ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
MEETING AGENDA - REVISED

February 11, 2020, at 9:00 a.m.
Council Chambers
4th Floor, County-City Building

1. Meeting Called to Order

2. Approval of Minutes
   a. January 14, 2020 — Regular Meeting of the Redevelopment Commission

3. Economic Development Area Updates
   a. General Redevelopment Commission
      i. Budget Information
         1. Wyatt EDA – Fund 4300
         2. New Carlisle EDA – Fund 4301 (AA #2)
         3. New Carlisle EDA – Fund 4302 (AA #1)
         4. New Carlisle EDA – Fund 4303 (Special Taxing District)
         5. Capital Avenue EDA – Fund 4401
         6. Northwest Cleveland Road EDA – Fund 4402
         7. General Redevelopment Commission – Fund 4403
         8. Double Track Bond – Fund 4404
      ii. Resolution No. 2020-02 — A Resolution of the St. Joseph County Redevelopment Commission Ratifying Use of Funds
   b. New Carlisle Economic Development Area
      i. Professional Service Proposals
         1. Tri County Appraisal, LLC – Real Estate Services
         2. DLZ – St. Joseph County Airport Freight Line Feasibility Study, Supplement No. 1
      ii. Indiana Enterprise Center update
   c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)
   d. Wyatt Economic Development Area No. 1 (Wyatt EDA)
   e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

4. Additional Business
5. Public Comment (3 minute limit)

6. Adjournment

Next Meeting Date: March 10, 2020 at 9 am (4th Floor – Council Chambers)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County’s compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
MEETING AGENDA
January 14, 2020, at 9:00 a.m.
Council Chambers
4th Floor, County-City Building

Members Present:
Jessica Clark, Dennis Jordan, Peter Mullen, Steve Infalt, Larry Beehler, Brian Pawlowski

Staff Present:
Bill Schalliol, Christian Brown, Jamie Woods, Samantha Keultjes

1. Meeting Called to Order at 9:00 a.m. by Jamie Woods
   a. Administration of Oath & Election of Officers

   Jamie Woods began the meeting by administering the Oath as well as electing new Officers.

   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, the Redevelopment Commission elected Brian Pawlowski as President.

   After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission elected Dennis Jordan as Vice President.

   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Peter Mullen and unanimously carried, the Redevelopment Commission elected Jessica Clark as Secretary.

2. Approval of Minutes (Audio Position: 1:50)
   a. December 10, 2019 – Regular Meeting of the Redevelopment Commission

   A revised set of minutes were circulated before the meeting began.

   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, the December 10, 2019 Redevelopment Commission minutes were approved.

3. Economic Development Area Updates (Audio Position: 2:30)
   a. General Redevelopment Commission

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Bill Schalliol stating that the budget information provided covers the overall budget projections as well as a monthly report. Jessica Clark proceeded to cover the financial report stating that the spreadsheet contains the proposed budget for 2019, the actual expenditures for 2019, the Proposed 2020 budget, and a three-year projection. The following describes the Cash Balance for each fund as of December 31, 2019, as well as proposed projects that the money will be used for in 2020.

i. Budget Information

1. Wyatt EDA – Fund 4300: Cash Balance of $370,085.52; potential for plant expansion and a feasibility study for the Pierce Road Corridor
2. New Carlisle EDA – Fund 4301 (AA #2): Cash Balance of $1,033,800.17; monies set aside for water treatment plant upgrades and improvements, a multi-service facility campus, debt service payments, Bendix Woods Navistar drainage and other improvements, potential for infrastructure improvements specifically water and sewer type extensions, South Bend International Airport freight routing, and Lathrop developments (Fund 4301, 4302, and 4303)
4. New Carlisle EDA – Fund 4303 (Special Taxing District): Cash Balance of $4,152,327.29
5. Capital Avenue EDA – Fund 4401: Cash Balance of $1,948,085.55; multi-service facility, Jefferson sidewalk extension, Twin Branch Industrial Park Improvements, and Capital Avenue Recreational Trail Corridor
6. Northwest Cleveland Road EDA – Fund 4402: Cash Balance of $193,762.11; debt service for the general sheet metal project and potential for other opportunities
7. General Redevelopment Commission – Fund 4403: Cash Balance of $99,387.95; monies received based on rentals within the Capital Avenue development area utilized for other potential projects that are not specific to an existing economic development area
8. Double Track Bond – Fund 4404: New fund specifically for monies to pay off the debt service and any monies returned. Cash Balance of $46,976.35; debt service fund for the Double Track project as well as transferring in and appropriating payments for the current year and future years. Bond expires in 2038.

ii. Approval of 2020 Budget

After careful consideration, the following action was taken: Upon a motion by Peter Mullen, being seconded by Dennis Jordan and unanimously carried, the 2020 Budget was approved.

iii. Resolution No. 2020-01 – Appropriation Resolution

Jessica Clark explained that the Resolution is an appropriation for most of the budgeted amounts to be used on actual work effort. After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, Resolution No. 2020-01 was approved.
iv. Professional Service Proposals

1. Additional Planning Services – Lathrop Site (Danch Harner & Associates)

Bill Schalliol presented stating that the area east of the airport has been in the process of developing into a property with taxable productive use. The proposal covers all the platting and subdivision services needed in order to finalize the redevelopment of the site. The budget for the work is roughly $74,000.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Peter Mullen and unanimously carried, the proposal was approved.

b. New Carlisle Economic Development Area

i. Request permission to rezone RDC owned properties

Bill Schalliol presented stating that the properties recently purchased on the northeast corner of Willow Road and State Road 2 need to go through a site certification process and will potentially need to rezone from A-Agriculture to I-Industrial. The staff is requesting that the Commission grant a six-month study be conducted and for the Commission President to have the authority to sign any documentation required for rezoning if needed.

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Peter Mullen and unanimously carried, the Redevelopment Commission granted approval of the requests.

ii. Professional Service Proposals

1. Appraisal Services – NW Garage Site (Iverson Grove)

Bill Schalliol presented stating that with the expansion of the Northwest Highway Garage, the county has identified land east and adjacent to the existing garage that has potential for the expansion project. Property owners have requested various studies to show how their land could be valued. The proposal for an appraisal with Iverson Grove MAI, for Proposal A and B total $5,000.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, the proposal was approved.

2. Appraisal Services – NW Garage Site (Appraisal Specialists)

The proposal for an appraisal with Appraisal Specialists for Proposal A and B total $5,200.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and
unanimously carried, the proposal was approved.

iii. Indiana Enterprise Center update

Bill Schalliol presented stating that the draft of the master plan is still being edited. The goal is to release the plan before the end of January in a variety of formats. Additional documents have also been added to the County website for public feedback and comment.

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)

i. Agreement for Provision of Funds for Rail Crossing Safety Project (Elkhart & Western RR)

Bill Schalliol presented stating that the Elkhart & Western Railroad passes through five points in St. Joseph County. In December, there were issues with the stop signs at the crossings in the County as a result of new ownership and new activity on the railroad. The staff would like for the Redevelopment Commission to enter into an agreement with the Railroad to use funds from the Capital Avenue EDA in order to upgrade the crossing sites and create a safer crossing as well as potential for various development opportunities.

Ross Grantham, COO of Pioneer Railcorp, spoke explaining the importance of partnering with the County on this project in order to establish safe and efficient railroads as well as the opportunity to create jobs in the community and develop the area further.

Larry Beehler expressed his concerns with the school zones and high traffic times before and after school. Ross stated that they would be willing to work with the Penn-Harris-Madison School Corporation and make possible adjustments. Jessica Clark stated that this would be a good opportunity to improve the infrastructure of the crossings themselves. She also asked for an estimate on the timeline of this project. Ross estimated that once everything was in place, the upgrades would take around four months and be completed by the third quarter, prior to the 2020 school year.

After careful consideration, the following action was taken: Upon a motion by Peter Mullen, being seconded by Jessica Clark and unanimously carried, authority to continue negotiating was approved.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

No updates at this time.

e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

No updates at this time.

4. Additional Business

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a. Dixie Highway EDA (Proposed) – General Update on Status

Chris Brown presented stating that the draft corridor study for Dixie Highway is almost completed. Once received, the County staff will review to consider opportunities along Dixie Highway. The review will then be taken to various stakeholders to begin the process of seeing what can be done along that stretch.

b. Blad Farms EDA (Proposed) – Request to Study

Bill Schalliol presented a request to study a potential new economic development area southwest of the St. Joseph Valley Parkway between Mayflower and State Road 23 interchanges.

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Peter Mullen and unanimously carried, the proposed request to study was approved.

5. Public Comment (3 minute limit)

Debra DuRall, residing at 21677 Auten Rd., South Bend, IN spoke regarding four points; first she wanted to thank the Redevelopment Commission for the new trails along the 933 Corridor. Second Debra asked about the minutes from the December meeting and requested that all the public questions and answers be on the record. She also asked about the rezoning of the properties in New Carlisle. Third, she asked for an update with the Metronet, stating that many are still without internet access. Lastly, Debra asked about the applications for seats on the Redevelopment Commission.

Jessica Clark explained that Council has not officially made their reappointments for 2020. Current appointments retain their position until they are reappointed or replaced with a new member. Letters of interest were considered and reviewed, but she is not aware of a set date of when the Commission will make their reappointments.

Chris Brown provided an update with Choice Light stating that they are working through the certification process and making sure that all the necessary right of ways and permits are in place.

Bill Schalliol also stated that there will be a meeting on February 5, at the Town Hall in New Carlisle where Choice Light will make a presentation as an opportunity for public updates and input.

Jack Daly, residing at 217 W. Michigan St., New Carlisle, IN spoke expressing his concerns with the Redevelopment Commission granting preliminary approval for projects that they know nothing about. He also stated that the Redevelopment Commission ignores the public and their concerns.

Teresa Serry, residing in Galien, MI spoke expressing her concerns with the process and wanted to know where the public can find more information on the process including site certification and rezoning.
Bill Schalliol responded saying that all the documents can be found on the St. Joseph County website and that the site certification documents will be uploaded to the website.

(Audio Position: 58:53)

Sybil Drew, residing in Chicago, IL spoke requesting that the Redevelopment Commission wait to make any decisions until January 23 when the Town Board of New Carlisle meets to issue a statement against the Indiana Enterprise Center.

(Audio Position: 57:45)

6. Adjournment

Upon a motion by Peter Mullen, being seconded by Steve Infalt and unanimously carried, the Redevelopment Commission meeting was adjourned at 10:10 a.m.

Next Meeting Date: February 11, 2020 at 9 am (4th Floor – Council Chambers)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County’s compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.
# St. Joseph County, Indiana

## St. Joseph County Redevelopment Commission

### Redevelopment Commission Monthly Financial Report

#### January

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<tr>
<th>Fund</th>
<th>1/2/2020 Cost Balance</th>
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<th>Year to Date</th>
<th>Int. Addtl. Receipts</th>
<th>Reporting Month</th>
<th>Year to Date</th>
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#### 2020 Expenditure Breakdown by Fund

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*Penn & Olive Town Fire Dept. Projects*
ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years

Wyatt Allocation Area
Fund 4300: Wyatt Economic Dev Area

As of 1/31/2020

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<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
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Summary of Revenue and Expenditures

**REVENUES:**

- **Property Tax Levy:**
  - Wyatt Allocation Area (FY Est)
    - June Settlement: $232,087.63
  - December Settlement: $19,974.97
  - Totals of Tax Increment: $252,062.60

- **Other Sources of Revenue:**
  - Land Sales and Reuts
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ERA AV Deduction Imposed Fees
  - Transfers
  - Other Sources of Revenue
  - Totals of Other Sources of Revenue:

**Total REVENUES:** $252,062.60

**EXPENDITURES:**

- Operating Costs
  - Administrative Costs
  - Salaries
  - Transfers Out
  - Debt Service
  - Totals of Obligations:

- Professional Services:
  - Legal
  - Financial Advisor:
    - June Settlement: $7,500.00
    - December Settlement: $7,500.00
  - Chamber of Commerce:
    - June Settlement: $5,700.00
    - December Settlement: $5,700.00
  - T Services
    - Totals of Professional Services:

**Total Professional Services:** $7,500.00

- Projects:
  - Water Distribution:
    - Totals Projects:

**Total Projects:** $50,000.00

- Other Expenditures:
  - Wyatt Drainage Reconstruction
    - Totals Other Expenditures:

**Total EXPENDITURES:** $7,500.00

1/31/2020 Cash Balance:

Projected Cash Balance (December 31):

- Operating Costs: $370,085.52
- **Increase:** $345,890.21
- **Increase:** $370,085.52
- **Increase:** $321,094.61
- **Increase:** $71,499.80
- **Increase:** $553,595.71
- **Increase:** $71,499.80

Note: Allocation Area Trial year - 2029
### New Carlisle Economic Development Area Allocation Area #2

**Fund 4301**

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<th>Actual Expenditure 2020</th>
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<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
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<td>2022</td>
<td>2023</td>
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<tr>
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<td>1,013,800.17</td>
<td>737,026.69</td>
<td>$526,181.21</td>
<td>$315,335.74</td>
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#### Summary of Revenue and Expenditures

**REVENUES:**

- **Property Tax Levy:**
  - Tax Increment Revenue (TV EL)
    - June Settlement: $576,213.13
    - December Settlement: $576,213.13
    - Total of Tax Increment: $1,152,426.26
  - Other Sources of Revenue:
    - Land Sales and Leases
    - Contributions & Loan Repayments
    - Reimbursements
    - Interest Income
    - ERA AV Deduction Imposed Fees
    - Project Carry Forward Balance
    - $172,400.00
    - Total of Other Sources of Revenue: $172,400.00

- **Total REVENUES:** $1,324,826.26

#### EXPENDITURES:

- **Operating Costs**
- **Land Acquisition (Inland Steel)**
- **Transfers Out**

#### Debt Service:

- **Special Taxing District (STD)**
  - Double Tracking (2019) Transfer to Fund 4304: $485,928.00
- **Total of Obligations:** $485,928.00

#### Professional Services:

- **Legal:** $54,871.31
- **Chamber of Commerce:** $20,144.00
- **Economic Development:**
  - $30,000.00
- **IT Services:** $30,000.00
- **Other:** $30,000.00

- **Total of Other Expense:** $83,011.31

#### Economic Development:

- **Approach/Real Estate Fees:** $15,810.00
- **Total of Economic Development:** $15,810.00

#### Projects:

- **NC Water Treatment Plant**
  - Multi Service Facility: $10,510.00
  - Multi Service Facility: $10,510.00
  - Multi Service Facility: $10,510.00

- **Total EXPENDITURES:** $133,325.31

**1/1/2020 Cash Balance:** $1,013,800.17

**Projected Cash Balance (December 31):**

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<tr>
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<th>2022</th>
<th>2023</th>
<th>2024</th>
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<td>$1,013,800.17</td>
<td>$737,028.69</td>
<td>$737,026.69</td>
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Note: Allocation Area Final Year 2037

- **Encumbrances**
  - DLZ (Multi-Service Facility): $112,240.00

**St. Joseph County**

**Established 1830**
### Revenues:

#### Property Taxes:

#### Tax Increment Revenue:
- NCEDA # 1 Allocation Area (FY 01)
- NCEDA # 2 Allocation Area (FY 01)
- June 30th Actual
- December 31st Projected

#### Total of Tax Increment:

#### Other Sources of Revenue:
- Land Sales and Rentals
- Contributions & Loan Repayments
- Reimbursements
- Interest Income
- ERA AV Disturbance Imposed Fees
- Project Carry Forward Balance
- Other Sources of Revenue

#### Total Other Sources of Revenue:

#### Total Revenues:

### Expenditures:

#### Operating Costs:
- Chamber of Commerce
- Other
- Administrative Costs
- Debt Service:
  - Special Taxing District Bond 2016
  - Continuing Disclosure & Trustee Fees

#### Total of Obligations:

#### Professional Services:
- Legal
- Financial
- Economic Development
- Appraisal Services
- Other (Grant Prior)

#### Total of Professional Services:

#### Projects:
- Budgeted & Unexpended
- Other
- Special Projects (IRIS Land Use/CP/Dual Amendments)
- Bexla Woods County
- Parks/Recreation/Environmental
- NCT - KC Station
- NCT Water Treatment Plant
- Litter Control
- Regional Drainage Project - North
- NCT Connector
- NCT Rail/Lead Tract Project
- Transportation & Utility Improvements
- Freight/Drayage/Fire Department Truck
- Multi Service Facility
- Regional Drainage Project - South
- Multi-Modal SB/SA Freight Analysis
- Freight/Drayage/Flush Alignment
- Total Current Projects

#### Future Projects:
- Data Service on Garage
- Other

#### Total Expenditures:

#### FY 2023 Cash Balance:

### Note:
- Allocation Area Final/Year 2013
- Remaining Contract Budget = $13,598
- GLZ (Multi-Service Facility) $200,000.00
- Antero (EBDA Freight) $44,093.64
- Legal Services $8,812.00
- Bexla (Bexla Drainage) $33,867.33
- $286,170.37

### As of 11/30/2022:

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<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2013</th>
<th>Approved 2023</th>
<th>Actual to Date 2023</th>
<th>Proposed 2024</th>
<th>3 Year Projected</th>
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<td>$331,704.02</td>
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<table>
<thead>
<tr>
<th>Summary of Revenues and Expenditures</th>
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</thead>
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<tr>
<td>EXPENDITURES:</td>
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<tr>
<td>Operating Costs</td>
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<tr>
<td>Chamber of Commerce</td>
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<tr>
<td>Other</td>
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<tr>
<td>Administrative Costs</td>
</tr>
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<td>Debt Service:</td>
</tr>
<tr>
<td>Special Taxing District Bond 2016</td>
</tr>
<tr>
<td>Continuing Disclosure &amp; Trustee Fees</td>
</tr>
</tbody>
</table>

| Total of Obligations:                |
| Legal                                |
| Financial                            |
| Economic Development                 |
| Appraisal Services                   |
| Other (Grant Prior)                  |

| Total of Professional Services:      |
| Budgeted & Unexpended                |
| Other                                |
| Special Projects (IRIS Land Use/CP/Dual Amendments) |
| Bexla Woods County                   |
| Parks/Recreation/Environmental        |
| NCT - KC Station                     |
| NCT Water Treatment Plant            |
| Litter Control                       |
| Regional Drainage Project - North    |
| NCT Connector                        |
| NCT Rail/Lead Tract Project          |
| Transportation & Utility Improvements |
| Freight/Drayage/Fire Department Truck |
| Multi Service Facility                |
| Regional Drainage Project - South    |
| Multi-Modal SB/SA Freight Analysis   |
| Freight/Drayage/Flush Alignment      |

| Total Current Projects:              |
| Data Service on Garage               |
| Other                                |

| Total Expenditures:                  |
|                                      |

| FY 2023 Cash Balance (December 31)  |
|                                      |

**Note:** Allocation Area Final Year 2013

1. Big Idea & GIS
2. Remaining Contract Budget = $13,598
3. GLZ (Multi-Service Facility) $200,000.00
4. Antero (EBDA Freight) $44,093.64
5. Legal Services $8,812.00
6. Bexla (Bexla Drainage) $33,867.33

**Total:** $286,170.37
### Summary of Revenue and Expenditures

#### REVENUES:

- **Property Tax Levy:**
  - 2019
  - 2020
  - 2021
  - 2022
  - 2023
  - 2024

- **Total Tax Increment:**
  - 2019
  - 2020
  - 2021
  - 2022
  - 2023
  - 2024

- **Other Sources of Revenue:**
  - **Land Sales and Rent:**
  - **Contributions & Loan Repayments:**
  - **Reimbursements:**
  - **Interest Income:**
  - **ERAV Deduction Imposed Fees:**
  - **Bond Proceeds (2002 ISD Special District):**
  - **Project Carry Forward Balance:**
  - **Total of Other Sources of Revenue:**

- **Total REVENUES:**

#### EXPENDITURES:

- **Operating Costs**
- **Administrative Costs**
- **Salaries**
- **Transfers Out**

- **Debt Service:**
  - **Bond 1:**
  - **Bond 2:**
  - **Total of Obligations:**

- **Professional Services:**
  - **Legal:**
  - **Financial Advisor:**
  - **Consultants:**
  - **Economic Development:**
  - **IT Services:**
  - **Construction:**
  - **Budgeted & Unexpended:**
  - **Total of Professional Services:**

- **Current Projects:**
  - **Broadband:**
  - **Special Projects:**
    - **Future OES Extensions:**
    - **Transportation & Utility Improvements:**
      - **NWWL Master Plan (IFC):**
      - **NCEDA Water & Sewer Project:**
      - **IVS Rail Lead Track Project:**
      - **Land Acquisition (Under Steel):**
      - **Regional Drainage Project - North:**
  - **Total Projects:**

- **Future Projects:**
  - **Other:**

- **Total EXPENDITURES:**

#### 3/31/2020 Cash Balance

- **Beginning Cash Balance (January 1):**
- **Projected Cash Balance (December 31):**

---

1. ICC Comp/Landusr Ord Amendment Contract
## Capital Avenue EDA
### Fund 4401

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Actual 2019</th>
<th>Approved 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
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</thead>
<tbody>
<tr>
<td><strong>Beginning Cash Balance (January 1)</strong></td>
<td>$1,167,812.67</td>
<td>$1,948,081.55</td>
<td>$1,948,081.55</td>
<td>$1,153,867.70</td>
<td>$664,469.81</td>
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</table>

### Summary of Revenue and Expenditures

#### REVENUES:
- **Property Tax Levy:**
  - AM General Allocation Area (FY Est.)
    - Actual June 30th: 455,117.40
    - December 31st: 443,879.91
  - Total of Tax Increment: 898,997.31

#### Other Sources of Revenue:
- Land Sales and Leases
- Contributions & Loan Repayments
- Reimbursements
- Interest Income
- CMA AV Deduction Imposed Fees
- Project Carry Forward Balance
- Total of Other Sources of Revenue: 176,320.54

**Total REVENUES:** 898,997.31

#### EXPENDITURES:
- **Operating Costs**
  - Chamber of Commerce
  - Salaries
  - Transfers Out (To EDC General)

**Field Service:**
- AM-General Bond (2010)
- Total of Obligations: 15,000.00

#### Professional Services:
- Legal
  - 1,000.00
- Financial Advisor
  - 1,000.00
- Economic Development
  - 10,000.00
- Budgeted & Unbudgeted
  - 1,500.00
- Other
  - 14,830.00

**Total of Professional Services:** 20,000.00

#### Projects:
- Douglas Overpass Match
- McKinley Highway
- McKinley Corridor Match
- Twin Branch Industrial Park
- Penn Tract Improvement 1
  - 30,746.00
  - 250,000.00
- Penn Industrial Park
  - 2,756.00
- Capital Ave Pathways & Jefferson
  - 12,681.64
- Rail Served Development
- Multi-Service Facility & Debt Service
- Total Projects
  - 100,243.48
  - 1,600,000.00
  - 6,795.00

**Total EXPENDITURES:** 1,188,822.64

**1/1/2020 Cash Balance:** $1,948,081.55

**Projected Cash Balance (December 31):** $1,948,081.55

---

**Note:**
- Actual Revenue Area Final Year 2021
- Remaining Contract Budget $50,886
- Remaining Contract Budget = $10,750.00

**Encumbrances:**
- DLU (Multi-Service Facility) $133,410.00
## Summary of Revenue and Expenditures

### REVENUES:

- **Property Tax Levy:**
  - Approved Budget: 146,610.48
  - Actual to Date: 139,762.11
  - Proposed: 226,041.20
  - 9 Year Projection:
    - 2021: 248,895.39
    - 2022: 272,014.53
    - 2023: 295,528.67

- **Tax Increment Revenue:**
  - NW Cleveland Road Allocation Area (List Excel):
    - Actual June 30th: 326,704.14
    - December 31st: 173,331.03
  - Total Tax Increment:
    - 346,662.17

- **Other Sources of Revenue:**
  - Land Sales and Rezons
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - RIA Deduction Imposed Fees
  - Transfers
  - Total Other Sources of Revenue:
    - 346,662.17

- **Total REVENUES:**
  - 346,662.17

### EXPENDITURES:

- **Operating Costs:**
- **Administrative Costs:**
- **Salaries:**
- **Transfers Out:**

- **Debt Service:**
  - General Debt Service:
    - Budgeted: 298,270.69
    - Actual: 298,270.69
    - 9 Year Projection:
      - 2021: 306,500.00
      - 2022: 306,500.00
      - 2023: 306,500.00

  - Total Debt Service:
    - 298,270.69

- **Professional Services:**
  - Legal
  - Financial Advisor
  - Economic Development
  - IT Services
  - Paying Agent:
    - Total Professional Services:
      - 1,250.00

- **Projects:**
  - Project #1
  - Total Projects

- **Other Expenditures:**
  - Other
  - Budgeted & Unexpended:
    - 298,270.69

- **Total EXPENDITURES:**
  - 298,270.69

### 1/31/2020 Cash Balance:
- 191,762.11

### Projected Cash Balance (December 31):
- Budgeted: 220,641.85
- Actual: 220,641.85
- 9 Year Projection:
  - 2021: 243,895.39
  - 2022: 272,014.53
  - 2023: 295,528.67

**Note:**
- Allocation Area Final Year 2040
- Redevelopment Commission only committed to paying increment collected, any shortfalls will be made up in later years.
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<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
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<tr>
<td>Summary of Revenue and Expenditures</td>
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<td>$ 71,797.00</td>
<td>$ 71,797.00</td>
<td>$ 71,797.00</td>
<td>$ 71,797.00</td>
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<td>Other Expenditures</td>
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<tr>
<td>NOC Training &amp; Travel</td>
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<td>$ 5,183.10</td>
<td>$ 5,183.10</td>
<td>$ 5,183.10</td>
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</tbody>
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Encumbrances-
- Sembol (Aerial Scanning) $ 10,598.19
## ST. JOSEPH COUNTY, INDIANA
### ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years

As of 1/31/2020

New Carlisle Economic Development Area Allocation Area
Fund 4404: Special Taxing District Bond Proceeds (Double Track)

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
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<tr>
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<td>$ 46,979.35</td>
<td>$ 182,445.35</td>
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<td><strong>Summary of Revenue and Expenditures</strong></td>
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<tr>
<td><strong>REVENUES:</strong></td>
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<tr>
<td>Property Tax Levy</td>
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<td><strong>Total of Tax Increment:</strong></td>
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<td>ISR</td>
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<tr>
<td><strong>Total of Other Sources of Revenue:</strong></td>
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<td><strong>Total REVENUES:</strong></td>
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<td>$ 465,928.00</td>
<td>$ 483,918.00</td>
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<td><strong>EXPENDITURES:</strong></td>
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<td>Operating Costs</td>
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<td>Administrative Costs</td>
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<td>$ 46,979.35</td>
<td>$ 465,928.00</td>
<td>$ 399,531.35</td>
<td>$ 508,074.35</td>
<td>$ 616,617.35</td>
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RESOLUTION NO. 2020-02

A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
RATIFYING USE OF FUNDS

WHEREAS, pursuant to Indiana law, the St. Joseph County Redevelopment Commission
(the “Commission”) is authorized to appropriate funds for economic development opportunities
including land acquisition; and

WHEREAS, on January 14, 2020, by and through Resolution No. 2020-01, “Resolution
of the St. Joseph County Redevelopment Commission” it authorized the appropriation of funds
for economic development purposes including land acquisition; and

WHEREAS, on January 21, 2020, the St. Joseph County Board of Commissioners
approved a Real Estate Purchase Agreement for property located at 494 E. Michigan Street, New
Carlisle, Indiana 46552 as well as a Real Estate Purchase Agreement for property located at 496
E. Michigan Street, New Carlisle, Indiana 46552 (the “Properties”); and

WHEREAS, the funds authorized for appropriation through Resolution No. 2020-01 were
intended for the purchase of land acquisitions such as the Properties.

NOW THEREFORE BE IT RESOLVED, that the St. Joseph County Redevelopment
Commission hereby approves the use of the funds appropriated by and through Resolution 2020-
01 for the use and purchase of the Properties.

ADOPTED THE 11TH DAY OF FEBRUARY 2020

THE ST. JOSEPH COUNTY REDEVELOPMENT
COMMISSION

Jessica J. Clark, Member

Dennis Jordan, Member

Steve Infalt, Member

Peter H. Mullen, Member

Brian Pawlowski, Member
MEMORANDUM

TO: St. Joseph County Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: February 6, 2020

RE: Professional Service Proposal – Tri County Appraisal LLC
Real Estate Services

Attached to this memorandum is an Agency Agreement between the Board of Commissioners (“County”) and Tri County Appraisal, LLC to perform various real estate services on behalf of the County. The Commission engaged these services from Tri County Appraisal LLC in 2019. The Services include, but are not limited to, consulting with the County to determine particular real estate needs, researching relevant information and report to County on the same in an effort to further County’s needs and assisting County in various transactions under such terms and conditions as the County may direct.

The term of the contract is for one year and is for a not to exceed amount of Twenty-Five Thousand Dollars ($25,000.00).

Staff requests approval of this proposal.

If there are any questions about the proposal, please contact me directly at 235-9812.
ADOPTED and APPROVED at a meeting of the St. Joseph County Redevelopment Commission on _____________, ___________ 2020.

ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

________________________
Jessica J. Clark, Member

________________________
Dennis Jordan, Member

________________________
Steve Infalt, Member

________________________
Peter H. Mullen, Member

________________________
Brian Pawlowski, Member

ADOPTED and APPROVED at a meeting of the St. Joseph County Board of Commissioners on _____________, ___________ 2020.

ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

________________________
Andrew T. Kostielney, President

________________________
Deborah A. Fleming, D.M.D., Vice President

________________________
Dave Thomas, Member

ATTEST:

________________________
Michael J. Hamann, County Auditor
AGENCY AGREEMENT

This Agency Agreement (the "Agreement") is entered into on __________, 2020 (the "Effective Date"), by and between the Board of Commissioners of St. Joseph County, Indiana (the "County"), and Tri County Appraisal, LLC ("Agent").

WHEREAS, County desires to appoint Agent to be its representative to perform the Services as defined and set forth herein below on County's behalf; and

WHEREAS, Agent agrees to accept such appointment and represent County and perform the Services described herein under the terms and conditions of this Agreement.

NOW, therefore, in consideration of the promises and conditions contained herein, as well as other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. **Services.** County requests and Agent agrees to perform the following services (the "Services"): (a) consult with the County to determine its particular needs, (b) research relevant information and report to County on the same in an effort to further County's needs, and (c) assist County in various transactions under such terms and conditions as the County may direct.

2. **Appointment.** County hereby appoints Agent to perform the Services and Agent hereby accepts such appointment.

3. **Scope of Authority.** Agent understands and agrees that he has no authority to bind County to the terms of any contracts, agreements, or otherwise and Agent agrees not to bind County or execute any document(s) on behalf of County. Agent's role is limited to the Services as outlined herein above.
4. **Term.** The term of this Agreement shall begin on the Effective Date and continue for a period of one year. The Agreement shall be renewed, at the election of the County, for an additional one year period upon the County providing written notice of said renewal to Agent.

5. **Compensation.** Agent shall be paid $25,000 for performing the Services.

6. **Expenses.** Any expenses to be incurred by Agent while performing the Services shall first be approved by the County in writing. In the event that Agent shall not obtain prior written approval for any expenses, County shall not be required or obligated to reimburse Agent for the same.

7. **Termination.** County may terminate this Agreement at any time upon issuance of written notice to Agent. Termination shall be effective upon issuance of the notice. Upon termination, Agent shall return any and all materials and/or work product of County to County within fourteen (14) days of termination.

8. **Representation and Warranties.** Agent represents and warrants that it is authorized to enter into this Agreement. Agent’s performance under this Agreement will not violate, infringe, or breach the rights of any third party or violate any other agreement.

9. **Indemnification.** Agent agrees to indemnify and hold harmless the County, its respective affiliates, officers, agents, employees, and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable attorney fees and costs of any kind or amount, whatsoever, which result from the negligence of or breach of this Agreement by Agent, its employees, owners, or representatives or assigns that occurs in connection with this Agreement and the Services rendered hereunder. This paragraph shall survive the termination of this Agreement and shall remain in full force and effect.
10. **Limitation of Liability.** In no event shall County have any liability to Agent for any special, consequential, exemplary, incidental, or punitive damages arising out of this Agreement or in connection with any Services performed under this Agreement.

11. **Relationship.** This Agreement shall not be construed to create any type of relationship, such as any employment relationship, joint venture, partnership, or the like.

12. **Other Representation.** County understands that Agent may represent other parties in addition to the County in the transactions that Agent is involved with on behalf of the County. County consents to such representation under the condition that Agent adhere to and follow any and all applicable laws and regulations regarding dual and/or limited agency and that Agent not disclose any material or confidential information to the other side without first obtaining the express consent of County.

13. **Miscellaneous.**

(A) **Survival of Agreement.** The covenants, warranties, and representations contained herein shall survive the closing and shall remain in full force and effect at all times thereafter.

(B) **Headings and Captions.** The headings and captions of this Agreement are for convenience or reference only and shall, in no way, be deemed to limit, define, or restrict the substantive provisions of this Agreement.

(C) **Modification.** This Agreement may not be amended, modified or supplemented except by a written instrument executed by both parties hereto.

(D) **Severability.** If any provision of this Agreement shall for any reason be determined to be invalid or unenforceable, the balance of such provision and the remaining provisions of this Agreement shall nevertheless continue to be valid and enforceable as though the invalid or unenforceable provisions had not been a part hereof.

(E) **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto with respect to the transactions contemplated herein and supersedes all previous written or oral negotiations, commitments, and writings.
(F) **Limitations on Rights of Third Parties.** Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or give any person other than the parties hereto any rights or remedies under or by reason of this Agreement or the transactions contemplated hereby unless this Agreement has been specifically assigned to them pursuant to the terms hereof.

(G) **Governing Law and Venue.** This Agreement shall be construed in accordance with the laws of the State of Indiana. Any dispute arising from or related to the terms of this Agreement shall be litigated exclusively in the state courts located in St. Joseph County, Indiana, and both parties to this Agreement hereby consent to the jurisdiction and venue of such courts.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto as evidence by their respective signatures below.

“County”

Board of Commissioners of St. Joseph County, Indiana

By: ____________________________

Its: ____________________________

“Agent”

Tri County Appraisal, LLC

By: ____________________________

Its: ____________________________ 2-5-2020
MEMORANDUM

TO: SJC Redevelopment Commissioners

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: February 10, 2020

RE: Professional Service Proposal - St. Joseph County Airport Freight Line Feasibility Study, Supplement No. 1 (DLZ)

On January 2, 2019, the Redevelopment Commission approved a professional service proposal from DLZ, Inc. of South Bend to perform a Rail Line Feasibility Study to determine an alignment path and related design to take rail service from the South Shore mainline track to the SBN/Bendix Field Freight & Logistics Park (F&LP) with a final terminus at the west side of the South Bend International Airport (SBIA) Terminal building. The study was being done in conjunction with an AECOM study being conducted by the City of South Bend and the South Bend International Airport.

The scope of the proposal covered a variety of tasks including the following:

1. Order of Magnitude study for overpass or at-grade alignment of rail at Lincolnway using Oak Road (Alternate 1) or Sundown Avenue (Alternate 2) alignment.
2. Cost delineation for freight only or freight and passenger construction
3. Update of new interchange/Lincolnway realignment proposal to include rail alternatives
4. Traffic circulation plan for traffic intersections and roadways impacted by new alignment paths
5. Rail RPZ Feasibility Investigation
6. Stake survey to allow for marker placement for new alignment
7. Various public meetings with stakeholders as needed

The total cost of the proposed study was $119,000.

Attached to this memorandum is Supplement Agreement No. 1. The purpose of this agreement does the following three things:

8. Prepare and submit the AGL Runway Protection Zone (RPZ) Land Use Form to the FAA Great Lakes Region for Alignment No. 1 to penetrate the RPZ south of Runway 36
9. Perform a traffic study to evaluate potential traffic impacts created by the future realignment of the NICTD railroad and build-out of the F&LP
10. Initiate a modification/reclassification to the National Highway System (NHS) Intermodal Connector status of Lincolnway West
At the present time, it has been determined that Alignment No. 1 will be the alternative that will advance through the study process. Alignment No. 1 was the original alignment path selected over ten years ago and will provide for the most logical pathway to the F&LP and the west side of the SBJIA terminal building. While much of the work was done for the first seven points above, the additional three studies of work are necessary to finalize the original work product and allow for the project to move forward.

The new fee structure, identified on page 6 of 9, details how the additional fees to the existing agreement. The additional One Hundred Thirty-Eight Thousand One Hundred ($138,100) will create a total contract amount of Two Hundred Fifty-Seven Thousand One Hundred Dollars ($257,100).

Staff requests approval of this proposal.

If there are any questions about this request, please do not hesitate to contact me directly at (574) 235-9812.
ADOPTED and APPROVED at a meeting of the St. Joseph County Redevelopment Commission on _____________, 2020.

By: __________________________________________
Jessica J. Clark, Member

By: __________________________________________
Dennis Jordan, Member

By: __________________________________________
Brian Pawlowski, Member

By: __________________________________________
Peter H. Mullen, Member

By: __________________________________________
Steve Infalt, Member

ADOPTED and APPROVED at a meeting of the St. Joseph County Board of Commissioners on _____________, 2020.

By: __________________________________________
Andrew T. Kostielney, President

By: __________________________________________
Deborah A. Fleming, D.M.D., Vice President

By: __________________________________________
Dave Thomas, Member

ATTEST:

By: __________________________________________
Michael J. Hamann, County Auditor
December 19, 2019

Bill Schalliol  
Director of Economic Development  
St. Joseph County  
Department of Infrastructure, Planning and Growth  
227 W. Jefferson Blvd., 11th Floor  
South Bend, IN 46601  

Re: Supplemental Agreement No. 1  
St. Joseph County Airport Freight Line Feasibility Study  

Dear Mr. Schalliol,

Respectfully submitted herewith, for your review and consideration, are three signed copies of Supplemental Agreement No. 1 for the above referenced project. After reviewing the agreement, and if approved by the County, please return one executed copy to our office for our records. During the course of our study, it was determined that St. Joseph County would like DLZ to perform certain additional services that were not included in the original agreement:

- Prepare and submit the AGL Runway Protection Zone (RPZ) Land Use Form to the FAA Great Lakes Region for Alignment No. 1 to penetrate the Runway Protection Zone south of Runway 36.
- Perform a traffic study to evaluate potential traffic impacts created by the future realignment of the NICTD railroad and build-out of the Logistics Park Development.
- Initiate a modification/reclassification to the National Highway System (NHS) Intermodal Connector status of Lincolnway West.

If you have any questions or need any additional information, please feel free to contact us. Thank you for your consideration on this matter.

Sincerely,

DLZ INDIANA, LLC  

[Signature]

Gary K. Fisk, P.E.  
Vice President

Encl. – Supplemental Agreement No. 1 (3 Copies)  

cc: BLG, PDF, AMG, File  

X:\Projects\SA\PROJ\1961\2604-90 - Airport Freight Line\Agreement\SA #1\SA #1 SJC Air-Rail Cover Letter.docx
SUPPLEMENTAL AGREEMENT NO. 1

This Supplemental Agreement No. 1 is made and entered into this ___ day of __________, 2020, by and between DLZ INDIANA, LLC, hereinafter called “DLZ”, located at 2211 East Jefferson Boulevard, South Bend, Indiana 46615 and The Board of Commissioners of St. Joseph County, hereinafter called “CLIENT” located at 227 W. Jefferson Blvd., South Bend, IN 46601.

WITNESSETH

WHEREAS, the CLIENT and DLZ did, on January 9, 2019, enter into an agreement for the St. Joseph County Airport Freight Line Feasibility Study, and

WHEREAS, the CLIENT has requested certain additional services not included in the original contract dated January 9, 2019; specifically, prepare and submit the AGL Runway Protection Zone (RPZ) Land Use Form to the FAA Great Lakes Region for Alignment No. 1 to penetrate the Runway Protection Zone south of Runway 36 and perform a traffic study to evaluate potential traffic impacts created by the future realignment of the NICTD railroad and build-out of the Logistics Park Development.

NOW THEREFORE, the CLIENT and DLZ desire to amend the above referenced Design Contract as follows:

I. Add Subsections A.6., A.7., A.8., A.9., and A.10. to Exhibit A as follows:

6. DLZ shall submit the AGL Runway Protection Zone (RPZ) Land Use Form, along with the following documentation that has currently been requested by the FAA to receive a determination on Alignment No. 1 passing through the RPZ of Runway 36 of the South Bend International Airport:

   a. A description of each of the considered alternative alignments, which have been identified in Figure 4, including a narrative discussion and exhibits or figures.

   b. Figure 4 – “Alternative Alignments Map”:

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Figure 4 – Alternative Alignments Map

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c. Opinion of probable costs associated with each representative alternative (i.e., Alts 1, 2 and "G" only).

d. The Honeywell, Amtrak and Downtown alternatives will be briefly summarized for the application; however, an in-depth analysis of these alternatives is not to be provided.

e. A practicability assessment based on the feasibility of each alternative.

f. Description of the preferred alternative that would meet the project purpose and need while minimizing risk associated with the location within the RPZ.

g. Identifying all Federal, State and Local Transportation Agencies involved or interested in the issue.

h. An analysis of the specific portion(s) and percentages of the RPZ affected, drawing a clear distinction between the central portion of the RPZ versus the controlled activity area.

7. DLZ shall prepare a Purpose and Need Statement for the project, incorporating the passenger and freight service to the Airport, as well as the Logistics Park data provided by the CLIENT.

8. After submittal of the RPZ Land Use Form and supporting data, DLZ will:

a. Monitor the process through FAA, providing clarification, revisions and responses to comments as the Form is processed through the FAA ADO, Regional, National and/or Legal review.

b. Provide up to 3 submittals of additional information/ revisions, in aggregate, to FAA for ADO, Regional, National and/or Legal review, as requested.

c. Attend up to 10 coordination meetings with NICTD and St. Joseph County, as necessary, throughout the FAA review period.

d. Attend up to 3 review meetings with the FAA Divisions in Chicago, IL, or via tele-conference, to discuss any questions or necessary changes to the application.

9. DLZ shall coordinate with FHWA and INDOT to initiate a modification/reclassification to the National Highway System (NHS) Intermodal Connector status.

10. DLZ shall perform a Traffic Study to evaluate potential traffic impacts created by the future realignment of the NICTD railroad and build-out of the Logistics Park Development. Traffic impacts will be determined based on Alignment No. 1 for two time periods: an interim period at 10 years in the future (2033) and the design year conditions, assumed to be at 20 years (2043). The Study Area for this project is shown in Figure 5.

a. Traffic impacts will be studied for the intersections of:

   i. Business 20 (Lincoln Way) and Mayflower Road (roundabout)

   ii. Business 20 (Lincoln Way) and the future Logistics Park Development access drive (potential roundabout)

   iii. Business 20 (Lincoln Way) and Keller Street (unsignedalized)

   iv. Mayflower Road and Keller Street (unsignedalized)

   v. Edison Road and Mayflower Road (signalized)

   vi. Edison Road and Butternut Road (unsignedalized)

   vii. Edison Road and Chamberlain Street (unsignedalized)

   viii. Grove Street and Oak Road (unsignedalized)

    ix. Grove Street and Butternut Road (unsignedalized)

    x. Ardmore Trail and Holmes Street (unsignedalized)

    xi. Ardmore Trail and Butternut Road (unsignedalized)
b. Traffic Analysis
   i. Data Collection and Analysis
      ii. DLZ shall perform peak hour manual intersection turning movement counts, for the 
          peak periods of 7-9 AM and 4-6 PM, at the following study intersections:
          a) Business 20 (Lincoln Way) and Mayflower Road (roundabout)
          b) Business 20 (Lincoln Way) and Keller Street (unsignalized)
          c) Mayflower Road and Keller Street (unsignalized)
          d) Edison Road and Mayflower Road (signalized)
          e) Edison Road and Butternut Road (unsignalized)
          f) Edison Road and Chamberlain Street (unsignalized)
          g) Grove Street and Oak Road (unsignalized)
          h) Grove Street and Butternut Road (unsignalized)
          i) Ardmore Trail and Holmes Street (unsignalized)
          j) Ardmore Trail and Butternut Road (unsignalized)
   iii. DLZ shall use RODEL software to analyze level of service and queues at the roundabout 
        intersection of Business 20 (Lincoln Way) and Mayflower Road.
   iv. DLZ shall use Synchro software to analyze level of service at the signalized intersection 
       and the stop controlled (unsignalized) intersections.
   v. DLZ shall also distribute traffic volumes at the US 31 and US 20 Interchange. No 
      operational analysis of the interchange will be performed.
   vi. The analyses will be performed for the AM and PM peak periods for existing conditions, 
       an interim period of 10 years in the future, and for the design year conditions assumed 
       to be 20 year horizon. The facility is expected to be in-service at the end of 2023.
   vii. DLZ is anticipating that an annual traffic growth rate will be provided by MACOG, to be 
        used for this study.
   viii. The Client (and their consultants) shall provide the future Logistics Park land-use types, 
        square footage, and build-out potential over the interim and horizon years.
   ix. Using the information above, DLZ will determine trip generation rates and assign traffic 
       to the local roadways.
   x. Traffic redistribution, as generated by the new Logistics Park and impacted by 
      construction of the railroad shall be determined and applied at the study intersections.
   xi. MACOG will provide a background growth rate, and any historical traffic counts, as 
       available.

c. Recommendations and Draft Study Report
   i. DLZ shall prepare a draft report in a letter format.
   ii. The draft shall include the findings of the traffic analysis.
   iii. DLZ shall provide a list of potential improvements to help mitigate traffic impacts at the 
        study intersections, resulting from the rail realignment and Logistics Park Development.
   iv. The report shall provide recommendations as to the potential for rail grade crossings or 
       road closures at Ardmore Trail, Grove Street, and Edison Road.

d. Final Study Report
   i. DLZ shall incorporate the results of the study and the early coordination with the 
      stakeholders into the Transportation section of the NEPA document. The Letter Report 
      and data shall be incorporated as an Appendix to the NEPA document.
e. DLZ is anticipating that the following information will be provided by MACOG or INDOT:
   i. Any reports and studies done by others and/or the railroad that may assist with this study.
   ii. Any required permits and/or permission to acquire and collect traffic data and other information required for the completion of this study.
   iii. Annual traffic growth rate.
   iv. US 31 and US 20 Interchange AADTs for all ramps
   v. Roadway AADT
   vi. Timeline and land use for future development, Logistics Park.

f. The following services are not included as part of the traffic analysis done by DLZ, but can be added to the contract upon request:
   i. Signal Warrant analysis
   ii. Travel time study
   iii. Average Daily Traffic (ADT) data collection
   iv. Annual growth rate calculation

g. Figure 5 — “Traffic Study Area”:
II. **Add Items F. & G. to the Section entitled “Information to be Furnished by the Client”, in Exhibit A, as follows:**

F. Logistics Park land use types, building footprints/square footage, buildout timeframe.

G. Logistics Park and relocated Airport passenger rail station economic data developed by/for the City of South Bend.

III. **Delete in its entirety Section entitled “Schedule” in Exhibit A, and replace with the following:**

A. Draft Study within 75 calendar days after receipt of Notice to Proceed (NTP).

B. Final Feasibility Study within 30 calendar days after Review Meeting, and receipt of all comments.

C. Draft Traffic Impact Study within 90 calendar days after NTP of the Traffic Study and receipt of base traffic data from MACOG/INDOT.

D. Final Traffic Impact Study within 45 calendar days after receipt of review comments.

E. Final Determination of RPZ Investigation in approximately 6-9 months after NTP with the Investigation *(dependent on review and comment time by individual departments of the FAA)*.

[Remainder of this page intentionally left blank]
IV. Delete Sections 1 and 2 of Exhibit B - "Amount of Payment" and replace with the following:

Amount of Payment

1. DLZ shall receive as payment for the work performed under this Agreement the total fee not to exceed $257,100.00 unless a modification of this agreement is approved in writing by the Client.

2. DLZ will be paid for the work performed under Exhibit “A” of this Agreement on a Lump Sum basis in accordance with the following schedule, except as noted in the items below:

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<td>b. Preliminary <strong>Freight Study</strong> Submission</td>
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<td>c. Final <strong>Freight Study</strong> Submission</td>
<td>$28,000.00</td>
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<tr>
<td>d. Rail RPZ Feasibility Investigation</td>
<td>$16,000.00</td>
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<tr>
<td>e. Partial Alignment Staking</td>
<td>$4,500.00</td>
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<tr>
<td>f. Initial RPZ Application</td>
<td>$46,200.00</td>
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<td>g. Purpose and Need Statement</td>
<td>$9,500.00</td>
</tr>
<tr>
<td>h. Follow-up FAA RPZ Review Process, Hourly Rate*</td>
<td>$30,000.00</td>
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<tr>
<td>i. Traffic Impact Study</td>
<td>$42,400.00</td>
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<tr>
<td>j. Initiate revision to the National Highway System (NHS) with Federal Highway and INDOT for Lincolnway West, Hourly Rate*</td>
<td>$10,000.00</td>
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<tr>
<td><strong>Total Not-to-Exceed Fee</strong></td>
<td>$257,100.00</td>
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*Items h. and j. will be invoiced on an hourly rate basis, as defined below, and/or as reimbursable/Subconsultant Items. The amounts are estimated only, and the final amount shall not exceed their respective amounts, without prior written approval from the St. Joseph County, and/or a subsequent approved amendment to the Agreement. If a Subconsultant is utilized, DLZ shall receive as payment the actual cost incurred by DLZ, plus an administrative fee in amount not to exceed 10% of the amount of invoice.

DLZ shall not be paid for any services performed by the Client or not required to develop this project.

[Remainder of this page intentionally left blank]
Delete in its entirety “DLZ Indiana, LLC – Standard Fee Structure – 2019” found on page 3 of Exhibit B and replace with the following:

### DLZ INDIANA, LLC - STANDARD FEE STRUCTURE - 2020
#### ENGINEERING/ARCHITECTURAL

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<td>50</td>
<td>Department Manager</td>
<td>$205.00</td>
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<tr>
<td>55/4/14</td>
<td>Registered Land Surveyor/Survey Coordinator/Right of Way Coordinator</td>
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<tr>
<td>80/217</td>
<td>Senior Project Manager / Project Manager II</td>
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<tr>
<td>21/216</td>
<td>Project Manager I</td>
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<tr>
<td>341/340/556/557</td>
<td>Electrical/Mechanical/Structural Engineer VI</td>
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<tr>
<td>555/565/214/485/487</td>
<td>Engineer V/Architect V/Landscape Arch. V/Planner V/Scientist V/Geologist V/Surveyor V</td>
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<td>554/564/484/486</td>
<td>Engineer IV/Architect IV/Landscape Architect IV/Planner IV/Scientist IV/Geologist IV</td>
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<tr>
<td>53/58/227/135</td>
<td>Engineer III/Architect III/Landscape Architect III/Planner III/Scientist III/Geologist III</td>
<td>$157.50</td>
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<td>52/570/228/136</td>
<td>Engineer II/Architect Associate II/Landscape Architect II/Planner II/Scientist II/Geologist II</td>
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<td>51/569/230/137</td>
<td>Engineer I/Architect Associate I/Landscape Architect I/Planner I/Scientist I/Geologist I</td>
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<td>28</td>
<td>Designer I</td>
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<tr>
<td>472</td>
<td>Designer II</td>
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<tr>
<td>473/232</td>
<td>Designer III / Utility Coordinator</td>
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<tr>
<td>29</td>
<td>Technician</td>
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<tr>
<td>126/147</td>
<td>Construction Observer Manager /Administrator</td>
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<td>152</td>
<td>Construction Observer</td>
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<td>Clerical</td>
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<td>430</td>
<td>Office Services Coordinator</td>
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<tr>
<td>06</td>
<td>Intern</td>
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#### Crew Classification

<table>
<thead>
<tr>
<th>Crew Classification</th>
<th>Hourly Rate</th>
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<tbody>
<tr>
<td>142/99 - 2 - person Topographic Survey Crew</td>
<td>$230.00</td>
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<tr>
<td>142/99 - 2 person Topographic Survey Crew (overtime)</td>
<td>$300.00</td>
</tr>
<tr>
<td>336/127 - 1 - person Field Crew / Party Chief</td>
<td>$137.50</td>
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<tr>
<td>336/127 - 1 - person Field Crew / Party Chief (overtime)</td>
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<tr>
<td>GPS/339 - 1 - person GPS/RTK Field Crew</td>
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<tr>
<td>SCAN - HDS Laser / UAS Scanning Crew</td>
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</tr>
<tr>
<td>13/94 - Field Survey Technician / Survey-Mapping Assistant</td>
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### Reimbursable Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Mileage</td>
<td>$0.58/mile</td>
</tr>
<tr>
<td>Travel Expenses</td>
<td>@ Cost</td>
</tr>
<tr>
<td>Living Expenses</td>
<td>@ Cost</td>
</tr>
<tr>
<td>Reproduction</td>
<td>Cost plus 20%</td>
</tr>
<tr>
<td>Subconsultants</td>
<td>Cost plus 20%</td>
</tr>
<tr>
<td>Equipment Rental</td>
<td>Cost plus 20%</td>
</tr>
</tbody>
</table>

Rates are subject to revision on January 1 of each year. Cost of living/inflation increases of 3 to 7% per annum can be anticipated.

7 of 9
Supplemental Agreement No. 1
VI. Amendment:

Supplement Agreement No. 1 increases the current contract fee of $119,000.00 by $138,100.00 to $257,100.00 and incorporates all other terms and conditions as set forth in the original Agreement dated January 9, 2019. The original Agreement, dated January 9, 2019, shall remain in full force and effect, except as herein modified.

The undersigned attests, subject to the penalties for perjury, that he is the contract party, or that he is the representative, agent, member or officer of DLZ that he has not, nor has any other member, employee, representative, agent or officer of the firm, company, corporation or partnership represented by him, directly or indirectly, to the best of his knowledge, entered into or offered to enter into any combination, collusion of agreement to receive or pay, and that he has not received or paid, any sum of money or other consideration for the execution of this Contract other than that which appears upon the face of the Contract.

IN TESTIMONY WHEREOF, the parties hereto have executed this Supplemental Agreement No. 1.

DLZ INDIANA, LLC

By: [Signature]
Gary K. Fisk, P.E.
Vice President

[Remainder of this page intentionally left blank]