Owner:
Smith Tony L
101 N McKinley
ANGOLA, IN 46703
Sec/Twp/Rng: 27/37/13
ANGOLA CORP
Brief Tax Description:
IN SE COR SW1/4
NE1/4 SEC 27 .52A
Steuben County
Township: Pleasant
State District: 012
Angola City
City of Angola Zoning
District: University
(UV) District

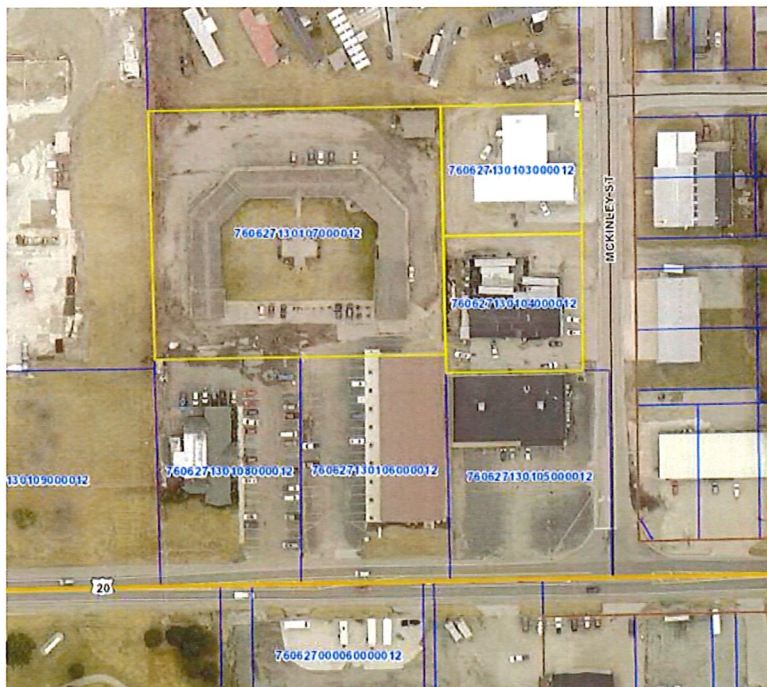


EXHIBIT "D"
APPLICANT'S STATEMENT OF BENEFITS



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51787 (R6 / 10-14)

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:

1. 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.
2. 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.
3. 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 March 1 and May 10 of a subsequent year.
4. 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)
5. 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 <u> </u> PAY 20 <u> </u> |
| 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 West Commons, LLC | | | | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 3225 S. Hoyt Ave., Muncie, IN 47302 | | | | | |
| Name of contact person Tyler W. Ridge II | | Telephone number (765) 282-3778 | | E-mail address tw@ridgecorporation.com | |
| SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | | | |
| Name of designating body West Commons | | | | Resolution number | |
| Location of property 115-125 N. McKinley St., & 1210 W. Maumee St., Angola, IN 46703 | | County Steuben | | DLGF taxing district number 76-012 | |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Demolition of existing buildings and new construction for market rate apartments with up to 90 units and amenity center. | | | | Estimated start date (month, day, year) March 2023 | |
| | | | | Estimated completion date (month, day, year) July 2024 | |
| SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | | | |
| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
| | | | | 5.00 | \$65,000.00 |
| SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | | | |
| | | | REAL ESTATE IMPROVEMENTS | | |
| | | | COST | | ASSESSED VALUE |
| Current values | | | 1,355,000.00 | | 1,355,000.00 |
| Plus estimated values of proposed project | | | 10,450,184.00 | | 10,450,184.00 |
| Less values of any property being replaced | | | 1,355,000.00 | | 1,355,000.00 |
| Net estimated values upon completion of project | | | 10,450,184.00 | | 10,450,184.00 |
| SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER | | | | | |
| Estimated solid waste converted (pounds) 0.00 | | | Estimated hazardous waste converted (pounds) 0.00 | | |
| Other benefits | | | | | |
| SECTION 6 TAXPAYER CERTIFICATION | | | | | |
| I hereby certify that the representations in this statement are true. | | | | | |
| Signature of authorized representative Tyler W. Ridge II | | | | Date signed (month, day, year) July 11, 2022 | |
| Printed name of authorized representative Tyler W. Ridge II | | | | Title Member | |

RESOLUTION NO. 2022-XXX

| FOR USE OF THE DESIGNATING BODY | | |
|---|---|--|
| <p>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:</p> | | |
| <p>A. The designated area has been limited to a period of time not to exceed <u>10</u> calendar years* (see below). The date this designation expires is <u>N/A</u>. <i>NOTE: This question addresses whether the resolution contains an expiration date for the designated area.</i></p> | | |
| <p>B. The type of deduction that is allowed in the designated area is limited to:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>1. Redevelopment or rehabilitation of real estate improvements <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2. Residentially distressed areas <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> </div> | | |
| <p>C. The amount of the deduction applicable is limited to \$ <u>10,450,184.00</u>.</p> | | |
| <p>D. Other limitations or conditions (specify) _____</p> | | |
| <p>E. Number of years allowed:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 1</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 2</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 3</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 4</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 5 (* see below)</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 6</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 7</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 8</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 9</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Year 10</div> </div> | | |
| <p>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?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, attach a copy of the abatement schedule to this form.</p> <p>If no, the designating body is required to establish an abatement schedule before the deduction can be determined.</p> | | |
| <p>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.</p> | | |
| <p>Approved (signature and title of authorized member of designating body)</p> | <p>Telephone number</p> <p>(260) 665-2514</p> | <p>Date signed (month, day, year)</p> <p>July 18, 2022</p> |
| <p>Printed name of authorized member of designating body</p> <p>David B. Martin, Mayor Pro Tem</p> | <p>Name of designating body</p> <p>Common Council</p> | |
| <p>Attested by (signature and title of attester)</p> | <p>Printed name of attester</p> <p>Ryan P. Herbert, Clerk-Treasurer</p> | |
| <p>* 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.</p> | | |
| <p>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.)</p> | | |
| <p>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.)</p> | | |
| <p>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:</p> <ol style="list-style-type: none"> (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. <p>(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.</p> <p>(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.</p> | | |



May 23, 2023

Mayor Hickman and Angola City Council
City of Angola
210 N. Public Sq.
Angola, IN 46703

**RE: 2023 FUNDING REQUEST (Fee for Service Contract) – STEUBEN COUNTY
ECONOMIC DEVELOPMENT CORPORATION**

Dear Mayor Hickman and Angola City Council:

On behalf of the Steuben County Economic Development Corporation, thank you for your consideration of future support for our efforts to fulfill the mission of the organization:

The mission of the Steuben County Economic Development Corporation is to lead economic prosperity through collaboration while strengthening employment opportunities to improve the quality of life in Steuben County.

Below is a summary of previous contracts from City of Angola government for the Steuben County Economic Development Corporation over the past ten years:

| | |
|------|----------|
| 2011 | \$51,678 |
| 2012 | \$51,678 |
| 2013 | \$51,678 |
| 2014 | \$51,678 |
| 2015 | \$51,678 |
| 2016 | \$51,678 |
| 2017 | \$59,430 |
| 2018 | \$59,430 |
| 2019 | \$59,430 |
| 2020 | \$59,430 |
| 2021 | \$59,430 |
| 2022 | \$59,430 |

The request for 2023, as it was for 2022, remains constant at \$59,430. Worth noting, over the life of our organization, City of Angola government has partnered with the Steuben County EDC on a number of initiatives above and beyond the fee for service agreement. We remain excited about the possibilities for City of Angola.



May 23, 2022

Mayor Hickman and Angola City Council
City of Angola
210 N. Public Sq.
Angola, IN 46703

**RE: 2023 ADDITIONAL FUNDING ALLOCATION (Additional Line Item Allocation) –
STEUBEN COUNTY ECONOMIC DEVELOPMENT CORPORATION**

Dear Mayor Hickman and Angola City Council:

On behalf of the Steuben County Economic Development Corporation, thank you for your consideration of future support for our efforts to fulfill the mission of the organization:

The mission of the Steuben County Economic Development Corporation is to lead economic prosperity through collaboration while strengthening employment opportunities to improve the quality of life in Steuben County.

For 2023, the Steuben County EDC would like this body to consider an additional allocation for funds for special projects that may arise during the calendar year. The amount of these additional funds for 2023 are being requested at **\$25,000**. These funds would stay under your control and would need to be requested for special projects during the calendar.

In the previous years, we have worked on several projects that have impacted the full county. These projects have required additional dollars. The latest projects are listed below.

- Housing Strategy Study
- IURC Intervention
- Strategic Planning

On these occasions, the issues have been bigger than the Steuben County EDC, and yet the appropriate entity to facilitate the conversation has been the Steuben County EDC. This work was done in addition to our annual program of work.

I would like to have a conversation with this body to further discuss the opportunities that could arise from this additional line allocation.

Additional updates were provided in my annual fee for service request to the Mayor Hickman and Angola City Council.

There are many exciting initiatives on the horizon. We thank you for your past support and trust we can count on your continued support. Thank you very much!

Respectfully,


Isaac R Lee, MBA
Executive Director

c: Steuben County EDC Board of Directors



Accomplishments and Objectives for the year and beyond:

- Since 2016, we facilitated over **85 projects** to the county, 81 of which were local expansion projects that created **835 new jobs** and **retained over 8,000 jobs**
- Since 2016, the work that we have done has led to **increase in CEDIT funding** in the county and CEDIT has surpassed the **\$2.4 million mark** collected for the first time in 2021. This is a direct **result from the work in economic development**
- Projects above resulted in **\$35,000,000 new payroll**
- Since 2016, Total Investment to the county included **\$354,000,000 in Real Property and Personal Property**
- The City of Angola ranked **Again** as a Top 100 Micropolitan in Site Selection Magazine and has ranked in the Top 100 for 15 out of the last 16 years
- For every **public dollar** spent in tax abatements for these above projects, its generated over **\$30** in private sector investment.
- We continued our **Business Retention and Expansion (BR&E)** program, the EDC on average meets with over **70** businesses throughout the county annually. **We are the only entity in Steuben County with the sole commitment to do this work**
- Understanding Workforce Development is a major priority for the EDC now and into the future. Here are a few examples of how we help our employers eliminate barriers.
 - o Facilitated Annual Wage and Benefit Survey
 - o Created and will facilitate the Manufacturing Academy with assistance from Ivy Tech and Easterseals/RISE
- Continue to play a role in bringing more utility capacity to Steuben County for growth.
- Continue working with all partners on the Steuben County Housing Strategy Steering Committee to bring more units to the county

There are many exciting initiatives on the horizon. We thank you for your past support and trust we can count on your continued support. Thank you very much!

Respectfully,

Isaac R Lee, MBA
Executive Director

c: Steuben County EDC Board of Directors





CITY OF ANGOLA INDIANA

Department of Economic Development & Planning

210 North Public Square Angola, Indiana 46703 | 260.665.7465 | 260.665.9164 fax | planning@angolain.org

City of Angola Plan Commission Certificate and Recommendation

On August 08, 2022, the City of Angola Plan Commission held a legally advertised Public Hearing to consider a Zoning Map Amendment (rezoning) request make by Marvin T. Baker for 38.98 acres of land located at the northern end of Hetzler Ct. The Plan Commission heard the Staff Report, a presentation by the applicant, and input from several in opposition for the proposed rezoning.

The rezoning request includes changing the zoning of the property to PR (Parks & Recreation). A map of the area is attached as Exhibit A for further clarification.

The City of Angola Plan Commission is forwarding a *favorable* recommendation to the Angola City Council concerning the proposed Zoning Map Amendment by a vote of X in favor of approval and one against the approval.

Certified by:

Jennifer Barclay

Director of Economic Development & Planning



CITY OF ANGOLA INDIANA

Department of Economic Development & Planning

210 North Public Square Angola, Indiana 46703 | 260.665.7465 | 260.665.9164 fax | planning@angolain.org

Exhibit A



ORDINANCE NO. 1711-2022

**AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF ANGOLA, INDIANA**

SUMMARY

This ordinance amends the Zoning Map of the City of Angola, Indiana by changing the zoning of approximately 38.95 acres of land to Parks & Recreation (PR) District. The property wholly includes Tax ID 760628000013000012 and located at the northern end of Hetzler Ct.

WHEREAS, Ordinance No. 1286-2008, as amended, adopted an Official Zoning Map for the City of Angola, Indiana; and

WHEREAS, Indiana Code section §36-7-4-600 et. Seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, the City of Angola Plan Commission at its August 08, 2022 held a legally advertised Public Hearing; and

WHEREAS, the City of Angola Plan Commission, on August 08, 2022, heard input from the public and ultimately forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
CITY OF ANOGOLA, INDIANA:**

THAT, the Zoning Map of the City of Angola shall be amended in the following manner:
The 38.98-acre parcel located at the northern end of Hetzler Ct. The legal description is attached hereto as Exhibit A.

The aforementioned tract of land shall officially be changed to the Parks & Recreation (PR) District.

The tract of land is illustrated in Exhibit B, also attached hereto. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.

BE IT FURTHER ORDAINED that the Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other action required by law.

ORDINANCE NO. 1711-2022

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, this _____ day of _____, 2022.

Richard M. Hickman, Mayor

Attest:

Ryan Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of June 2022.

Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of _____ 2022.

Richard M. Hickman, Mayor

ORDINANCE NO. 1711-2022

EXHIBIT A

A part of the Northwest Quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, more particularly described as follows, to-wit:

Commencing at a brass plug found at Southwest corner of the said Northwest Quarter of Section 28; thence North 87° 53' East 1040.9 feet along the centerline of U.S. 20 also being the South line of said Northwest Quarter of Section 28; thence North 02° 07' West 300.0 feet along the West right-of-way line of a County Road (Deed Record 179 Page 32); thence continuing along said right-of-way line North 05° 56' West 150.33 feet; thence continuing along said right-of-way line North 02° 07' West 593.0 feet to an iron pin found; thence 99.97 feet along a non-tangent 60 foot radius curve to the right, having a chord of 88.79 feet and a chord bearing of North 14° 14' West to an iron pin found at the Point of Beginning; thence South 87° 56' 44" West 974.23 feet measured to an iron pin found (South 87° 53' West 973.8 feet deed); thence North 05° 13' 04" West 47.41 feet measured to an iron pin found (North 06° 15' West 47.5 feet deed); thence North 01° 43' 33" West, 424.07 feet measured to an iron pin found (North 01° 48' West 424.4 feet deed); thence North 06° 11' 34" West, 200.7 feet measured to an iron pin found (North 06° 05' West 200.6 feet deed); thence North 01° 50' 03" West 343.81 feet measured to an iron pin found (North 01° 48' West 344.1 feet deed); thence North 00° 17' 38" West, 249.94 feet measured to an iron pin found being the chord distance and bearing of a 5604.58 foot radius chord to the right along Interstate 69; thence North 04° 31' 31" East 195.53 feet measured to an iron pin found (North 04° 42' East 195.7 feet deed); thence North 03° 07' 31" East, 68.91 feet measured to an iron pin found being the chord distance and bearing of 5594.58 foot radius curve to the right along Interstate 69; thence North 87° 13' 50" East, 553.66 feet measured to an iron pin set in the shore line of Buck Lake; thence following the shore line of Buck Lake with the following distance and bearings; thence South 04° 25' 15" East 140.98 feet to a point; thence South 23° 59' 07" West, 192.86 feet to a point; thence South 39° 34' 34" East, 160.76 feet to a point; thence South 78° 16' 13" East, 136.15 feet to a point; thence North 61° 30' 48" East, 169.15 feet to a point; thence North 85° 03' 50" East 138.11 feet to a point; thence South 23° 50' 51" East, 76.73 feet to a point; thence North 83° 08' 28" East, 198.54 feet to a point; thence North 85° 32' 50" East, 174.21 feet measured to an iron pin found; thence South 02° 12' 00" East, 884.16 feet measured to an iron pin found; thence South 56° 09' 55" West, 408.00 feet measured to an iron pin found; thence North 89° 57' 51" West, 99.51 feet measured to an iron pin found being the Point of Beginning, the last measurement being a chord distance and bearing of a 60 foot radius curve cul-de-sac right-of-way to the left with a 117.74 feet curve distance. The aforesaid area contains 38.95 acres, more or less.

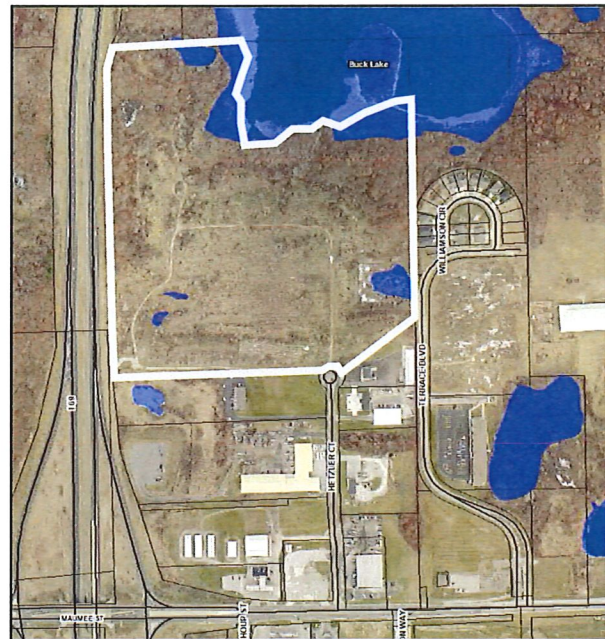
Exhibit B



| | |
|-------------------------------------|--|
| Project Name: | Baker Rezone |
| Application Type: | Rezone |
| Applicant/Owner: | Marvin T. Baker |
| Location: | North end of Hetzler Ct |
| Current Zoning & Overlay Districts: | (R4) Multiple-Family Residential |
| Proposed Zoning: | (PR) Parks & Recreation |
| Current Use: | Vacant |
| Hearing Date: | August 08, 2022 |
| Required Notice: | Legal Notice of the Public Hearing appeared in The Herald Republican on July 21, 2022. Twenty-three (23) property owners within 300-ft of the project were sent notice by Certificate of Mailing on July 21, 2022. |
| Applicable Code Provisions: | Title 18: Unified Development Ordinance Indiana Code: Zoning Ordinance 36-7-4-600 Series |
| Floodplain Status: | Not within a floodplain |

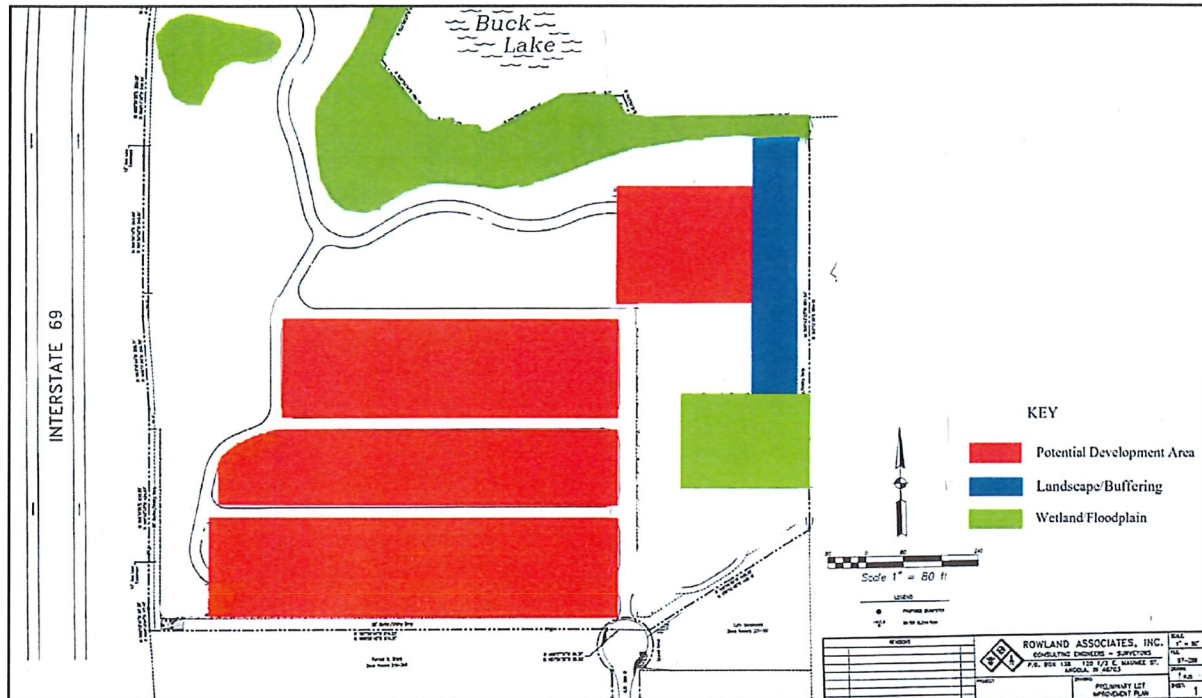
Summary

The property seems to have a somewhat varied history. Staff has done our best to research the history of this property. It appears that in 1995 Martin Guzauskas, then property owner, had the property zoned to a PUD (Planned Unit Development) for a 400 +/- lot RV park. Then, in 2003, Mr. Guzauskas appeared before the plan commission to make significant changes to the PUD and proposed a 177 +/- lot single family subdivision to be marketed as a retirement community. He proposed single family residential with modulars, smaller lots, that would be maintenance free to the residents. Staff believes that in 2008 with the updated Unified Development Ordinance and Zoning Map the closest zoning to the 2003 PUD at the time was the R4 (Multi-family residential) District. Therefore, in 2008 the property was streamlined to R4 which brings us today.



Concept/Developable Area

The applicant provided a layout of the site showing any development on the property could meet the development standards.



Applicable Zoning Code Provisions

The following permitted uses would be permitted by right or special exception if the rezone request were approved.

Parks and Recreation (PR) District

02

2.01 PR District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses |
|---|---|--|
| <p>The PR (Parks and Recreation) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none">• All intensities of active and passive recreation areas including parks, picnic areas, trails, open spaces, playgrounds, and sports fields• Public and privately owned areas <p>Application of District</p> <ul style="list-style-type: none">• Existing and new facilities• PR districts are typically spot zoned and distributed around the community• Buffer and transitional district <p>Development Standards</p> <ul style="list-style-type: none">• Promote high quality natural areas for public access, enjoyment, and recreation <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none">• PR, AG, ER, R1, R2, R3, R4, R5, TR, LR, MH, UV, IS, NC, DC, C1, C2, HC, I1, I2, and I3 | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none">• farmers' market• small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none">• country club• driving range• golf course• miniature golf• recreation center or play center• sports complex (outdoor)• swimming pool <p>Institutional Permitted Uses</p> <ul style="list-style-type: none">• nature center• park• skate park• swimming pool, public | <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none">• large wind turbine system <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none">• camp ground• marina• paintball facility• sports complex (indoor)• stadium• watercraft rental <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none">• telecommunication facility <p>Residential Special Exception Uses</p> <ul style="list-style-type: none">• caretaker's residence |

Contextual Zoning & Land Use

The property is zoned R4. This property is directly visible from I-69 and is a gateway into Angola. Surrounding land uses include:

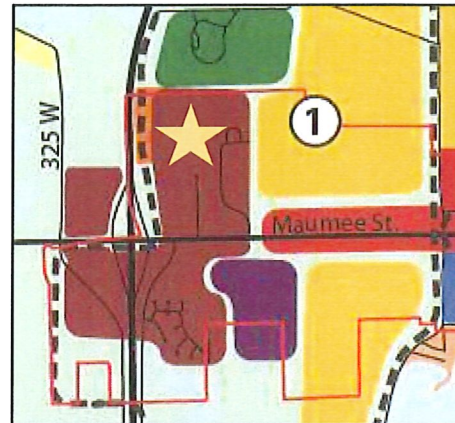
- North – Campground, event hall
- East – residential, veterinarian facility
- South – industrial uses, gas stations, fast food
- West – I-69



Comprehensive Plan

Principal 2: Inspire Community Image - Promote the City's Best Assets: Establish the means to promote the city's shopping, dining, historic, environmental, and recreational assets, and overall quality-of-life.

The Future Land Use maps shows this area as highway commercial.



The future transportation plan does not show the residential road (Terrace Blvd) extending into this property but rather to the east. (dotted lines are proposed streets)

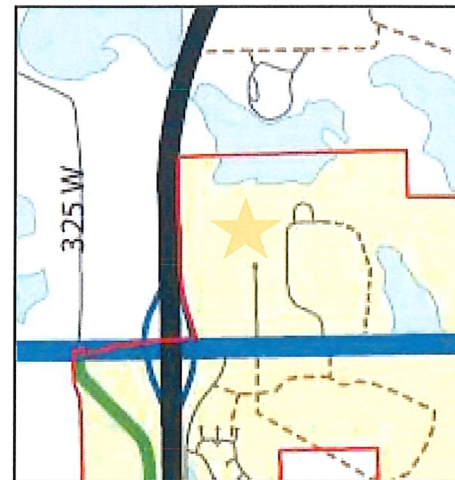
Plan Review

The project was sent for plan review with no notable comments from staff.

Public Input

An email was received on July 21 from Bill Schnepf – Exhibit A.

An email was received on July 25 from Kyle Gruner – Exhibit B.



Staff Conclusion & Recommendations

In conclusion, staff is supportive of the request. The likelihood of detached single-family residential locating in this area is slim given the proximity to I-69 and highway commercial activity. The property is large enough to accommodate all development standards for PR district. Given the proximity to a natural feature (Buck Lake) PR district seems to appropriate.

Findings of Fact are not required for rezoning petitions. Indiana Code 36-7-4-602; 603; and 608 require the Plan Commission to *"pay reasonable regard to"*

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values through the jurisdiction; and
5. Responsible development and growth.

Motion to:

- ☐ Forward a favorable recommendation
☐ Forward an unfavorable recommendation
☐ Forward no recommendation
☐ Table to _____ (date)

Vote of Members:

| | Yes | No | Abstain | Absent |
|-----------------|-----|----|---------|--------|
| Jerold McDermid | | | | |
| Veryl Carpenter | | | | |
| Jeff Martin | | | | |
| Amanda Cope | | | | |
| Joshua Fletcher | | | | |
| Christina King | | | | |
| Brant Moore | | | | |
| Jeffrey Peters | | | | |
| Nick Sutton | | | | |
| Susan Ralston | | | | |
| Stephen White | | | | |

Exhibit A

Submitted to staff via email on 07.21.22 at 7:45 AM

Thank you for the petition and limited development plan. I already have the Angola UDO on my computer, but thanks for the link. Seldom does an owner request rezoning without having a plan. I would applaud Mr. Baker for his attempt to limit information to the public with this rezoning request. I am sure he has a plan. He just doesn't want to share it at this time. If he has no plan, why the need to rezone? The existing zoning is far better suited to meet the market's extremely strong demand for residential units.

Regarding the petition, one may or may not agree with his statement that the request is consistent with the Master Plan. His statement that a rezoning to PR would be consistent with the zoning on Buck Lake is correct, but it is certainly not consistent with the adjacent R4 zoning for the Villas of Buck Lake or the Agriculture zoning of Matt & Susan Zimmer's property. With housing experiencing the greatest imbalance between supply and demand in recorded history, it seems inconsistent with the needs of Angola and Steuben County residents to change the zoning of land that is already zoned for residential units to that of PR, which will most certainly become a campground at some future date. Once a rezoning is granted, a campground can be much easier requested as a special exception to the PR zoning. This is not so with the current R4 zoning. Which brings me to the petitioner's statement that the request is consistent with the current conditions and character of structures and uses in the surrounding districts. I disagree with this statement and I hope you would ask yourself if you would want a campground next to your residence. Campers tend to recreate, and I don't blame them. Recreational users (campgrounds) tend to be far noisier than residents and especially so considering the nearby senior apartments and the plans for more senior apartments! As for the petitioner's statement about the rezoning allowing the most desirable use of the land – for him certainly – for neighbors, very doubtful. As for conserving property values, I completely disagree. A rezoning would most likely harm property values for owners in the Villas of Buck Lake and it would definitely be injurious to quiet enjoyment of the residents in the Villas. All one has to do is come out and listen to the campground already there on the weekend. It is already noisy, please don't allow the campground to expand and be adjacent to the Villas. How is this a benefit to anyone except the petitioner and the future campers? Changing residentially zoned land to PR might look good on paper, but Angola needs more residential units, not larger campgrounds. A rezoning of this property to PR will never help the Angola population grow. I will ask my neighbors to attend the meeting on August 1st so they might also voice their opinions regarding this rezoning request.

Sincerely,

Bill Schnepf

Exhibit B

From: [Kyle Gruner](#)
To: [Planning](#)
Subject: Tax ID 760628000013000012
Date: Monday, July 25, 2022 12:24:06 PM

CAUTION: This email originated from outside of City of Angola. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Angola Plan Commission,

As owners and employees of SOS Service Inc. 360 N Hetzler Court, we have no questions or concerns about the project or potential zoning change from R4 to PR other than the increase to current traffic.

We feel the change to PR versus empty lots is beneficial move for the city and local businesses, if the roadways are adjusted to safely handle the additional RV/Camper traffic. RV/campers are historically know for not being the most maneuverable vehicles in already congested traffic areas.

The congestion at certain times is hectic with the current volume of traffic and we witness multiple near misses daily, RV and Campers trying to pull trying enter or exit Hwy 20 from Hetzler court of any quantity will amplify the problem.

SOS hopes any rezoning includes provisions to address the traffic safety for commuters and businesses around I-69 and Hwy 20.

Best of luck and thank you for hearing our concerns.

Kyle

Kyle Gruner
President

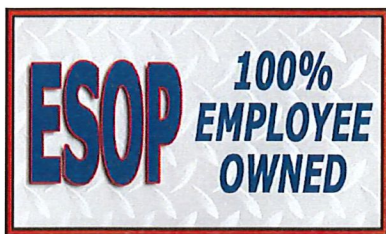
SOS Service Inc. Nationwide

Office: 877-535-0767 ext 118

Cell: 260-312-2957

Email: kgruner@sosservice.net

www.sosservice.net



RESOLUTION NO. 2022-832

**A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS
FOR THE CITY OF ANGOLA FOR THE FIRE OPERATING FUND AND
FORWARDED TO THE COMMON COUNCIL FOR THEIR ACTION AND
PASSAGE PURSUANT TO IC 6-1.1-18.6**

WHEREAS, certain conditions have developed since the adoption of the existing annual budget for the year 2022 and it is now necessary to transfer appropriations into different categories than was appropriated in the annual budget for various functions of departments.

BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA, that for the expenses of the city government, the following appropriations are hereby transferred and set apart out of the funds hereinafter named for the purposes specified, subject to the laws governing the same, such sums herein transferred unless otherwise stipulated by law; and

BE IT FURTHER RESOLVED, that where it has been shown that certain existing appropriations have unobligated balances, which will be available for transferring as follows:

FIRE OPERATING

| | | | |
|-------------|------|---------------------|-------------------------------|
| \$50,000.00 | from | 271-362.00-00413.05 | Employers Share Group Medical |
| \$50,000.00 | to | 271-362.00-00445.70 | Firefighting Equipment |

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana on the 15th day of August 2022 by the vote of _____ ayes and _____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

This resolution presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of August 2022.

Ryan P. Herbert Clerk-Treasurer

RESOLUTION NO. 2022-832

This resolution signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of August 2022.

Richard M. Hickman, Mayor

CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT
MONTH ENDING JULY 2022

| FUNDS | Total Jan. 1 Balance And Receipts to Date 1 | Receipts For Month 2 | Total Balance And Receipts 3 | Disbursed To Date 4 | Disbursed For Month 5 | Total Disbursements 6 | Treasurer's Ending Balance 7 |
|---------------------------------------|--|---------------------------------------|---|----------------------------------|------------------------------------|--------------------------------|--|
| General | \$ 6,775,967.97 | \$ 249,910.14 | \$ 7,025,878.11 | \$ 2,279,601.86 | \$ 366,805.37 | \$ 2,646,407.23 | \$ 4,379,470.88 |
| COVID Indiana CRF | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| COVID CDBG OCRA Response | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| COVID FEMA 2020 FF Supplemental | \$ 1,755.91 | \$ - | \$ 1,755.91 | \$ - | \$ - | \$ - | \$ 1,755.91 |
| COVID CDBG OCRA Response Phase 3 | \$ 189,304.00 | \$ - | \$ 189,304.00 | \$ 189,304.00 | \$ - | \$ 189,304.00 | \$ (0.00) |
| ARP Coronavirus Local Fiscal Recovery | \$ 989,454.01 | \$ - | \$ 989,454.01 | \$ 20,665.55 | \$ 17,813.51 | \$ 38,479.06 | \$ 950,974.95 |
| Motor Vehicle Highway | \$ 2,337,708.31 | \$ 42,932.60 | \$ 2,380,640.91 | \$ 705,126.63 | \$ 100,118.22 | \$ 805,244.85 | \$ 1,575,396.06 |
| Local Road & Street | \$ 192,324.01 | \$ 7,912.52 | \$ 200,236.53 | \$ - | \$ - | \$ - | \$ 200,236.53 |
| Motor Vehicle Highway Restricted | \$ 205,818.68 | \$ 18,205.30 | \$ 224,023.98 | \$ 137,218.15 | \$ - | \$ 137,218.15 | \$ 86,805.83 |
| Parks & Recreation Operating | \$ 1,142,972.01 | \$ - | \$ 1,142,972.01 | \$ 447,233.66 | \$ 85,573.59 | \$ 532,807.25 | \$ 610,164.76 |
| LIT Economic Development | \$ 2,140,905.57 | \$ 50,708.33 | \$ 2,191,613.90 | \$ 240,262.78 | \$ 3,795.00 | \$ 244,057.78 | \$ 1,947,556.12 |
| Donation | \$ 162,513.76 | \$ 7,439.54 | \$ 169,953.30 | \$ 16,408.63 | \$ 2,640.04 | \$ 19,048.67 | \$ 150,904.63 |
| Federal Grants Operating | \$ 11,933.94 | \$ - | \$ 11,933.94 | \$ 11,933.94 | \$ - | \$ 11,933.94 | \$ - |
| Local Law Enforcement Continuing Ed | \$ 33,248.33 | \$ 542.00 | \$ 33,790.33 | \$ 100.00 | \$ 375.00 | \$ 475.00 | \$ 33,315.33 |
| Riverboat | \$ 96,090.78 | \$ - | \$ 96,090.78 | \$ - | \$ 2,957.50 | \$ 2,957.50 | \$ 93,133.28 |
| Local Road & Bridge Matching Grant | \$ 758,419.46 | \$ - | \$ 758,419.46 | \$ 9,803.29 | \$ - | \$ 9,803.29 | \$ 748,616.17 |
| Rainy Day | \$ 1,500,000.00 | \$ - | \$ 1,500,000.00 | \$ - | \$ - | \$ - | \$ 1,500,000.00 |
| Hazardous Materials Response | \$ 11,246.84 | \$ - | \$ 11,246.84 | \$ 289.80 | \$ - | \$ 289.80 | \$ 10,957.04 |
| LIT Public Safety | \$ 1,909,622.08 | \$ 60,165.25 | \$ 1,969,787.33 | \$ 289,838.21 | \$ 66,847.02 | \$ 356,685.23 | \$ 1,613,102.10 |
| Fire Operating | \$ 2,354,242.32 | \$ 40,706.00 | \$ 2,394,948.32 | \$ 814,273.39 | \$ 153,695.30 | \$ 967,968.69 | \$ 1,426,979.63 |
| Redevelopment General | \$ 506,659.79 | \$ - | \$ 506,659.79 | \$ - | \$ - | \$ - | \$ 506,659.79 |
| Law Enforcement Trust | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Cumulative Capital Improvement | \$ 117,196.26 | \$ - | \$ 117,196.26 | \$ - | \$ - | \$ - | \$ 117,196.26 |
| Cumulative Capital Development | \$ 1,052,564.63 | \$ - | \$ 1,052,564.63 | \$ 305,000.00 | \$ - | \$ 305,000.00 | \$ 747,564.63 |
| Park Nonreverting Capital | \$ 100,628.19 | \$ 1,141.69 | \$ 101,769.88 | \$ 1,320.25 | \$ - | \$ 1,320.25 | \$ 100,449.63 |
| Park Cumulative Building | \$ 107,231.52 | \$ - | \$ 107,231.52 | \$ - | \$ - | \$ - | \$ 107,231.52 |
| Local Major Moves Construction | \$ 220,138.93 | \$ 2,705.91 | \$ 222,844.84 | \$ 50,000.00 | \$ - | \$ 50,000.00 | \$ 172,844.84 |
| Capital Projects | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Water Operating & Maintenance | \$ 1,289,959.54 | \$ 190,908.24 | \$ 1,480,867.78 | \$ 1,058,689.03 | \$ 163,166.11 | \$ 1,221,855.14 | \$ 259,012.64 |
| Water Sinking | \$ 628,152.94 | \$ 28,673.44 | \$ 656,826.38 | \$ 27,040.63 | \$ 317,040.63 | \$ 344,081.26 | \$ 312,745.12 |
| Water Improvement | \$ 2,432,879.28 | \$ 1,020.00 | \$ 2,433,899.28 | \$ 30,033.92 | \$ - | \$ 30,033.92 | \$ 2,403,865.36 |
| Water Customer Deposit | \$ 77,855.00 | \$ 1,300.00 | \$ 79,155.00 | \$ 10,490.00 | \$ 1,440.00 | \$ 11,930.00 | \$ 67,225.00 |
| Water Construction | \$ 36,975.67 | \$ - | \$ 36,975.67 | \$ 10,639.89 | \$ 22,449.06 | \$ 33,088.95 | \$ 3,886.72 |
| Wastewater Operating & Maintenance | \$ 1,977,787.52 | \$ 245,171.92 | \$ 2,222,959.44 | \$ 1,569,363.78 | \$ 244,441.60 | \$ 1,813,805.38 | \$ 409,154.06 |
| Wastewater Sinking | \$ 1,066,017.74 | \$ 25,932.24 | \$ 1,091,949.98 | \$ 149,625.00 | \$ 153,318.75 | \$ 302,943.75 | \$ 789,006.23 |
| Wastewater Improvement | \$ 2,076,244.97 | \$ 52,048.00 | \$ 2,128,292.97 | \$ 265,126.56 | \$ 11,723.89 | \$ 276,850.45 | \$ 1,851,442.52 |
| Wastewater Construction | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Police Pension | \$ 352,371.97 | \$ - | \$ 352,371.97 | \$ 71,426.16 | \$ 17,856.54 | \$ 89,282.70 | \$ 263,089.27 |
| Payroll Withholding | \$ 1,936,233.33 | \$ 408,217.14 | \$ 2,344,450.47 | \$ 1,907,527.50 | \$ 396,334.45 | \$ 2,303,861.95 | \$ 40,588.52 |
| Escrow | \$ 61,257.50 | \$ 200.00 | \$ 61,457.50 | \$ 28,807.50 | \$ 1,300.00 | \$ 30,107.50 | \$ 31,350.00 |
| TOTAL - CASH FUNDS | \$ 34,853,682.76 | \$ 1,435,840.26 | \$ 36,289,523.02 | \$ 10,647,150.11 | \$ 2,129,691.58 | \$ 12,776,841.69 | \$ 23,512,681.33 |
| Investments By Funds | Total Jan. 1 Balance And 235.53 | Investments Purchased For Month | Total Balance And Investments Purchased | Investments Cashed To Date | Investments Cashed For Month | Total Investments Cashed | Treasurer's Balance of Investments |
| Moneys on Deposit (interest only) (2) | \$ 1,746.33 | \$ 1,029.71 | \$ 2,776.04 | \$ - | \$ - | \$ - | \$ 2,776.04 |
| Moneys on Deposit (interest only) (8) | \$ 23,822.05 | \$ 15,107.02 | \$ 38,929.07 | \$ - | \$ - | \$ - | \$ 38,929.07 |
| Local Major Moves Construction (2) | \$ 2,508,089.34 | \$ 2,578.08 | \$ 2,510,667.42 | \$ - | \$ - | \$ - | \$ 2,510,667.42 |
| Total of Investments by Funds | \$ 2,533,657.72 | \$ 18,714.81 | \$ 2,552,372.53 | \$ - | \$ - | \$ - | \$ 2,552,372.53 |
| TOTAL - ALL FUNDS | \$ 37,387,340.48 | \$ 1,454,555.07 | \$ 38,841,895.55 | \$ 10,647,150.11 | \$ 2,129,691.58 | \$ 12,776,841.69 | \$ 26,065,053.86 |

CITY OF ANGOLA

Prescribed by State Board of Accounts

City or Town Form No. 206 (Rev. 1975)

General Form No. 206 (Rev 1975)

**CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT
MONTH ENDING JULY 2022**

| Names of Depositories and Accounts | Depository Balance End of Month | Outstanding Warrants | Net Depository Balance |
|--|---------------------------------------|-------------------------|------------------------------|
| <u>Bank of New York</u> | | | |
| Wastewater Sinking - Bond & Interest (20) | \$ 33,601.59 | \$ - | \$ 33,601.59 |
| Wastewater Sinking - Debt Service Reserve (20) | \$ 755,404.64 | \$ - | \$ 755,404.64 |
| <u>Farmers State Bank</u> | | | |
| General Checking (3) | \$ 6,222,642.81 | \$ (52,651.94) | \$ 6,169,990.87 |
| General Savings (8) | \$ 15,538,929.07 | \$ - | \$ 15,538,929.07 |
| <u>First Federal Savings Bank of Angola</u> | | | |
| Police Operations (9) | \$ 1,471.70 | \$ - | \$ 1,471.70 |
| <u>Trust Indiana</u> | | | |
| Moneys on Deposit (2) | \$ 1,002,776.04 | \$ - | \$ 1,002,776.04 |
| TRECS (2) | \$ 1,203.63 | \$ - | \$ 1,203.63 |
| TOTALS | \$ 23,556,029.48 | \$ (52,651.94) | \$ 23,503,377.54 |
| INVESTMENTS MADE FROM DEPOSITORY BALANCES | | | \$ - |
| ADD: Cash in Office | | | \$ 1,250.00 |
| ADJUSTMENTS (explain fully) | | | |
| Deposit in transit (3) 11160 | | | \$ 423.02 |
| Deposit in transit (3) 11163 | | | \$ 439.98 |
| Deposit in transit (3) 11164 | | | \$ 24,896.53 |
| Deposit in transit (3) 11165 | | | \$ 15,558.63 |
| Deposit in transit (3) 11166 | | | \$ 8,302.89 |
| Deposit in transit (3) 11167 | | | \$ 102.75 |
| Outstanding Return NSF Current Month Peck | | | \$ 35.10 |
| Moneys on Deposit (interest only EOM) | | | \$ (41,705.11) |
| TOTAL CASH BALANCE, Plus Depository Balances Invested | | | \$ 23,512,681.33 |
| Total of Investments - All funds (As shown in Col 7 opposite page) | | | \$ 2,552,372.53 |
| TOTAL CASH BALANCE AND INVESTMENTS | | | \$ 26,065,053.86 |