

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

**Tuesday, September 5, 2023 – 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. Request approval of the August 21 minutes. (attachment)

**UNFINISHED BUSINESS**

1. Ordinance No. 1738-2023. AN ORDINANCE FIXING THE COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2024. (third reading) (attachment)

**NEW BUSINESS**

1. Ordinance No. 1739-2023. 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. (Terrace Place Apartments) (first reading) (attachment)
2. Resolution No. 2023-853. A DECLARATORY 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. (Terrace Place Apartments) (attachment)
3. Mayor Hickman presents the 2024 Budget.
4. Clerk-Treasurer Herbert presents the 2023 Budget Management Report.
5. Reports:
  - Clerk-Treasurer
  - Department heads

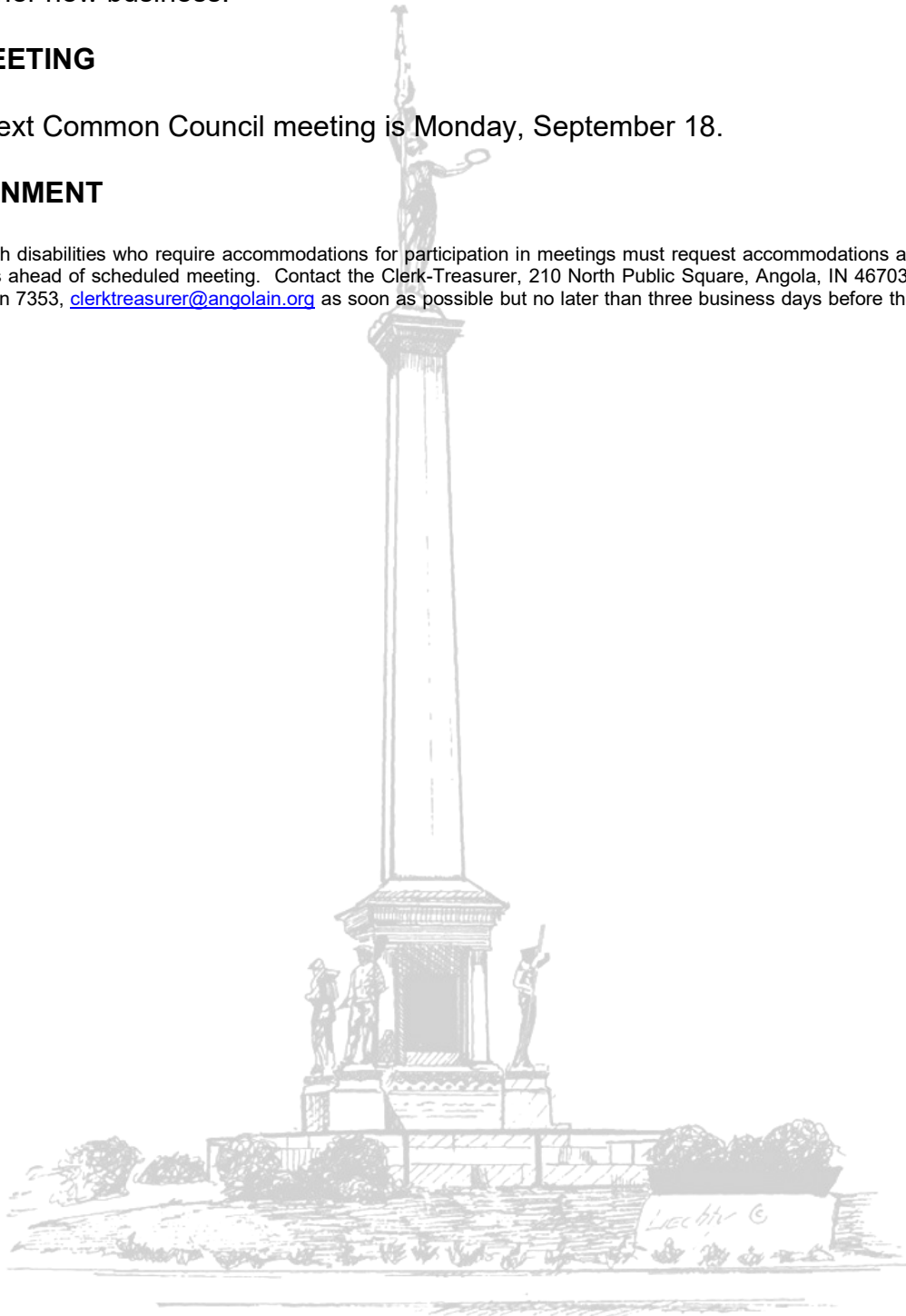
6. Request approval of the Allowance of Accounts Payable Vouchers 64567 through 64793 totaling \$925,140.63. (separate attachment)
7. Other new business.

## **NEXT MEETING**

The next Common Council meeting is Monday, September 18.

## **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](mailto:clerktreasurer@angolain.org) as soon as possible but no later than three business days before the scheduled event.



**August 21, 2023**

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 Pro Tem David B. Martin presiding. Council Members Gary L. Crum, David A. Olson, Kathleen G. Armstrong, David B. Martin, and Jerold D. McDermid answered roll. No council member was absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, City Engineer Amanda Cope, Economic Development and Planning Director Jennifer Barclay, Chief of Police Ken Whitmire, Park Superintendent Matt Hanna, and Street Commissioner Chad Ritter.

Also, among those present were David Roe, Lee Sauer, Randy Coffey, Lou Ann Homan, Captain Chase Miller with the Indiana National Guard, Wade Stiefken, Adrienne Long, Tracey Floto, and Beth Swary of WLKI.

#### APPROVAL OF THE MINUTES

Council Member Olson moved to approve the August 7, 2023 minutes. Council Member Armstrong seconded the motion. The motion carried 5-0.

Minutes of the July 5, 2023 Board of Public Works and Safety meeting were presented for Council information.

#### UNFINISHED BUSINESS

Ordinance No. 1737-2023. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ANGOLA, INDIANA, was read by title and presented to Council on third and final reading. Council Member Olson having reviewed the findings of the Plan Commission and taking into account the comprehensive plan, current conditions and character of the structures and uses in each district, the most desirable use of the land in its current and proposed zones, conservation of property value throughout the city, and responsible growth and development moved to adopt the proposed zoning change. Council Member Crum seconded the motion. The motion carried 5-0.

Ordinance No. 1738-2023, AN ORDINANCE FIXING THE COMPENSATION OF ELECTED OFFICIALS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2024, was read by title and presented to Council on second reading. Council Member Olson moved to approve. Council Member Armstrong seconded the motion. The motion carried 5-0.

#### NEW BUSINESS

Resolution No. 2023-852, A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS FOR THE CITY OF ANGOLA FOR THE GENERAL FUND AND

FORWARDED TO THE COMMON COUNCIL FOR THEIR ACTION AND PASSAGE PURSUANT TO IC 6-1.1-18.6, was read by title and present to Council for approval. Council Member Crum moved to approve. Council Member McDermid seconded the motion. The motion carried 5-0.

Captain Chase Miller of the Indiana National Guard spoke to council regarding Charlie Company which operates out of the armory on Williams Street in Angola. Captain Miller provided an introduction of the commanders that operate from the Angola Armory and a summary of what Charlie Company does within the community and events they are involved with.

Council Member Olson moved to approve the request for re-establishment of right of way along Williams Street and Harcourt Road. Council Member Crum seconded the motion. The motion carried 5-0.

Council Member McDermid moved to approve the proposed grants and subsidies for 2024 totaling \$40,945. Council Member Crum seconded the motion. The motion carried 5-0.

Petition of Annexation by the James Donald Wise Sr. Revocable Trust was filed with Council.

The Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending July 2023 was presented for Council information.

#### DEPARTMENT HEAD REPORTS

Economic Development and Planning Director Barclay reported that Trine Fest would take place Downtown on Thursday from 4:30 to 8:30, the Cruise to the Monument will be on September 20<sup>th</sup>, The Downtown Coalition is planning to bring back Fall Fest this year on October 14<sup>th</sup>, and Food Truck Fridays continue downtown every Friday through September.

Park Superintendent Matt Hanna wanted to remind everyone that the public meeting regarding the Parks Department five-year plan will be held on September 6<sup>th</sup>. If you haven't filled out a survey please do.

#### APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member Armstrong moved to approve the Allowance of Accounts Payable Vouchers 64338 through 64566 totaling \$837,077.09 which includes interfund transfers of \$204,009.23. Council Member McDermid seconded the motion. The motion carried 5-0.

#### OTHER NEW BUSINESS

Adrienne Long, Executive Director, of the Community Humane Shelter of Steuben County addressed Council reporting on what has been going on at the shelter and their current needs. Long provided an outlook of the shelter's fundraising efforts, and their need for

additional funding in the coming year. The council took the report under advisement. No action was taken at this time.

Council Member McDermid reported that the Steuben County Poverty Simulation would take place October 12 from 8:30 to 10:30 a.m. at the Trine University ARC. It is a great event and would encourage anybody to attend that can.

#### ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:25 p.m.

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David B. Martin, Mayor Pro Tem  
Presiding Officer

Attest:

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Ryan P. Herbert, Clerk-Treasurer

**ORDINANCE NO. 1738-2023**

**AN ORDINANCE FIXING COMPENSATION OF ELECTED OFFICIALS OF  
THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2024**

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 24, 2023 and continuing through December 21, 2024 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	\$ 1,015.49
Water Utility	\$ 985.62
Wastewater Utility	<u>\$ 985.62</u>
Bi-weekly total	\$ 2,986.73

- (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	\$ 2,786.72

- (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	\$ 879.48
Water Utility	\$ 853.62
Wastewater Utility	<u>\$ 853.62</u>
Bi-weekly total	\$ 2,586.72

- (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. 1738-2023

### 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 24, 2023 and continuing through December 21, 2024 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	\$ 1,058.38
Water Utility	\$ 1,027.25
Wastewater Utility	<u>\$ 1,027.25</u>
Bi-weekly total	\$ 3,112.88

(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	\$ 990.37
Water Utility	\$ 961.25
Wastewater Utility	<u>\$ 961.25</u>
Bi-weekly total	\$ 2,912.87

(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	\$ 922.37
Water Utility	\$ 895.25
Wastewater Utility	<u>\$ 895.25</u>
Bi-weekly total	\$ 2,712.87

(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 1<sup>st</sup> day of January 2024 and continuing through December 31, 2024 as set forth below:

General Fund	\$1,700.00
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### 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. 1738-2023**

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,  
on the \_\_\_\_\_ day of September 2023 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 September 2023.

\_\_\_\_\_  
Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola,  
Indiana this \_\_\_\_\_ day of September 2023.

\_\_\_\_\_  
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**

(Terrace Place Apartments, LLC located along Terrace Blvd. 1,200 lineal feet north of  
W. Maumee St.; Parcel ID 760628240109000012)

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, Terrace Place Apartments, LLC (the “Applicant”) proposes to initiate the redevelopment or rehabilitation (each as defined by the Act) of the real estate described on Exhibit “A” 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 “B” 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 City of Angola Economic Development Commission (the “Commission”), pursuant to the authority granted by Section 7 of the Act, and in 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

## **ORDINANCE NO. 1739-2023**

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. 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 4. This Ordinance shall be effective upon passage.

**ORDINANCE NO. 1739-2023**

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana,  
on the \_\_\_\_ day of \_\_\_\_\_ 2023 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 \_\_\_\_\_ 2023.

\_\_\_\_\_  
Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola,  
Indiana this \_\_\_\_ day of September 2023.

\_\_\_\_\_  
Richard M. Hickman, Mayor

**ORDINANCE NO. 1739-2023**

**EXHIBIT  
“A”  
REAL ESTATE DESCRIPTION**

Parcel ID Number: 760628240109000012  
Deeded Owner: Terrace Place Apartments LLC  
319 Pokagon Trail Suite A, Angola, IN 46703  
Sec/Twp/Rng: 28/37/13  
ANGOLA CORP  
Brief Tax Description: W PT E1/2 NW1/4 SEC 28 7.655A  
Steuben County  
Township: Pleasant  
State District: 012 Angola City  
City of Angola Zoning District: High Density Multiple-Family Residential (R5) District



**EXHIBIT "B"**  
**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:**

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

20 <u>23</u> PAY 20 <u>24</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
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 <b>Terrace Place Apartments LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>319 Pokagon Trail Ste A</b>					
Name of contact person <b>Kenneth Wilson</b>			Telephone number <b>( 260 ) 905-9510</b>	E-mail address <b>ken@jici.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City of Angola</b>					Resolution number
Location of property <b>400 N Terrace Blvd Angola, IN 46703</b>			County <b>Steuben</b>	DLGF taxing district number <b>76012</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>61 Units of Housing for the Angola and Steuben County Market.</b>					Estimated start date (month, day, year) <b>09/01/2023</b>
					Estimated completion date (month, day, year) <b>08/01/2024</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>0.00</b>	Salaries <b>\$0.00</b>	Number Retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number Additional <b>0.00</b>	Salaries <b>\$0.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		<b>9,200,000.00</b>			
Less values of any property being replaced					
Net estimated values upon completion of project		<b>9,200,000.00</b>			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits  This market rate housing project will help the City fill some of the need of housing units in Angola and Steuben County. This project should bring the City closer to the numbers needed that will have a positive impact on population both now and into the future. This project meets several needs that the community has and follows a similar design to prior housing project incentives in the City of Angola.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>7/31/2024</b>	
Printed name of authorized representative <b>Kenneth Wilson</b>				Title <b>Member</b>	

*FWW*  
**TERENCE PLACE**



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 _____ calendar years* (see below). The date this designation expires is _____. <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</p> <p>2. Residentially distressed areas</p> </div> <div> <p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> </div> </div>		
<p>C. The amount of the deduction applicable is limited to \$ _____.</p>		
<p>D. Other limitations or conditions (specify) _____</p>		
<p>E. Number of years allowed:</p> <div style="display: flex; justify-content: space-between;"> <div> <p><input type="checkbox"/> Year 1   <input type="checkbox"/> Year 2   <input type="checkbox"/> Year 3   <input type="checkbox"/> Year 4   <input type="checkbox"/> Year 5 (* see below)</p> <p><input type="checkbox"/> Year 6   <input type="checkbox"/> Year 7   <input type="checkbox"/> Year 8   <input type="checkbox"/> Year 9   <input type="checkbox"/> Year 10</p> </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 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>( )</p>	<p>Date signed (month, day, year)</p>
<p>Printed name of authorized member of designating body</p>	<p>Name of designating body</p>	
<p>Attested by (signature and title of attester)</p>	<p>Printed name of attester</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><b>IC 6-1.1-12.1-17</b></p> <p><b>Abatement schedules</b></p> <p><b>Sec. 17. (a)</b> 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"> <li>(1) The total amount of the taxpayer's investment in real and personal property.</li> <li>(2) The number of new full-time equivalent jobs created.</li> <li>(3) The average wage of the new employees compared to the state minimum wage.</li> <li>(4) The infrastructure requirements for the taxpayer's investment.</li> </ol> <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>		

KWW  
Terrace Place

**A DECLARATORY 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**

(Terrace Place Apartments, LLC located along Terrace Blvd. 1,200 lineal feet north of W. Maumee St.; Parcel ID 760628240109000012)

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, Terrace Place Apartments, 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” 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 “B” 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 been asked to make 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

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WHEREAS, the Council has hereto before designated the Real Estate as an Economic Development Target Area (EDTA) pursuant to the Act and Ordinance 1739-2023; 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, this Council has, at a meeting open to the public, heard evidence and reviewed the Statement of Benefits presented and has considered the same.

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

Section 1. Based upon the Statement of Benefits submitted by the Applicant, the Council makes the following findings:

- a. The said Real Estate is zoned for multi-family residential use and located within the jurisdiction of the Council for purposes set forth in I.C. §6-1.1-12.1-2; and
- b. That the redevelopment or rehabilitation of real estate, all as described in the Statement of Benefits would be to the benefit and welfare of all citizens and taxpayers of the City; and
- c. That the approval of the Statement of Benefits will assist in the inducement of a project that will provide employment opportunity to residents of the City; and
- d. That the estimated increase in employment, increase in annual salaries, and the redevelopment or rehabilitation of the Real Estate, all as set forth in the Statement of Benefits are reasonably expected to occur as a result of the proposed project thus justifying the deductions; and
- e. That the estimate of the value of the redevelopment or rehabilitation of the Real Estate is reasonable for the nature set forth by the Applicant in the Statement of Benefits; the estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the redevelopment or rehabilitation of the Real Estate; the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Estate, is sufficient to justify the deduction.

Section 2. The Statement of Benefits is hereby initially approved and the Real Estate should be and is hereby declared to be an Economic Revitalization Area (the



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“ERA”) as the term is defined and intended in the Act and 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.

Section 3. 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 4. 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 5. 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 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 <sup>st</sup>	100%
2 <sup>nd</sup>	100%
3 <sup>rd</sup>	90%
4 <sup>th</sup>	80%
5 <sup>th</sup>	70%
6 <sup>th</sup>	60%
7 <sup>th</sup>	50%
8 <sup>th</sup>	40%
9 <sup>th</sup>	30%
10 <sup>th</sup>	20%

This abatement schedule is established pursuant to Sections 3(c) and 17 of the Act.

Section 6. 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.

## **RESOLUTION NO. 2023-853**

Section 7. The Council shall: (i) cause to be published a notice in accordance with the requirements of the Act setting a date for the receiving and hearing of remonstrances and objections from interested persons; and (ii) file with all taxing units that have authority to levy property taxes in the geographic area where the ERA is located a copy of said notice and a statement containing substantially the same information as the Statement of Benefits filed by the Applicant. If deemed necessary by the Council, a notice may also be given of a public hearing to waive any noncompliance with the Act. After considering the evidence, the Council shall take final action determining whether the qualifications for an economic revitalization area have been met and either confirm, modify and confirm, or rescind this Resolution.

Section 8. 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 9. This Resolution shall be effective upon final action of the Council determining whether the qualifications for an economic revitalization area have been met by the confirmation, modification and confirmation, or rescission of this Resolution pursuant to the Act.

[REMAINDER OF THIS PAGE LEFT BLANK]

**RESOLUTION NO. 2023-853**

PASSED AND ADOPTED by the Common Council of the City of Angola, Steuben County, Indiana this 4<sup>th</sup> day of September 2023.

\_\_\_\_\_  
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 September 2023.

\_\_\_\_\_  
Ryan Herbert, Clerk-Treasurer

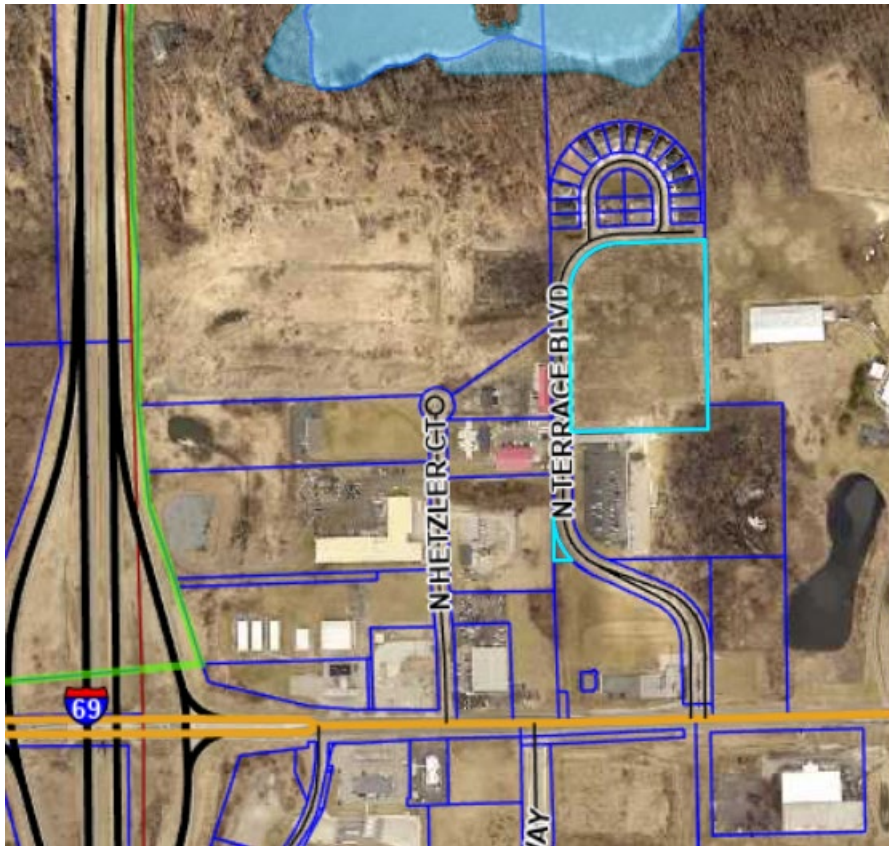
This resolution signed and approved by me, the Mayor of the City of Angola, Indiana this \_\_\_\_ day of September 2023.

\_\_\_\_\_  
Richard M. Hickman, Mayor

**RESOLUTION NO. 2023-853**

**EXHIBIT "A"**  
**REAL ESTATE DESCRIPTION**

Parcel ID Number: 760628240109000012  
Deeded Owner: Terrace Place Apartments LLC  
319 Pokagon Trail Suite A, Angola, IN 46703  
Sec/Twp/Rng: 28/37/13  
ANGOLA CORP  
Brief Tax Description: W PT E1/2 NW1/4 SEC 28 7.655A  
Steuben County  
Township: Pleasant  
State District: 012 Angola City  
City of Angola Zoning District: High Density Multiple-Family Residential (R5) District



# EXHIBIT "B" 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:

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

20 <u>23</u> PAY 20 <u>24</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
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 <b>Terrace Place Apartments LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>319 Pokagon Trail Ste A</b>					
Name of contact person <b>Kenneth Wilson</b>			Telephone number ( <b>260</b> ) <b>905-9510</b>	E-mail address <b>ken@jici.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City of Angola</b>					Resolution number
Location of property <b>400 N Terrace Blvd Angola, IN 46703</b>			County <b>Steuben</b>	DLGF taxing district number <b>76012</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>61 Units of Housing for the Angola and Steuben County Market.</b>					Estimated start date (month, day, year) <b>09/01/2023</b>
					Estimated completion date (month, day, year) <b>08/01/2024</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>0.00</b>	Salaries <b>\$0.00</b>	Number Retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number Additional <b>0.00</b>	Salaries <b>\$0.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			<b>9,200,000.00</b>		
Less values of any property being replaced					
Net estimated values upon completion of project			<b>9,200,000.00</b>		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits  This market rate housing project will help the City fill some of the need of housing units in Angola and Steuben County. This project should bring the City closer to the numbers needed that will have a positive impact on population both now and into the future. This project meets several needs that the community has and follows a similar design to prior housing project incentives in the City of Angola.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>7/31/2024</b>	
Printed name of authorized representative <b>Kenneth Wilson</b>				Title <b>Member</b>	

Page 1 of 2

FWW  
Terrace Place

# 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 _____ calendar years* (see below). The date this designation expires is _____. <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</p> <p>2. Residentially distressed areas</p> </div> <div> <p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes   <input type="checkbox"/> No</p> </div> </div>		
<p>C. The amount of the deduction applicable is limited to \$ _____.</p>		
<p>D. Other limitations or conditions (specify) _____</p>		
<p>E. Number of years allowed:</p> <div style="display: flex; justify-content: space-between;"> <div> <p><input type="checkbox"/> Year 1   <input type="checkbox"/> Year 2   <input type="checkbox"/> Year 3</p> <p><input type="checkbox"/> Year 6   <input type="checkbox"/> Year 7   <input type="checkbox"/> Year 8</p> </div> <div> <p><input type="checkbox"/> Year 4   <input type="checkbox"/> Year 5 (* see below)</p> <p><input type="checkbox"/> Year 9   <input type="checkbox"/> Year 10</p> </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 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>(   )   -   (   )   -   (   )   (   )   (   )   (   )</p>	<p>Date signed (month, day, year)</p>
<p>Printed name of authorized member of designating body</p>	<p>Name of designating body</p>	
<p>Attested by (signature and title of attester)</p>	<p>Printed name of attester</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><b>IC 6-1.1-12.1-17</b></p> <p><b>Abatement schedules</b></p> <p><b>Sec. 17. (a)</b> 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"> <li>(1) The total amount of the taxpayer's investment in real and personal property.</li> <li>(2) The number of new full-time equivalent jobs created.</li> <li>(3) The average wage of the new employees compared to the state minimum wage.</li> <li>(4) The infrastructure requirements for the taxpayer's investment.</li> </ol> <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>		

KWW  
TERRACE PLACE