

ROLL CALL

Vicki Andrews	Michael Karafin
Harry Baumgartner, Jr.	Geoff Lance
Tyson Brooks	Tim Rohr
Rick Elwell	John Schuhmacher
Jarrold Hahn	Melissa Woodworth
Bill Horan	

Michael Lautzenheiser, Jr., Director

On September 4, 2025, Tyson Brooks called the meeting of the Area Plan Commission to order at 7:00 pm, and all members were present for a roll call. Mr. Brooks addressed the crowd and reviewed meeting protocol and order of events.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes with changes from the August 7, 2025, meeting. Jarrod Hahn seconded the motion, which carried 11-0.

OLD ITEMS:

There were no old items to review.

NEW ITEMS:

A 25-09-16 NOTTINGHAM TWP. SW/4 29-25N-13E. Nathan R Liechty and Double L Farms, Inc. request approval for a proposed CFO project, including three 60' x 600' broiler chicken barns and one 60' x 120' barn. The property is located at 10505 S 700 E - 90, Geneva, IN 46740, and is currently zoned A-1.

Brett Miller & Luke Liechty presented the petition. Mr. Miller described the layout, litter, and detention area. He mentioned that the outlet had been changed per the Plat Committee's review. Jarrod Hahn talked about the easement that would be surveyed after the tile was installed. Mr. Liechty reviewed the points that they would maintain and talked about the shelter belt and setbacks. There was a discussion on the points this project would receive versus the points required for approval. Tyson Brooks asked about the number of chickens. Mr. Liechty said that there was to be 40,000 in each barn for a total of 120,000 at one time. It was estimated that there would be 6.5 rotations per year. There was a discussion on the traffic. There was a review on manure storage and application. There was a discussion about why Wells County was chosen for this CFO location.

Tyson Brooks opened the floor for public comment regarding this petition. Denise Gisel voiced concerns about other CFO operations in the area and having to replace her shallow well after the dairy came in 2008. She voiced concerns about animal-borne viruses and how they continue to evolve. Jennifer Fisher read the letter she presented to the board, which is now included with the petition packet. Randy Plummer said that he owns the swine facility that was referenced earlier. He reviewed how their wells work at their barns and the need for a backup to have on hand in case the other went out of order. He also inquired about the water detention and whether the size of the pipe was vital for this project. There was additional discussion on wells and stormwater detention. Mr. Brooks closed the public comment portion for this petition.

There was a board discussion on water tables and backup wells for the project. Melissa Woodworth asked about the mortality plan. Luke Liechty explained the mortality plan and how the composting worked. Geoff Lance asked about the stormwater pipe size. Jarrod Hahn referred to Brett Miller. Mr. Miller explained how it met the ordinance requirements. Michael Karafin asked about the health concerns that the individuals referenced in the public comment portion. Mr. Liechty said that they will comply with environmental agencies. Michael Lautzenheiser said that was part of the odor abatement points. Mr. Liechty discussed the fans for the barns and how they were directed. Mr. Hahn stated that this is a permitted use in the A-1 zoning district and exceeds the required points. Mr. Lautzenheiser explained the setbacks and how they were reduced to increase the residential setback. He also mentioned the recorded commitment for points that would be required. There was a discussion about road conditions and the road maintenance schedule.

Condition: Recorded Commitment for maintaining points throughout the project.

Motion to Approve with Condition: Jarrod Hahn

Second: Bill Horan

Vote: 9-2 (Tyson Brooks & Tim Rohr)

A 25-09-17 Bluffton TIF - Adopting Declaratory Resolution – Creating a new Dustman Road TIF District.

Rick Elwell presented the TIF petition to create a new TIF area. Michael Lautzenheiser explained the purpose of the Area Plan Commission and included that there may be a possible rezoning in the future as well. Tyson Brooks opened the floor for public comment, but there was none.

Motion to Approve: Tim Rohr

Second: Jarrod Hahn

Vote: 11-0

A 25-09-18 Ossian TIF - Resolution Amending the Declaratory Resolution – Amendment to expand the Ossian Industrial Park Economic Development Area.

Jessica Beste presented the TIF petition to expand the existing TIF area in Ossian. Jarrod Hahn asked about the properties not being contiguous. There was a discussion on tax increases and how this would capture new development. Tyson Brooks opened the floor for public comment, but there was none.

Motion to Approve: Jarrod Hahn

Second: Vicki Andrews

Vote: 11-0

OTHER BUSINESS:

Proposed Solar Ordinance Amendment Drafts

Michael Lautzenheiser explained the two options of the solar amendment drafts that the office prepared. There was a board discussion regarding the board's liability. The board discussed small and medium-sized regulations within the draft amendments. Discussions were also held regarding screening, acreage versus wattage, net metering, and the general path to take for this ordinance amendment. It was agreed that there were four options on the table to discuss: 1 – Change Nothing, 2 – Amend Article 14 for Large Scale Solar, 3 – Draft Option 1, 4 – Draft Option 2.

The public was informed that Michael Lautzenheiser would call the names of those who had signed up to speak when they signed in at the meeting, and then the floor would remain open for any others who wished to speak. The board requested that those speaking indicate which option they supported.

Chad & Megan Dunham were called to speak. Chad Dunham was the only one who came up to speak. He stated that he felt the farming community was a close-knit community. He also said that he thought solar would hurt this community and not to look at the monetary value. Mr. Dunham said that he would select option #4. Jarrod Hahn asked if we, as taxpayers, want to pay for a lawsuit, and he was unsure about selecting something that could potentially have a negative impact on taxpayers. Dan Schaka stated that he was in favor of option #1. He explained how the grid works and had a discussion with the board regarding an energy crisis. He also mentioned the restrictive requirements we currently have regarding solar development. Taby Fate said that she feels the community is strongly opposed to large solar and asked why they have to fight so hard against a foreign company. She said that she was for option #4. Michelle Bowman thanked the board for taking the time to listen to everyone who wished to speak. She said that she had no problem with small and medium solar use. She mentioned that a majority of counties are fighting solar right now. She said to stop going after farm ground and put on roofs, etc. She would like to see option #4. Fred & Polly Wymer said to do what it takes to shut it down. They have been involved with the solar fight for a long time and are untrusting of solar. They are for option #4. Jonathon Bender said that he emailed the board and is opposed to the presented amendments, feeling that they should be left alone and support option #1. He stated that Indiana needs large-scale solar energy. Kevin Jackson said that Mr. Bender stole a lot of his thoughts and mentioned the property rights of the farm ground owner. He said that solar would help the tax base, especially in the Southern Wells area. He said that he would be glad to have solar in the county. He was for option #1 and said not to change the rules in the middle of the game. Mark Everett was for option #4, as he was not interested in any solar energy besides private use. He didn't want to see it on farm ground and said there are other ways to produce energy. Brooke Cushing stated that it should be removed from the ordinance and not allow anything to be grandfathered, as indicated in option #4. She voiced concerns about property value and the damage to field tiles, which was ruining her septic system. She hates how this topic has driven a wedge between family, friends, and co-workers. She doesn't blame the farmers, but said there needs to be other options. Brandon Harnish explained the idea behind their proposed ordinance. A few points he made were that he didn't want to see solar become invasive, there should be no future abatements for solar projects, and the county needs certainty showing that there is no support for large solar projects. He was going with option #4 and said that some things are more important than money. Geoff Lance asked if he were in their shoes, which option would he select? Mr. Harnish said that the grandfathered option was then killed by the process, but pointed out that he was not a Commissioner. Mr. Lance asked if he would be willing to task the county, and Mr. Harnish responded that it would give certainty. There was more discussion on surface area vs wattage. Jerry Baker stated that he is a landowner of Paddlefish and spoke about property rights, emphasizing how this would provide a stable income for his family in the future and still allow them to keep the property within the family. He understands it's hard to see change, but he feels this would be beneficial to the county as well. Mr. Baker said he was in favor of option #1.

Rick Johnloz said he wasn't going to repeat what had already been said, but he hated to see restrictions on any solar energy. He wanted to see option #1. He discussed the farm ground he manages and wants to ensure solar remains an option, as the property owner may wish to pursue

that route. He said that Wells County needs to wake up and produce its own power. Sheryl Peters read a letter in support of doing nothing (option #1) from Vicki Fields, which mentioned that Michael VanOver and Greg VanOver both had solar. The letter stated that if it was good enough for them, then it's good enough for Wells County. Ms. Peters also said that, in her opinion, it would be left alone, and the selected option would be #1. She said that landowners need to be able to protect themselves. She asked the board not to shut the county down. Don Avey noted that he had a solar contract get canceled. He said that solar energy provides another revenue option for landowners. He was for option #1. Bob Miller said he was in favor of option #1 and believed in letting the free market work. He said to judge each project based on its own merits.

Tyson Brooks and Michael Lautzenheiser asked if anyone else would like to speak regarding the drafts. Megan Dunham asked why not nuclear, as it would be a smaller footprint. Mr. Brooks said that it was the quickest fix, but Mrs. Dunham said it didn't make it the right choice. She said that she was all for property rights until it encroaches on your neighbor. She was for option #4. Darwin Gardy said he's spent hours looking into solar and understands that farmers have signed up with big promises that aren't happening. He feels that solar is the least efficient route. He said that we also have the right to fight against it. Mr. Gardy was for option #4. Randy Plummer said that Wells County is too restrictive and that if Paddlefish can fit within the standards, let it happen. He was for option #1 or #3. Mr. Plummer discussed the amount of land that the government takes out of production through the CRP program, noting that they are being paid to produce nothing.

Geoff Lance asked if anyone from Paddlefish was at the meeting and wished to speak. Ian Krygowski said they weren't planning on talking, as this is more of a community issue and debate. After being asked for his opinion, he said that if it's not broken, don't fix it and chose option #1. There was a discussion on the number of megawatts per acre. Mr. Lance asked if they intended to sue. Mr. Krygowski said that was above his pay grade and that he was just tasked with seeing if he could make the project work in this community. Tyson Brooks inquired about emails that he had sent and that were unanswered. Jacob Brunell mentioned that he was new to this project and was not part of the team when they filed last year. Vicki Andrews asked why farm ground and not other areas. Mr. Krygowski said it's due to the electrical grid and the flat farm ground. There was a discussion about the number of homes that a 350-megawatt system could power. Mrs. Andrews said that a lot of this leased ground is rented ground, and if there's solar, then it can't be rented. The public portions were closed.

Tyson Brooks gave a review of the votes of those who spoke tonight. Michael Karafin said that he saw three options, as he didn't feel that cutting it all together was the correct path. Jarrod Hahn provided a recap of the time when the solar farms were being proposed, noting that there was a lot of "unknown" information. He said that with solar, there are signed agreements in place. He discussed having a ban without actually implementing one, as the council was not offering tax abatements. He suggested that setbacks are the same as those of a CFO. Geoff Lance said that his job requires him to fly all over and that we are not running out of farmland. Rick Elwell stated that Wells County will remain attractive in the future. Mr. Hahn said that he is not advocating the do nothing option. He wants to see setbacks from homes expanded, but reduced setbacks to a corn field. There was a discussion on setbacks and size restrictions for small and medium solar projects. There was additional discussion on reviewing cases on a case-by-case basis or having a hard yes or no. Mr. Brooks said we can always go back with another

ordinance amendment if something doesn't work. There was additional board discussion on setbacks.

There was a pause in the meeting due to the security system automatically being activated, and an alarm was triggered.

John Schuhmacher left the meeting early at 11:19 pm.

The board agreed that the four options be reduced to two for the following review.

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS:

Michael Lautzenheiser referred to his notes on the Director's Opinion Letter.

REVITALIZATION & TRAILS UPDATES

Michael Lautzenheiser referred to his notes on the Director's Opinion Letter.

HOUSING STUDY UPDATE

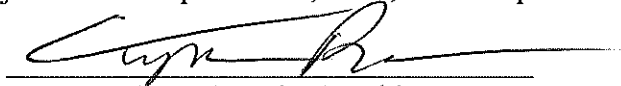
Michael Lautzenheiser referred to his notes on the Director's Opinion Letter.

ADVISORY:

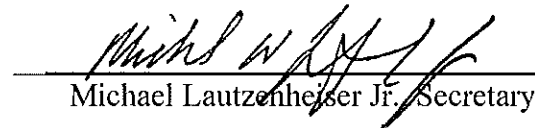
The October 2, 2025, meeting of the Wells County Area Plan Commission was confirmed.

ADJOURN:

Jarrold Hahn moved to adjourn the meeting, which Vicki Andrews seconded. The motion carried 10-0. The Area Plan Commission meeting was adjourned on September 4, 2025, at 11:26 pm.


Tyson Brooks, President

ATTEST:


Michael Lautzenheiser Jr., Secretary

Lancaster Township Sections 27, 33, & 34 Township 27 N Range 12 E

Development Plan Cover Sheet

Petitioner's Name: Bluffton Redevelopment Commission

Address: 128 E Market St City Bluffton State IN Zip 46714

Phone #: (260) 824 - 9377 E-Mail: tony.crowell@blufftonindiana.gov

Real Estate Location: Designated area per TIF documentation

Type of Development Plan: Dustman Road TIF District Adoption

Plans Prepared By: Tony Crowell

Address: 119 E Oak Forest Drive City Bluffton State IN Zip 46714

Phone #: (260) 824 - 9377 E-Mail: tony.crowell@blufftonindiana.gov

Jurisdiction: Common Council of Bluffton

Area Plan Commission Ruling:

Dated: September 4, 2025

Motion to Approve: Tim Rohr Seconded: Jarrold Hahn

Andrews	<u>X</u> in favor	_____	opposed
Baumgartner	<u>X</u> in favor	_____	opposed
Brooks	<u>X</u> in favor	_____	opposed
Elwell	<u>X</u> in favor	_____	opposed
Hahn	<u>X</u> in favor	_____	opposed
Horan	<u>X</u> in favor	_____	opposed
Karafin	<u>X</u> in favor	_____	opposed
Lance	<u>X</u> in favor	_____	opposed
Rohr	<u>X</u> in favor	_____	opposed
Schuhmacher	<u>X</u> in favor	_____	opposed
Woodworth	<u>X</u> in favor	_____	opposed

Vote: 11 in favor 0 opposed

Appeal Time Expires On October 4, 2025

ORDER OF THE WELLS COUNTY AREA PLAN
COMMISSION DETERMINING THAT A DECLARATORY
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN
APPROVED AND ADOPTED BY THE BLUFFTON
REDEVELOPMENT COMMISSION CONFORM TO THE
PLAN OF DEVELOPMENT OF THE CITY AND APPROVING
SAID RESOLUTION AND PLANS

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") on August 5, 2025, initially approved an Economic Development Plan ("Plan") for the Dustman Economic Development Area ("Area") in the City and adopted a Declaratory Resolution ("Resolution") declaring that the Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

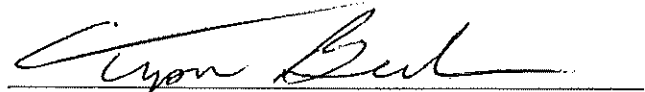
WHEREAS, the Act requires approval of the Resolution and the Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Resolution and the Plans for the Area conform to the plan of development for the City.
2. The Resolution and the Plans are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the Plans with the permanent minutes of this meeting.

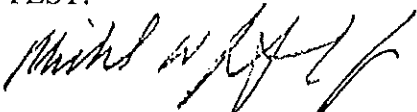
Passed by the Wells County Area Plan Commission, this 4th day of September, 2025.

WELLS COUNTY AREA PLAN
COMMISSION



Tyson Brooks, President

ATTEST:



Michael W Lautzenheiser, Jr., Secretary

RESOLUTION NO. R10-2025

DECLARATORY RESOLUTION OF THE BLUFFTON
REDEVELOPMENT COMMISSION

WHEREAS, the Bluffton Redevelopment Commission ("Commission") has investigated, studied and surveyed economic development areas within the corporate boundaries of the City of Bluffton, Indiana ("City"); and

WHEREAS, the Commission has selected an economic development area to be developed under IC 36-7-14 and IC 36-7-25 (collectively, "Act"); and

WHEREAS, the Commission has prepared an economic development plan attached hereto as Exhibit C ("Plan") for the selected economic development area, which Plan is attached to and incorporated herein by reference; and

WHEREAS, the Commission desires to approve the Plan, including the construction of road and utility infrastructure improvements needed to support the proposed development contained in the Plan; and

WHEREAS, the Commission has caused to be prepared:

- (1) A map showing:
 - (A) the boundaries of the area; and
 - (B) the location of various parcels of property, streets, alleys, and other features affecting acquisition, clearance, replatting or economic development of the area, if any;
- (2) An estimate of the costs by the Commission, if any, to be incurred for the economic development of property; and
- (3) List of various parcels of property that may be affected, other than by acquisition, by the establishment of the Plan; and

WHEREAS, the Commission has caused to be prepared a factual report attached hereto as Exhibit B ("Report") in support of the findings contained in this resolution, which Report is attached to and incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFTON REDEVELOPMENT COMMISSION, THAT:

Section 1. The Commission has selected as an area within its corporate boundaries, which area the Commission is hereby designating as the Dustman Economic Development Area ("Area"), and which Area is set forth in black on the map and parcel list attached hereto as Exhibit A.

Section 2. The Commission finds that the Plan for the Area:

- (1) Assists in the promotion of significant opportunities for the gainful employment of the citizens of the City;
- (2) Assists in the attraction of major new business enterprises to the City;
- (3) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (4) Increases the economic well-being of the City and the State of Indiana; and
- (5) Serves to protect and increase property values in the City and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under IC 36-7-14 because of the lack of local public improvements and the costs of the design, construction, and equipping of certain infrastructure improvements, including but not limited to, costs of construction and extension of natural gas, water, sewer and electric utility infrastructure, the construction/extension of road infrastructure improvements and the construction of an industrial facility, needed to serve the Area prevents the improvements from being undertaken solely by private enterprise. There is no regulatory process available to build the Infrastructure Improvements or to provide incentives to encourage economic growth in the Area. Also, the development and implementation of a comprehensive plan for the land use and Infrastructure Improvements is essential to the success of site development in the Area.

Section 4. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

- (A) The attraction of both construction jobs and permanent jobs;
- (B) An increase in the property tax base;
- (C) Improved diversity of the economic base; and
- (D) Other similar benefits, specifically a comprehensive growth strategy in the Area to encourage development in a manner that best serves the citizens of the City.

Section 5. The Plan for the Area conforms to other development and redevelopment Plans for the City.

Section 6. The Commission does not propose to acquire interests in real property within the boundaries of the Area. If the Commission determines that it is necessary to acquire real property in the Area, it will amend the Plan and this resolution prior to any acquisition.

The Commission hereby finds that the property so described in Exhibit A is the property that may be positively affected by the establishment of the Area because the properties are located in the Area and property values would reasonably be expected to increase as a result of creating the Area and implementing the Plan.

Section 7. Any costs to be incurred by the Commission for the implementation of any projects and the initial economic development of the Area will be approved in a public meeting of the Commission prior to expending any funds.

Section 8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 9. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Commission in the Area, subject to the limitations in IC 36-7-14-43.

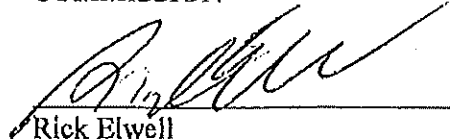
Section 10. The presiding officer of the Commission is hereby authorized and directed to submit this resolution, the Plan, and the Report to the Wells County Area Plan Commission ("Plan Commission") for its approval.

Section 11. The Commission directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Park Board, if any, building commissioner and any other departments or agencies of the City concerned with land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project.

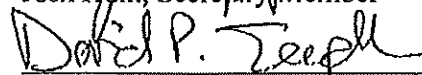
Section 12. This resolution shall be effective as of its date of adoption.

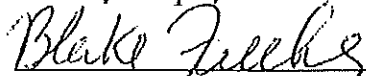
Adopted by the Bluffton Redevelopment Commission on August 5, 2025.

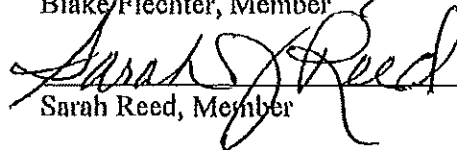
BLUFFTON REDEVELOPMENT
COMMISSION


Rick Elwell
President


Josh Hunt, Secretary Member


David P. Teeple, Member


Blake Fiechter, Member


Sarah Reed, Member

ATTEST:

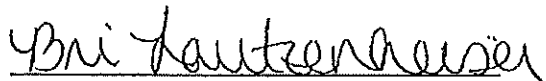

Bri Lautzenheiser, Clerk-Treasurer

EXHIBIT A

MAP OF DUSTMAN ECONOMIC DEVELOPMENT AREA



DUSTMAN ECONOMIC DEVELOPMENT AREA PARCEL LISTING

167.157 acres North Farm, LLC P.O. Box 455 304 W. Market St. Bluffton, IN 46714 90-05-34-200-020.000-011	33.42 acres Kelly G. Aschliman Lisa K. Aschliman 1332 Old Creek Ave. Bluffton, IN 46714 90-05-34-300-007.000-011
8.895 acres North Farm, LLC P.O. Box 455 304 W. Market St. Bluffton, IN 46714 90-05-33-100-044.000-011	16.95 acres Kelly G. Aschliman Lisa K. Aschliman 1332 Old Creek Ave. Bluffton, IN 46714 90-05-33-400-027.000-011
0.47 acres North Farm, LLC P.O. Box 455 304 W. Market St. Bluffton, IN 46714 90-05-33-100-060.000-011	5.507 acres Prime Realty Holdings LLC 707 South SR 201 Bluffton, Indiana 46714 90-05-33-100-020.000-011
0.450 acres North Farm, LLC P.O. Box 455 304 W. Market St. Bluffton, IN 46714 90-05-34-200-011.000-011	0.938 acres BAF Investments LLC P.O. Box 166 Bluffton, Indiana 46714 90-05-33-100-048.000-011
0.57 acres North Farm, LLC P.O. Box 455 304 W. Market St. Bluffton, IN 46714 90-05-34-200-002.000-011	4.447 acres Lift Off LLC 707 South SR 201 Bluffton, Indiana 46714 90-05-33-100-001.000-011
0.37 acres City of Bluffton 128 E. Market Street Bluffton, IN 46714 90-05-34-200-030.000-011	0.614 acres Cook Revocable Trust 6204 Ridgemont Oakland, CA 94619 90-05-34-200-018.000-011
0.76 acres Brent L. Imel LLC 985 N. Main Street Bluffton, IN 46714 90-05-34-200-006.000-011	0.429 acres Cook Revocable Trust 6204 Ridgemont Oakland, CA 94619 90-05-34-200-017.000-011
0.27 R&J Holdings, LLC 979 N. Main Street Bluffton, IN 46714	0.26 Norris 1 Rentals LLC P.O. Box 332 Ossian, IN 46777

90-05-33-200-006.000-011 0.56 acres Stylus Rentals LLC 961 N. Main Street Bluffton, IN 46714 90-05-33-100-005.000-011	90-05-33-100-002.000-011 0.35 acres Scott J. & Melissa J. Burke 8665 N. 100 East Ossian, IN 46777 90-05-33-100-016.000-011
0.527 acres Midstates Energy Solutions LLC 809 N. Main Street Bluffton, IN 46714 90-05-33-100-018.000-011	0.252 acres Kevin Nail Supply LLC 815 N. Main Street Bluffton, IN 46714 90-05-33-100-018.002-011
0.395 acres Midstates Energy Solutions LLC 809 N. Main Street Bluffton, IN 46714 90-05-33-100-018.001-011	2.837 acres Martin James LLC 4674 East US Hwy 224 Ossian, IN 46777 90-05-33-100-013.000-011
0.98 acres O'Reilly Automotive, Inc. Store #1737 c/o Thomson Reute P.O. Box 9167 P.O. Box 06116 Springfield, MO 65801 90-05-33-100-050.000-011	2.23 acres Martin James LLC 4674 East US Hwy 224 Ossian, IN 46777 90-05-33-100-055.000-011
2.0 acres David Mann 731 N. Main Street Bluffton, IN 46714 90-05-33-400-032.000-011	1.0 acre Alvin L. & Coleen Ringger 1205 N. Shore Drive Bluffton, IN 46714 90-05-33-400-033.000-011
4.04 acres Denny L. Squires III; Erika Lynn Squires 528 E. 1200 North Ossian, IN 46777 90-05-33-400-017.000-011	0.99 acres Perry S. Johnson / Kelly R. Johnson 2765 E. 350 North Bluffton, IN 46714 90-05-33-400-061.000-011
0.999 acres Autozone, Inc.; Department #2697 P.O. Box 2198 Memphis, TN 38101 90-05-33-400-067.000-011	0.683 acres Thomas T. Kelly, Trustee The TTK Land Trust Agreement U/T/D April 14, 2023 90-05-33-400-065.000-011
1.447 acres Trinity Development Group LLC 7337 W. Jefferson Blvd Suite 200 Fort Wayne, IN 46804 90-05-33-400-066.000-011	0.87 acres Bruce K. Stinson / Kathryn M. Stinson 643 N. Main Street Bluffton, IN 46714 90-05-33-400-025.000-011

EXHIBIT B

FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN THE DECLARATORY RESOLUTION OF THE BLUFFTON REDEVELOPMENT COMMISSION

The Plan for the Dustman Economic Development Area ("Area") will promote significant opportunities for the gainful employment of citizens of Bluffton, Indiana ("City") by the design, construction, and equipping of certain infrastructure improvements, including but not limited to, costs of construction and extension of natural gas, water, sewer and electric utility infrastructure, the construction/extension of road infrastructure improvements and the construction of an industrial facility in the Area and spur further development and additional job opportunities.

Section 1. The Plan will assist in the attraction of major new business enterprises to the City by improving the infrastructure in and around the Area as noted above, making the Area more desirable for new and expanded development and attracting capital investment and job creation by creating marketable and competitive site location destinations and mitigating potential risks for private developers.

Section 2. The planning, replanning, development, and redevelopment of the Area will benefit the public health, safety, morals and welfare; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana by the construction of the Infrastructure Improvements in, serving and benefitting the Area, improving utilities, preparation of development sites and providing a comprehensive growth strategy for the Area.

Section 3. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute) because the cost to construct absent local public improvements is too excessive for private enterprise to undertake. Also, no regulatory process is available to build the infrastructure and provide incentives to encourage economic growth in the Area. The development and implementation of a comprehensive plan for the Infrastructure Improvements and land use is essential to the success of site development in the Area.

Section 4. The accomplishment of the Plan for the Area will be of public utility and benefit as measured by:

- (a) The potential attraction of at least 20 jobs permanent jobs contributing an additional \$1,200,000 in annual payroll;
- (b) An increase in the property tax base including an investment of approximately \$7,500,000 in depreciable personal property; and
- (c) The potential improvement in the diversity of the economic base by the addition of new taxpayers for the City, thereby further diversifying the City's economic base.

Section 5. The Commission estimates that it may need to issue bonds or enter into a lease financing of approximately \$3,500,000 to implement the Plan.

EXHIBIT C

ECONOMIC DEVELOPMENT PLAN
FOR THE DUSTMAN ECONOMIC DEVELOPMENT AREA
BLUFFTON REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan ("Plan") for the Dustman Economic Development Area ("Area") for the City of Bluffton, Indiana ("City"). It is intended for approval by the Common Council, the Wells County Area Plan Commission and the Bluffton Redevelopment Commission ("Commission") in conformance with IC 36-7-14.

Project Objectives.

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana ("State"); and serve to protect and increase property values in the City and the State. The Plan is designed to: (i) assist in the promotion of significant opportunities for the gainful employment of citizens of the City, (ii) provide for local public improvements in the Area, including additional housing options, (iii) attract construction and permanent jobs, (iv) increase the property tax base, and (v) improve the diversity of the economic base of the City.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Project Area.

The Area is located in the City and is described as that area contained in the map attached to the Declaratory Resolution as Exhibit A.

Project Description

The economic development of the Area may include the capital improvements described as follows in, serving or benefitting the Area (collectively, "Projects"):

- Construction/extension of sewer, water, road and gas infrastructure improvements;
- Access road infrastructure;
- Construct or reconstruct roads, including but not limited to an overpass and intersection improvements;
- Retainage;
- Site preparation, excavation and drainage;
- Construct or reconstruct and extend sewer lines and/or wastewater treatment facilities including possible expansion of sanitary sewer;
- Construct or reconstruct and extend water lines;
- Construct or repair water towers;

- Construct or reconstruct water treatment systems;
- Construct or reconstruct storm water drainage systems and address current storm water challenges in the area;
- Construct or reconstruct buffer zones/mounding;
- Construct or reconstruct beneficial environmental projects;
- Purchase or lease fire and/or police equipment and/or public safety facilities, which will serve the Area;
- Parking and lighting for parking areas;
- Equipment that promotes economic development (subject to useful life and financing issues);
- Construct or reconstruct facilities to house electronics and the installation of fiber optic cable;
- Construct or reconstruct bridges;
- Soil reclamation;
- Alternative energy infrastructure;
- Construction, reconstruction and/or extension of any and all other utility infrastructure;
- Construction of a business technology park;
- Parking garage;
- Construction of higher quality architectural and site design elements;
- Match Federal grants received; and
- Construct "pad ready" retail sites to attract and procure retail users;

Acquisition of Property.

The Commission has no present Plan to acquire any interests in real property.

The Commission shall follow procedures in IC 36-7-14-19 in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

Procedures with respect to the Projects.

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or City department or agency. The Commission may carry out the construction work if all Plan, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property.

The Commission may dispose of real property acquired under this Plan, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects.

The Commission believes it may need to issue bonds in the future payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for property acquisition and completion of the Projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

- (a) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (b) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;
- (c) Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and
- (d) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In the issuance of bonds, the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 36-7-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

Amendment of the Plan.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the Area. However, any enlargement of the boundaries of the Area must be approved by the Common Council.

Jefferson Township Sections 15 & 16 Township 28 N Range 12 E

Development Plan Cover Sheet

Petitioner's Name: Ossian Redevelopment Commission

Address: 507 N Jefferson St. City Ossian State IN Zip 46777

Phone #: (260) 622 - 4251 E-Mail: _____

Real Estate Location: Designated area per TIF documentation

Type of Development Plan: Expansion of Ossian Industrial Park Economic Development Area

Plans Prepared By: _____

Address: _____ City _____ State _____ Zip _____

Phone #: (_____) _____ - _____ E-Mail: _____

Jurisdiction: Town Board of Ossian

Area Plan Commission Ruling:

Dated: September 4, 2025

Motion to Approve: Jarrold Hahn Seconded: Vicki Andrews

Andrews	<u>X</u> in favor	_____	opposed
Baumgartner	<u>X</u> in favor	_____	opposed
Brooks	<u>X</u> in favor	_____	opposed
Elwell	<u>X</u> in favor	_____	opposed
Hahn	<u>X</u> in favor	_____	opposed
Horan	<u>X</u> in favor	_____	opposed
Karabin	<u>X</u> in favor	_____	opposed
Lance	<u>X</u> in favor	_____	opposed
Rohr	<u>X</u> in favor	_____	opposed
Schuhmacher	<u>X</u> in favor	_____	opposed
Woodworth	<u>X</u> in favor	_____	opposed

Vote: 11 in favor 0 opposed

Appeal Time Expires On October 4, 2025

RESOLUTION OF THE WELLS COUNTY AREA PLAN COMMISSION
DETERMINING THAT A RESOLUTION AMENDING THE INDUSTRIAL
PARK DECLARATORY RESOLUTION, APPROVED AND ADOPTED BY
THE OSSIAN REDEVELOPMENT COMMISSION, CONFORM TO THE
PLAN OF DEVELOPMENT OF THE TOWN AND APPROVING SAID
RESOLUTIONS

WHEREAS, the Ossian ("Town") Redevelopment Commission ("Commission") adopted a declaratory resolution on July 8, 2014, as amended on December 10, 2018 (collectively, as amended, "Industrial Park Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on September 2, 2014, as amended on April 8, 2019 (collectively, as amended, "Industrial Park Confirmatory Resolution"), establishing and expanding the Ossian Industrial Park Economic Development Area ("Original Industrial Park Area");

WHEREAS, the Industrial Park Declaratory Resolution and the Industrial Park Confirmatory Resolution are hereinafter collectively referred to as the "Industrial Park Area Resolution;"

WHEREAS, the Industrial Park Area Resolution approved the Economic Development Plan, as amended ("Original Industrial Park Plan") which Original Industrial Park Plan contained specific recommendations for economic development in the Original Industrial Park Area;

WHEREAS, the Industrial Park Area Resolution designated and expanded the Ossian Industrial Park Allocation Area in accordance with IC 36-7-14-39 ("Original Industrial Park Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Industrial Park Allocation Area;

WHEREAS, on August 28, 2025 the Commission adopted an amending declaratory resolution ("Amending Declaratory Resolution") amending the Industrial Park Area Resolution and the Original Industrial Park Plan to: (i) expand the Original Industrial Park Area by adding the parcel numbers set forth on Exhibit A-2 attached to the Amending Declaratory Resolution (collectively, "New Parcels") to the Original Industrial Park Area as set forth on the map attached thereto as Exhibit A-1; (ii) to designate the New Parcels as a new tax allocation area to be known as the (Ossian Downtown Allocation Area"; and (iii) add the construction of the Projects (as defined in the Amending Declaratory Resolution) in, serving or benefiting the Original Industrial Park Area ("2025 Plan");

WHEREAS, the Amending Declaratory Resolution is attached hereto as Exhibit A; and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT RESOLVED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:


1. The Amending Declaratory Resolution and the 2025 Plan conform to the plan of development of the Town.

2. The Amending Declaratory Resolution and the 2025 Plan are in all respects hereby approved.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2025 Plan with the permanent minutes of this meeting.

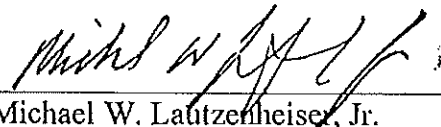
Passed by the Wells County Area Plan Commission on this 4th day of September, 2025.

WELLS COUNTY AREA PLAN
COMMISSION



Tyson Brooks
President

ATTEST:



Michael W. Lautzenheiser, Jr.
Secretary

EXHIBIT A

Amending Declaratory Resolution
(see attached)

RESOLUTION NO.

22-10-2

AMENDING DECLARATORY RESOLUTION OF THE OSSIAN
REDEVELOPMENT COMMISSION EXPANDING THE OSSIAN
INDUSTRIAL PARK ECONOMIC DEVELOPMENT AREA AND CREATING
A NEW ALLOCATION AREA

WHEREAS, the Town of Ossian Redevelopment Commission ("Commission") on July 8, 2014, adopted a declaratory resolution, as amended on December 10, 2018 (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on September 2, 2014, as amended on April 8, 2019 (collectively, as amended, "Confirmatory Resolution"), establishing and expanding the Ossian Industrial Park Economic Development Area ("Original Area");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution";

WHEREAS, the Declaratory Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan"), which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution created and expanded an allocation area in accordance with IC 36-7-14-39 ("Original Allocation Area") for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Commission submitted the Area Resolution and supporting data to the Wells County Area Plan Commission ("Plan Commission") and the Plan Commission issued its written orders approving the Area Resolution and the Original Plan;

WHEREAS, the Town Council approved the creation of the Original Area and the creation of the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and Original Plan in order to: (i) expand the Original Area by adding the parcel numbers as set forth in Exhibit A-2 attached hereto (collectively, "New Parcels") to the Original Area as set forth on the map attached hereto as Exhibit A-1 attached hereto; (ii) designate the New Parcels as a new tax allocation area to be known as the "Ossian Downtown Allocation Area"; and (iii) add the construction of projects set forth in Exhibit B attached hereto (collectively, "Projects") in, serving or benefiting the Area, to the Original Plan ("2022 Plan");

WHEREAS, the Original Allocation Area shall maintain the same base assessment date;

WHEREAS, the Ossian Downtown Allocation Area shall have a base assessment date of January 1, 2023; and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and the Original Plan after conducting a public hearing, if it finds that:

1. The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and
2. The Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the Town;

NOW, THEREFORE, BE IT RESOLVED BY THE OSSIAN REDEVELOPMENT COMMISSION THAT:

1. The Area Resolution and the Original Plan are hereby amended to: (i) expand the Original Area by adding the New Parcels set forth in Exhibit A-2 attached hereto to the Original Area; (ii) designate the New Parcels as the Ossian Downtown Allocation Area; and (iii) add the Projects to the Original Plan.

2. The Commission finds that the expansion of the Original Area, creation of the Ossian Downtown Allocation Area and the construction of the Projects will further the Original Plan; that the Projects will be located in, serve or benefit the Area and provide a substantial economic benefit to the Area, the Ossian Downtown Allocation Area and the residents of the Town by providing for public private partnerships and the construction of the Projects to encourage additional complimentary development in the Area which is reasonably expected to encourage the attraction of new business and mixed-use residential development in the Area; therefore, it will be of public utility and benefit to amend the Area Resolution and the Original Plan to include the Projects. The Commission further finds that the public health and welfare will be benefited by the amendment to the Area Resolution and Original Plan and the implementation of the 2022 Plan.

3. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, as amended by this amending declaratory resolution and to the economic development purposes set forth in IC 36-7-14-14.

4. The Commission finds that the Projects constitute local public improvements and that the Area Resolution and the Original Plan, with amendments, including the 2022 Plan, conform to the comprehensive plan for the Town.

5. The Commission hereby finds that the expansion of the Original Area and the creation of the Ossian Downtown Allocation Area will result in new property taxes that would not have been generated without the new allocation provision because the Commission reasonably expects that stimulation in private investment and development, due to the willingness to enter into public private partnerships and the construction of public improvements, which are reasonably expected to enhance the Area and enable the Commission to promote economic growth through funding projects, encouraging new development and future projects of the Area as set forth in Request for Proposals from the Wells County Revitalization, Inc. to encourage development in Exhibit C attached hereto.

6. The Original Allocation shall maintain its original base assessment and the base assessment date for the Ossian Downtown Allocation Area shall be January 1, 2023.

7. The allocation provision in effect when the Original Allocation Areas were designated as a part of the Area shall continue to apply to the Original Allocation Areas.

8. This paragraph shall be considered the allocation provision for the Ossian Downtown Allocation Area for purposes of IC 36-7-14-39. The entire New Parcels shall constitute an allocation area as defined in IC 36-7-14-39, separate and apart from the Original Allocation Areas. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Ossian Downtown Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in the Ossian Downtown Allocation Area.

9. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Wells County Area Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Town Council for its approval of the amendments to the Area Resolution and the Original Plan

10. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must also be mailed to the owner or owners of real property being added to the acquisition list. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Projects and amendments to the Original Area and will determine the public utility and benefit of the proposed Projects and the amendments to the Original Area. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the proposed Ossian Downtown Allocation Area.

11. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of creating the Ossian Downtown Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the Ossian Downtown Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Ossian Downtown Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 10 of this resolution.

12. Any costs to be incurred by the Commission for the initial economic development of the Ossian Downtown Allocation Area are being reviewed and will be approved in a public meeting of the Commission prior to expending any funds.

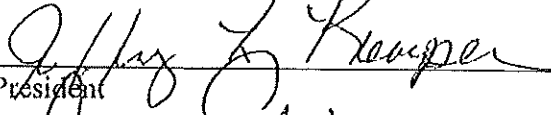
13. The Commission hereby finds that all property in the Ossian Downtown Allocation Area will positively benefit from the construction of the Projects.

14. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

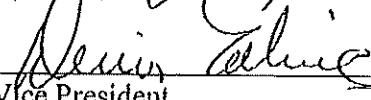
15. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on October 28, 2022, in Ossian, Indiana.

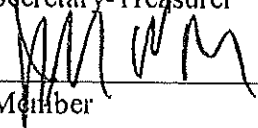
OSSIAN REDEVELOPMENT COMMISSION



President



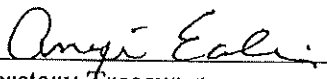
Vice President

Secretary-Treasurer


Member

Member

ATTEST:



Secretary-Treasurer
Clerk

EXHIBIT A-1

Map of Expanded Area

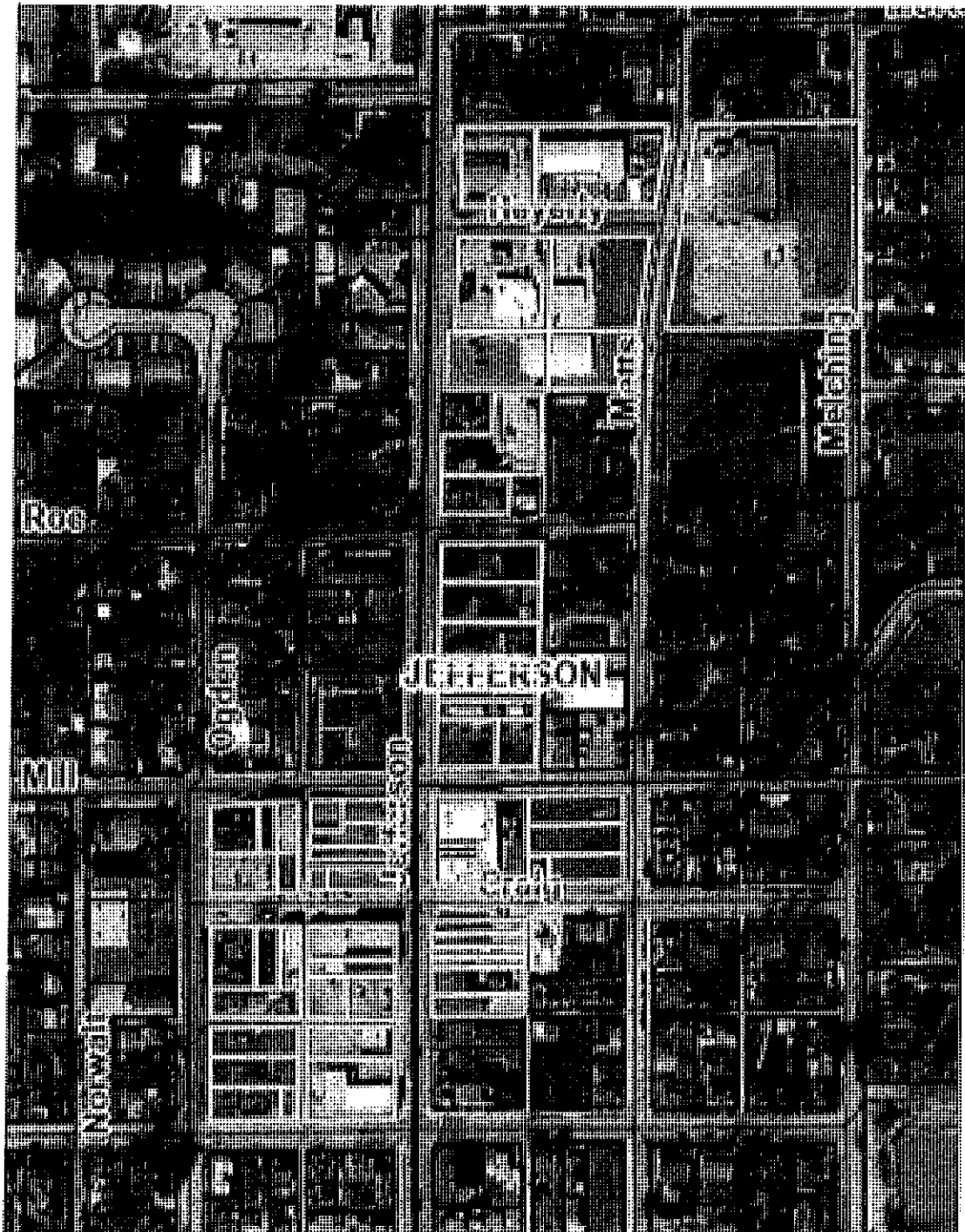


EXHIBIT A-2

New Parcels

Parcel ID - 90-02-15-512-005.000-009 Alt Id - 015-10893-00 Address - 410 N Jefferson Owner - Fryback, James J/Pursley, William B Acres -	Parcel ID - 90-02-16-519-064.000-009 Alt Id - 015-10774-00 Address - 105 N Jefferson Owner - Krueckeberg Real Estate Holdings LLC Acres - 0.05
Parcel ID - 90-02-16-519-068.000-009 Alt Id - 015-10865-00 Address - 122 S Jefferson Owner - Chaney, Angela J etal Acres -	Parcel ID - 90-02-16-519-025.000-009 Alt Id - 015-10548-01 Address - 103 N Jefferson Owner - Town of Ossian Acres - 0.05
Parcel ID - 90-02-16-519-079.000-009 Alt Id - 015-11626-00 Address - 116 S Jefferson Owner - S&L Smith Endeavors Acres -	Parcel ID - 90-02-16-519-023.000-009 Alt Id - 015-10523-00 Address - 107 N Jefferson Owner - GKS Leasing, LLC Acres -
Parcel ID - 90-02-16-519-072.000-009 Alt Id - 015-10901-00 Address - Jefferson Owner - Donaghy etal, Terry Acres - 0.05	Parcel ID - 90-02-16-519-022.000-009 Alt Id - 015-10531-00 Address - 107 N Jefferson Owner - GKS Leasing, LLC Acres - 0.05
Parcel ID - 90-02-16-519-073.000-009 Alt Id - 015-10901-01 Address - 104 S Jefferson Owner - Mahmensmith, Todd Acres - 0.05	Parcel ID - 90-02-16-519-041.000-009 Alt Id - 015-10604-00 Address - 111 W Mill Owner - McSchneider Properties LLC Acres -
Parcel ID - 90-02-16-519-062.000-009 Alt Id - 015-10758-00 Address - 108 S Jefferson Owner - Harris, Wanner, Leon D / Jana C Acres - 0.05	Parcel ID - 90-02-16-519-038.000-009 Alt Id - 012-03055-01 Address - 117 W Mill Owner - Harris, Rex / Miller, Dennis E Acres - 0.05
Parcel ID - 90-02-16-519-071.001-009 Alt Id - 015-10899-00 Address - 104 S Jefferson Owner - Harris, Rex L / Mary E Acres - 1.01	Parcel ID - 90-02-16-519-040.000-009 Alt Id - 015-10600-00 Address - 123 W Mill Owner - Miller, Jeffrey D / Angela R Acres - 0.05
Parcel ID - 90-02-16-519-009.000-009 Alt Id - 015-10301-00 Address - 101 N Jefferson Owner - Ossian Automotive Acres - 0.05	Parcel ID - 90-02-16-519-054.000-009 Alt Id - 015-10678-00 Address - Ogden Owner - GKS Leasing, LLC Acres - 0.05
Parcel ID - 90-02-16-519-063.000-009 Alt Id - 015-10773-00 Address - 101 N Jefferson Owner - Ossian Automotive Acres - 0.05	Parcel ID - 90-02-16-519-031.000-009 Alt Id - 015-10552-00 Address - 116 Craig Owner - Combs, Victor D Acres -

Parcel ID – 90-02-16-519-048.000-009 Alt Id – 015-10645-00 Address – 125 W Craig Owner – Brown, Eric/Annette Acres –	Parcel ID – 90-02-16-519-020.000-009 Alt Id – 015-10513-00 Address – Craig Owner – Myers, Kristin A Acres –
Parcel ID – 90-02-16-519-074.000-009 Alt Id – 015-10902-00 Address – 117 W Craig Owner – Meyer Properties, LLC Acres – 0.05	Parcel ID – 90-02-16-519-019.000-009 Alt Id – 015-10512-00 Address – 107 S Ogden Owner – Myers, Kristin A Acres –
Parcel ID – 90-02-16-519-042.000-009 Alt Id – 015-10620-000 Address – 115 Ogden Owner – Koldyke, Richard C Acres –	Parcel ID – 90-02-16-519-050.000-009 Alt Id – 015-10668-00 Address – 124 W Lafever Owner – Figueroa, Luz Acres – 0.05
Parcel ID – 90-02-15-502-001.000-009 Alt Id – 015-10259-00 Address – 102 N Jefferson Owner – Ossian State Bank Acres –	Parcel ID – 90-02-15-504-010.000-009 Alt Id – 015-10721-00 Address – Metts Owner – Ossian Financial Services Inc Acres –
Parcel ID – 90-02-15-504-011.000-009 Alt Id – 015-10722-00 Address – 127 E Craig Owner – Ossian Financial Services Inc Acres – 0.05	Parcel ID – 90-02-15-504-003.000-009 Alt Id – 015-10394-00 Address – 113 Craig Owner – Ossian Financial Services Inc Acres – 0.05
Parcel ID – 90-02-15-504-012.000-009 Alt Id – 015-10739-00 Address – 102 N Jefferson Owner – Ossian State Bank Acres –	Parcel ID – 90-02-15-502-011.000-009 Alt Id – 015-10616-00 Address – 103 S Jefferson Owner – Mahnensmith, Rita R Acres – 0.05
Parcel ID – 90-02-15-502-002.000-009 Alt Id – 015-10379-00 Address – 101 S Jefferson Owner – Geurs, Pieternella Acres – 0.05	Parcel ID – 90-02-15-502-009.000-009 Alt Id – 015-10548-00 Address – 105 S Jefferson Owner – Lewis, Michael G Acres – 0.05
Parcel ID – 90-02-15-502-008.000-009 Alt Id – 015-10547-000 Address – 107 S Jefferson Owner – Broman, Linda M / Nelson A Acres – 0.05	Parcel ID – 90-02-15-502-016.000-009 Alt Id – 015-10872-00 Address – 109 S Jefferson Owner – Donaghy, Terry D / Larita K Acres – 0.05
Parcel ID – 90-02-15-512-001.000-009 Alt Id – 015-10530-02 Address – 105 Heyerly Dr Owner – Norris, Eventt P Acres – 0.05	Parcel ID – 90-02-15-200-031.000-009 Alt Id – 015-10528-01 Address – 410 Metts Owner – Ponon, LLC Acres – 2.34
Parcel ID – 90-02-15-512-003.000-009 Alt Id – 015-10530-03 Address – 404 N Jefferson Owner – DAGCO Real Estate III Acres – 0.05	Parcel ID – 90-02-15-512-004.000-009 Alt Id – 015-10530-04 Address – 104 Heyerly Dr Owner – DAGCO Real Estate III Acres –

Parcel ID – 90-02-15-200-038.000-009 Alt Id – 015-10656-00 Address – 312 Jefferson Owner – Ossian School Building Corp Acres – 0.4	Parcel ID – 90-02-15-504-005.000-009 Alt Id – 015-10428-00 Address – 127 E Lafever Owner – Burke, Daniel J / Tonya M Acres –
Parcel ID – 90-02-16-519-004.000-009 Alt Id – 015-10266-00 Address – 111 S Ogden Owner – Hanes, Elizabeth A Acres –	Parcel ID – 90-02-15-200-037.000-009 Alt Id – 015-10655-00 Address – 312 Jefferson Owner – Ossian School Building Corp Acres –
Parcel ID – 90-02-15-511-011.000-009 Alt Id – 015-10809-00 Address – 304 N Jefferson Owner – JHR Investments, LLC Acres – 0.05	Parcel ID – 90-02-15-511-009.000-009 Alt Id – 015-10738-00 Address – 302 N Jefferson Owner – Woodward, Thomas B/Mary Lou Acres – 0.05
Parcel ID – 90-02-15-504-013.000-009 Alt Id – 015-10814-00 Address – 118 E Craig Owner – Rustic Properties, LLC Acres – 0.05	Parcel ID – 90-02-15-511-001.000-009 Alt Id – 015-10232-00 Address – 218 N Jefferson Owner – Ehram, Richard/Judith Acres – 0.05
Parcel ID – 90-02-15-511-010.000-009 Alt Id – 015-10787-00 Address – 214 N Jefferson Owner – White, Eric Lane Acres – 0.05	Parcel ID – 90-02-15-511-008.000-009 Alt Id – 015-10628-00 Address – 210 N Jefferson Owner – Maser, Mark A/Tracy J Acres –
Parcel ID – 90-02-15-511-006.000-009 Alt Id – 015-10482-00 Address – 208 N Jefferson Owner – Hartley, Chad M Acres – 0.05	Parcel ID – 90-02-15-511-005.000-009 Alt Id – 015-10381-00 Address – 206 N Jefferson Owner – Brown, Shane Matthew/MacDonald, Brandisue Lynn Acres – 0.05
Parcel ID – 90-02-15-511-007.000-009 Alt Id – 015-10543-00 Address – Jefferson St Owner – Ossian Financial Services, Inc Acres – 0.05	Parcel ID – 90-02-15-511-012.000-009 Alt Id – 015-10894-01 Address – 109 E Mill Owner – Ossian Financial Services, Inc Acres – 0.05

EXHIBIT B

The Projects consist of demolition of existing structures, the construction of an integrated mixed-use development including, but not limited to parking, sidewalks, streetscape and any and all related public improvements, and a Downtown Façade Improvement Program.

EXHIBIT C

Wells County Revitalization, Inc.

Request for Proposals

(Attached)

RESOLUTION NO. 25-8-1

AMENDING DECLARATORY RESOLUTION OF THE OSSIAN
REDEVELOPMENT COMMISSION EXPANDING THE OSSIAN
INDUSTRIAL PARK ECONOMIC DEVELOPMENT AREA AND CREATING
A NEW ALLOCATION AREA

WHEREAS, the Town of Ossian Redevelopment Commission ("Commission") on July 8, 2014, adopted a declaratory resolution, as amended on December 10, 2018 (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on September 2, 2014, as amended on April 8, 2019 (collectively, as amended, "Confirmatory Resolution"), establishing and expanding the Ossian Industrial Park Economic Development Area ("Original Area");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Declaratory Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan"), which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution created and expanded an allocation area in accordance with IC 36-7-14-39 ("Original Allocation Area") for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Commission submitted the Area Resolution and supporting data to the Wells County Area Plan Commission ("Plan Commission") and the Plan Commission issued its written orders approving the Area Resolution and the Original Plan;

WHEREAS, the Town Council approved the creation of the Original Area and the creation of the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and Original Plan in order to: (i) expand the Original Area by adding the parcel numbers as set forth in Exhibit A-2 attached hereto (collectively, "New Parcels") to the Original Area as set forth on the map attached hereto as Exhibit A-1 attached hereto; (ii) designate the New Parcels as a new tax allocation area to be known as the "Ossian Downtown Allocation Area"; and (iii) add the construction of projects set forth in Exhibit B attached hereto (collectively, "Projects") in, serving or benefiting the Area, to the Original Plan ("2025 Plan");

WHEREAS, the Original Allocation Area shall maintain the same base assessment date;

WHEREAS, the Ossian Downtown Allocation Area shall have a base assessment date of January 1, 2025; and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and the Original Plan after conducting a public hearing, if it finds that:

1. The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and
2. The Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the Town;

NOW, THEREFORE, BE IT RESOLVED BY THE OSSIAN REDEVELOPMENT COMMISSION THAT:

1. The Area Resolution and the Original Plan are hereby amended to: (i) expand the Original Area by adding the New Parcels set forth in Exhibit A-2 attached hereto to the Original Area; (ii) designate the New Parcels as the Ossian Downtown Allocation Area; and (iii) add the Projects to the Original Plan.
2. The Commission finds that the expansion of the Original Area, creation of the Ossian Downtown Allocation Area and the construction of the Projects will further the Original Plan; that the Projects will be located in, serve or benefit the Area and provide a substantial economic benefit to the Area, the Ossian Downtown Allocation Area and the residents of the Town by providing for public private partnerships and the construction of the Projects to encourage additional complimentary development in the Area which is reasonably expected to encourage the attraction of new business and mixed-use residential development in the Area; therefore, it will be of public utility and benefit to amend the Area Resolution and the Original Plan to include the Projects. The Commission further finds that the public health and welfare will be benefited by the amendment to the Area Resolution and Original Plan and the implementation of the 2025 Plan.
3. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, as amended by this amending declaratory resolution and to the economic development purposes set forth in IC 36-7-14-14.
4. The Commission finds that the Projects constitute local public improvements and that the Area Resolution and the Original Plan, with amendments, including the 2025 Plan, conform to the comprehensive plan for the Town.
5. The Commission hereby finds that the expansion of the Original Area and the creation of the Ossian Downtown Allocation Area will result in new property taxes that would not have been generated without the new allocation provision because the Commission reasonably expects that stimulation in private investment and development, due to the willingness to enter into public private partnerships and the construction of public improvements, which are reasonably expected to enhance the Area and enable the Commission to promote economic growth through funding projects, encouraging new development and future projects of the Area as set forth in Request for Proposals from the Wells County Revitalization, Inc. to encourage development in Exhibit C attached hereto.

6. The Original Allocation shall maintain its original base assessment and the base assessment date for the Ossian Downtown Allocation Area shall be January 1, 2025.

7. The allocation provision in effect when the Original Allocation Areas were designated as a part of the Area shall continue to apply to the Original Allocation Areas.

8. This paragraph shall be considered the allocation provision for the Ossian Downtown Allocation Area for purposes of IC 36-7-14-39. The entire New Parcels shall constitute an allocation area as defined in IC 36-7-14-39, separate and apart from the Original Allocation Areas. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Ossian Downtown Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in the Ossian Downtown Allocation Area.

9. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Wells County Area Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Town Council for its approval of the amendments to the Area Resolution and the Original Plan.

10. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must also be mailed to the owner or owners of real property being added to the acquisition list. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Projects and amendments to the Original Area and will determine the public utility and benefit of the proposed Projects and the amendments to the Original Area. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the proposed Ossian Downtown Allocation Area.

11. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of creating the Ossian Downtown Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the Ossian Downtown Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Ossian Downtown Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 10 of this resolution.

12. Any costs to be incurred by the Commission for the initial economic development of the Ossian Downtown Allocation Area are being reviewed and will be approved in a public meeting of the Commission prior to expending any funds.

13. The Commission hereby finds that all property in the Ossian Downtown Allocation Area will positively benefit from the construction of the Projects.

14. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

15. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on August 29, 2025, in Ossian, Indiana.

OSSIAN REDEVELOPMENT COMMISSION

Jeffrey L. Kemper
President Jeffrey L. Kemper

Dennis Ealing
Vice President Dennis Ealing

Absent
Secretary-Treasurer Stephanni Tucker

Absent
Member Josh Barkley

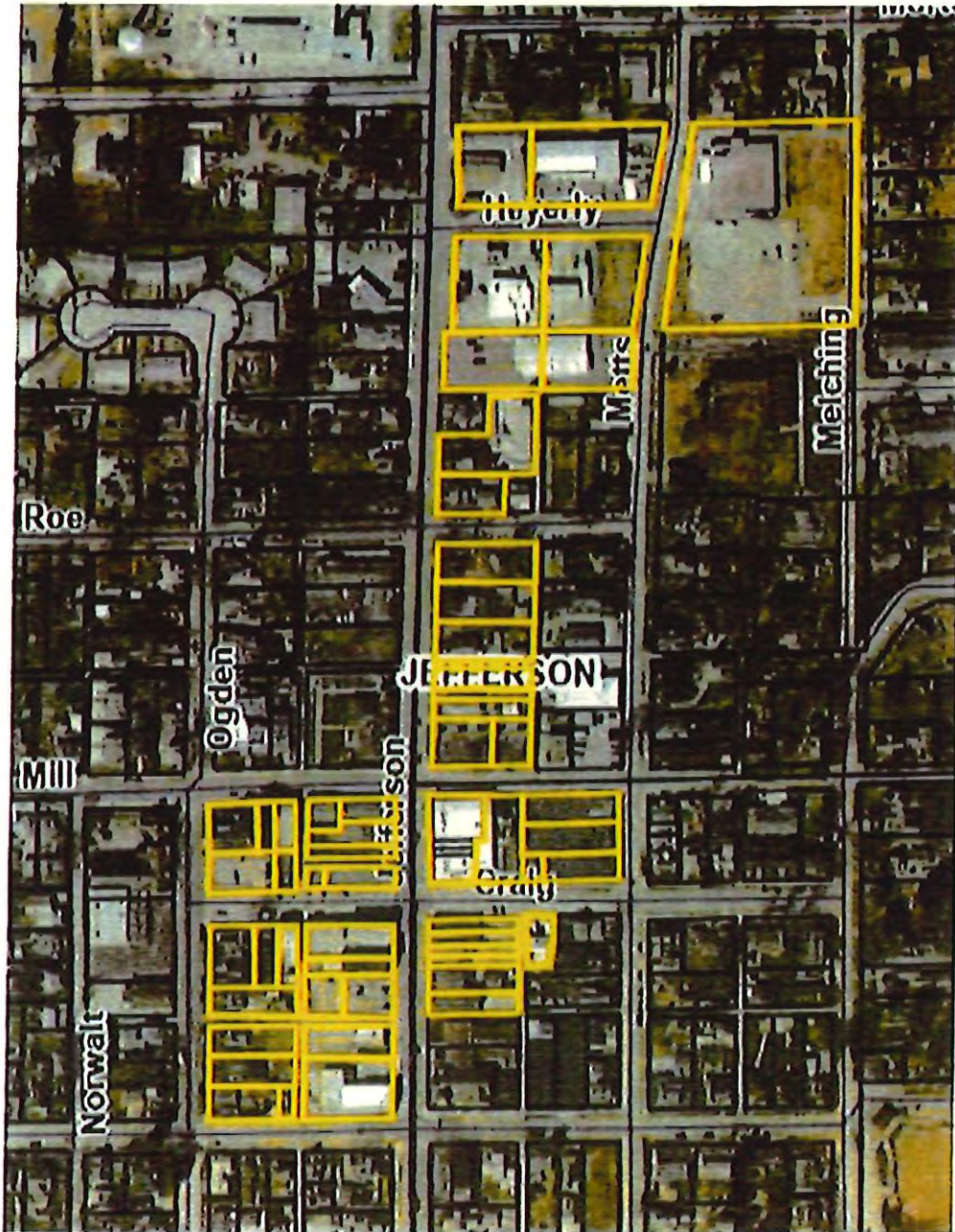
Absent
Member Glen Werling

ATTEST:

Charles Beutack
Secretary-Treasurer

EXHIBIT A-1

Map of Expanded Area







- All parcels not contiguous to another parcel within the Expanded Area shall be attached via rights-of-way.

EXHIBIT A-2

New Parcels

Parcel ID - 90-02-15-512-005.000-009 Alt Id - 015-10893-00 Address - 410 N Jefferson Owner - Fryback, James J/Pursley, William B	Parcel ID - 90-02-16-519-064.000-009 Alt Id - 015-10774-00 Address - 105 N Jefferson Owner - Krueckeberg Real Estate Holdings LLC
Parcel ID - 90-02-16-519-068.000-009 Alt Id - 015-10865-00 Address - 122 S Jefferson Owner - Chaney, Angela J etal Acres -	Parcel ID - 90-02-16-519-025.000-009 Alt Id - 015-10548-01 Address - 103 N Jefferson Owner - Town of Ossian Acres - 0.05
Parcel ID - 90-02-16-519-079.000-009 Alt Id - 015-11626-00 Address - 116 S Jefferson Owner - S&L Smith Endeavors Acres -	Parcel ID - 90-02-16-519-023.000-009 Alt Id - 015-10523-00 Address - 107 N Jefferson Owner - GKS Leasing, LLC Acres -
Parcel ID - 90-02-16-519-072.000-009 Alt Id - 015-10901-00 Address - Jefferson Owner - Donaghy etal, Terry Acres - 0.05	Parcel ID - 90-02-16-519-022.000-009 Alt Id - 015-10531-00 Address - 107 N Jefferson Owner - GKS Leasing, LLC Acres - 0.05
Parcel ID - 90-02-16-519-073.000-009 Alt Id - 015-10901-01 Address - 104 S Jefferson Owner - Mahnensmith, Todd Acres - 0.05	Parcel ID - 90-02-16-519-041.000-009 Alt Id - 015-10604-00 Address - 111 W Mill Owner - McSchneider Properties LLC Acres -
Parcel ID - 90-02-16-519-062.000-009 Alt Id - 015-10758-00 Address - 108 S Jefferson Owner - Harris, Wanner, Leon D / Jana C Acres - 0.05	Parcel ID - 90-02-16-519-038.000-009 Alt Id - 012-03055-01 Address - 117 W Mill Owner - Harris, Rex / Miller, Dennis E Acres - 0.05
Parcel ID - 90-02-16-519-071.001-009 Alt Id - 015-10899-00 Address - 104 S Jefferson Owner - Harris, Rex L / Maty E Acres - 1.01	Parcel ID - 90-02-16-519-040.000-009 Alt Id - 015-10600-00 Address - 123 W Mill Owner - Miller, Jeffrey D / Angela R Acres - 0.05
Parcel ID - 90-02-16-519-009.000-009 Alt Id - 015-10301-00 Address - 101 N Jefferson Owner - Ossian Automotive Acres - 0.05	Parcel ID - 90-02-16-519-054.000-009 Alt Id - 015-10678-00 Address - Ogden Owner - GKS Leasing, LLC Acres - 0.05
Parcel ID - 90-02-16-519-063.000-009 Alt Id - 015-10773-00 Address - 101 N Jefferson Owner - Ossian Automotive Acres - 0.05	Parcel ID - 90-02-16-519-031.000-009 Alt Id - 015-10552-00 Address - 116 Craig Owner - Combs, Victor D Acres -
Parcel ID - 90-02-16-519-048.000-009 Alt Id - 015-10645-00 Address - 125 W Craig Owner - Brown, Eric/Annette	Parcel ID - 90-02-16-519-020.000-009 Alt Id - 015-10513-00 Address - Craig Owner - Myers, Kristin A
Parcel ID - 90-02-16-519-074.000-009	Parcel ID - 90-02-16-519-019.000-009

Alt Id – 015-10902-00 Address – 117 W Craig Owner – Meyer Properties, LLC Acres – 0.05	Alt Id – 015-10512-00 Address – 107 S Ogden Owner – Myers, Kristin A Acres –
Parcel ID – 90-02-16-519-042.000-009 Alt Id – 015-10620-000 Address – 115 Ogden Owner – Koldyke, Richard C Acres –	Parcel ID – 90-02-16-519-050.000-009 Alt Id – 015-10668-00 Address – 124 W Lafever Owner – Figueroa, Luz Acres – 0.05
Parcel ID – 90-02-15-502-001.000-009 Alt Id – 015-10259-00 Address – 102 N Jefferson Owner – Ossian State Bank	Parcel ID – 90-02-15-504-010.000-009 Alt Id – 015-10721-00 Address – Metts Owner – Ossian Financial Services Inc
Parcel ID – 90-02-15-504-011.000-009 Alt Id – 015-10722-00 Address – 127 E Craig Owner – Ossian Financial Services Inc Acres – 0.05	Parcel ID – 90-02-15-504-003.000-009 Alt Id – 015-10394-00 Address – 113 Craig Owner – Ossian Financial Services Inc Acres – 0.05
Parcel ID – 90-02-15-504-012.000-009 Alt Id – 015-10739-00 Address – 102 N Jefferson Owner – Ossian State Bank Acres –	Parcel ID – 90-02-15-502-011.000-009 Alt Id – 015-10616-00 Address – 103 S Jefferson Owner – Mahnensmith, Rita R Acres – 0.05
Parcel ID – 90-02-15-502-002.000-009 Alt Id – 015-10379-00 Address – 101 S Jefferson Owner – Geurs, Pieternella Acres – 0.05	Parcel ID – 90-02-15-502-009.000-009 Alt Id – 015-10548-00 Address – 105 S Jefferson Owner – Lewis, Michael G Acres – 0.05
Parcel ID – 90-02-15-502-008.000-009 Alt Id – 015-10547-000 Address – 107 S Jefferson Owner – Broman, Linda M / Nelson A Acres – 0.05	Parcel ID – 90-02-15-502-016.000-009 Alt Id – 015-10872-00 Address – 109 S Jefferson Owner – Donaghy, Terry D / Larita K Acres – 0.05
Parcel ID – 90-02-15-512-001.000-009 Alt Id – 015-10530-02 Address – 105 Heyerly Dr Owner – Norris, Eventt P Acres – 0.05	Parcel ID – 90-02-15-200-031.000-009 Alt Id – 015-10528-01 Address – 410 Metts Owner – Ponoa, LLC Acres – 2.34
Parcel ID – 90-02-15-512-003.000-009 Alt Id – 015-10530-03 Address – 404 N Jefferson Owner – DAGCO Real Estate III Acres – 0.05	Parcel ID – 90-02-15-512-004.000-009 Alt Id – 015-10530-04 Address – 104 Heyerly Dr Owner – DAGCO Real Estate III Acres –
Parcel ID – 90-02-15-200-038.000-009 Alt Id – 015-10656-00 Address – 312 Jefferson Owner – Ossian School Building Corp Acres – 0.4	Parcel ID – 90-02-15-504-005.000-009 Alt Id – 015-10428-00 Address – 127 E Lafever Owner – Burke, Daniel J / Tonya M Acres –
Parcel ID – 90-02-16-519-004.000-009 Alt Id – 015-10266-00 Address – 111 S Ogden Owner – Hanes, Elizabeth A	Parcel ID – 90-02-15-200-037.000-009 Alt Id – 015-10655-00 Address – 312 Jefferson Owner – Ossian School Building Corp
Parcel ID – 90-02-15-511-011.000-009	Parcel ID – 90-02-15-511-009.000-009

Alt Id – 015-10809-00 Address – 304 N Jefferson Owner – JHR Investments, LLC Acres – 0.05	Alt Id – 015-10738-00 Address – 302 N Jefferson Owner – Woodward, Thomas B/Mary Lou Acres – 0.05
Parcel ID – 90-02-15-504-013.000-009 Alt Id – 015-10814-00 Address – 118 E Craig Owner – Rustic Properties, LLC Acres – 0.05	Parcel ID – 90-02-15-511-001.000-009 Alt Id – 015-10232-00 Address – 218 N Jefferson Owner – Ehlsam, Richard/Judith Acres – 0.05
Parcel ID – 90-02-15-511-010.000-009 Alt Id – 015-10787-00 Address – 214 N Jefferson Owner – White, Eric Lane Acres – 0.05	Parcel ID – 90-02-15-511-008.000-009 Alt Id – 015-10628-00 Address – 210 N Jefferson Owner – Maser, Mark A/Tracy J Acres –
Parcel ID – 90-02-15-511-006.000-009 Alt Id – 015-10482-00 Address – 208 N Jefferson Owner – Hartley, Chad M Acres – 0.05	Parcel ID – 90-02-15-511-005.000-009 Alt Id – 015-10381-00 Address – 206 N Jefferson Owner – Brown, Shane Matthew/MacDonald, Brandisue Lynn Acres – 0.05
Parcel ID – 90-02-15-511-007.000-009 Alt Id – 015-10543-00 Address – Jefferson St Owner – Ossian Financial Services, Inc Acres – 0.05	Parcel ID – 90-02-15-511-012.000-009 Alt Id – 015-10894-01 Address – 109 E Mill Owner – Ossian Financial Services, Inc Acres – 0.05
Parcel ID – 90-02-21-100-026.000-009 Alt Id – 015-17052-00 Address – St. Road 1 Owner – Hillcrest Development Corporation	Parcel ID – 90-02-21-100-006.000-009 Alt Id – 015-10671-03 Address – 8824 N. St. Road 1 Owner – New Hope Lutheran Church
Parcel ID – 90-02-21-100-021.001-009 Alt Id – 015-17051-07 Address – Hillcrest Drive Owner – Hope Missionary Church	Parcel ID – 90-02-15-200-087.003-009 Alt Id – 015-10988-03 Address – 917-919 Zuercher Owner – Barkley Properties, LLC
Parcel ID – 90-02-15-200-087.002-009 Alt Id – 015-10988-02 Address – 911-913 Zuercher Owner – Barkley Properties, LLC	Parcel ID – 90-02-15-200-087.000-009 Alt Id – 015-10988-00 Address – 923-925 Zuercher Owner – Barkley Properties, LLC
Parcel ID – 90-02-15-516-057.000-009 Alt Id – 015-10989-00 Address – Davis Rd Owner – Wilson, Luella R.	Parcel ID – 90-02-15-516-056.000-009 Alt Id – 015-10238-00 Address – 302 Davis Rd Owner – Bargerhuff, Luella R.

EXHIBIT B

The Projects consist of demolition of existing structures, the construction of an integrated mixed-use development including, but not limited to parking, sidewalks, streetscape and any and all related public improvements, and a Downtown Façade Improvement Program.