

Agenda
GOSHEN PLAN COMMISSION
Tuesday, May 20, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I.** Roll Call
- II.** 2025 Plan Commission Appointments
 - *Richard Worsham - Citizen Appointment by Mayor, Appointed 2/26/25 for 4-year term 1/1/25-12/31/28*
 - *Dustin Sailor – City Civil Engineer, ongoing appointment*
 - *Vacant - Annual Appointment by the Board of Public Works & Safety*
- III.** Approval of Minutes from 1/21/25
- IV.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V.** Postponements/Withdrawals
- VI.** Audience Items
- VII.** Staff/Board Items
 - *Order of the Goshen Plan Commission Determining that Resolutions Amending Certain Declaratory Resolutions Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan of the City of Goshen and Approving Said Amending Declaratory Resolutions*
- VIII.** Adjournment

Minutes - Goshen Plan Commission
Tuesday, January 21, 2025 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, James Wellington, Aracelia Manriquez, Caleb Morris, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus.

II. 2025 Plan Commission Appointments

Ms. Yoder explained we haven't received any information, but once information is available, we will share with the Plan Commission.

III. Election of 2025 Officers

- *President*
- *Vice President*
- *Secretary*

Mr. Nisley requested that all positions be voted on together.

Ms. Yoder reminded members that Richard Worsham is currently president, Rolando Ortiz is Vice-President, and Tom Holtzinger is Secretary.

Action:

A motion was made and seconded, Morris/Wellington, to re-elect current Plan Commission president Worsham, vice-president Ortiz, and secretary, Holtzinger. The motion passed unanimously by a vote of 8-0.

IV. Approval of Minutes from 12/17/24 – Holtzinger/Morris 8-0

V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Morris 8-0

VI. Postponements/Withdrawals - None

Ms. Yoder advised Commission members that Aracelia Manriquez will recuse herself for the two cases on the agenda. because she is an adjacent property owner and a property owner in the subdivision.

Ms. Manriquez recused herself at 4:03 pm.

VII. Rezoning (public hearing)

25-01R – City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request the rezoning of Lots 2 and 3 of Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, to create a single zoning district, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, to allow for multi-unit residential development.

Staff Report:

Ms. Yoder began by explaining this rezoning is a recommendation to the Council. She noted this is a mix of existing zoning districts, and that this three-lot subdivision was created from approximately 18 tax parcels. Prior uses were residential, a salvage yard, and a grocery store, with the grocery store remaining on Lot 1. It was understood when the subdivision was created that rezoning would occur when a specific use was proposed. She went on to explain that Lot 2 is currently developed for a City of Goshen stormwater detention basin and includes regulatory floodway to the south and west of Lot 3, which is proposed for residential development.

The purpose for rezoning Lot 2 is to create a single zoning district instead of the current three different zoning classifications. The previous parcels contained multiple zoning districts and the proposed M-1 zoning will match

adjacent zoning and have no impact on adjacent properties. It is anticipated that Lot 2 will remain under City ownership because of the existing detention basin and regulatory floodway, and further development is unlikely.

The second rezoning, from R-1 to R-3, is for a multi-unit residential development of Lot 3. She pointed out there is R-2 zoning on the north side of Lincoln Avenue and zoning for the existing Lincoln Avenue corridor is a mix of many districts. Lot 3 meets the R-3 district requirements for minimum frontage and lot area.

She explained that although the rezoning petition is not subject to site plan review, a site plan has been provided for informational purposes. Based on the preliminary site plan, R-3 district requirements can be met, with the exception of the front setback along East Lincoln Avenue, and the setback will be addressed through a partial plat vacation following this request for rezoning.

The proposed rezonings are consistent with the existing zoning and land uses in the Lincoln Avenue corridor and Staff recommends the Plan Commission pass on a favorable recommendation to the Council for the rezoning of Lots 2 and 3.

She noted for the record that the Planning office received one inquiry, asking for general information only.

Petitioner Presentation:

Brad Hunsberger, Lacasa, 202 Cottage Avenue, spoke on behalf of the petitioner. He explained that federal funds will be used for this project and changes in federal regulations prohibit federal funds from being used to build in the 500 year floodplain. By moving closer to Lincoln Avenue, they are able to stay out of the 500 year floodplain.

Audience Comments:

None

Close Public Hearing

Staff Discussion:

There was no discussion amongst Staff members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 25-01R, based upon the Staff Analysis. The motion passed unanimously by a vote of 7-0.

VIII. Partial Plat Vacation (public hearing)

25-01V - City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request a partial plat vacation for Lot 3 of Lincoln Avenue Subdivision, to reduce the 35' platted front building/parking/driving aisle setback along Lincoln Avenue to 9 feet. The reduced setback is requested to facilitate development outside the floodplain. A rezoning from Residential R-1 to Residential R-3 is pending.

Staff Report:

Ms. Yoder explained the Lincoln Avenue Subdivision was recorded in August, 2024, and included a 35' front building/parking/driving aisle setback along Lincoln Avenue. Additional right-of-way was also dedicated at that time.

Lot 3 is owned by the City of Goshen. At the time the Lincoln Avenue Subdivision was created, no specific use was proposed, but the original purpose was to consolidate parcels and create an additional lot for future development. In December, 2024, the Common Council approved a Memorandum of Intent to Execute 99 Year Lease with Lacasa for a six-unit residential dwelling on a portion of Lot 3. She referred to an aerial view of the property which shows that most of the property is located in the floodplain. She confirmed Mr. Hunsberger's earlier statement that the reduced setback is requested because federal funding will be used for this project, requiring that all construction take place outside the floodplain. This partial plat vacation request is for Lot 3

only, because with the extensive amount of floodplain on the property a very small area is available for development.

Staff recommends approval of the request based on the following:

1. The original purpose of Lincoln Avenue Subdivision was primarily to consolidate parcels and create an additional lot for future development, and at the time the subdivision was created no specific use was proposed for Lot 3. The changed conditions are that this specific development cannot be located in the floodplain because of federal funding requirements, and the development cannot be located outside the floodplain without a setback reduction.
2. It is in the public interest to approve the reduced setback, as the reduced setback allows development outside the floodplain and use of the property consistent with the existing Lincoln Avenue corridor, and leaves extensive undeveloped area as greenspace.
3. The value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation, as the reduced setback is for Lot 3 only and the partial plat vacation has no other impact on the original subdivision.

Approval is recommended with several conditions, including:

- The partial plat vacation shall be approved contingent on the Goshen Common Council approving the requested rezoning from Residential R-1 to Residential R-3, and the partial plat vacation shall be recorded only after the rezoning is approved and the rezoning ordinance signed.
- The partial plat vacation drawing requires an update to replace Plan Commission Staff Approval with Plan Commission Approval, to be signed by Plan Commission president and secretary.

Petitioner Presentation:

Brad Hunsberger, Lacasa, 202 Cottage Avenue, spoke on behalf of the petitioner. He explained the intent is for a 6-unit building and he feels it will fit in well with the neighborhood.

Audience Comments:

Bryan Garber, 520 E Lincoln Avenue, spoke to the petition. He asked why the zoning for Lot 2 will be changed to M-1 instead of a residential zoning.

Ms. Yoder responded that based on adjacent zoning, M-1 is the logical choice. She also noted the use will be for detention basin and floodplain so the zoning is irrelevant.

Mr. Garber asked if it is anticipated to be developed in the future.

Ms. Yoder responded it won't be developed because it's mostly floodway and no residential use is permitted in the floodway. She also explained that these lots were laid out this way to keep the majority of the floodway on City owned property.

Close Public Hearing

Staff Discussion:

There was no discussion amongst Commission members.

Action:

A motion was made and seconded, Wellington/Morris, to approve 25-01V, based upon the Staff analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

Ms. Manriquez rejoined the meeting at 4:17 pm.

IX. Audience Items - None

X. Staff/Board Items

- Staff Review - Report

Ms. Yoder explained to Commission members that State statute allows staff to review non-public hearing items on behalf of the Plan Commission, and in 2016 there was an amendment to the Zoning and Subdivision Ordinances to allow staff to review non-public hearing items on behalf of the Plan Commission.

She explained today's Plan Commission packets contain a memo showing that in calendar year 2024, she reviewed 16 items on behalf of the Plan Commission. She pointed out that four Plan Commission meetings were cancelled in 2024 and part of the reason was because of Staff reviews. She explained the list contains only the first review of each item, noting that most have revisions, requiring multiple reviews.

Mr. Worsham asked if these types of reviews are the reason for cancelled meetings.

Ms. Yoder responded that before the change in 2016, everything, including non-public hearing items, came before the Plan Commission. Because no public comments are taken for non-public hearing items, the law allows those items to be reviewed by Staff on behalf of the Plan Commission and an ordinance was adopted allowing staff to do that. When the Plan Commission sets up a planned unit development, they can specify that they want to review site plans and there are provisions in the ordinance that staff can refer non-public hearing cases to the Plan Commission at any time.

XI. Adjournment – 4:22 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary



Rhonda L. Yoder, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
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rhodayoder@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Goshen Plan Commission

FROM: Rhonda Yoder, City Planner

DATE: May 20, 2025

RE: *Order of the Goshen Plan Commission Determining that Resolutions Amending Certain Declaratory Resolutions Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan of the City of Goshen and Approving Said Amending Declaratory Resolutions*

The Goshen Redevelopment Commission has adopted four amending declaratory resolutions with changes to three economic development areas:

- Southeast Consolidated Area
 - Res 04-2025 – Adding revenue expenditures (capital and operating) for police and fire services and a new fire station.
 - Res 08-2025 – Revising expiration dates, adding revenue expenditures for educational and training programs, and expanding the Southeast Housing Allocation Area (three parcels missed when allocation area was established).
- River Race/US 33 Consolidated Area
 - Res 09-2025 – Revising expiration dates, adding revenue expenditures for public safety services and to eligible entities for eligible programs (educational and workforce training programs), and expanding the allocation area.
- Lippert/Dierdorff Area
 - Res 10-2025 – Revising expiration date and adding revenue expenditures for public safety services and to eligible entities for eligible programs (educational and workforce training programs).

The projects that are part of the original allocation areas remain the same, and include, for example:

- Public infrastructure
- Stormwater retention/detention facilities
- Demolition
- Environmental remediation
- Water main installation
- Sewer main installation
- Sidewalk, pedestrian and bicycle trail construction
- Roadway and intersection improvements
- Site preparation and excavation
- Utility relocation

Examples from the City's Comprehensive Plan & Community Vision 2025 demonstrating consistency with the proposed amendments to the Southeast Consolidated Area, the River Race/US 33 Consolidated Area, and the Lippert/Dierdorff Area include:

Land Use

- L-1 Goal: Prioritize the reuse and redevelopment of existing land and structures
- L-2 Goal: Promote commercial and industrial development that complements existing land uses
- L-3.5 Objective: Ensure connectivity between new and infill residential development and existing neighborhoods
- L-3.6 Objective: Ensure connectivity within new development through sidewalks and street connections

Neighborhoods & Housing

- N-1 Goal: Revitalize, sustain and enhance urban core neighborhoods
- N-6 Goal: Encourage compact and connected residential development
- N-7 Goal: Expand housing options and opportunities

Economic Development

- E-4 Goal: Provide essential infrastructure to facilitate economic growth

Community Services & Facilities

- C-9.1 Objective: Maintain and upgrade existing utility infrastructure
- C-13 Goal: Match land uses with existing or potentially available utility services

Natural Environment

- NE-2.4 Objective: Direct growth toward existing development and away from undeveloped space such as farmland, wetlands and forests

Transportation

- T-1 Goal: Provide a highly connected network of safe and efficient streets

ORDER OF THE GOSHEN PLAN COMMISSION
DETERMINING THAT RESOLUTIONS AMENDING
CERTAIN DECLARATORY RESOLUTIONS APPROVED
AND ADOPTED BY THE GOSHEN REDEVELOPMENT
COMMISSION CONFORM TO THE COMPREHENSIVE PLAN
OF THE CITY OF GOSHEN AND APPROVING SAID
AMENDING DECLARATORY RESOLUTIONS

ORDER NO: 2025-01

WHEREAS, the Goshen ("City") Redevelopment Commission ("Commission"), on February 10, 2003, adopted Declaratory Resolution No. 3-2003 as confirmed on May 12, 2003 (collectively, "Keystone I Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 8-2004 adopted on August 10, 2004 as confirmed on February 8, 2005 (collectively, "2004 Keystone I Expansion Area Resolution"); and (ii) Amending Declaratory Resolution No. 13-2007 adopted on February 13, 2007 as confirmed on March 13, 2007 (collectively, "2007 Keystone I Expansion Area Resolution"), each creating and expanding the Keystone Economic Development Area (Keystone I) ("Keystone I Area");

WHEREAS, the Commission, on February 25, 2003, adopted Declaratory Resolution No. 05-2003 as confirmed on May 12, 2003 (collectively, "Keystone II Area Resolution"), and as amended to date, creating the Keystone Economic Development Area (Keystone II) and Allocation Area (Keystone II) (collectively, "Keystone II Area");

WHEREAS, the Commission, on February 10, 2003, adopted Declaratory Resolution No. 2-2003 as confirmed on May 12, 2003 (collectively, "Century Drive Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 9-2004 adopted on July 13, 2004, as confirmed on February 8, 2005 (collectively, "2004 Century Drive Expansion Area Resolution"); and (ii) Amending Declaratory Resolution No. 12-2006 adopted on February 27, 2006, as confirmed on February 13, 2007 (collectively, "2006 Century Drive Expansion Area Resolution"), each creating and expanding the Century Drive Economic Development Area ("Century Drive Area");

WHEREAS, the Commission, on August 14, 2012, adopted Declaratory Resolution No. 69-2012 as confirmed on November 13, 2012 (collectively, "Consolidation Area Resolution"), as amended to date, including by Declaratory Resolution No. 87-2013 adopted on November 12, 2013 as confirmed on January 14, 2014 (collectively, "Southeast Expansion Area Resolution") each consolidating the Keystone I Area, the Keystone II Area and the Century Drive Area and creating and expanding the Southeast Economic Development Area (collectively, "Southeast Consolidated Area");

WHEREAS, the Allocation Area (Keystone I) was created by the Keystone I Area Resolution, as expanded by the 2004 Keystone I Expansion Area Resolution ("2004 Keystone I Expansion Allocation Area") and as expanded by the 2007 Keystone I Expansion Area Resolution ("2007 Keystone I Expansion Allocation Area");

WHEREAS, the Century Drive Allocation Area was created by the Century Drive Area Resolution, as expanded by the 2004 Century Drive Expansion Area Resolution ("2004 Century Drive Expansion Allocation Area") and as expanded by the 2006 Century Drive Expansion Area Resolution ("2006 Century Drive Expansion Allocation Area");

WHEREAS, the Southeast Allocation Area was created by the Consolidation Area Resolution ("Southeast Allocation Area"), as expanded by the Southeast Expansion Area Resolution ("Expanded Southeast Allocation Area");

WHEREAS, the Commission on December 13, 2022, adopted Declaratory Resolution No. 60-2022, as confirmed on February 14, 2023 (collectively, "Housing Area Resolution") creating the Southeast Housing TIF Allocation Area ("Southeast Housing Allocation Area");

WHEREAS, the Keystone I Area Resolution, the 2004 Keystone I Expansion Area Resolution, the 2007 Keystone I Expansion Area Resolution, the Keystone II Area Resolution, the Century Drive Area Resolution, the 2004 Century Drive Expansion Area Resolution, the 2006 Century Drive Expansion Area Resolution, the Consolidation Area Resolution, the Southeast Expansion Area Resolution and the Housing Area Resolution, are hereinafter collectively referred to as the "Southeast Consolidation Area Resolution;"

WHEREAS, the Southeast Consolidation Area Resolution approved the Economic Development Plans, as consolidated and amended (collectively, "Original Southeast Consolidated Area Plan"), which Original Southeast Consolidated Area Plan contained specific recommendations for economic development in the Southeast Consolidated Area;

WHEREAS, the Commission adopted Declaratory Resolution No. 01-2001 on February 13, 2001 as confirmed on May 8, 2001 (collectively, "River Race Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 01-2004 adopted on February 10, 2004 ("2004 River Race Expansion Area Resolution"); (ii) Amending Declaratory Resolution No. 01-2005 adopted on February 8, 2005 ("2005 River Race Expansion Area Resolution"); and (iii) Amending Declaratory Resolution No. 13-2006 adopted on February 27, 2006 as confirmed on February 13, 2007 (collectively, "2006 River Race Expansion Area Resolution"), each creating and expanding the River Race Corridor Economic Development Area (collectively, "River Race Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 04-2005 on February 8, 2005, as confirmed after a public hearing (collectively, "North US 33 Area Resolution") creating the North US Corridor 33 Economic Development Area and North US 33 Corridor Allocation Area (collectively, "North US 33 Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 39-2007 on September 11, 2007, as confirmed on October 9, 2007 (collectively, "Downtown Area Resolution") creating the Downtown Economic Development Area and Downtown Allocation Area (collectively, "Downtown Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 02-2012 on January 10, 2012 as confirmed on March 13, 2012 (collectively, "River Race/US 33

Consolidation Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 06-2013 adopted on January 8, 2013 as confirmed on March 12, 2013 (collectively, "2013 Consolidated Expansion I Area Resolution"); and (ii) Amending Declaratory Resolution No. 66-2013 adopted on September 10, 2013 as confirmed on November 12, 2013 (collectively, "2013 Consolidated Expansion II Area Resolution"); each consolidating and expanding the River Race Area, the North US 33 Area and the Downtown Area, and creating and expanding the Consolidated River Race/US 33 Economic Development Area (collectively, "Consolidated River Race/US 33 Area");

WHEREAS, the Original River Race Allocation Area was created by the River Race Area Resolution, as expanded by the: (i) 2004 River Race Expansion Area Resolution ("2004 River Race Expansion Allocation Area"); (ii) 2005 River Race Expansion Area Resolution ("2005 River Race Expansion Allocation Area"); and (iii) 2006 River Race Expansion Area Resolution ("2006 River Race Expansion Allocation Area");

WHEREAS, the North US 33 Allocation Area was created by the North US 33 Area Resolution ("North US 33 Allocation Area");

WHEREAS, the Downtown Allocation Area was created by the Downtown Area Resolution ("Downtown Allocation Area");

WHEREAS, the Consolidated River Race/US 33 Allocation Area was created by the River Race/US 33 Consolidation Area Resolution ("Consolidated River Race/US 33 Allocation Area"), as expanded by the: (i) 2013 Consolidated Expansion I Area Resolution ("2013 Consolidated Expansion I Allocation Area"); and (ii) 2013 Consolidated Expansion II Area Resolution ("2013 Consolidated Expansion II Allocation Area");

WHEREAS, the River Race Area Resolution, the 2004 River Race Expansion Area Resolution, the 2005 River Race Expansion Area Resolution, the 2006 River Race Expansion Area Resolution, the North US 33 Area Resolution, the Downtown Area Resolution, the River Race/US 33 Consolidation Area Resolution, the 2013 Consolidated Expansion I Area Resolution and the 2013 Consolidated Expansion II Area Resolution are hereinafter collectively referred to as the "Consolidated River Race/US 33 Area Resolution;"

WHEREAS, the River Race/US 33 Consolidation Area Resolution approved the Economic Development Plans for the Consolidated River Race/US 33 Area, as consolidated and amended (collectively, "Original Consolidated River Race/US 33 Area Plan"), which Original Consolidated River Race/US 33 Area Plan contained specific recommendations for economic development in the Consolidated River Race/US 33 Area;

WHEREAS, the Commission adopted Declaratory Resolution No. 13-2008 on March 13, 2018, as confirmed on June 12, 2018 (collectively, "Lippert/Dierdorff Area Resolution"), creating the Lippert/Dierdorff Economic Development Area ("Lippert/Dierdorff Area");

WHEREAS, the Lippert/Dierdorff Allocation Area was created by the Lippert/Dierdorff Area Resolution ("Lippert/Dierdorff Allocation Area");

WHEREAS, the Lippert/Dierdorff Area Resolution approved the Economic Development Plan ("Original Lippert/Dierdorff Area Plan"), which Original Lippert/Dierdorff Area Plan contained specific recommendations for economic development in the Lippert/Dierdorff Area;

WHEREAS, the Southeast Consolidation Area Resolution, the River Race/US 33 Consolidated Area Resolution and the Lippert/Dierdorff Area Resolution are hereinafter collectively referred to as the "Area Resolutions;"

WHEREAS, the Original Southeast Consolidated Area Plan, the Original River Race/US 33 Consolidated Area Plan and the Original Lippert/Dierdorff Area Plan are hereinafter collectively referred to as the "Original Plans;"

WHEREAS, on: (A) February 11, 2025, the Commission adopted Amending Declaratory Resolution No. 04-2025 amending the Original Southeast Consolidated Area Plan to add the expenditure of revenues collected in the Southeast Consolidated Area for police and fire services for both capital expenditures and operating expenses ("Public Safety Services"), and the construction of a fire station, all in, serving or benefiting the Southeast Consolidated Area, to the Original Southeast Consolidated Area Plan; and (B) April 8, 2025, the Commission adopted Amending Declaratory Resolution No. 08-2025 amending the Southeast Consolidation Area Resolution and Original Southeast Consolidated Area Plan to: (i) revise the expiration dates of the allocation provisions for the 2004 Keystone I Expansion Allocation Area and the 2007 Keystone I Expansion Allocation Area; (ii) revise the expiration dates of the allocation provisions for the 2004 Century Drive Expansion Allocation Area and the 2006 Century Drive Expansion Allocation Area; (iii) revise the expiration dates of the allocation provisions for the Southeast Allocation Area and the Expanded Southeast Allocation Area; (iv) add the expenditure of revenues collected in the Area to eligible entities for eligible educational and training programs ("Eligible Programs") as set forth in IC 36-7-25-7, all in, serving or benefiting the Southeast Consolidated Area; and (v) expand the Southeast Housing Allocation Area by adding the following three parcels of property: (a) 20-11-27-426-038.000-015, (b) 20-11-27-426-039.000-015; and (c) 20-11-27-326-008.000-015 to the Southeast Housing Allocation Area as set forth on the map attached to Amending Declaratory Resolution No. 08-2025 as Exhibit A.

WHEREAS, on April 8, 2025, the Commission adopted Amending Declaratory Resolution No. 09-2025 amending the Consolidated River Race/US 33 Area Resolution and the Original Consolidated River Race/US 33 Area Plan to: (i) revise the expiration dates of the allocation provisions for the 2004 River Race Expansion Allocation Area, the 2005 River Race Expansion Allocation Area and the 2006 River Race Expansion Allocation Area; (ii) revise the expiration date of the allocation provision for the North US 33 Allocation Area; (iii) revise the expiration date of the allocation provision for the Downtown Allocation Area; (iv) revise the expiration dates of the allocation provisions for the Consolidated River Race/US 33 Allocation Area, the 2013 Consolidated Expansion I Allocation Area and the 2013 Consolidated Expansion II Allocation Area; (v) add the expenditure of revenues collected in the Consolidated River Race/US 33 Area for Public Safety Services; (vi) add the expenditure of revenues collected in the Consolidated River Race/US 33 Area to eligible entities for Eligible Programs, all in, serving or benefiting the Consolidated River Race/US 33 Area; and (vii) expand the Consolidated River Race/US 33 Allocation Area by adding the parcels of property set forth on the parcel list attached

to Amending Declaratory Resolution No. 09-2025 as Exhibit A to the Consolidated River Race/US 33 Allocation Area;

WHEREAS, on April 8, 2025, the Commission adopted Amending Declaratory Resolution No. 10-2025 amending the Lippert/Dierdorff Area Resolution and the Original Lippert/Dierdorff Area Plan to: (i) revise the expiration date of the allocation provision for the Lippert/Dierdorff Allocation Area; (ii) add the expenditure of revenues collected in the Lippert/Dierdorff Area for Public Safety Services; and (iii) add the expenditure of revenues collected in the Lippert/Dierdorff Area to eligible entities for Eligible Programs, all in, serving or benefiting the Lippert/Dierdorff Area; and

WHEREAS, the Act requires approval of the Area Resolutions, as amended, and the Original Plans, as amended, by the Goshen Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE GOSHEN PLAN COMMISSION, AS FOLLOWS:

1. The Area Resolutions, as amended, and the Original Plans, as amended, conform to the comprehensive plan of the City.

2. The Area Resolutions, as amended, and the Original Plans, as amended, are in all respects approved, ratified and confirmed.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Area Resolutions, as amended, and the Original Plans, as amended, with the permanent minutes of this meeting, and to send a certified copy of this resolution including the minutes of this meeting to both the Commission and the Goshen Common Council for their consideration pursuant to IC 36-7-14.

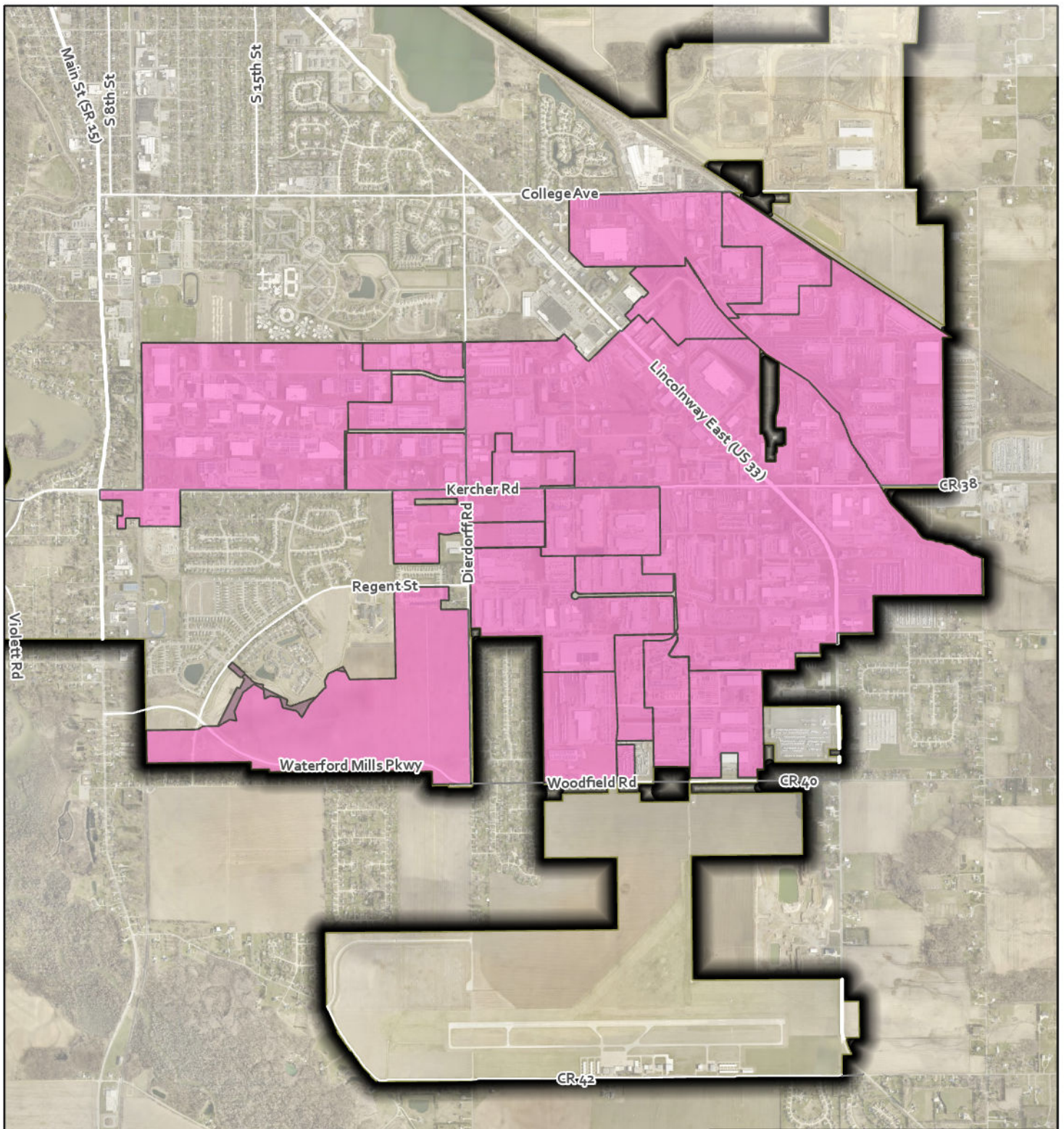
APPROVED by the Goshen Plan Commission, this 20th day of May 2025.

GOSHEN PLAN COMMISSION

President, Richard Worsham

ATTEST:

Secretary, Tom Holtzinger



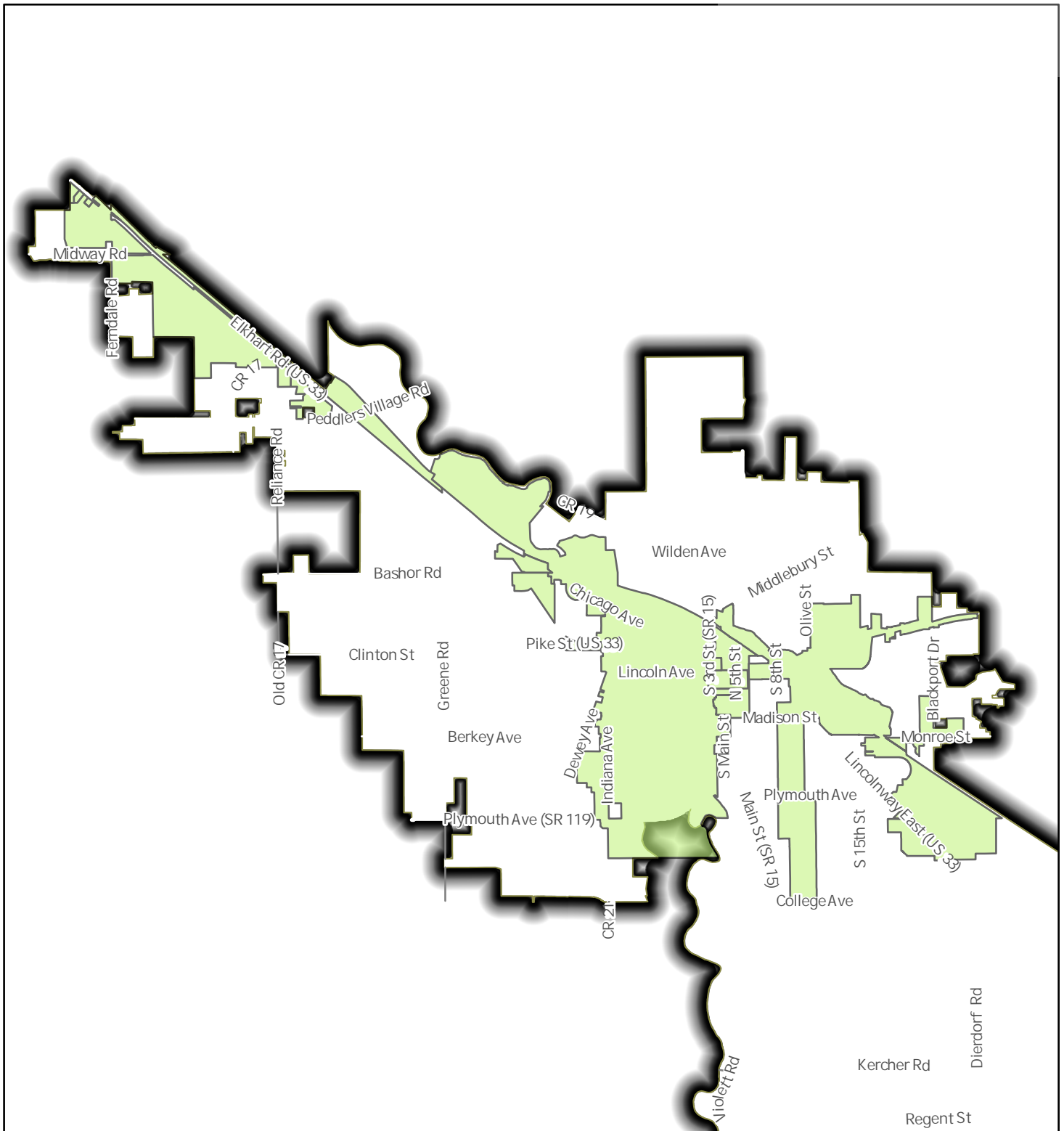
Consolidated Southeast Economic Development Area Information as of May 2025



0 1,250 2,500
Feet

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The City of Goshen
Department of Redevelopment
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-2201 Fax: 574-533-8626



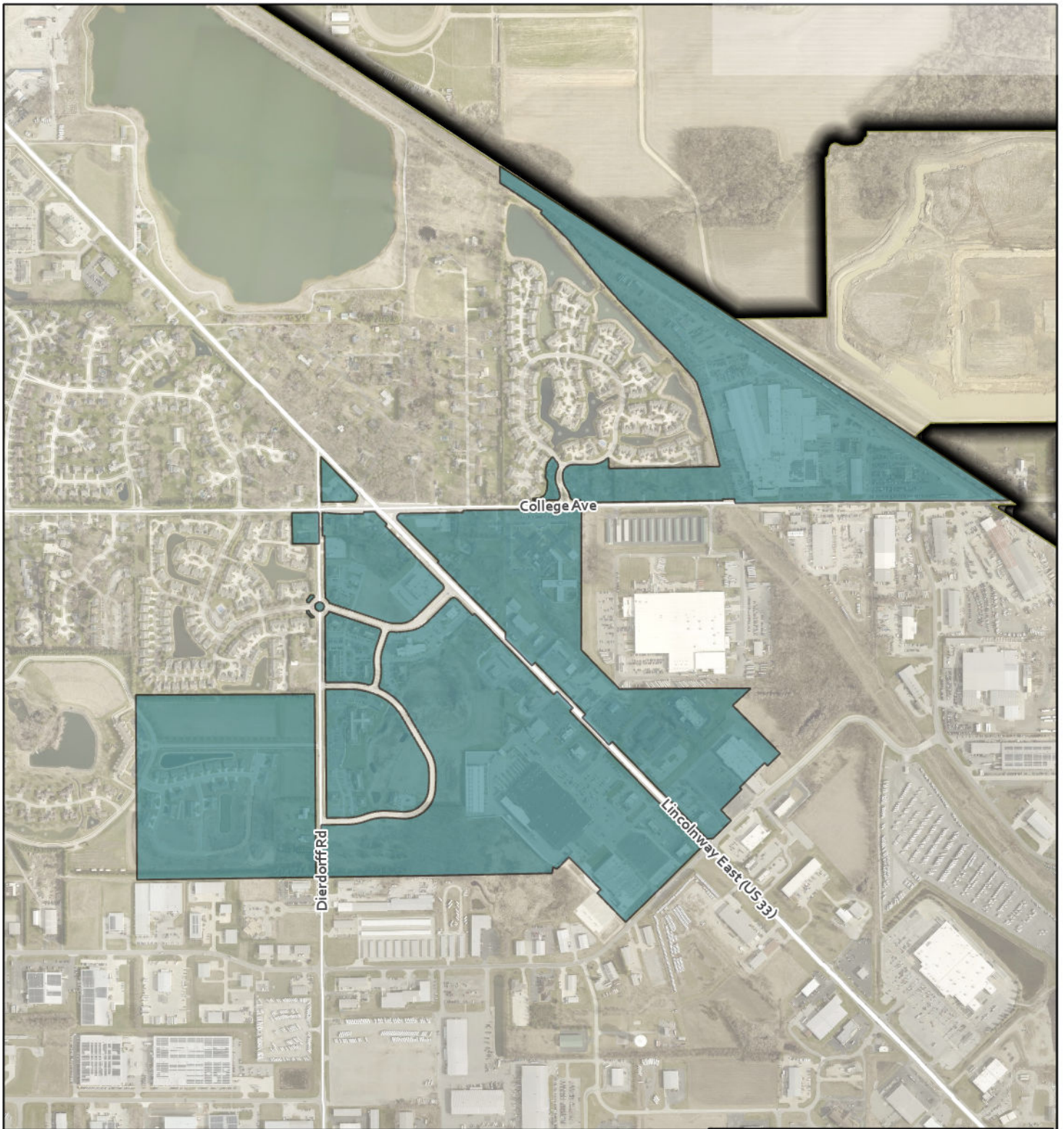
Consolidated River Race / US 33
Economic Development Area
Information as of May 2025



0 2,435 4,870
Feet

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**Lippert/Dierdorff
Economic Development Area
Information as of May 2025**



0 500 1,000
Feet

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AMENDING DECLARATORY
RESOLUTION NO. 04-2025

RESOLUTION AMENDING A DECLARATORY RESOLUTION OF
THE GOSHEN REDEVELOPMENT COMMISSION

WHEREAS, the Goshen Redevelopment Commission ("Commission"), on August 14, 2012, adopted Declaratory Resolution No. 69-2012, as amended by Declaratory Resolution No. 87-2013 adopted on November 12, 2013 (collectively, as amended, "Declaratory Resolution") consolidating and expanding the Southeast Economic Development Area and Southeast Allocation Area ("Allocation Area"), and the Declaratory Resolution was confirmed by Confirmatory Resolution No. 76-2012 on November 13, 2012, as amended by Confirmatory Resolution No. 01-2014 on January 14, 2014 (collectively with the Declaratory Resolution, "Area Resolution");

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

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to add the expenditure of revenues collected in the Area for police and fire services for both capital expenditures and operating expenses, including the construction of a fire station, all in, serving or benefiting the Area (collectively, "2025 Projects"), to the Original Plan (collectively, as amended, "2025 Plan"); and

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

- (a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (b) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

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

Section 1. The Area Resolution and the Original Plan are hereby amended to add the 2025 Projects to the Original Plan.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan to add the 2025 Projects, to accomplish the 2025 Plan, which 2025 Projects are expected to provide enhanced opportunities to the residents, employees and employers of the Area, improve public safety in the Area and to further encourage economic development in the Original Area.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the

Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution, the 2025 Plan conform to the plan of development for the City.

Section 4. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution, the Original Plan and the implementation of the 2025 Plan by the enhanced opportunities to the residents, employees and employers of the Original Area and improved police and fire services to be provided by the 2025 Projects.

Section 5. The Commission is determining the initial estimated costs of the 2025 Projects and will provide the estimates at a public meeting of the Commission.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval.

Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments.

Section 8. The Area Resolution and the Original Plan, each as amended, conform to the plan of development of the City.

Section 9. All other provisions of the Area Resolution and Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 10. This resolution shall be effective as of its date of adoption.

Adopted at a meeting of the Commission held on February 11, 2025, in Goshen, Indiana.

GOSHEN REDEVELOPMENT COMMISSION

Brian Garber
President

[Signature]
Vice President

Jonathan Granger
Secretary

M. Hissel
Member

Colin Golder
Member

ATTEST:

[Signature]
Secretary

AMENDING DECLARATORY
RESOLUTION NO. 08-2025

RESOLUTION AMENDING DECLARATORY RESOLUTION OF THE
GOSHEN REDEVELOPMENT COMMISSION FOR THE SOUTHEAST
ECONOMIC DEVELOPMENT AREA

WHEREAS, the Goshen ("City") Redevelopment Commission ("Commission"), on February 10, 2003, adopted Declaratory Resolution No. 3-2003 as confirmed on May 12, 2003 (collectively, "Keystone I Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 8-2004 adopted on August 10, 2004 as confirmed on February 8, 2005 (collectively, "2004 Keystone I Expansion Area Resolution"); and (ii) Amending Declaratory Resolution No. 13-2007 adopted on February 13, 2007 as confirmed on March 13, 2007 (collectively, "2007 Keystone I Expansion Area Resolution"), each creating and expanding the Keystone Economic Development Area (Keystone I) ("Keystone I Area");

WHEREAS, the Commission, on February 25, 2003, adopted Declaratory Resolution No. 05-2003 as confirmed on May 12, 2003 (collectively, "Keystone II Area Resolution"), and as amended to date, creating the Keystone Economic Development Area (Keystone II) and Allocation Area (Keystone II) (collectively, "Keystone II Area");

WHEREAS, the Commission, on February 10, 2003, adopted Declaratory Resolution No. 2-2003 as confirmed on May 12, 2003 (collectively, "Century Drive Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 9-2004 adopted on July 13, 2004, as confirmed on February 8, 2005 (collectively, "2004 Century Drive Expansion Area Resolution"); and (ii) Amending Declaratory Resolution No. 12-2006 adopted on February 27, 2006, as confirmed on February 13, 2007 (collectively, "2006 Century Drive Expansion Area Resolution"), each creating and expanding the Century Drive Economic Development Area ("Century Drive Area");

WHEREAS, the Commission, on August 14, 2012, adopted Declaratory Resolution No. 69-2012 as confirmed on November 13, 2012 (collectively, "Consolidation Area Resolution"), as amended to date, including by Declaratory Resolution No. 87-2013 adopted on November 12, 2013 as confirmed on January 14, 2014 (collectively, "Southeast Expansion Area Resolution") each consolidating the Keystone I Area, the Keystone II Area and the Century Drive Area and creating and expanding the Southeast Economic Development Area (collectively, "Area");

WHEREAS, the Allocation Area (Keystone I) was created by the Keystone I Area Resolution, as expanded by the 2004 Keystone I Expansion Area Resolution ("2004 Keystone I Expansion Allocation Area") and as expanded by the 2007 Keystone I Expansion Area Resolution ("2007 Keystone I Expansion Allocation Area");

WHEREAS, the Century Drive Allocation Area was created by the Century Drive Area Resolution, as expanded by the 2004 Century Drive Expansion Area Resolution ("2004 Century Drive Expansion Allocation Area") and as expanded by the 2006 Century Drive Expansion Area Resolution ("2006 Century Drive Expansion Allocation Area");

WHEREAS, the Southeast Allocation Area was created by the Consolidation Area Resolution ("Southeast Allocation Area"), as expanded by the Southeast Expansion Area Resolution ("Expanded Southeast Allocation Area");

WHEREAS, the Commission on December 13, 2022, adopted Declaratory Resolution No. 60-2022, as confirmed on February 14, 2023 (collectively, "Housing Area Resolution") creating the Southeast Housing TIF Allocation Area ("Southeast Housing Allocation Area");

WHEREAS, the Keystone I Area Resolution, the 2004 Keystone I Expansion Area Resolution, the 2007 Keystone I Expansion Area Resolution, the Keystone II Area Resolution, the Century Drive Area Resolution, the 2004 Century Drive Expansion Area Resolution, the 2006 Century Drive Expansion Area Resolution, the Consolidation Area Resolution, the Expansion Area Resolution and the Housing Area Resolution, are hereinafter collectively referred to as the "Area Resolution;"

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

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to: (i) revise the expiration dates of the allocation provisions for the 2004 Keystone I Expansion Allocation Area and the 2007 Keystone I Expansion Allocation Area as set forth in the 2004 Keystone I Expansion Area Resolution and the 2007 Keystone I Expansion Area Resolution, respectively; (ii) revise the expiration dates of the allocation provisions for the 2004 Century Drive Expansion Allocation Area and the 2006 Century Drive Expansion Allocation Area as set forth in the 2004 Century Drive Expansion Area Resolution and the 2006 Century Drive Expansion Area Resolution, respectively; (iii) revise the expiration dates of the allocation provisions for the Southeast Allocation Area and the Expanded Southeast Allocation Area set forth in the Consolidation Area Resolution and the Southeast Expansion Area Resolution, respectively; (iv) add the expenditure of revenues collected in the Area to eligible entities for eligible educational and training programs ("Eligible Programs") as set forth in IC 36-7-25-7, all in, serving or benefiting the Area; and (v) expand the Southeast Housing Allocation Area by adding the following three parcels of property: (a) 20-11-27-426-038.000-015, (b) 20-11-27-426-039.000-015 and (c) 20-11-27-326-008.000-015 (collectively, "Expansion Parcels") to the Southeast Housing Allocation Area ("Expanded Housing Allocation Area") as set forth on the map attached hereto as Exhibit A; and

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

(a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and

(b) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

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

Section 1. The Area Resolution and the Original Plan are hereby amended to: (i) revise the expiration dates of the allocation provisions of the 2004 Keystone I Expansion Allocation Area, the 2007 Keystone I Expansion Allocation Area, the 2004 Century Drive Expansion Allocation and the 2006 Century Drive Expansion Allocation Area to expire no later than thirty (30) years after the date on which the allocation provision was established; (ii) revise the expiration dates of the allocation provisions of the Southeast Allocation Area and the Expanded Southeast Allocation Area to expire no later than twenty-five (25) years after the date of issuance of the hereinafter defined 2015 Bonds; (iii) add the expenditure of revenues collected in the Area to eligible entities for Eligible Programs, all in, serving or benefiting the Area; and (iv) expand the Southeast Housing Allocation Area by adding the Expansion Parcels as set forth on the map attached hereto as Exhibit A.

Section 2. The Commission finds that it has issued its Redevelopment District Refunding Bonds of 2015 on February 26, 2015 ("2015 Bonds"), which date shall begin the twenty-five (25) year measurement of the expiration of the allocation provisions of the Southeast Allocation Area and the Expanded Southeast Allocation Area as such 2015 Bonds were issued with debt service payable from a pledge of tax increment revenues generated in each allocation area.

Section 3. It will be of public utility and benefit to amend the Area Resolution and the Original Plan as provided herein.

Section 4. The Eligible Programs will promote the redevelopment and economic development of the City, are of utility and benefit, and are in the best interests of the City's residents.

Section 5. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution and Original Plan, as amended, conform to the plan of development for the City.

Section 6. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and to the Original Plan.

Section 7. The Commission hereby finds that the expansion of the Southeast Housing Allocation Area will result in new property taxes that would not have been generated without these new allocation provision because incentives were requested to assist with the funding of the construction of infrastructure for the housing development and the only funds the Commission has to provide funding is through the capture of tax increment generated by the housing development.

Section 8. The Southeast Housing Allocation Area shall maintain the same base assessment date.

Section 9. The Expansion Housing Allocation Area shall have a base assessment date of January 1, 2025.

Section 10. The Commission hereby finds that the property so described in Exhibit B is the property that may be affected by the expansion of the Southeast Housing Allocation Area.

Section 11. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and to the Original Plan.

Section 12. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to (i) publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4, to (ii) file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits; and (iii) mail the notice to all property owners of the Expansion Parcels. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments and expansion and will determine the public utility and benefit of the proposed amendments and expansion. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Area.

Section 13. This paragraph shall be considered the allocation provision for the Expanded Housing Allocation Area for purposes of IC 36-7-14-39. The Expanded Housing Allocation Area shall constitute an allocation area as defined in IC 36-7-14-39 and shall become a part of the original Southeast Housing Allocation Area for all purposes other than the base assessment date. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expanded Housing Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 20 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Expanded Housing Allocation Area.

Section 14. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of: (A) the expansion of the Southeast Housing Allocation Area; and (B) the extension of the allocation provisions of the: (i) 2004 Keystone I Expansion Allocation Area; (ii) 2007 Keystone I Expansion Allocation Area; (iii) 2004 Century Drive Expansion Allocation Area; and (iv) 2006 Century Drive Expansion Allocation Area (hereinafter, collectively, "Original Allocation Areas"), including the following:

(a) The estimated economic benefits and costs incurred by the Expanded Housing Allocation Area and the extension of the allocation provisions of the Original Allocation Areas, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Expanded Housing Allocation Area and the Original Allocation Areas.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 11 of this resolution.

Section 15. The Commission hereby finds that all property in the Expanded Housing Allocation Area will positively benefit from the amendments described herein.

Section 16. The Area Resolution and the Original Plan, as amended, conform to the plan of development of the City.

Section 17. The Commission further directs the presiding officer to submit this resolution to the Common Council for its approval of the amendments to the Area Resolution and the Original Plan.


Section 18. All other provisions of the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 19. This resolution shall be effective as of its date of adoption.

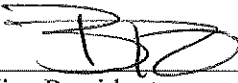
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Adopted at a meeting of the Commission held on April 8, 2025, in Goshen, Indiana.

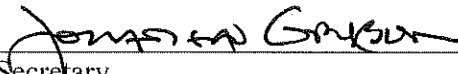
GOSHEN REDEVELOPMENT COMMISSION



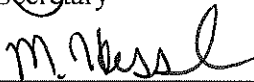
President



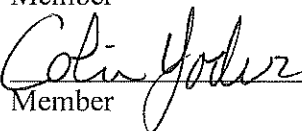
Vice President



Secretary

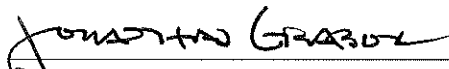


Member



Member

ATTEST:



Secretary

EXHIBIT A

Map of Southeast Housing TIF Allocation Area and Expanded Housing Allocation Area



EXHIBIT B

List of Owners of Real Property Proposed to Be Acquired for, or Otherwise Affected By, the Expansion of the Southeast Housing TIF Allocation Area

Acquired Property

None.

Affected Property

All parcels of property in the proposed expansion portion of the Southeast Housing Allocation Area are reasonably expected to be positively affected by expansion of the Southeast Housing Allocation Area.

AMENDING DECLARATORY
RESOLUTION NO. 09-2025

RESOLUTION AMENDING DECLARATORY RESOLUTION OF THE
GOSHEN REDEVELOPMENT COMMISSION FOR THE
CONSOLIDATED RIVER RACE/US 33 ECONOMIC DEVELOPMENT
AREA

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission"), adopted Declaratory Resolution No. 01-2001 on February 13, 2001 as confirmed on May 8, 2001 (collectively, "River Race Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 01-2004 adopted on February 10, 2004 ("2004 River Race Expansion Area Resolution"); (ii) Amending Declaratory Resolution No. 01-2005 adopted on February 8, 2005 ("2005 River Race Expansion Area Resolution"); and (iii) Amending Declaratory Resolution No. 13-2006 adopted on February 27, 2006 as confirmed on February 13, 2007 (collectively, "2006 River Race Expansion Area Resolution"), each creating and expanding the River Race Corridor Economic Development Area (collectively, "River Race Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 04-2005 on February 8, 2005 as confirmed after a public hearing (collectively, "North US 33 Area Resolution") creating the North US Corridor 33 Economic Development Area and North US 33 Corridor Allocation Area (collectively, "North US 33 Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 39-2007 on September 11, 2007 as confirmed on October 9, 2007 (collectively, "Downtown Area Resolution") creating the Downtown Economic Development Area and Downtown Allocation Area (collectively, "Downtown Area");

WHEREAS, the Commission adopted Declaratory Resolution No. 02-2012 on January 10, 2012 as confirmed on March 13, 2012 (collectively, "Consolidation Area Resolution"), as amended to date, including by: (i) Amending Declaratory Resolution No. 06-2013 adopted on January 8, 2013 as confirmed on March 12, 2013 (collectively, "2013 Consolidated Expansion I Area Resolution"); and (ii) Amending Declaratory Resolution No. 66-2013 adopted on September 10, 2013 as confirmed on November 12, 2013 (collectively, "2013 Consolidated Expansion II Area Resolution"); each consolidating and expanding the River Race Area, the North US 33 Area and the Downtown Area, and creating and expanding the Consolidated River Race/US 33 Economic Development Area (collectively, "Area");

WHEREAS, the Original River Race Allocation Area was created by the River Race Area Resolution, as expanded by the: (i) 2004 River Race Expansion Area Resolution ("2004 River Race Expansion Allocation Area"); (ii) 2005 River Race Expansion Area Resolution ("2005 River Race Expansion Allocation Area"); and (iii) 2006 River Race Expansion Area Resolution ("2006 River Race Expansion Allocation Area");

WHEREAS, the North US 33 Allocation Area was created by the North US 33 Area Resolution ("North US 33 Allocation Area");

WHEREAS, the Downtown Allocation Area was created by the Downtown Area Resolution ("Downtown Allocation Area");

WHEREAS, the Consolidated River Race/US 33 Allocation Area was created by the Consolidation Area Resolution ("Consolidated Allocation Area"), as expanded by the: (i) 2013 Consolidated Expansion I Area Resolution ("2013 Consolidated Expansion I Allocation Area"); and (ii) 2013 Consolidated Expansion II Area Resolution ("2013 Consolidated Expansion II Allocation Area");

WHEREAS, the River Race Area Resolution, the 2004 River Race Expansion Area Resolution, the 2005 River Race Expansion Area Resolution, the 2006 River Race Expansion Area Resolution, the North US 33 Area Resolution, the Downtown Area Resolution, the Consolidation Area Resolution, the 2013 Consolidated Expansion I Area Resolution and the 2013 Consolidated Expansion II Area Resolution are hereinafter collectively referred to as the "Area Resolution;"

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

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to: (i) revise the expiration dates of the allocation provisions for the 2004 River Race Expansion Allocation Area, the 2005 River Race Expansion Allocation Area and the 2006 River Race Expansion Allocation Area as set forth in the 2004 River Race Expansion Area Resolution, the 2005 River Race Expansion Area Resolution and the 2006 River Race Expansion Area Resolution, respectively; (ii) revise the expiration date of the allocation provision for the North US 33 Allocation Area as set forth in the North US 33 Area Resolution; (iii) revise the expiration date of the allocation provision for the Downtown Allocation Area as set forth in the Downtown Area Resolution; (iv) revise the expiration dates of the allocation provisions for the Consolidated Allocation Area, the 2013 Consolidated Expansion I Allocation Area and the 2013 Consolidated Expansion II Allocation Area set forth in the Consolidation Area Resolution; (v) add the expenditure of revenues collected in the Area for police and fire services for both capital expenditures and operating expenses ("Public Safety Services"); (vi) add the expenditure of revenues collected in the Area to eligible entities for eligible educational and training programs as set forth in IC 36-7-25-7 ("Eligible Programs"), all in, serving or benefiting the Area; and (vii) expand the Consolidated Allocation Area by adding the parcels of property as set forth on the parcel list attached hereto as Exhibit A (collectively, "Expansion Parcels") to the Consolidated Allocation Area ("2025 Consolidated Expansion Allocation Area"); and

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

(a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and

(b) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

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

Section 1. The Area Resolution and the Original Plan are hereby amended to: (i) revise the expiration dates of the allocation provisions of the 2004 River Race Expansion Allocation Area, the 2005 River Race Expansion Allocation Area and the 2006 River Race Expansion Allocation Area to expire no later than thirty (30) years after the date on which the allocation provision was established; (ii) revise the expiration date of the allocation provision of the North US 33 Allocation Area to expire no later than thirty (30) years after the date on which the allocation provision was established; (iii) revise the expiration date of the allocation provision of the Downtown Allocation Area to expire no later than thirty (30) years after the date on which the allocation provision was established; (iv) revise the expiration dates of the allocation provisions for the Consolidated Allocation Area, the 2013 Consolidated Expansion I Allocation Area and the 2013 Consolidated Expansion II Allocation Area to expire no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues in the respective areas; (v) add the expenditure of revenues collected in the Area for Public Safety Programs; (vi) add the expenditure of revenues collected in the Area to eligible entities for Eligible Programs, all in, serving or benefiting the Area; and (vii) expand the Consolidated Allocation Area by adding the Expansion Parcels as set forth on the parcel list attached hereto as Exhibit A.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan as provided herein.

Section 3. The Public Safety Services and the Eligible Programs will promote the redevelopment and economic development of the City, are of utility and benefit, and are in the best interests of the City's residents.

Section 4. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution and Original Plan, as amended, conform to the plan of development for the City.

Section 5. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and to the Original Plan.

Section 6. The Commission hereby finds that the expansion of the 2025 Consolidated Expansion Allocation Area will result in new property taxes that would not have been generated without these new allocation provision because development of the Area will promote opportunities for gainful employment, attract new business enterprises to the Area and attract new job opportunities.

Section 7. The Consolidated Allocation Area shall maintain its original base assessment date.

Section 8. The 2025 Consolidated Expansion Allocation Area shall have a base assessment date of January 1, 2025.

Section 9. The Commission hereby finds that the property so described in Exhibit B is the property that may be affected by the expansion of the Consolidated Allocation Area.

Section 10. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and to the Original Plan.

Section 11. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to (i) publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4; (ii) to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits; and (iii) mail the notice to all property owners of the Expansion Parcels. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments and will determine the public utility and benefit of the proposed amendments and expansion. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Area.

Section 12. This paragraph shall be considered the allocation provision for the 2025 Consolidated Expansion Allocation Area for purposes of IC 36-7-14-39. The 2025 Consolidated Expansion Allocation Area shall constitute an allocation area as defined in IC 36-7-14-39 and shall become a part of the Consolidated Allocation Area for all purposes other than the base assessment date. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the 2025 Consolidated Expansion Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the 2025 Consolidated Expansion Allocation Area.

Section 13. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of: (A) the expansion of the Consolidated Allocation Area; and (B) the extension of the allocation provisions of the: (i) 2004 River Race Expansion Allocation Area; (ii) 2005 River Race Expansion Allocation Area; (iii) 2006 River Race Expansion Allocation Area; (iv) North US 33 Allocation Area; (v) Downtown Allocation Area; (vi) Consolidated Allocation Area; (vii) 2013 Consolidated Expansion I Allocation Area; and (viii)

2013 Consolidated Expansion II Allocation Area (hereinafter, collectively, "Original Allocation Areas"), including the following:

(a) The estimated economic benefits and costs incurred by the 2025 Consolidated Expansion Allocation Area and the extension of the allocation provisions of the Original Allocation Areas, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the 2025 Consolidated Expansion Allocation Area and the Original Allocation Areas.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 11 of this resolution.

Section 14. The Commission hereby finds that all property in the 2025 Consolidated Expansion Allocation Area will positively benefit from the amendments described herein.

Section 15. The Area Resolution and the Original Plan, as amended, conform to the plan of development of the City.

Section 16. The Commission further directs the presiding officer to submit this resolution to the Common Council for its approval of the amendments to the Area Resolution and the Original Plan.

Section 17. All other provisions of the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 18. This resolution shall be effective as of its date of adoption.

Adopted at a meeting of the Commission held on April 8, 2025, in Goshen, Indiana.

GOSHEN REDEVELOPMENT COMMISSION

Brian Gasler
President

[Signature]
Vice President

Jonathan Garson
Secretary

M. Huse
Member

Colin Yoder
Member

ATTEST:

Jonathan Garson
Secretary

EXHIBIT A

List of Expansion Parcels

PARCEL NUMBER	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
11-08-126-012-015	1705 WEST PLAINS DR	BONTREGER CECIL J	61818 County Road 33	Goshen	IN	46528-6587
11-08-126-013-015	1710 ELKHART RD.	GUTIERREZ LLC	122 S Main St	Goshen	IN	46526-3702
11-08-126-014-015	1716 ELKHART RD	CENTIER BANK	600 EAST 84TH AVE	MERRILLVILLE	IN	46410
11-08-126-020-015	BASHOR RD	CENTIER BANK	600 EAST 84TH AVE	MERRILLVILLE	IN	46410
11-08-126-021-015	1718 BASHOR RD	MCKERCHIE INVESTMENTS LLC	65360 CR 3	WAKARUSA	IN	46573
11-08-127-002-015	1715 ELKHART RD	SCOTT OPTICAL INC	1789 E BRISTOL ST	ELKHART	IN	46514-6607
11-08-201-001-015	1706 ELKHART ROAD	MCDONALDS REAL ESTATE COMPANY ATTN: DEPT 027 - REAL ESTATE TAX	110 N CARPENTER ST	CHICAGO	IL	60607-2101
11-08-203-001-015	1715 ELKHART ROAD	T5 GOSHEN LLC C/O BALDWIN CAPITAL PARTNERS LLC	120 W LEXINGTON AVE	ELKHART	IN	46516
11-08-203-004-015	1713 ELKHART RD	SCF RC FUNDING IV LLC	4800 MEADOWS RD. STE 300	LAKE OSWEGO	OR	97035
11-08-203-007-015	1504 BASHOR RD.	FSR PROPERTIES INC	1504 BASHOR RD	GOSHEN	IN	46526
11-08-203-010-015	W US 33	NORTHERN INDIANA PUBLIC SERVICE COMPANY LLC	801 EAST 86TH AVE	MERRILLVILLE	IN	46410
11-08-203-013-015	1709 ELKHART RD	QDI REALTY LLC C/O QUALITY DINING INC	4220 EDISON LAKES PARKWAY SUITE 300	MISHAWAKA	IN	46545
11-08-203-016-015	1609 ELKHART RD	IVANOV MAXIM I	1609 ELKHART RD	GOSHEN	IN	46526-1910
11-08-203-018-015	US 33	IVANOV MAXIM I	1609 ELKHART RD	GOSHEN	IN	46526-1910
11-08-203-019-015	1607 ELKHART RD	WELSH FAMILY TRUST	PO BOX 118	Milford	IN	46542-0118

11-08-203-020-015	1603 ELKHART RD	WELSH FAMILY TRUST	PO BOX 118	Milford	IN	46542-0118
11-08-203-021-015	1505 ELKHART ROAD	YODER DARYL & DAWN	1505 Elkhart Rd	Goshen	IN	46526-2012
11-08-203-022-015	1503 ELKHART RD	D & C MILLER HOLDINGS LLC	1501 ELKHART RD	GOSHEN	IN	46526
11-08-203-023-015	ELKHART RD	D & C MILLER HOLDINGS LLC	1501 ELKHART RD	GOSHEN	IN	46526
11-08-203-024-015	W US 33	D & C MILLER HOLDINGS LLC	1501 ELKHART RD	GOSHEN	IN	46526
11-08-203-025-015	1501 ELKHART RD	D & C MILLER HOLDINGS LLC	1501 ELKHART RD	GOSHEN	IN	46526
11-08-203-039-015	1701 ELKHART RD	ABVM LLC	502 NORTHLAND NE	ROCKFORD	MI	49341
11-08-203-049-015	1613 ELKHART RD	OREILLY AUTOMOTIVE INC STORE #2313	P O BOX 9167	SPRINGFIELD	MO	65801-9167
11-08-203-053-015	1502 VIRGINIA ST	STOCLI PROPERTIES LLC	1502 VIRGINIA AVE	GOSHEN	IN	46528
11-08-203-054-015	1520 BASHOR RD	SCF RC FUNDING IV LLC	4800 MEADOWS RD. STE 300	LAKE OSWEGO	OR	97035
11-08-203-055-015	1520 BASHOR RD	SCF RC FUNDING IV LLC	4800 MEADOWS RD. STE 300	LAKE OSWEGO	OR	97035
11-08-203-058-015	VIRGINIA ST	STOCLI PROPERTIES LLC	1502 VIRGINIA AVE	GOSHEN	IN	46528
11-08-203-062-015	W US 33	IVANOV MAXIM I	1609 ELKHART RD	GOSHEN	IN	46526-1910
11-08-203-063-015	W US 33	IVANOV MAXIM I	1609 ELKHART RD	GOSHEN	IN	46526-1910
11-08-203-065-015	1508 BASHOR RD	LEHMAN TODD C	PO Box 835	Goshen	IN	46527-0835
11-08-203-068-015	BASHOR RD	SCF RC FUNDING IV LLC	4800 MEADOWS RD. STE 300	LAKE OSWEGO	OR	97035
11-08-204-002-015	1409 VIRGINIA ST	BIG ROD WINCHES LLC	514 N GREENE RD	GOSHEN	IN	46526
11-08-204-007-015	1408 BASHOR RD	BIG ROD WINCHES LLC	514 N GREENE RD	GOSHEN	IN	46526
11-08-284-001-015	ELKHART RD	TES 1304 LLC	24364 MERRIMAC LN	ELKHART	IN	46517
11-08-284-002-015	1304 ELKHART RD	TES 1304 LLC	24364 MERRIMAC LN	ELKHART	IN	46517

11-08-285-003-015	1212 W PIKE ST	ASK3 COMMERCIAL LLC	P O BOX 748	GOSHEN	IN	46527-0748
11-08-285-004-015	1210 W PIKE ST	ASK3 COMMERCIAL LLC	P O BOX 748	GOSHEN	IN	46527-0748
11-08-285-005-015	1208 W PIKE ST	ASK3 COMMERCIAL LLC	P O BOX 748	GOSHEN	IN	46527-0748
11-08-285-006-015	1206 W PIKE ST	ASK3 COMMERCIAL LLC	P O BOX 748	GOSHEN	IN	46527-0748
11-08-285-007-015	1204 W PIKE ST	ASK3 COMMERCIAL LLC	P.O.BOX 748	GOSHEN	IN	46527
11-08-285-008-015	1202 W PIKE ST	ASK3 COMMERCIAL LLC	P.O.BOX 748	GOSHEN	IN	46527
11-08-285-009-015	N HARRISON ST	ASK3 COMMERCIAL LLC	P.O. BOX 748	GOSHEN	IN	46527
11-08-285-010-015	211 N HARRISON ST	ASK3 COMMERCIAL LLC	P.O.BOX 748	GOSHEN	IN	46527
11-08-285-021-015	1302 PIKE ST	MAPLE CITY BOWLING LLC	1180 FREMONT CT	ELKHART	IN	46516
11-08-286-008-015	212 N HARRISON ST	AMERICAN RENTAL PROPERTIES LLC	61252 STATE ROAD 15	GOSHEN	IN	46528
11-08-286-013-015	1102 W PIKE ST	ABYGOSHEN INC	200 SOUTH FRONTAGE ROAD, SUITE 330	BURR RIDGE	IL	60527
11-08-287-001-015	1014 W PIKE ST	PRESSLER PAUL E A/K/A PAUL EUGENE PRESSLER	1014 W Pike St	Goshen	IN	46526-2036
11-08-287-002-015	208 HIGH ST	PRESSLER PAUL EUGENE	1014 W Pike St	Goshen	IN	46526-2036

EXHIBIT B

List of Owners of Real Property Proposed to Be Acquired for, or Otherwise Affected By, the Expansion of the Consolidated Allocation Area

Acquired Property

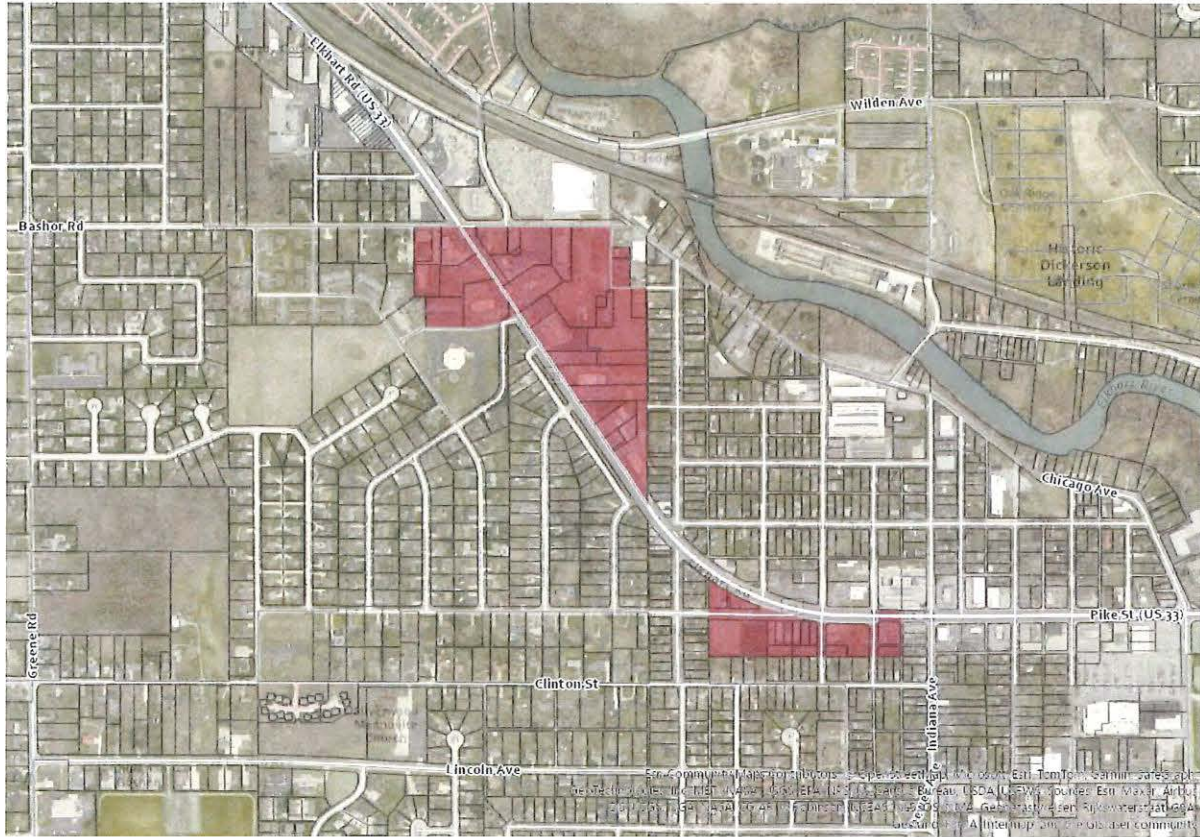
None.

Affected Property

All parcels of property in the proposed expansion portion of the Consolidated Allocation Area are reasonably expected to be positively affected by expansion of the Consolidated Allocation Area.

EXHIBIT C

Map Showing the Expansion Areas of the Consolidated Allocation Area



AMENDING DECLARATORY
RESOLUTION NO. 10-2025

RESOLUTION AMENDING DECLARATORY RESOLUTION NO. 13-
2018 OF THE GOSHEN REDEVELOPMENT COMMISSION FOR THE
LIPPERT/DIERDORFF ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission"), adopted Declaratory Resolution No. 13-2008 on March 13, 2018, as confirmed on June 12, 2018 (collectively, "Area Resolution"), creating the Lippert/Dierdorff Economic Development Area ("Area");

WHEREAS, the Lippert/Dierdorff Allocation Area was created by the Area Resolution ("Allocation Area");

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

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to: (i) revise the expiration date of the allocation provision for the Allocation Area; (ii) add the expenditure of revenues collected in the Area for police and fire services for both capital expenditures and operating expenses ("Public Safety Services"); and (iii) add the expenditure of revenues collected in the Area to eligible entities for eligible educational and training programs as set forth in IC 36-7-25-7 ("Eligible Programs"), all in, serving or benefiting the Area; and

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

(a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and

(b) The Area Resolution and the Original Plan, with the proposed amendments, conform to the plan of development for the City;

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

Section 1. The Area Resolution and the Original Plan are hereby amended to: (i) revise the expiration date of the allocation provision of the Allocation Area to expire no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues in the Area; (ii) add the expenditure of revenues collected in the Area for Public Safety Services; and (iii) add the expenditure of revenues collected in the Area to eligible entities for Eligible Programs, all in, serving or benefiting the Area.

Lippert/Dierdorff Economic Development Area

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan as provided herein.

Section 3. The Public Safety Services and Eligible Programs will promote the redevelopment and economic development of the City, are of utility and benefit, and are in the best interests of the City's residents.

Section 4. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Area Resolution and Original Plan, as amended, conform to the plan of development for the City.

Section 5. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and to the Original Plan.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and to the Original Plan.

Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to (i) publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4, and (ii) to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that original maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments and will determine the public utility and benefit of the proposed amendments. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Area.

Section 8. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the extension of the allocation provision of the Allocation Area, including the following:

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

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

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 7 of this resolution.

Section 9. The Area Resolution and the Original Plan, as amended, conform to the plan of development of the City.


Section 10. The Commission further directs the presiding officer to submit this resolution to the Common Council for its approval of the amendments to the Area Resolution and the Original Plan.

Section 11. All other provisions of the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.


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

Adopted at a meeting of the Commission held on April 8, 2025, in Goshen, Indiana.

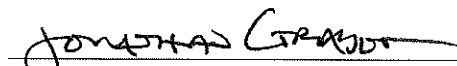
GOSHEN REDEVELOPMENT COMMISSION



President



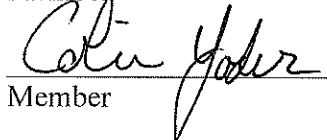
Vice President



Secretary

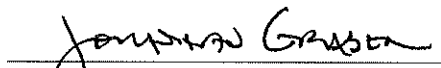


Member



Member

ATTEST:



Secretary