AGENDA
KOKOMO COMMON COUNCIL
PUBLIC INFORMATION MEETING AT 5:30 P.M. IN THE LOUKS CONFERENCE ROOM LOCATED ON THE FIRST FLOOR. COUNCIL MEETING AT 6:00 P.M. IN THE COUNCIL CHAMBERS. JANUARY 27th, 2020
COUNCIL CHAMBERS CITY HALL 100 SOUTH UNION STREET

CALL TO ORDER:

INVOCATION:

PLEDGE:

ROLL CALL:

APPROVAL OF MINUTES: COUNCIL MEETING MINUTES JANUARY 13, 2020

COMMUNICATIONS: I WOULD LIKE TO ACKNOWLEDGE THAT EACH COUNCIL MEMBER RECEIVED THE AIRPORTS 2019 ROTARY FUEL ACTIVITY REPORT: FROM THE KOKOMO MUNICIPAL AIRPORT AVIATION COMMISSION.

NEXT MEETING OF THE COMMON COUNCIL WILL BE HELD ON FEBRUARY 10th 2020

COMMITTEE REPORTS:

ORDINANCE 6954: NOTICE OF HEARING ON PETITION FOR VACATION OF AN ALLEY

(SANDERS) BETWEEN JACKSON ST AND JEFFERSON ST ON THE EAST SIDE OF WASHINGTON ST. SET FOR PUBLIC HEARING ON FEBRUARY 10th 2020
FIRST READING.

ORDINANCE 6955: RE: 1-Z-20

(SANDERS) C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) TO M2 (GENERAL MULTIFAMILY RESIDENTIAL)

402 & 404 W.SUPERIOR ST KOKOMO IN 46901
PETITION: KOKOMO COMMUNITY DEVELOPMENT
FIRST READING
ORDINANCE 6956: RE: 2-Z-20

(SANDERS) R4 (MEDIUM DENSITY URBAN RESIDENTIAL) TO I.S. (INSTITUTIONAL USES)

1207 N ARMSTRONG ST. KOKOMO IN. 46901

PETITION: ROMAN CATHOLIC DIOESE OF LAFAYETTE

FIRST READING

ORDINANCE 6957: RE: 3-Z-20

(SANDERS) OC (OFFICE COMMERCIAL) TO C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) 1401 E. HOFFER ST. KOKOMO IN. 46902

PETITION: 123 SUPERIOR, LLC

FIRST READING

RESOLUTION NO. 2741

(COLLINS) DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO DESIGNATING PROPERTY DESCRIBED HEREIN AS AN ECONOMIC REVITALIZATION AREA AND PRELIMINARY PROPERTY TAX EXEMPTION RESOLUTION FOR REAL PROPERTY TAXES

RESOLUTION NO. 2742

(COLLINS) DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO DESIGNATING PROPERTY DESCRIBED HEREIN AS AN ECONOMIC REVITALIZATION AREA AND PRELIMINARY PROPERTY TAX EXEMPTION RESOLUTION FOR THE PERSONAL PROPERTY TAXES
COUNCIL MEETING MINUTES
JANUARY 13th, 2020

The Common Council of the City of Kokomo, Indiana met Monday January 13th, 2020 at 6:00pm. In City Hall Council Chambers.

The meeting was called to order by President Rudolph.

President Rudolph states for the invocation you can stand or if you wish remain seated.

Councilperson Sanders introduced Pastor Gary Bush from Temple of Faith Church of God.

Invocation was offered by Pastor Gary Bush

Present: Acord, Collins, Jones, Stewart, Grecu, Rudolph, McKibben, Sanders, Miklik
Absent: None

The minutes of the Public Hearing & Council meeting for December 09, 2019 & January 6th, 2020 Re-Organizational meeting were declared approved as presented.

COMMUNICATIONS:

Council Attorney Corbin King states, based upon sworn information publications in Kokomo statuary definition of newspapers and qualify as publications in which placement of legal advertising is required. By law we have to pass a motion, recognizing the Kokomo Tribune for us to do legal advertising; a motion was made from the Council. Councilperson Stewart made the motion; seconded by Councilperson Grecu.

All those in favor

Aye: All

Nay: None

There were no other communications

President Rudolph also stated that there were also Council Committees for the year 2020, and that he would read just the chair to those positions and that the City Clerk would have the complete list and copies of them. If anyone required a copy to see the City Clerk.

Ordinance 6954: was introduced and added to the next Council meeting.

President Rudolph stated the next meeting of the Council will be January 27th, 2020. Being there is no further business the meeting was adjourned.

Meeting ended: 6:08pm.

Presiding Officer

ATTEST:

City Clerk
January 16, 2020

TO THE MEMBERS OF THE HONORABLE KOKOMO COMMON COUNCIL

Re: 1 - Z - 20

C1 (Small to Medium Scale General Commercial) to M2 (General Multifamily Residential)

402 & 404 W. Superior St., Kokomo, IN 46901

Ordinance No. 6955

Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, January 14, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case 1 - Z - 20 is the petition of Kokomo Community Development requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from C1 (Small to Medium Scale General Commercial) to M2 (Multifamily Residential) for property described as Part of Out Lot Number 56 as recorded in Recorder’s Plat Book 1, page 58, containing 0.5 acres, more or less, in the City of Kokomo, Center Township, Howard County, Indiana, at 402 & 404 W. Superior St.

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this ___________ 16 ______ day of ___________ January _______, 2020.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this ___________ 16 day of ___________ January _________, 2020.

Dianne Trobaugh
Notary Public
A resident of Howard County

My commission expires:

__________ February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from C1 (Small to Medium Scale General Commercial) to M2 (General Multifamily Residential) for property described:
TRACT I: Part of Out Lot Number 56 in the City of Kokomo, Center Township / Howard County, Indiana, as recorded in recorder's Plat Book1, page 58, described as follows, to-wit: Beginning at the intersection of the East line of said Out Lot with the North Line of Superior Street in said City and as recorded in Recorder's Plat Book 3, page 111; thence North 137 feet; thence West 48 feet; thence parallel with the North line of said Out Lot; thence North 16-70 feet point 132 feet South of the North line of said Out Lot; thence West 108.07 feet parallel to said North line to the West line of said Out Lot; thence South 73.20 feet along said West line; thence East 10 feet parallel to the North line of Superior Street; thence South 84.70 feet parallel to the North line of Superior Street; thence East 146.07 feet along the North line of Superior Street to the point of beginning.
EXCEPTING THEREFROM:
Commencing at the intersection of the East line of said Out Lot with the North line of Superior Street in said City and as recorded in Recorder's Plat Book 3, page 111, thence North 140 feet; thence West 48 feet, parallel with the North Line of said Out-Lot, to the point of beginning; thence North 13.70 feet; thence West 30 feet parallel with the North line of said Out Lot; thence South 13.70 feet; thence East 30 feet parallel with the North line of said Out Lot to the beginning.
TRACT II: Part of Out Lot Number 56 in the City of Kokomo, Center Township, Howard County, Indiana, as recorded in Recorder's Plat Book 1, page 58, described as follows, to-wit: Beginning at a point on the East line of said Out Lot and being 137 feet North of the North line of Superior Street in said City; thence West 48 feet parallel with the North line of said Out Lot; thence North 3 feet; thence East 48-feet, parallel with the North line of said Out Lot; thence South 3 feet to the point of beginning, containing .5 acres, more or less, Center Township, Howard County, Indiana, at 402 & 404 W. Superior St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this__day of____________, 2020.

Attest:

_____________________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

PRESENTED by me to the Mayor this__day of____________, 2020.

_____________________________________________________
Diane Howard, City Clerk
APPROVED by me this _____day of ____________________, 2020.

Attest: ________________________________

______________________________
Diane Howard, City Clerk

Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 1 - Z - 20
   C1 (Small to Medium Scale General Commercial) to
   M2 (General Multifamily Residential)
   402 & 404 W. Superior St., Kokomo, IN 46901

Ordinance No. 6955
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing
held Tuesday, January 14, 2020 considered and voted unanimously to forward
a favorable recommendation of the above captioned case to the Kokomo Common
Council.

Case 1 - Z - 20 is the petition of Kokomo Community Development requesting the
Kokomo City Plan Commission petition and recommend to the Kokomo Common
Council for a change in zone classification from C1 (Small to Medium Scale General
Commercial) to M2 (Multifamily Residential) for property described as Part of Out Lot
Number 56 as recorded in Recorder’s Plat Book 1, page 58, containing 0.5 acres, more
or less, in the City of Kokomo, Center Township, Howard County, Indiana, at 402 & 404
W. Superior St.

The Commission believes that said amendment promotes the health, safety, and
general welfare of the community and would not adversely affect the values of the
surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
STATE OF INDIANA  
CITY OF KOKOMO  
COUNTY OF HOWARD  

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 16 day of January, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDI
NED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

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EXCEPTING THEREFROM:
Commencing at the intersection of the East line of said Out Lot with the North line of Superior Street in said City and as recorded in Recorder's Plat Book 3, page 111, thence North 140 feet; thence West 48 feet, parallel with the North Line of said Out Lot, to the point of beginning; thence North 13.70 feet; thence West 30 feet parallel with the North line of said Out Lot; thence South 13.70 feet; thence East 30 feet parallel with the North line of said Out Lot to the beginning.
TRACT II: Part of Out Lot Number 56 in the City of Kokomo, Center Township, Howard County, Indiana, as recorded in Recorder's Plat Book 1, page 58, described as follows, to-wit: Beginning at a point on the East line of said Out Lot and being 137 feet North of the North line of Superior Street in said City; thence West 48 feet parallel with the North line of said Out Lot; thence North 3 feet; thence East 48-feet, parallel with the North line of said Out Lot; thence South 3 feet to the point of beginning, containing .5 acres, more or less, Center Township, Howard County, Indiana, at 402 & 404 W. Superior St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this day of , 2020.

Attest:

______________________
Lynn Rudolph, Sr., President, kokomo Common Council

PRESENTED by me to the Mayor this day of , 2020.

______________________
Diane Howard, City Clerk
APPROVED by me this ___ day of ______________________, 2020.

Attest: ________________________________________________

________________________
Diane Howard, City Clerk

________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number
in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 1 - Z - 20
C1 (Small to Medium Scale General Commercial) to
M2 (General Multifamily Residential)
402 & 404 W. Superior St., Kokomo, IN 46901

Ordinance No. 6955
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, January 14, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case 1 - Z - 20 is the petition of Kokomo Community Development requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from C1 (Small to Medium Scale General Commercial) to M2 (Multifamily Residential) for property described as Part of Out Lot Number 56 as recorded in Recorder's Plat Book 1, page 58, containing 0.5 acres, more or less, in the City of Kokomo, Center Township, Howard County, Indiana, at 402 & 404 W. Superior St.

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6955
Case: 1 - Z - 20

STATE OF INDIANA ) )
CITY OF KOKOMO ) SS:
COUNTY OF HOWARD ) )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan
Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the
Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo
City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City
Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being
published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public
hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the
Kokomo City Plan Commission gave a favorable recommendation to the passage of said
amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this_______ 16_____ day of______ January ________, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of___ January ________, 2020.

[Signature]
Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm,
derunder the penalty for perjury, that I have taken reasonable care to redact each social security
number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED
BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended,
with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from C1 (Small to Medium Scale
General Commercial) to M2 (General Multifamily Residential) for property described:
TRACT 1: Part of Out Lot Number 56 in the City of Kokomo, Center Township / Howard
County, Indiana, as recorded in recorder's Plat Book 1, page 58, described as follows, to-wit:
Beginning at the intersection of the East line of said Out Lot with the North Line of Superior
Street in said City and as recorded in Recorder's Plat Book 3, page 111; thence North 137 feet;
thence West 48 feet; thence parallel with the North line of said Out Lot;
thence North 61.75 feet point 132 feet South of the North line of said Out Lot; thence West
108.07 feet parallel to said North line to the West line of said Out Lot; thence South 73.20 feet
along said West line; thence East 10 feet parallel to the North line of Superior Street; thence
South 84.70 feet parallel to the North line of Superior Street; thence East 146.07 feet along the
North line of Superior Street to the point of beginning.
EXCEPTING THEREFROM;
Commencing at the intersection of the East line of said Out Lot with the North line of Superior
Street in said City and as recorded in Recorder's Plat Book 3, page 111, thence North 140 feet;
thence West 48 feet, parallel with the North Line of said Out-Lot, to the point of beginning;
thence North 13.70 feet; thence West 30 feet parallel with the North line of said Out Lot; thence
South 13.70 feet; thence East 30 feet parallel with the North line of said Out Lot to the
beginning.
TRACT II: Part of Out Lot Number 56 in the City of Kokomo, Center Township, Howard
County, Indiana, as recorded in Recorder's Plat Book 1, page 58, described as follows, to-wit:
Beginning at a point on the East line of said Out Lot and being 137 feet North of the North line
of Superior Street in said City; thence West 48 feet parallel with the North line of said Out Lot;
thence North 3 feet; thence East 48-feet, parallel with the North line of said Out Lot; thence
South 3 feet to the point of beginning, containing .5 acres, more or less, Center Township,
Howard County, Indiana, at 402 & 404 W. Superior St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of
Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor,
and publication as provided by law.

PASSED by the Kokomo Common Council this ______ day of ____________, 2020.

Attest:

________________________________________
Diane Howard, City Clerk

PRESENTED by me to the Mayor this ______ day of ____________, 2020.

________________________________________
Diane Howard, City Clerk
APPROVED by me this ____ day of __________________________, 2020.

Attest:

_________________________________________

Tyler Moore, Mayor
City of Kokomo, Indiana

Diane Howard, City Clerk

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
BEFORE THE COMMON COUNCIL OF THE CITY OF KOKOMO  
ORDINANCE NO.6954

PETITION FOR VACATION

The City of Kokomo petitions the Common Council of the City of Kokomo for the vacation of a right-of-way and in support of the Petition shows the Council as follows:

1. Petitioner proposes to vacate:

A part of MILLS & RICHMOND'S RAILROAD ADDITION to the City of Kokomo, Center Township, Howard County, Indiana, as shown recorded in Recorder’s Plat Book 1, page 4; to wit:

Beginning at the northwest corner of Lot 12 in said MILLS & RICHMOND'S RAILROAD ADDITION; thence East 40 feet on and along the north property line of said Lot 12, to the northeast corner of said Lot 12; thence North 16 feet to the Southeast corner of Lot 19 in said Addition; thence West 40 feet along the South line of said Lot 19 to the Southwest corner thereof; thence South 16 feet along the East line of Washington Alley Right of way to the point of beginning, containing 640 Square feet or 0.01 acres, more or less.

2. The right-of-way when vacated will be attached to the petitioner’s real estate.

3. The real estate abutting or near the said public way is owned by the City of Kokomo.

4. The utility companies that may be affected include the following:

   NIPSCO; 2000 Home Avenue, Kokomo, IN 46901
   Indiana American Water Company, Inc.; 1700 East Superior Alley; P.O. Box 740; Kokomo IN 46903
   Comcast; 1002 East Center Road; Kokomo, IN 46902
   Duke Energy Corp.; 1619 W Deffenbaugh St.; Kokomo IN 46902
   AT&T Indiana; Right-Of-Way Dept.; 302 W Washington Alley, Floor 1; Lebanon, IN 46052

5. Vacating the above right-of-way is appropriate for the following reasons:

   A. Petitioner owns an interest in real estate adjoining the right-of-way to be vacated.
   B. Vacating the right-of-way will not hinder or interfere with the public's access to any of the adjoining real estate.
   C. The proposed vacation of the right-of-way will not hinder the growth or development of the neighborhood, but will allow the petitioner to redevelop and grow within the neighborhood.
   D. Vacating the right-of-way will facilitate the development of all of the real estate in the affected block.

Wherefore Petitioner requests:

1. A hearing on this petition be set within thirty (30) days after it is received by the Council.
2. The Clerk of the Council to publish notice of the hearing on this petition as required by I.C. 36-7-3-12 (c) in the manner prescribed in I.C. 5-3-1 in the form and content as attached as Exhibit A hereto.
3. After such notice and hearing, the Council approves the proposed ordinance attached to this petition vesting the entire vacated right-of-way to the adjoining property owner as set forth above.

Dated this 27th day of JANUARY, 2020.
City of Kokomo, By: Starnes, Cameron G., Corporation Counsel
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 2 - Z - 20
R4 (Medium Density Urban Residential) to IS
(Institutional Uses)
1207 N. Armstrong St., Kokomo, IN 46901

Ordinance No. 6956
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, January 14, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case 2 - Z - 20 is the petition of Roman Catholic Diocese of Lafayette requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from R4 (Medium density Urban Residential) to IS (Institutional Uses) for property described as JR Halle Addition Lot 2, containing 0.17 acres, more or less, in the City of Kokomo, Center Township, Indiana, at 1207 N. Armstrong St.

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6956
Case: 2 - Z - 20

STATE OF INDIANA  )
CITY OF KOKOMO  ) SS:
COUNTY OF HOWARD )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this _____ 16 _____ day of _____ January _____, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this ___ 16___ day of _____ January _____, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from R4 (Medium Density Urban Residential) to IS (Institutional Uses) for property described: JR Halls Addition Lot 2, containing .17 acres, more or less, Center Township, Howard County, Indiana, at 1207 N. Armstrong St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this _____ day of ____________, 2020.

Attest:

__________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

PRESENTED by me to the Mayor this _____ day of ____________, 2020.

__________________________________________
Diane Howard, City Clerk

APPROVED by me this _____ day of ____________, 2020.

Attest:

__________________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 2 - Z - 20
R4 (Medium Density Urban Residential) to IS
(Institutional Uses)
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The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully submitted,

Mike Besser, President
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Certification
Ordinance No.: 6956
Case: 2 - Z - 20

STATE OF INDIANA  
CITY OF KOKOMO ) SS:  
COUNTY OF HOWARD  

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 16 day of January, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from R4 (Medium Density Urban Residential) to IS (Institutional Uses) for property described: JR Halls Addition Lot 2, containing .17 acres, more or less, Center Township, Howard County, Indiana, at 1207 N. Armstrong St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this ___ day of __________, 2020.

Attest:

________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

PRESENTED by me to the Mayor this ___ day of __________, 2020.

________________________________________
Diane Howard, City Clerk

APPROVED by me this ___ day of __________, 2020.

Attest:

________________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 2 - Z - 20
R4 (Medium Density Urban Residential) to IS
(Institutional Uses)
1207 N. Armstrong St., Kokomo, IN 46901

Ordinance No. 6956
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, January 14, 2020 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case 2 - Z - 20 is the petition of Roman Catholic Diocese of Lafayette requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from R4 (Medium density Urban Residential) to IS (Institutional Uses) for property described as JR Halls Addition Lot 2, containing 0.17 acres, more or less, in the City of Kokomo, Center Township, Indiana, at 1207 N. Armstrong St.

The Commissioner believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6956
Case: 2 - Z - 20

STATE OF INDIANA
CITY OF KOKOMO SS:
COUNTY OF HOWARD

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 16 day of January, 2020.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from **R4 (Medium Density Urban Residential) to IS (Institutional Uses)** for property described: JR Halls Addition Lot 2, containing .17 acres, more or less, Center Township, Howard County, Indiana, at 1207 N. Armstrong St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

**PASSED** by the Kokomo Common Council this _____ day of __________, 2020.

Attest:

__________________________
Diane Howard, City Clerk

**PRESENTED** by me to the Mayor this ____ day of __________________, 2020.

__________________________
Diane Howard, City Clerk

**APPROVED** by me this ____ day of __________________, 2020.

Attest:

__________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. **Jessica Calderon, Plan Commission Secretary**
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 3 - Z - 20
OC (Office Commercial) to C1 (Small to Medium Scale
General Commercial)
1401 E. Hoffer St. Kokomo, IN 46901

Ordinance No. 6957
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing
held Tuesday, January 14, 2020 considered and voted unanimously to forward a
favorable recommendation of the above captioned case to the Kokomo Common
Council.

Case 3 - Z - 20 is the petition of 123 Superior, LLC requesting the Kokomo City
Plan Commission petition and recommend to the Kokomo Common Council for a
change in zone classification from OC (Office Commercial) to C1 (Small to Medium
Scale General Commercial) for property described as Kokomo Executive Plaza Section
3, Lots 14 & 15, containing 2.8 acres, more or less, in the City of Kokomo, Center
Township, Howard County, Indiana, at 1401 E. Hoffer St.

The Commission believes that said amendment promotes the health, safety, and
general welfare of the community and would not adversely affect the values of the
surrounding properties.

Respectfully submitted,

Mike Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6957
Case: 3 - Z - 20

STATE OF INDIANA  )
CITY OF KOKOMO  ) SS:
COUNTY OF HOWARD  )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 14th day of January, 2020, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 16 day of January, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires: February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, that Ordinance No. 6279, as amended, with all subsequent amendments be and is hereby amended as follows:

SECTION I. The following described tract of land shall be changed from OC (Office Commercial) to C1 (Small to Medium Scale General Commercial) for property described: Kokomo Executive Plaza Section 3 Lots 14 & 15, containing 2.8 acres, more or less, Center Township, Howard County, Indiana, at 1401 E. Hoffer St., Kokomo, IN 46901.

SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this ______day of _____________, 2020.

Attest: 

______________________________
Lynn Rudolph, Sr., President,  
Kokomo Common Council

PRESENTED by me to the Mayor this ______day of _________________, 2020.

______________________________
Diane Howard, City Clerk

APPROVED by me this ______day of _________________, 2020.

Attest: 

______________________________
Tyler Moore, Mayor  
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 3 - Z - 20
  OC (Office Commercial) to C1 (Small to Medium Scale
  General Commercial)
  1401 E. Hoffer St., Kokomo, IN 46901

Ordinance No. 6957
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The Commission believes that said amendment promotes the health, safety, and
general welfare of the community and would not adversely affect the values of the
surrounding properties.

Respectfully submitted,

[Signature]

Mike Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6957
Case: 3 - Z - 20

STATE OF INDIANA      )
CITY OF KOKOMO     ) SS:
COUNTY OF HOWARD )

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3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 16 day of January, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
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SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

**PASSED** by the Kokomo Common Council this____day of______________, 2020.

Attest:

________________________________________
Lynn Rudolph, Sr., President,
Kokomo Common Council

Diane Howard, City Clerk

PRESENTED by me to the Mayor this____day of______________, 2020.

________________________________________
Diane Howard, City Clerk

APPROVED by me this_____day of______________________, 2020.

Attest:

________________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. **Jessica Calderon, Plan Commission Secretary**
January 16, 2020

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: 3 - Z - 20

OC (Office Commercial) to C1 (Small to Medium Scale
General Commercial)

1401 E. Hoffer St., Kokomo, IN 46901

Ordinance No. 6957

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3, Lots 14 & 15, containing 2.8 acres, more or less, in the City of Kokomo, Center
Township, Howard County, Indiana, at 1401 E. Hoffer St.

The Commission believes that said amendment promotes the health, safety, and
general welfare of the community and would not adversely affect the values of the
surrounding properties.

Respectfully submitted,

[Signature]

Mike Besser, President
Kokomo City Plan Commission
STATE OF INDIANA  
CITY OF KOKOMO  
COUNTY OF HOWARD  

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DATED this 16 day of January, 2020.

[Signature]
Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 16 day of January, 2020.

[Signature]
Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires:

February 1, 2020

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SECTION II. The above changes shall be duly entered on the filed copies of the zone map, which is a part of Kokomo Zoning Ordinance No. 6279.

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

**PASSED** by the Kokomo Common Council this ___ day of ______________, 2020.

Attest:

________________________________________
Diane Howard, City Clerk

PRESENTED by me to the Mayor this ___ day of ______________, 2020.

________________________________________
Diane Howard, City Clerk

APPROVED by me this ___ day of ______________, 2020.

Attest:

________________________________________
Diane Howard, City Clerk

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
January 6th, 2020

Lynn Rudolph, President
Kokomo Common Council

In accordance with Kokomo City Council Ordinance #6415, Section V, (Treatment of Excess Funds), the Kokomo Municipal Airport Board of Aviation Commissioners, request that the 2019 excess Rotary Fuel Funds be distributed as follows:

December 31, 2019 Rotary Fund and Inventory Total Value $ 83,974.01

2006 Original Appropriation Plus 25% (To remain in Rotary Fund) $ 43,750.00

Total excess to be transferred to the General Aviation Fund $ 40,224.01

#206-0000-101-00-00 ()

Scott Hemmeger, B.O.A.C. President
Kokomo Municipal Airport

January 6th, 2020

Kokomo Common Council

In accordance with Kokomo City Council Ordinance #6415, Section IV, (Annual Reconciliation), the Kokomo Municipal Airport Board of Aviation Commissioners hereby respectfully submit the Airport’s 2019 Rotary Fuel Fund Activity Report.

2006 Original Appropriation $35,000.00

December 31, 2020 Ending Fund Cash Balance $33,904.32

Inventory of Fuel and Lubricants on hand as of 12/31/2020:

Jet A Fuel 10,788.0 Gallons $25,004.96
100 LL Gasoline 6,422.8 Gallons $22,736.71
Lubricants (Aircraft Oil) 338 Quarts $2,328.02

Total Value of Inventory $50,069.69

Total Value of Rotary Fuel Fund 12/31/2019 $83,974.01

Scott Hemmeger, B.O.A.C. President
KOKOMO COMMON COUNCIL
OF HOWARD COUNTY, INDIANA

RESOLUTION NO. 2741

DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO DESIGNATING PROPERTY DESCRIBED HEREIN AS AN ECONOMIC REVITALIZATION AREA AND PRELIMINARY PROPERTY TAX EXEMPTION RESOLUTION FOR REAL PROPERTY TAXES

FCA US, LLC

WHEREAS, FCA US, LLC, a Delaware limited liability company ("Company"), filed a Statement of Benefits, Real Estate Improvements ("SB-1"), which is attached herein as Exhibit "A", with the Common Council of the City of Kokomo, Indiana ("Common Council"), indicating that it seeks to undertake certain real property improvements, including expanding and retooling an existing facility for production of a new engine (collectively, the "Real Estate Improvements"), on approximately 283.64 acres of real property specifically described in Exhibit "B" attached herein, located at 3661 North 50 East, and within the corporate limits of the City of Kokomo ("Property");

WHEREAS, the Property has the potential to be a significant, positive, economic driver in the City of Kokomo ("City"), and the Real Estate Improvements will be to the benefit and welfare of the citizens and taxpayers of the City;

WHEREAS, the Common Council, acting as the fiscal body of the City and the designating body of the City pursuant to Ind. Code § 6-1.1-12.1 et seq., has the authority to grant certain tax abatements for the Property;

WHEREAS, in order for the City to grant such tax abatement, the Common Council must take action at two separate public meetings;

WHEREAS, by taking such first action now, the City is not committing to ultimately grant any particular type or level of tax abatement for the Property, and any such decision to grant tax abatement will be made by the Common Council at a public meeting, after notice and a public hearing, under Ind. Code § 6-1.1-12.1 et. seq.;

WHEREAS, under Ind. Code § 6-1.1-12.1-3, the Property qualifies for an economic revitalization area ("ERA") designation;

WHEREAS, the City desires to establish the Property as an ERA; and

WHEREAS, under Ind. Code § 6-1.1-12.1-2.5, the City will publish notice of the adoption and substance of this Declaratory Resolution in accordance with Ind. Code § 5-3-1 and file the required information with each taxing unit with authority to levy property taxes in the geographic area where the ERA is located and in the Office of the Howard County Assessor.
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA AS FOLLOWS:

SECTION I. The Common Council, under Ind. Code § 6-1.1-12.1-3, hereby determines and finds that:

(1) The estimate of the value of redevelopment or rehabilitation is reasonable for projects of this nature;
(2) The estimate of the number individuals who will be employed and whose employment will be retained can be reasonably expected to result from the described redevelopment or rehabilitation;
(3) The estimate of the annual salaries of those individuals employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
(4) The other benefits about which information has been provided to the Common Council are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
(5) The totality of benefits is sufficient to justify the granting of a deduction.

SECTION II. The Common Council hereby designates the Property, as more specifically described in Exhibit B, as an ERA.

SECTION III. The Common Council fixes 6:00 p.m. on the 10th day of February, 2020 at the Council Chambers, City Hall, 100 S. Union Street, Kokomo, Indiana, for the public hearings of remonstrance and objections from persons interested in the designation of the Property as being exempt from property taxation and to consider testimony presented at such Public Hearing. The Common Council will publish, or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Declaratory Resolution in accordance with Indiana Code § 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing; that the Common Council will hear all remonstrances and objections and testimony from interested persons at the Public Hearing; that at the Public Hearing the Common Council may take final action regarding the proposed exemption to modify, confirm or rescind this Declaratory Resolution, and that a copy of this Declaratory Resolution has been filed with and is available for inspection in the office of the Howard County Assessor. At this public hearing, the Common Council will take action relative to this Declaratory Resolution and determine whether the Property should be exempt from property taxation and fix the length of the exemption period.

SECTION IV. After the notice required by Section III and a public hearing on this Declaratory Resolution, the Common Council shall take final action and
confirm, modify and confirm, or rescind this Resolution under terms adopted in a Confirmatory Resolution and any incorporated attachments.

SECTION V. This Resolution shall be in full force and effect immediately upon its adoption.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA

this ___ day of ____________, 2020.

________________________________________
Presiding Officer

ATTEST:

_______________________________________
City Clerk

PRESENTED by me to the Mayor of the City of Kokomo, Indiana, this ___ day of ____________, 2020, at ___:_______ ___m.

_______________________________________
City Clerk

APPROVED by me, as Mayor of the City of Kokomo, Indiana, this ___ day of ____________, 2020, at ___:_______ ___m.

_______________________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

ATTEST:

_______________________________________
City Clerk
EXHIBIT A

Statement of Benefits, Real Property SB-1
STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

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 was 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 fails to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of the following 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.
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

SECTION 1
TAXPAYER INFORMATION

Name of taxpayer
FCA US LLC

Address of taxpayer (number and street, city, state, and ZIP code)
CIMS 485-12-30, 1000 CHRYSLER DR, AUBURN HILLS, MI 48326

Name of contact person
KEVIN SCOTT

Telephone number
( 248 ) 512-3087

E-mail address
KEVIN.SCOTT@FCAGROUP.COM

SECTION 2
LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
KOKOMO COMMON COUNCIL

Location of property
3661 NORTH 50 EAST, KOKOMO, IN 46901

County
HOWARD

DLOF taxing district number
34022

Description of real property improvements, redevelopment, or rehabilitation (are additional sheets if necessary)
DIVERSIFICATION OF OUR MANUFACTURING OPERATIONS WITH AN INVESTMENT OF NEARLY $400 MILLION & JOB RETENTION OF 942* & JOB CREATION OF 125 TO EXPAND (+ 60,000 SF) AND RETOOL AN EXISTING FACILITY FOR PRODUCTION OF A NEW ENGINE. * RETAINED JOBS FROM ITIP, ITIP2, KOJ, KTP, TTP.

SECTION 3
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number
942.00

Salaries
$47,914,402.00

Number retained
942.00

Salaries
$47,914,402.00

Number additional
125.00

Salaries
$10,101,000.00

SECTION 4
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

REAL ESTATE IMPROVEMENTS

COST
179,857,929.00

ASSESSED VALUE
54,859,700.00

Plus estimated values of proposed project
59,004,000.00

Less values of any property being replaced
3,800,000.00

Net estimated values upon completion of project
236,481,929.00

68,469,700.00

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
NA

SECTION 6
TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

ANDREW CLOUSER

Title
DIRECTOR - TAXATION

Date signed (month, day, year)
01/16/2020

Page 1 of 2
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 _______ calendar years* (see below). The date this designation expires is _________.

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. Residually distressed areas
      □ Yes □ No

C. The amount of the deduction applicable is limited to $__________.

D. Other limitations or conditions (specify)________________________

E. Number of years allowed:  □ Year 1  □ Year 2  □ Year 3  □ Year 4  □ Year 5 (* see below)  □ Year 6  □ Year 7  □ Year 8  □ Year 9  □ 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 total of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) __________________________ Telephone number ( )
Printed name of authorized member of designating body __________________________
Date signed (month, day, year) __________
Name of designating body __________________________
Attested by (signature and title of attester) __________________________
Printed name of attester __________________________

* If the designating body limits the time period within which a property 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 residually distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-1.4.1 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. 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. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.
EXHIBIT B

Property
LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, THE NICKEL PLATE
IMPROVEMENT COMPANY, INC., a corporation organized and existing under the laws of the
State of Indiana, having its principal office in Norfolk, Virginia, pursuant to authority given by the
Board of Directors of said corporation, CONVEYS with SPECIAL WARRANTY to

CHRYSLER CORPORATION, a corporation organized and existing under the laws of the State
of Delaware, whose tax mailing address is 1200 Chrysler Drive, Highland Park, Michigan 48238,
1919, its successors and assigns, Grantee, for and in consideration of the sum of ONE DOLLAR
($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, all of its
interest in the following described Real Estate situated in the County of Howard, State of Indiana,
to wit:

PARCEL ONE

All of the portion of the west one-half of Section 18, Township 24 North, Range 4
East, Howard Township, Howard County lying east of the survey centerline of U.
S. Highway 31 and east of the east right of way line of Norfolk and Western
Railway Company, successor by merger to The L. E. and W. Railroad, more
particularly described as follows:

(All coordinates listed in this description are State Plane Coordinates obtained by
traverse through National Geodetic Survey Station Forest 2. Bearings also
obtained from said traverse.)

BEGINNING at an iron pin found at the southeast corner of the Southwest
Quarter of said Section 18 (Coordinates: N 582455.73, E 63650.44); thence,
South 88°14'15" West 939.28 feet (Coordinates: N 582426.84, E 62711.61) along
the south line of said Section 18 to the survey centerline of U. S. Highway 31;
thence, North 21°56'30" West 3,096.97 feet (Coordinates: N 585299.49, E
61534.83) along said highway survey centerline to the point of curvature of a
curve to the right defined by Radius equaling 8,594.51 feet, Degree of Curve =
0°40' and length of 871.07 feet; thence, along the curved survey centerline of said
highway 871.07 feet (Coordinates: N 586122.56, E 51270.36) to the easterly right
way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, leaving said highway centerline along said railroad right of way line North 7°40'26" East 1,547.07 feet (Coordinates: N 58°7655.77, E 61476.95) to a one-half inch iron pipe with cap set on the north line of said Section 18; thence, North 88°45'45" East 2,176.71 feet (Coordinates: N 58°7702.78, E 63653.15) to an iron pin found at the northeast corner of the Northwest Quarter of said Section 18; thence, South 0°15'44" West 2,637.26 feet (Coordinates: N 58°50'65.53, E 61561.59) to an iron pin found at the southeast corner of the Northwest Quarter of said Section 18; thence, South 0°13'39" West 2,609.80 feet to the POINT OF BEGINNING, containing 223.66 acres, more or less, according to survey #3344.0403, certified August 30, 1995, prepared by James A. Hamilton, Indiana RLS #LS2930060.

PARCEL TWO

All of that portion of Section 18, Township 24 North, Range 4 East, Howard Township, Howard County bounded by the south and west section lines, on the North by Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, right of way and the Wickes Corporation's south and east property lines and on the east by the survey centerline of U.S. Highway 31, more particularly described as follows:

(All coordinates listed this description are Coordinates obtained by traverse through National Geodetic Survey Station Forest 2. Bearings also obtained from said traverse.)

Commencing at the southeast corner of the Southwest Quarter of said Section 18 (Coordinates: N 58°2455.73, E 63650.44); thence, South 88°14'15" West 939.28 feet (Coordinates: N 58°2425.84, E 62717.61) along the south line of said Section 18; to the survey centerline of U.S. Highway 31, to the POINT OF BEGINNING; thence, continuing along said section line 1,758.76 feet (Coordinates: N 58°2372.76, E 60953.68) to the southwest corner of said Section 18; thence, North 0°31'10" East 1,424.70 feet (Record Distance 1,421.3 feet) (Coordinates: N 58°3797.45, E 60957.07) along the west line of said Section 18 to the east right of way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, North 7°40'26" East along the railroad right of way line 845.22 feet (Coordinates: N 58°4635.10, E 61069.94); thence, North 68°40'0" East 23.00 feet (Coordinates: N 58°4643.69, E 61091.27) to the southwest corner of the Wickes Corporation property, D. R. 232; Page 2392; continuing North 68°40'0" East 524.57 feet (Coordinates: N 58°4835.57, E 61577.90) along the Wickes Corporation property line to the southeast property corner thereof; thence, North 21°55'20" West 150 feet (Coordinates: N
584988.00, E 61518.15) along the Wickes Corporation property line; thence, North 68°44'40" East 150 feet to the survey centerline of U.S. Highway 31; thence, South 21°56'30" East 2,321.55 feet to the POINT OF BEGINNING, containing 69.25 acres, more or less, according to survey 3344.0404, certified September 19, 1995, prepared by James A. Hamilton, Indiana RLS # LS29300010.

SUBJECT, however, to any conditions, restrictions, reservations, licenses or easements, whether or not of record. Subject to taxes for Spring, 1995, due and payable in Spring 1996, and ther which taxes grantees agree to assume and pay.

Grantor represents and certifies that there is no Indiana Gross Income Tax due as a result of this conveyance.

IN WITNESS WHEREOF, The Nickel Plate Improvement Company, Inc. has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this day of September, 1995.

ATTEST: THE NICKEL PLATE IMPROVEMENT COMPANY, INC.

Roger D. Brown
Assistant Secretary

Real Estate Manager
South/East addition:
Single Story
14 bays = 35,000 sq/ft

South/West addition:
Double Story
14 bays = 35,000 sq/ft
KOKOMO COMMON COUNCIL
OF HOWARD COUNTY, INDIANA

RESOLUTION NO. 2742

DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
KOKOMO DESIGNATING PROPERTY DESCRIBED HEREIN AS AN ECONOMIC
REVITALIZATION AREA AND PRELIMINARY PROPERTY TAX EXEMPTION
RESOLUTION FOR PERSONAL PROPERTY TAXES

FCA US, LLC

WHEREAS, FCA US, LLC, a Delaware limited liability company ("Company"), filed a
Statement of Benefits, Personal Property ("SB-1"), which is attached herein as Exhibit "A", with
the Common Council of the City of Kokomo, Indiana ("Common Council"), indicating that it
seeks to expand and retool an existing facility for production of a new engine, by installing new
manufacturing equipment ("Personal Property"), on approximately 283.64 acres of real property
specifically described in Exhibit "B" attached herein, located at 3661 North 50 East, and within
the corporate limits of the City of Kokomo ("Property);

WHEREAS, the Property has the potential to be a significant, positive, economic driver
in the City, and the installation of the Personal Property will be to the benefit and welfare of the
citizens and taxpayers of the City;

WHEREAS, the Common Council, acting as the fiscal body of the City and the
designating body of the City pursuant to Ind. Code § 6-1.1-12.1 et seq., has the authority to grant
certain tax abatements for the Personal Property;

WHEREAS, in order for the City to grant such tax abatement, the Common Council must
take action at two separate public meetings;

WHEREAS, by taking such first action now, the City is not committing to ultimately grant
any particular type or level of tax abatement for the Personal Property, and any such decision to
grant tax abatement will be made by the Common Council at a public meeting, after notice and a
public hearing, pursuant to Ind. Code § 6-1.1-12.1 et seq.;

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-3, the Property qualifies for an economic
revitalization area ("ERA") designation, and has been designated as an ERA per Resolution No.
2635; and

WHEREAS, under Ind. Code § 6-1.1-12.1-2.5, the City will publish notice of the adoption
and substance of this Declaratory Resolution in accordance with Ind. Code § 5-3-1 and file the
required information with each taxing unit with authority to levy property taxes in the geographic
area where the ERA is located and in the Office of the Howard County Assessor.
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF KOKOMO, INDIANA AS FOLLOWS:

SECTION I. The Common Council, under Ind. Code § 6-1.1-12.1-4.5, hereby determines
and finds that:

(1) The estimate of the cost of the new manufacturing equipment to be
installed is reasonable for equipment of that type;
(2) The estimate of the number of individuals to be employed and
individuals whose employment will be retained can be reasonably expected
to result from the installation of new manufacturing equipment;
(3) The estimate of the annual salaries of those individuals employed or
whose employment will be retained can be reasonably expected to result
from the proposed installation of new manufacturing equipment;
(4) The other benefits about which information has been provided to the
Common Council are benefits that can be reasonably expected to result from
the proposed installation of new manufacturing equipment; and
(5) The totality of benefits is sufficient to justify the granting of a deduction.

SECTION II. The Common Council designated the Property as an ERA per Resolution
No. 2635.

SECTION III. The Common Council fixes 6:00 p.m. on the 10th day of February, 2020 at
the Council Chambers, City Hall, 100 S. Union Street, Kokomo, Indiana,
for the public hearings of remonstrance and objections from persons
interested in the designation of the Personal Property as being exempt
from taxation and to consider testimony presented at such Public Hearing.
The Common Council will publish, or cause to be published, pursuant to
the Act, notice (the "Notice") of the adoption and substance of this
Declaratory Resolution in accordance with Indiana Code § 5-3-1 one (1)
time at least ten (10) days before the date of the public hearing on this
matter (the "Public Hearing"), which Notice shall state the date and time
for the Public Hearing; that the Common Council will hear all
remonstrances and objections and testimony from interested persons at the
Public Hearing; that at the Public Hearing the Common Council may take
final action regarding the proposed exemption to modify, confirm or
rescind this Declaratory Resolution, and that a copy of this Declaratory
Resolution has been filed with and is available for inspection in the office
of the Howard County Assessor. At this public hearing, the Common
Council will take action relative to this Declaratory Resolution and
determine whether the Personal Property should be exempt from taxation
and fix the length of the exemption period.

SECTION IV. After the notice required by Section III and a public hearing on this this
Declaratory Resolution, the Common Council shall take final action and
confirm, modify and confirm, or rescind this Resolution under terms adopted in a Confirmatory Resolution and any incorporated attachments.

SECTION V. This Resolution shall be in full force and effect immediately upon its adoption.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA

this ____ day of ____________, 2020.

_________________________
Presiding Officer

ATTEST:

_________________________
City Clerk

PRESENTED by me to the Mayor of the City of Kokomo, Indiana, this ____ day of ____________, 2020, at ___:______ ___m.

_________________________
City Clerk

APPROVED by me, as Mayor of the City of Kokomo, Indiana, this ____ day of ____________, 2020, at ___:______ ___m.

_________________________
Tyler Moore, Mayor
City of Kokomo, Indiana

ATTEST:

_________________________
City Clerk
EXHIBIT A

Statement of Benefits, Personal Property SB-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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.

2. The statement of benefits must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualified equipment for which the person desires to claim a deduction.

3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 101-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 101-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.

4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1-1-12.1-6)

5. For a Form SB-1/PP 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/PP 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)

**SECTION 1: TAXPAYER INFORMATION**

<table>
<thead>
<tr>
<th>Name of taxpayer</th>
<th>FCA US LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of taxpayer (number and street, city, state, and ZIP code)</td>
<td>CIMS 495-12-30, 1000 CHRYSLER DR, AUBURN HILLS, MI 48326</td>
</tr>
<tr>
<td>Name of contact person</td>
<td>KEVIN SCOTT</td>
</tr>
<tr>
<td>Telephone number</td>
<td>(248) 512-3087</td>
</tr>
</tbody>
</table>

**SECTION 2: LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

| Name of designating body | KOKOMO COMMON COUNCIL |
| Address of property | 3561 NORTH 80 EAST, KOKOMO, IN 46901 |
| County | HOWARD |
| DLGF taxing district number | 34022 |

**SECTION 3: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

| Current number | 942 |
| Salaries | 47,914,402 |

| Background number | 942 |
| Salaries | 47,914,402 |

| Number additional | 125 |
| Salaries | 10,101,000 |

**SECTION 4: ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

<table>
<thead>
<tr>
<th>CURRENT VALUES</th>
<th>MANUFACTURING EQUIPMENT</th>
<th>R &amp; D EQUIMENT</th>
<th>LOGIST DIST EQUIPMENT</th>
<th>IT EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current values</td>
<td>1,040,741,594</td>
<td>271,849,499</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plus estimated values of proposed project</td>
<td>338,169,000</td>
<td>101,450,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less values of any property being replaced</td>
<td>1,378,910,594</td>
<td>373,303,199</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net estimated values upon completion of project</td>
<td>1,378,910,594</td>
<td>373,303,199</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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 | NA |

**SECTION 6: TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Date signed (month, day, year) 01/16/2020

Printed name of authorized representative

ANDREW CLOUSER

Title

DIRECTOR - TAXATION
FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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 _____________, 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. Installation of new manufacturing equipment;  
   2. Installation of new research and development equipment;  
   3. Installation of new logistical distribution equipment;  
   4. Installation of new information technology equipment;  

   [ ] Yes [ ] No [ ] Enhanced Abatement per IC 6-1.1-12.1-18  
   [ ] Yes [ ] No [ ] Check box if an enhanced abatement was approved for one or more of these types.

C. The amount of deduction applicable to new manufacturing equipment is limited to $ ______________ cost with an assessed value of $ ______________. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to $ ______________ cost with an assessed value of $ ______________. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ ______________ cost with an assessed value of $ ______________. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to $ ______________ cost with an assessed value of $ ______________. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify)__________________________

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
   [ ] Year 1 [ ] Year 2 [ ] Year 3 [ ] Year 4 [ ] Year 5 [ ] Enhanced Abatement per IC 6-1.1-12.1-18
   [ ] Year 6 [ ] Year 7 [ ] Year 8 [ ] Year 9 [ ] Year 10  
   Number of years approved: ___________ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. 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.

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

   Approved by: (signature and title of authorized officer of designating body) ____________________________ Telephone number ( ) Date signed (month, day, year) ____________________________

   Printed name of authorized officer of designating body ____________________________ Name of designating body ____________________________

   Attested by: (signature and title of attester) ____________________________ Printed name of attester ____________________________

* 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.

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 this section 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. 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.
LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, THE NICKEL PLATE IMPROVEMENT COMPANY, INC., a corporation organized and existing under the laws of the State of Indiana, having its principal office in Norfolk, Virginia, pursuant to authority given by the Board of Directors of said corporation, CONVEYS with SPECIAL WARRANTY to

CHRYSLER CORPORATION, a corporation organized and existing under the laws of the State of Delaware, whose tax mailing address is 1200 Chrysler Drive, Highland Park, Michigan 48288-1919, its successors and assigns, Grantee, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, all of its interest in the following described Real Estate situated in the County of Howard, State of Indiana,
to wit:

PARCEL ONE

All of the portion of the west one-half of Section 18, Township 24 North, Range 4 East, Howard Township, Howard County lying east of the survey centerline of U. S. Highway 31 and east of the east right of way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, more particularly described as follows:

(All coordinates listed this description are State Plane Coordinates obtained by traverse through National Geodetic Survey Station Forest 2. Bearings also obtained from said traverse.)

BEGINNING at an iron pin found at the southeast corner of the Southwest Quarter of said Section 18 (Coordinates: N 582453.73, E 63650.44); thence, South 88°14'15" West 939.28 feet (Coordinates: N 582426.84, E 62711.61) along the south line of said Section 18 to the survey centerline of U. S. Highway 31; thence, North 21°56'30" West 7,096.97 feet (Coordinates: N 585299.49, E 61554.38) along said highway survey centerline to the point of curvature of a curve to the right defined by Radius equaling 8,594.51 feet, Degree of Curve = 0°40" and length of 871.07 feet; thence, along the curved survey centerline of said highway 871.07 feet (Coordinates: N 585122.56, E 51270.36) to the easterly right
way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, leaving said highway centerline along said railroad right of way line North 7°40'26" East 1,547.07 feet (Coordinates: N 58°7655.77, E 61476.95) to a one-half inch iron pipe with cap set on the north line of said Section 18; thence, North 88°45'45" East 2,176.71 feet (Coordinates: N 58°7702.78, E 63653.15) to an iron pin found at the northeast corner of the Northwest Quarter of said Section 18; thence, South 0°15'44" West 2,637.26 feet (Coordinates: N 58°5065.53, E 63651.69) to an iron pin found at the southeast corner of the Northwest Quarter of said Section 18; thence, South 0°17'39" West 2,609.80 feet to the POINT OF BEGINNING, containing 223.66 acres, more or less, according to survey # 3344.0403, certified August 20, 1995; prepared by James A. Hamilton, Indiana RLS # LS29300610.

PARCEL TWO

All of that portion of Section 18, Township 24 North, Range 4 East, Howard Township, Howard County bounded by the south and west section lines, on the North by Norfolk and Western Railway Company, successor by merger to the L. E. and W. Railroad, right of way and the Wickes Corporation's south and east property lines and on the east by the survey centerline of U.S. Highway 31, more particularly described as follows:

(All coordinates listed this description are Coordinates obtained by traverse through National Geodetic Survey Station Forest 2. Bearings also obtained from said traverse.)

Commencing at the southeast corner of the Southwest Quarter of said Section 18 (Coordinates: N 58°4555.73, E 63650.44); thence, South 88°14'15" West 939.28 feet (Coordinates: N 58°4246.84, E 62711.61) along the south line of said Section 18 to the survey centerline of U.S. Highway 31, to the POINT OF BEGINNING; thence, continuing along said section line 1,758.76 feet (Coordinates: N 58°2372.76, E 60953.20) to the southwest corner of said Section 18; thence, North 0°8'10" East 1,424.70 feet (Record Distance 1,421.3 feet) (Coordinates: N 58°3797.45, E 60957.07) along the west line of said Section 18 to the east right of way line of Norfolk and Western Railway Company, successor by merger to the L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, North 7°40'26" East along the railroad right of way line 845.22 feet (Coordinates: N 58°4635.10, E 61069.94); thence, North 68°40'40" East 23.00 feet (Coordinates: N 58°4643.69, E 61091.27) to the southwest corner of the Wickes Corporation property, D. R., Page 2392; continuing North 68°44'40" East 524.57 feet (Coordinates: N 58°4839.57, E 61577.90) along the Wickes Corporation property line to the southeast property corner thereof; thence, North 21°55'20" West 160 feet (Coordinates: N
584988.00, E 61518.15) along the Wickes Corporation property line; thence, North 68°44'0" East 150 feet to the survey centerline of U.S. Highway 31; thence, South 21°56'30" East 2,821.55 feet to the POINT OF BEGINNING, containing 69.25 acres, more or less, according to survey 3344.0404, certified September 19, 1995, prepared by James A. Hamilton, Indiana RLS # LS29300910.

SUBJECT, however, to any conditions, restrictions, reservations, licenses or easements, whether or not of record. Subject to taxes for Spring, 1995, due and payable in Spring 1996, and the which taxes grantees agree to assume and pay.

Grantor represents and certifies that there is no Indiana Gross Income Tax due as a result of this conveyance.

IN WITNESS WHEREOF, The Nickel Plate Improvement Company, Inc. has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 26th day of September, 1995.

ATTEST:

THE NICKEL PLATE IMPROVEMENT COMPANY, INC.

[Signatures]
Assistant Secretary
Real Estate Manager
KOKOMO COMMON COUNCIL
OF HOWARD COUNTY, INDIANA

RESOLUTION NO. 2742

DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
KOKOMO DESIGNATING PROPERTY DESCRIBED HEREIN AS AN ECONOMIC
REVITALIZATION AREA AND PRELIMINARY PROPERTY TAX EXEMPTION
RESOLUTION FOR PERSONAL PROPERTY TAXES

FCA US, LLC

WHEREAS, FCA US, LLC, a Delaware limited liability company ("Company"), filed a
Statement of Benefits, Personal Property ("SB-1"), which is attached herein as Exhibit "A", with
the Common Council of the City of Kokomo, Indiana ("Common Council"), indicating that it
seeks to expand and retool an existing facility for production of a new engine, by installing new
manufacturing equipment ("Personal Property"), on approximately 283.64 acres of real property
specifically described in Exhibit "B" attached herein, located at 3661 North 50 East, and within
the corporate limits of the City of Kokomo ("Property");

WHEREAS, the Property has the potential to be a significant, positive, economic driver
in the City, and the installation of the Personal Property will be to the benefit and welfare of the
citizens and taxpayers of the City;

WHEREAS, the Common Council, acting as the fiscal body of the City and the
designating body of the City pursuant to Ind. Code § 6-1.1-12.1 et seq., has the authority to grant
certain tax abatements for the Personal Property;

WHEREAS, in order for the City to grant such tax abatement, the Common Council must
take action at two separate public meetings;

WHEREAS, by taking such first action now, the City is not committing to ultimately grant
any particular type or level of tax abatement for the Personal Property, and any such decision to
grant tax abatement will be made by the Common Council at a public meeting, after notice and a
public hearing, pursuant to Ind. Code § 6-1.1-12.1 et. seq.;

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-3, the Property qualifies for an economic
revitalization area ("ERA") designation, and has been designated as an ERA per Resolution No.
2635; and

WHEREAS, under Ind. Code § 6-1.1-12.1-2.5, the City will publish notice of the adoption
and substance of this Declaratory Resolution in accordance with Ind. Code § 5-3-1 and file the
required information with each taxing unit with authority to levy property taxes in the geographic
area where the ERA is located and in the Office of the Howard County Assessor.
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF KOKOMO, INDIANA AS FOLLOWS:

SECTION I. The Common Council, under Ind. Code § 6-1.1-12.1-4.5, hereby determines and finds that:

(1) The estimate of the cost of the new manufacturing equipment to be installed is reasonable for equipment of that type;
(2) The estimate of the number of individuals to be employed and individuals whose employment will be retained can be reasonably expected to result from the installation of new manufacturing equipment;
(3) The estimate of the annual salaries of those individuals employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment;
(4) The other benefits about which information has been provided to the Common Council are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment;
(5) The totality of benefits is sufficient to justify the granting of a deduction.

SECTION II. The Common Council designated the Property as an ERA per Resolution No. 2635.

SECTION III. The Common Council fixes 6:00 p.m. on the 10th day of February, 2020 at the Council Chambers, City Hall, 100 S. Union Street, Kokomo, Indiana, for the public hearings of remonstrance and objections from persons interested in the designation of the Personal Property as being exempt from taxation and to consider testimony presented at such Public Hearing. The Common Council will publish, or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Declaratory Resolution in accordance with Indiana Code § 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing; that the Common Council will hear all remonstrances and objections and testimony from interested persons at the Public Hearing; that at the Public Hearing the Common Council may take final action regarding the proposed exemption to modify, confirm or rescind this Declaratory Resolution, and that a copy of this Declaratory Resolution has been filed with and is available for inspection in the office of the Howard County Assessor. At this public hearing, the Common Council will take action relative to this Declaratory Resolution and determine whether the Personal Property should be exempt from taxation and fix the length of the exemption period.

SECTION IV. After the notice required by Section III and a public hearing on this this Declaratory Resolution, the Common Council shall take final action and
confirm, modify and confirm, or rescind this Resolution under terms adopted in a Confirmatory Resolution and any incorporated attachments.

SECTION V. This Resolution shall be in full force and effect immediately upon its adoption.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA

this _____ day of ___________, 2020.

________________________

Presiding Officer

ATTEST:

________________________

City Clerk

PRESENTED by me to the Mayor of the City of Kokomo, Indiana, this _____ day of ___________, 2020, at ___:_______.m.

________________________

City Clerk

APPROVED by me, as Mayor of the City of Kokomo, Indiana, this _____ day of ___________, 2020, at ___:_______.m.

________________________

Tyler Moore, Mayor
City of Kokomo, Indiana

ATTEST:

________________________

City Clerk
EXHIBIT A

Statement of Benefits, Personal Property SB-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 a person installs new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying equipment for which the person desires to claim a deduction.

3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.

4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-8)

5. For a Form SB-1/PP 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/PP 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)

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer: FGA US LLC
Name of contact person: KEVIN SCOTT
Telephone number: (248) 512-3087

Address of taxpayer (number and street, city, state, and ZIP code):
CIMS 485-12-30, 1000 CHRYSLER DR, AUBURN HILLS, MI 48326

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: KOKOMC COMMON COUNCIL
Location of property: 3561 NORTH 50 EAST, KOKOMO, IN 46901
County: HOWARD
DLGF tax data number: 34022
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment: Diversification of our manufacturing operations with an investment of nearly $400 million and job retention of 942 and job creation of 125 to expand and retool an existing facility for production of a new engine. * Retained jobs coming from the following plants: TIP1, TIP2, KTP/KCP, TIP.

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

<table>
<thead>
<tr>
<th>Current number</th>
<th>Salaries</th>
<th>Number retained</th>
<th>Salaries</th>
<th>Number additional</th>
<th>Salaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>942*</td>
<td>47,914,402</td>
<td>942*</td>
<td>47,914,402</td>
<td>125</td>
<td>10,101,000</td>
</tr>
</tbody>
</table>

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

<table>
<thead>
<tr>
<th>MANUFACTURING EQUIPMENT</th>
<th>R &amp; D EQUIPMENT</th>
<th>LOGIST DIST EQUIPMENT</th>
<th>IT EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COST</td>
<td>ASSESSED VALUE</td>
<td>COST</td>
<td>ASSESSED VALUE</td>
</tr>
<tr>
<td>Current values</td>
<td>1,040,741,594</td>
<td>273,849,499</td>
<td></td>
</tr>
<tr>
<td>Plus estimated values of proposed project</td>
<td>301,699,000</td>
<td>101,459,700</td>
<td></td>
</tr>
<tr>
<td>Less values of any property being replaced</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net estimated values upon completion of project</td>
<td>1,342,440,594</td>
<td>375,309,199</td>
<td></td>
</tr>
</tbody>
</table>

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: NA

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: [Signature]
Date signed (month, day, year): 01/16/2020
Printed name of authorized representative: ANDREW CLOUSER
Title: DIRECTOR - TAXATION
FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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 ________________, 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. Installation of new manufacturing equipment;
   2. Installation of new research and development equipment;
   3. Installation of new logistical distribution equipment;
   4. Installation of new information technology equipment;

C. The amount of deduction applicable to new manufacturing equipment is limited to $_________ cost with an assessed value of $_________. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to $_________ cost with an assessed value of $_________. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to $_________ cost with an assessed value of $_________. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to $_________ cost with an assessed value of $_________. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify)

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
   □ Year 1 □ Year 2 □ Year 3 □ Year 4 □ Year 5 □ Enhanced Abatement per IC 6-1.1-12.1-18
   □ Year 6 □ Year 7 □ Year 8 □ Year 9 □ Year 10 □ Number of years approved:
   □ Enhanced Abatement per IC 6-1.1-12.1-18
   (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. 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.

Also we have 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.

<table>
<thead>
<tr>
<th>Approved by: (signature and title of authorized member of designating body)</th>
<th>Telephone number</th>
<th>Date signed (month, day, year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed name of authorized member of designating body</td>
<td>Name of designating body</td>
<td></td>
</tr>
<tr>
<td>Attested by: (signature and title of attester)</td>
<td>Printed name of attester</td>
<td></td>
</tr>
</tbody>
</table>

* 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.

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. 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.
LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, THE NICKEL PLATE IMPROVEMENT COMPANY, INC., a corporation organized and existing under the laws of the State of Indiana, having its principal office in Norfolk, Virginia, pursuant to authority given by the Board of Directors of said corporation, CONVEYS with SPECIAL WARRANTY to CHRYSLER CORPORATION, a corporation organized and existing under the laws of the State of Delaware, whose tax mailing address is 1200 Chrysler Drive, Highland Park, Michigan 48228-1919, its successors and assigns, Grantee, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, all of its interest in the following described Real Estate situated in the County of Howard, State of Indiana, to wit:

PARCEL ONE

All of the portion of the west one-half of Section 18, Township 24 North, Range 4 East, Howard Township, Howard County lying east of the survey centerline of U. S. Highway 31 and east of the east right of way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, more particularly described as follows:

(All coordinates listed this description are State Plane Coordinates obtained by traverse through National Geodetic Survey Station Forest L. Bearings also obtained from said traverse.)

BEGINNING at an iron pin found at the southeast corner of the Southwest Quarter of said Section 18 (Coordinates: N 582453.73, E 63650.44); thence, South 83°14'15" West 939.28 feet (Coordinates: N 582426.84, E 62711.61) along the south line of said Section 18 to the survey centerline of U. S. Highway 31; thence, North 21°56'30" West 7,096.97 feet (Coordinates: N 585299.49, E 61554.38) along said highway survey centerline to the point of curvature of a curve to the right defined by Radius equaling 8,594.51 feet, Degree of Curve = 0°40' and length of 871.07 feet; thence, along the curved survey centerline of said highway 871.07 feet (Coordinates: N 586122.56, E 51270.36) to the easterly right
way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, leaving said highway centerline along said railroad right of way line North 7°40'26" East 1,547.07 feet (Coordinates: N 587655.77, E 61476.95) to a one-half inch iron pipe with cap set on the north line of said Section 18; thence, North 88°45'45" East 2,176.71 feet (Coordinates: N 587702.78, E 63653.15) to an iron pin found at the northeast corner of the Northwest Quarter of said Section 18; thence, South 0°15'4" West 2,637.26 feet (Coordinates: N 585065.53, E 63651.69) to an iron pin found at the southeast corner of the Northwest Quarter of said Section 18; thence, South 0°1'39" West 2,609.80 feet to the POINT OF BEGINNING, containing 223.66 acres, more or less, according to survey # 3344.0403, certified August 20, 1995, prepared by James A. Hamilton, Indiana RLS # LS29300010.

**PARCEL TWO**

All of that portion of Section 18, Township 24 North, Range 4 East, Howard Township, Howard County bounded by the south and west section lines, on the North by Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, right of way and the Wickes Corporation's south and east property lines and on the east by the survey centerline of U.S. Highway 31, more particularly described as follows:

(All coordinates listed in this description are Coordinates obtained by traverse through National Geodetic Survey Station Forest 2. Bearings also obtained from said traverse.)

Commencing at the southeast corner of the Southwest Quarter of said Section 18 (Coordinates: N 582455.73, E 63650.44); thence, South 88°14'15" West 939.28 feet (Coordinates: N 582426.84, E 62711.61) along the south line of said Section 18 to the survey centerline of U.S. Highway 31, to the POINT OF BEGINNING; thence, continuing along said section line 1,758.76 feet (Coordinates: N 582372.76, E 60953.68) to the southwest corner of said Section 18; thence, North 0°8'10" East 1,424.70 feet (Record Distance 1,421.3 feet) (Coordinates: N 583797.45, E 60957.07) along the west line of said Section 18 to the east right of way line of Norfolk and Western Railway Company, successor by merger to The L. E. and W. Railroad, being 30 feet at right angles to the centerline of said railroad right of way; thence, North 7°40'26" East along the railroad right of way line 845.22 feet (Coordinates: N 584635.10, E 61069.94); thence, North 68°44'0" East 23.00 feet (Coordinates: N 584643.69, E 61091.27) to the southwest corner of the Wickes Corporation property, D. R. 232, Page 2392; continuing North 68°44'0" East 324.57 feet (Coordinates: N 584839.57, E 61577.90) along the Wickes Corporation property line to the southeast property corner thereof; thence, North 21°55'20" West 160 feet (Coordinates: N
584988.00, E 61518.15) along the Wickes Corporation property line; thence, 
North 68°44'0" East 150 feet to the survey centerline of U.S. Highway 31; thence, 
South 21°56'30" East 2,321.55 feet to the POINT OF BEGINNING, containing 
69.25 acres, more or less, according to survey 3344.0404, certified September 19, 

SUBJECT, however, to any conditions, restrictions, reservations, licenses or easements, 
whether or not of record. Subject to taxes for Spring, 1995, due and payable in Spring 1996, and ther 
with taxes Grantors agree to assume and pay.

Grantor represents and certifies that there is no Indiana Gross Income Tax due as a result 
of this conveyance.

IN WITNESS WHEREOF, The Nickel Plate Improvement Company, Inc. has caused its 
corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 20th 
day of September, 1995.

ATTEST: 

THE NICKEL PLATE IMPROVEMENT 
COMPANY, INC.

[Signatures]

Assistant Secretary
Real Estate Manager