MEETING AGENDA
October 6, 2020, at 9:00 a.m.

1. Meeting Called to Order

2. Approval of Minutes
   a. September 4, 2020 – Regular Meeting of the Redevelopment Commission

3. Economic Development Area Updates
   a. General Redevelopment Commission
      i. Budget Information (September report)
         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

   b. New Carlisle Economic Development Area
      i. Option Agreements – Extension #2
         1. Resolution 2020-12 - Option C (Kaminski)
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: November 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.
REDEVELOPMENT COMMISSION

MEMBERS

Brian Pawlowski
President
Board of Commissioners Appt.

Dennis Jordan
Vice-President
Board of Commissioners Appt.

Jessica Clark, P.E.
Secretary
Board of Commissioners Appt.

Thomas Gryp
Member
Council Appointment

Jason Critchlow
Member
Council Appointment

Larry Beehler
Advisory Member
PHM School Corporation Appt.

Jamie Woods, Esq.
Counsel

ST. JOSEPH COUNTY
ESTABLISHED 1830

DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

MEETING MINUTES
September 4, 2020, at 9:00 a.m.

Members Present: Dennis Jordan, Jason Critchlow, Larry Beehler; Brian Pawlowski, Jessica Clark, Thomas Gryp by Zoom

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

1. Meeting Called to Order at 9:00 a.m. by Dennis Jordan

2. Approval of Minutes (Audio Position: 1:27)
   a. August 18, 2020 – Regular Meeting of the Redevelopment Commission

   After careful consideration, the following action was taken: Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the August 18, 2020 Redevelopment Commission minutes were approved.

3. Economic Development Area Updates (Audio Position: 1:54)
   a. General Redevelopment Commission
      i. Budget Information (July report)
         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

      Bill Schalliol explained that the updated budget information was provided in the packet for the Commission members to review.

   b. New Carlisle Economic Development Area (Audio Position:2:26)
      i. Option Agreements – Extension #1
         1. Resolution 2020-08 - Option A (Sebasty Sr. & Sebasty Jr.)
         2. Resolution 2020-09 - Option B (Sebasty Jr.)
         3. Resolution 2020-10 - Option C (Kaminski)
Bill Schalliol presented stating that on June 9th, 2020, three option agreements on three large tracts of land were approved by Resolutions 2020-05 (Option A), 2020-06 (Option B), and 2020-07 (Option C). The options will either expire or need to be extended so that the option agreements stay valid. Staff met with all of the property owners and the following compromise was determined: The property owners of Options A and B will extend their option term by ninety (90) days and the property owners of Option C will extend their option term by thirty (30) days. The option terms are being extended at no cost. Staff recommends that the option agreements be extended to allow for the rezonings to be approved and to allow for the prospective purchaser to re-engage negotiations with the County.

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission approved the Initial Option period extensions and approved Resolutions 2020-08, 2020-09, and 2020-10.

i. Indiana Enterprise Center update (Audio Position: 9:50)
   1. Resolution 2020-11 – Resolution of the St. Joseph County Redevelopment Commission Regarding the Indiana Enterprise Center

   Bill Schalliol stated that on Tuesday, September 1, 2020 the Town of New Carlisle Town Council unanimously approved a resolution to modify their position relative to the IEC and create some specific goals and objectives related to the IEC that Olive Township, the Redevelopment Commission and the Board of Commissioners will work towards achieving in the coming weeks/months. Staff recommends that Resolution 2020-11 be approved by the Redevelopment Commission.

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Dennis Jordan and unanimously carried, the Redevelopment Commission approved Resolution 2020-11.

   2. Update of Fiber Optic Project (Audio Position: 18:11)

   Chris Brown presented stating that the title opinion work has been completed. Permission to request bids has been submitted to the Board of Commissioners to move forward in the process.

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA) (Audio Position: 20:15)

   Bill Schalliol stated that he had a meeting with the Elkhart County Redevelopment Commission and they signed their portion of the Northwest Gateway Agreement. The Elkhart County Council and the Elkhart County Commissioners still need to sign.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position: 20:45)

   No Updates at this time.

e. Northwest Cleveland Road Economic Development Area (NWCR EDA) (Audio Position: 20:50)
No updates at this time.

4. Additional Business

No updates at this time.

5. Public Comment (3 minute limit)

Dan Caruso, residing at 305 Compton St. New Carlisle, IN thanked the office of Economic Development for negotiating with the people of New Carlisle. He also asked when the public comments regarding the IEC Management Plan will be published and released.

Bill Schalliol responded, stating that some changes need to be made to the plans and the public comments will be published and posted to website within the next couple weeks.

6. Adjournment

Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission meeting adjourned at 9:23 a.m.

Next Meeting Date: October 13, 2020 at 9 am (4th Floor – Council Chambers)
# 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 9/30/2020

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Approved Budget 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Beginning Cash Balance (January 1)</strong></td>
<td>$377,517.91</td>
<td>$370,085.52</td>
<td>$370,085.52</td>
<td>$345,890.21</td>
<td>$325,684.91</td>
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</tbody>
</table>

### Summary of Revenue and Expenditures

#### REVENUES:

- **Property Tax Levy:**
- **Tax Increment Revenue:**
  - Wyatt Allocation Area (PT Ext)
    - June Settlement: 30,287.52
  - December Settlement: 19,736.11
  - Total of Tax Increment: 49,023.63
- **Other Sources of Revenue:**
  - Land Sales and Leases
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ERA AV Deduction Imposed Fees
  - Transfers
- **Total of Other Sources of Revenue:**

#### Total REVENUES:

- 49,023.63
- 34,804.69
- 34,804.69
- 34,804.69
- 34,804.69
- 34,804.69
- 34,804.69

### EXPENDITURES:

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

#### Debt Service:

- **Total of Obligations:**

#### Professional Services:

- **Legal**
  - Financial Advisor: 1,500.00
  - Chamber of Commerce: 7,500.00
  - Total of Professional Services: 7,500.00

#### Projects:

- **Other Expenditures**
  - Wyatt Drainage Reconstruction: 225,000.00
- **Total EXPENDITURES:**

### 9/30/2020 Cash Balance:

- 361,321.91

### Projected Cash Balance (December 31):

- 370,085.52
- 345,890.21
- 345,890.21
- 325,684.91
- 72,469.60
- $(51,695.71)
- $(775,831.22)

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

**Fund 4301**

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual 2020 to Date</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Beginning Cash Balance (January 1):</strong></td>
<td>$ -</td>
<td>$1,038,800.17</td>
<td>$1,038,800.17</td>
<td>$650,028.22</td>
<td>$418,453.86</td>
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</tbody>
</table>

## Summary of Revenue and Expenditures

### REVENUES:

- **Property Tax Levy:**
  - Tax Increment Revenue: (FY Est.)
    - June Settlement: 574,629.11
    - July Settlement: 80,399.26
    - August Settlement: 380,583.16
  - December Settlement: 570,732.11
  - Total of Tax Increment: 1,145,154.52

- **Other Sources of Revenue:**
  - Land Sales and Leases
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ERA AV Deduction Imposed Fees
  - Project Carrying Forward Balance
  - Total of Other Sources of Revenue: 117,240.00

- **Total REVENUES:** 1,262,394.52

### EXPENDITURES:

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

- **Debt Service:**
  - Special Taxing District (2020)
  - Double Tracking (2019) Transfer to Fund 4804
  - Total of Obligations: 485,928.00

- **Professional Services:**
  - Legal: 54,471.11
  - Chamber of Commerce: 28,144.00
  - Economic Development: 30,000.00
  - IT Services: 30,000.00
  - Other: 30,000.00
  - Total of Other Expense: 83,015.11

- **Economic Development:**
  - Appraisal/Real Estate Fees: 15,810.00
  - Other (For Budgeted & Unexpended): 200,000.00
  - Total of Economic Development: 215,810.00

- **Projects:**
  - NC Water Treatment Plant: 12,510.00
  - Multi-Service Facility: 650,000.00
  - Total EXPENDITURES: 862,260.00

### 12/31/2020 Cash Balance

- **Projected Cash Balance (December 31):** $1,038,800.17

### Notes:

- *Projection/Allocation Area Fiscal Year 2037*

- "This document contains the financial statements of the New Carlisle Economic Development Area Allocation Area #2 for the fiscal year ended December 31, 2020, in accordance with the generally accepted accounting principles in the United States of America."

- "The purpose of this document is to provide a comprehensive overview of the financial performance and status of the New Carlisle Economic Development Area Allocation Area #2, highlighting the revenue and expenditure allocations for the fiscal year ended December 31, 2020."
### New Carlisle Economic Development Area Allocation Area #1

#### Fund 4302

<table>
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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>Projected 2022</th>
<th>2023</th>
<th>2024</th>
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</thead>
<tbody>
<tr>
<td>Beginning Cash Balance (January 1)</td>
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<td>$20,465.62</td>
<td>$18,699.26</td>
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</table>

#### Summary of Revenue and Expenditures

**REVENUES:**

**Property Tax Levy:**
- Tax Increment Revenue:
  - NCEDA #1 Allocation Area (FY Est.): 1,801,811.00
  - NCEDA #2 Allocation Area (FY Est.):
    - June 30th Actual: 1,734,105.38
    - Adjusted Settlement - July: 383,036.51
  - December 31st Projected: 668,004.39
- Total of Tax Increment: 2,030,941.94
- Total Other Sources of Revenue: 21,600.00
- Total Revenue: 2,052,541.94

**EXPENDITURES:**

- Total of Obligations: 675,750.00
- Total of Professional Services: 204,406.45
- Total of Projects: 276,629.40
- Total Current Projects: 2,330,883.84
- Total Future Projects: 6,218,020.00
- Total Expenditures: 9,313,161.85

#### Note:
- Allocation Area Final Year 2017
- 1 Big idea: GIS
- 2 Remaining Contract Budget: $31,998

#### Encumbrances:
- DLT (Multi-Service Facility): $178,340.00
- CBEEL: $6,758.75
- Lehman: $7,400.00

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

- $5,270,579.17

#### Note:
- Allocation Area Final Year 2017
- 1 Big idea: GIS
- 2 Remaining Contract Budget: $31,998
## New Carlisle Economic Development Area Allocation Area

### Fund 4303: Special Taxing District Bond Proceeds

<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 2022</th>
<th>2023</th>
<th>2024</th>
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<tbody>
<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$4,773,729.96</td>
<td>$4,153,927.39</td>
<td>$4,153,927.39</td>
<td>$1,902,927.39</td>
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</table>

### Summary of Revenue and Expenditures

#### REVENUES:

- **Property Tax Levy:**
- **NG:**
- **Total of Tax Increment:**
- **Other Sources of Revenue:**
- Land Sales and Rents
- Contributions & Loan Repayments
- Reimbursements
- Interest Income
- ERA AV Deduction Imposed Fees
- Bond Proceeds (2020 Special District)
- **Project Carry Forward Balance**
- **Total of Other Sources of Revenue:**
- **Total REVENUES:**
- $1,155,752.40

#### 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:**
- $3,517,062.04
- $2,327,29

#### Current Projects

- **Broadband**
- $105,000.00
- **Special Projects ¹**
- $5,150.00
- **Future W/S Extensions**
- $1,100,000.00
- **Transportation & Utility Improvements**
- $700,000.00
- **NWMC Master Plan (ECC)**
- $605,837.55
- **NCEDA Water & Sewer Project**
- $93,540.64
- **NS's Rail Lead Track Project**
- $1,000,000.00
- **Land Acquisition (Inland Steel)**
- **Regional Drainage Project - North**
- $300,000.00
- **Total Projects**
- $2,850,000.00
- **Regional Drainage Project - South**
- $469,690.44
- **Total Projects**
- $1,000,000.00

#### Future Projects

- **Other**
- **Total EXPENDITURES:**
- $621,402.87
- $2,850,000.00
- $4,005,752.40
- $1,902,927.39

### 9/30/2020 Cash Balance

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

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<table>
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<tbody>
<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$4,773,729.96</td>
<td>$4,153,927.39</td>
<td>$4,153,927.39</td>
<td>$1,902,927.39</td>
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</tbody>
</table>

³ EC Comp/Land use Ord Amendment Contract

**Encumbrances**
- LFA
- Lehman
- Lichtenauer
- Antero

**St. Joseph County**

**ESTABLISHED 1830**
## Capital Avenue EDA

**Fund 4401**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Actual Expenditure</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>2019</td>
<td>2020</td>
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<td>2022</td>
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<td><strong>Summary of Revenues 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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<tr>
<td>Tax Increment Revenue:</td>
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<tr>
<td>AM General Allocation Area (FY Ext.)</td>
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<td>Adjusted Settlement - July</td>
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<td>December 31st</td>
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<td>Total of Tax Increment</td>
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<td>Land Sales and Rents</td>
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<td>Reimbursements</td>
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<td>Interest Income</td>
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<td>Project Carry Forward Balance</td>
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<td>Other Sources of Revenue</td>
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<td><strong>EXPENDITURES:</strong></td>
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<td>Operating Costs:</td>
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<td>Budgeted &amp; Unexpended</td>
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<td>Douglas Overpass Match</td>
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<tr>
<td>McKinley Highway</td>
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<tr>
<td>McKinley Corridor Match</td>
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<td>Turn Branch Industrial Park</td>
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<tr>
<td>Penn Fire Improvement 1</td>
<td>10,946.00</td>
<td>250,000.00</td>
<td>29,412.00</td>
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<tr>
<td>Penn Industrial Park</td>
<td>2,738.00</td>
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<tr>
<td>Capital Ave Pathways &amp; Jefferson 2</td>
<td>42,691.46</td>
<td>150,000.00</td>
<td>77,425.51</td>
<td>125,000.00</td>
<td>105,000.00</td>
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<tr>
<td>Rail Served Development</td>
<td></td>
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<tr>
<td>Multi-Service Facility &amp; Debt Service</td>
<td>54,090.00</td>
<td>1,000,000.00</td>
<td>73,190.00</td>
<td>1,000,000.00</td>
<td>1,000,000.00</td>
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<tr>
<td>Total Projects</td>
<td>100,041.46</td>
<td>1,500,000.00</td>
<td>175,037.51</td>
<td>1,495,000.00</td>
<td>1,230,000.00</td>
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<tr>
<td>Other Expenditures:</td>
<td></td>
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</tr>
<tr>
<td>Total EXPENDITURES:</td>
<td>118,477.46</td>
<td>1,741,000.00</td>
<td>2,201,326.54</td>
<td>1,540,000.00</td>
<td>1,275,000.00</td>
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<tr>
<td><strong>6/30/2020 Cash Balance</strong></td>
<td>$1,948,085.53</td>
<td>2,086,313.13</td>
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<tr>
<td><strong>Projected Cash Balance (December 31):</strong></td>
<td>$1,948,085.53</td>
<td>1,353,887.70</td>
<td>1,150,975.42</td>
<td>649,419.40</td>
<td>197,951.81</td>
</tr>
</tbody>
</table>

**Note:**
- Allocation Area Final Year 2031
- Remaining Contract Budget = $44,483
- Remaining Contract Budget = $10,250.60

**Encumbrances:**
- DLZ (Multi-Service Facility) $59,220.00
- CR001 (Cap Ave & Jefferson) $35,220.00
- Means Shively
## ST. JOSEPH COUNTY, INDIANA
### ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

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

As of 3/30/2020

Northwest Cleveland Road Allocation Area
Fund 4402: 005 Sic NW Cleveland Rd EDA

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Proposed 20213</th>
<th>3 Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual to Date 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Approved 2020 Budget</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beginning Cash Balance (January 1):</td>
<td>146,620.40</td>
<td>193,782.11</td>
<td>193,782.11</td>
</tr>
</tbody>
</table>

**Summary of Revenue and Expenditures**

### REVENUES:

- Property Tax Levy
- **Tax Increment Revenue:**
  - NW Cleveland Road Allocation Area (FY Est.)
    - Actual June 30th: 173,981.09
    - December 31st: 173,981.09
  - Total of Tax Increment: 347,962.18
- **Other Sources of Revenue:**
  - Land Sales and Rents
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ERA AV Deduction Imposed Fees
  - Transfers
  - Total of Other Sources of Revenue:

| Total REVENUES: | 347,962.18 | 326,704.14 | 318,536.54 | 318,536.54 | 318,536.54 | 318,536.54 |

### EXPENDITURES:

- Operating Costs
- Administrative Costs
- Salaries
- Transfers Out
- **Debt Service:**
  - General Debt Service
    - Total of Obligations: 298,270.80
    - Total of Professional Services:
      - Project #1
        - Total Projects
        - Other Expenditures
          - Budgeted & Unexpended:
            - Total Expenditures: (1)
              - Total Cash Balance:
                - Projected Cash Balance (December 31):

| Expenditures | 298,270.80 | 299,825.00 | 303,400.00 | 298,275.00 | 303,700.00 | 263,000.00 |

Note: Allocation Area Final Year 2040
(1) Redevelopment Commission only committed to paying increment collected, any shortfalls will be made up in later years
Encumbrances
US Bank: $1,250.00
### ST. JOSEPH COUNTY, INDIANA
### ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

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

As of 9/10/2020

Fund 4403: Redevelop. Commission General Fund

<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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$77,326.95</td>
<td>$99,387.95</td>
<td>$99,387.95</td>
<td>$88,184.95</td>
<td>$82,481.95</td>
</tr>
</tbody>
</table>

#### Summary of Revenue and Expenditures

**REVENUES:**

- Property Tax Levy
- Tax Increment Revenue:
  - IVA
  - Total of Tax Increment:
- Other Sources of Revenue:
  - Land Sales and Rents: 71,797.00
  - Contributions & Loan Repayments: 1,000.00
  - Reimbursements: 2,462.50
  - Interest Income:
  - ERA AV Deduction Imposed Fees:
  - Project Carry Forward Balance:
  - Other Sources of Revenue: 2,020.00
- Total of Other Sources of Revenue: 75,459.50
- Total REVENUES: 75,459.50

**EXPENDITURES:**

- Operating Costs: 76.20
- Administrative Costs: 10,000.00
- Salaries: 10,051.81
- Transfers Out: 10,000.00
- Debt Service: 10,000.00
- Total of Obligations: 30,000.00
- Total of Professional Services:
  - Legal: 11,355.66
  - Financial Advisor: 24,960.00
  - Economic Development: 7,950.00
  - Budgeted & Unexpended: 49,037.00
  - Other:
- Total of Professional Services: 38,665.66
- Projects:
  - Lathrop Subdivision: 7,219.00
- Total Projects: 7,219.00
- Other Expenditures:
  - MACOG: 3,813.50
  - IDOC (Training & Travel): 6,043.14
  - 9,856.64
- Total EXPENDITURES: 48,518.50
- 9/30/2020 Cash Balance: 34,020.70
- Projected Cash Balance (December 31):
  - $99,387.95
  - 86,184.95
  - 88,184.95
  - 82,481.95
  - 74,278.95
  - 60,015.95

**Encumbrances:**

- Syncom (Aerial Scanning): $10,596.19

---

*St. Joseph County, Indiana*
*Established 1830*
# 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 Budget 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection 2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Beginning Cash Balance (January 1)</strong></td>
<td>$ -</td>
<td>$ 46,976.35</td>
<td>$ 46,976.35</td>
<td>$ 182,645.35</td>
<td>$ 290,688.35</td>
<td>$ 399,531.35</td>
<td>$ 508,074.35</td>
</tr>
</tbody>
</table>

## Summary of Revenue and Expenditures

### REVENUES:
- **Property Tax Levy:**
- **NS:**
- **Total of Tax Increment:**
- **Other Sources of Revenue:**
  - **Land Sales and Reents:**
  - **Contributions & Loan Repayments:**
  - **Reimbursements:** 46,976.35
  - **Interest Income:**
  - **ERA AV Deduction Imposed Fees:**
  - **Project Carry Forward Balance:**
  - **Total of Other Sources of Revenue:**

### Total REVENUES:

<table>
<thead>
<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2019</th>
<th>Approved Budget 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection 2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXPENDITURES:</strong></td>
<td>$ -</td>
<td>$ 46,976.35</td>
<td>$ 46,976.35</td>
<td>$ 182,645.35</td>
<td>$ 290,688.35</td>
<td>$ 399,531.35</td>
<td>$ 508,074.35</td>
</tr>
</tbody>
</table>

### Operating Costs
- **Administrative Costs:** 1,250.00
- **Salaries:**
- **Transfers Out:**

### Debt Service:
- **Double Track Bond Principal:**
- **Double Track Bond Interest:**
  - **Total of Obligations:**

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

### Current Projects

<table>
<thead>
<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2019</th>
<th>Approved Budget 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection 2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total EXPENDITURES:</strong></td>
<td>$ -</td>
<td>$ 46,976.35</td>
<td>$ 46,976.35</td>
<td>$ 182,645.35</td>
<td>$ 290,688.35</td>
<td>$ 399,531.35</td>
<td>$ 508,074.35</td>
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</tbody>
</table>

### N/30/20 Cash Balance

<table>
<thead>
<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2019</th>
<th>Approved Budget 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection 2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Projected Cash Balance (December 31):</strong></td>
<td>$ 46,976.35</td>
<td>$ 182,645.35</td>
<td>$ 290,688.35</td>
<td>$ 399,531.35</td>
<td>$ 508,074.35</td>
<td>$ 616,417.35</td>
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</tr>
</tbody>
</table>
## ST. JOSEPH COUNTY, INDIANA
### ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

#### Redevelopment Commission Monthly Financial Report

<table>
<thead>
<tr>
<th>FUND</th>
<th>As of 9/30/2020</th>
<th>1/1/2020</th>
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<tbody>
<tr>
<td></td>
<td>12/31/2020</td>
<td>1/1/2020</td>
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<tr>
<td></td>
<td>Reporting Month</td>
<td>Year to Date</td>
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<tr>
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<td>Appropriation/Of</td>
<td>Budget Balance</td>
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<tr>
<td></td>
<td>Budget</td>
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<tr>
<td></td>
<td>12/31/2020</td>
<td>Est. Add'l Receipts</td>
</tr>
<tr>
<td></td>
<td>Reporting Month</td>
<td>Year to Date</td>
</tr>
<tr>
<td></td>
<td>Est. Add'l Receipts</td>
<td>Est. Add'l Receipts</td>
</tr>
<tr>
<td>Wyatt</td>
<td>$15,005.54</td>
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<tr>
<td>NCEDA</td>
<td>$1,033,800.00</td>
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<td>4001</td>
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<tr>
<td>NCEDA</td>
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<tr>
<td>4002</td>
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</tr>
<tr>
<td>NCEDA Bond</td>
<td>$4,152,227.29</td>
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<tr>
<td>Cap Ave</td>
<td>$1,948,095.54</td>
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<td>4001</td>
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<tr>
<td>NW Clev</td>
<td>$193,762.11</td>
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<td>4002</td>
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<tr>
<td>General</td>
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</tr>
<tr>
<td>Double Track</td>
<td>$46,976.00</td>
<td>$485,928.00</td>
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<tr>
<td>Sub Total</td>
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<td>$2,881,972.44</td>
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</tbody>
</table>

#### 2020 Expenditure Breakdown by Fund

<table>
<thead>
<tr>
<th>PROJECT SERVICES</th>
<th>Sub-Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Financial</td>
<td></td>
</tr>
<tr>
<td>2. Legal</td>
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</tr>
<tr>
<td>3. Chamber</td>
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</tr>
<tr>
<td>4. Real Estate</td>
<td></td>
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<tr>
<td>5. FCC</td>
<td></td>
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<tr>
<td>6. Multi Service Facility</td>
<td></td>
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<tr>
<td>7. SMA Freight</td>
<td></td>
</tr>
<tr>
<td>8. Grants/Broadband</td>
<td></td>
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<tr>
<td>9. Administrative/IS</td>
<td></td>
</tr>
<tr>
<td>10. Lathe/Gov</td>
<td></td>
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<tr>
<td>11. Debt Service</td>
<td></td>
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<tr>
<td>12. Benefits/Timothy</td>
<td></td>
</tr>
<tr>
<td>13. CA Pathways</td>
<td></td>
</tr>
<tr>
<td>14. Penn Indus./Tenn.</td>
<td></td>
</tr>
</tbody>
</table>

#### September Monthly Expenditure Breakdown by Fund

<table>
<thead>
<tr>
<th>PROJECT SERVICES</th>
<th>Sub-Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Financial</td>
<td></td>
</tr>
<tr>
<td>2. Legal</td>
<td></td>
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<tr>
<td>3. Chamber</td>
<td></td>
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<td>4. Real Estate</td>
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<td>5. FCC</td>
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<tr>
<td>6. Multi Service Facility</td>
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<tr>
<td>7. SMA Freight</td>
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</tr>
<tr>
<td>8. Grants/Broadband</td>
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<tr>
<td>9. Administrative/IS</td>
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<td>11. Debt Service</td>
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<td>12. Benefits/Timothy</td>
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<tr>
<td>13. CA Pathways</td>
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<tr>
<td>14. Penn Indus./Tenn.</td>
<td></td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: St. Joseph County Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: October 5, 2020

RE: Option Agreement - Extension #2
Resolution 2020-12 – Option C (Kaminski)

Attached to this memorandum is Extension #2 for the Kaminski Option which will extend the Additional Option payment for an additional sixty (60) days extending the date until December 7, 2020. This extension matches the option period signed by the Sebasty’s signed at the Commission’s meeting in September.

The option agreements defined an Initial Option period payment and an Additional Option period payment which is due ninety (90) days after the Initial Option period is approved. The Initial Option period (June 9, 2020) and the Additional Option period (September 7, 2020) are defined as the Option Term which extends for one year from the approval of the Initial Option period (June 9, 2021). At the conclusion of the Option Term, the Buyer can acquire two (2) consecutive six (6) month periods to extend the option agreement.

The option structure was set-up as follows:

<table>
<thead>
<tr>
<th>Option</th>
<th>Initial Option</th>
<th>Additional Option</th>
<th>Extension 1</th>
<th>Extension 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>$5,000.00</td>
<td>$25,000.00</td>
<td>$15,000.00</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>B</td>
<td>$5,000.00</td>
<td>$25,000.00</td>
<td>$15,000.00</td>
<td>$15,000.00</td>
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<tr>
<td>C</td>
<td>$15,000.00</td>
<td>$75,000.00</td>
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<tr>
<td></td>
<td>$25,000.00</td>
<td>$125,000.00</td>
<td>$45,000.00</td>
<td>$45,000.00</td>
</tr>
</tbody>
</table>

Now that the properties have been rezoned, staff and its real estate agent will be working with the property owners to restructure parts of this agreement and extend the time period terms to create updated agreements. One term that is will be adjusted in this agreement is to allow for farm operations to occur through the 2021 planting season.

Staff requests approval of Resolutions 2020-12 to extend the time period for the Additional Option payment for an additional 60 days until December 7, 2020.
RESOLUTION NO. 2020-12

A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
AUTHORIZING OPTION AGREEMENT

WHEREAS, pursuant to Indiana law, the St. Joseph County Redevelopment Commission (the “Commission”) is authorized to enter into option agreements related to real estate; and

WHEREAS, on or about June 9, 2020, Todd L. Kaminski, Jill F. Oudhuis, and Tim V. Kaminski (collectively, the “Sellers”) and the St. Joseph County Redevelopment Commission and its successors and assigns (“Buyer”) with the Sellers and Buyer being hereinafter referred to in this Agreement collectively as the “Parties” entered into a Real Estate Option Agreement (the “Option Agreement”) whereby the Sellers granted Buyer an option to purchase approximately 152.8 acres of land defined in the Option Agreement as the Property; and

WHEREAS, pursuant to the terms of the Option Agreement at Paragraph 2, the Option Agreement requires the payment of the “Additional Option Payment” as defined in the Option Agreement in the event that the Buyer does not exercise or terminate the option within 90 days of the Effective Date of the Option Agreement; and

WHEREAS, the Option Agreement allows for its terms to be modified by a written instrument signed by the Parties; and

WHEREAS, on or about September 4, 2020, the Parties entered into their Extension Agreement whereby the Parties agreed to extend the payment of the Additional Option Payment to October 7, 2020; and

WHEREAS, the Parties wish to modify the Option Agreement by extending the time period related to the payment of the Additional Option Payment by entering into a Second Extension Agreement whereby the due date for the Additional Option Payment will be extended to December 7, 2020; and

WHEREAS, the Commission having reviewed the Extension Agreement finds that it is appropriate to enter into the same.

NOW THEREFORE BE IT RESOLVED, that the St. Joseph County Redevelopment Commission hereby approves the Extension Agreement and authorizes its President to enter into the same.

ADOPTED THE 6th DAY OF OCTOBER 2020

THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
Brian Pawlowski, President

Dennis Jordan, Vice-President

Jessica Clark, Member

Thomas Gryp, Member

Jason Critchlow, Member
SECOND EXTENSION AGREEMENT

This Second Extension Agreement (the “Agreement”) is entered into between Todd L. Kaminski, Jill F. Oudhuis, and Tim V. Kaminski (collectively, the “Sellers”) and the St. Joseph County Redevelopment Commissioner and its successors and assigns (“Buyer”) with Sellers and Buyer being hereinafter referred to in this Agreement collectively as the “Parties”. Capitalized terms set forth herein without definition shall have the meanings set forth in the Option Agreement defined herein below.

WHEREAS, on or about June 9, 2020, the Parties entered into a Real Estate Option Agreement (the “Option Agreement”) whereby Sellers granted Buyer an option to purchase approximately 152.8 acres of land defined in the Option Agreement as the Property; and

WHEREAS, pursuant to the terms of the Option Agreement at Paragraph 2, the Option Agreement requires the payment of the “Additional Option Payment” as defined in the Option Agreement in the event that the Buyer does not exercise or terminate the option within 90 days of the Effective Date of the Option Agreement;

WHEREAS, the Option Agreement allows for its terms to be modified by a written instrument signed by the Parties;

WHEREAS, on or about September 4, 2020, the Parties entered into their Extension Agreement whereby the Parties agreed to extend the payment of the Additional Option Payment to October 7, 2020; and

WHEREAS, the Parties wish to modify the Option Agreement by extending the time period related to the payment of the Additional Option Payment.

Now, therefore, in consideration of the promises and the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed by and between the Parties hereto as follows:

1. **Additional Option Payment**: The Additional Option Payment as set forth and defined in the Option Agreement shall now be due on or before December 7, 2020. All remaining terms set forth in the Option shall remain in full force and effect and shall not be modified by this Agreement. To the extent that the terms of the Option Agreement and this Agreement conflict, the terms of this Agreement shall rule. Notwithstanding the above, the Additional Option Payment shall not be due and owing if Buyer terminates the option as provided in Section 10.4 of the Option Agreement or exercises the option as provided in Section 4 of the Option Agreement prior to the due date of the Additional Option Payment.

2. **Miscellaneous Provisions:**
(A) **Severability.** If any one or more of the provisions of this Agreement shall be held invalid or unenforceable, the validity and enforceability of all other provisions of this Agreement shall not be affected.

(B) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument and shall become effective when one or more counterparts have been signed and delivered by each of the parties. Signatures provided by facsimile transmission, PDF, and electronic means shall be considered an original.

(C) **Agreement.**

(i) The parties agree that this Agreement is the product of their joint efforts, that it expresses their agreement, and that it should not be interpreted in favor of or against any person or entity merely because of that person’s or entity’s efforts in preparing it.

(ii) Each person signing this Agreement (whether for himself or herself individually or on behalf of an entity or organization) acknowledges that this Agreement may reflect changes from previous drafts, if any, and that he or she has read and reviewed this Agreement carefully. Each person signing this Agreement also acknowledges that he or she has not relied on any other party to this Agreement, or on any officer, agent, partner, employee or attorney of any other party to this Agreement, to explain the provisions of this Agreement to him or her, or to identify changes that have been made from prior drafts or versions of this Agreement, if any. Rather, each person signing this Agreement agrees to be solely responsible for being aware of the contents of this Agreement.

**In witness whereof,** Buyer and Sellers have caused this Agreement to be entered into effective as of the date of the last signature below.

**SELLERS:**

Todd L. Kaminski

Date of Execution: 10-2-2020

Jill F. Oudhuis

Date of Execution: 10-2-2020

Tim V. Kaminski
Date of Execution: 10/2/2020

BUYER:

St. Joseph County Redevelopment Commission

By: ____________________________
    Brian Pawlowski, President

Date of Execution: ____________________