

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

RESOLUTION NO. 2022-02-23

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, APPROVING AN ORDER OF THE ST. JOHN PLAN COMMISSION REGARDING A RESOLUTION OF THE ST. JOHN REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE ST. JOHN ECONOMIC DEVELOPMENT AREA II, AND TAKING OTHER ACTIONS RELATED THERETO

WHEREAS, the St. John Redevelopment Commission (the “Redevelopment Commission”), the governing body of the St. John Department of Redevelopment, previously adopted a Declaratory Resolution (as subsequently confirmed, the “Declaratory Resolution”) establishing an economic development area known as the “St. John Economic Development Area II” (the “Area”), approving an Economic Development Plan (the “Plan”) for the Area, pursuant to Indiana Code 36-7-14, as amended (the “Act”), and designating the Area as an “allocation area” pursuant to Section 39 of the Act, known as the St. John Economic Development Area II Allocation Area (the “Allocation Area”); and

WHEREAS, the Redevelopment Commission on December 29, 2021, approved and adopted its Resolution No. 2021-12-29 entitled “Resolution of the St. John Redevelopment Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the St. John Economic Development Area II and All Matters Relating thereto” (the “Amending Declaratory Resolution”); and

WHEREAS, the Amending Declaratory Resolution amended the Declaratory Resolution and the Plan to (1) amend the Plan (the “2021 Plan Amendment”) to provide for the Program (as defined in the Amending Declaratory Resolution) and to provide for other amendments consistent with the Amending Declaratory Resolution, (2) add an area as described in the Amending Declaratory Resolution to the northeastern portion of the Area (the “2021 Northeastern Expansion Area”), (3) add an area as described in the Amending Declaratory Resolution to the northwestern portion of the Area (the “2021 Northwestern Expansion Area”), (4) add an area as described in the Amending Declaratory Resolution to the southwestern portion of the Area (the “2021 Southwestern Expansion Area”), (5) designate the 2021 Northeastern Expansion Area, together with a portion (the “Redesignated Portion”) of the existing Allocation Area as described in the Amending Declaratory Resolution, as a new allocation area pursuant to Sections 39 and 52 of the Act as further provided for in the Amending Declaratory Resolution, and (6) designate the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area as allocation areas pursuant to Section 39 of the Act.

WHEREAS, the St. John Plan Commission (the “Plan Commission”) did, on the 16th day of February, 2022 adopt its Resolution No. 2022-02-16 determining that the Amending Declaratory Resolution and the 2021 Plan Amendment conform to the Plan of Development for the Town of St. John, Lake County, Indiana (the “Town”), and approving the Amending

Declaratory Resolution and the 2021 Plan Amendment, and did designate such Amending Declaratory Resolution as the Written Order of the Plan Commission approving the Amending Declaratory Resolution and the 2021 Plan Amendment as required by I.C. § 36-7-14, as amended (the "Act") (the "Plan Commission Order") (attached hereto as Exhibit A); and

WHEREAS, I.C. § 36-7-14-16 prohibits the Redevelopment Commission from proceeding until the Plan Commission Order is approved by the Legislative Body (i.e. Town Council) of the Town; and

WHEREAS, the Town Council of the Town (the "Town Council") is the Legislative Body of the Town, and now seeks to approve the Plan Commission Order in order to permit the Redevelopment Commission to proceed with the implementation of the amendments set forth in the Amending Declaratory Resolution and 2021 Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS FOLLOWS:

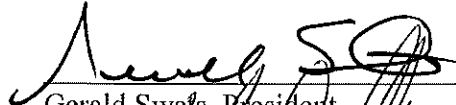
SECTION 1. The Amending Declaratory Resolution and the 2021 Plan Amendment conform to the plan of development of the Town.

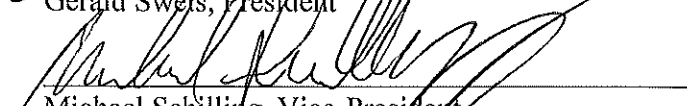
SECTION 2. The Amending Declaratory Resolution, the 2021 Plan Amendment and the Plan Commission Order are approved in all respects.

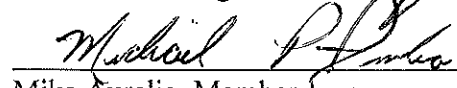
SECTION 3. This Resolution shall take effect, and be in full force and effect after its approval by the Town Council.


ALL OF WHICH IS PASSED AND RESOLVED THIS 23rd DAY OF FEBRUARY, 2022, BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

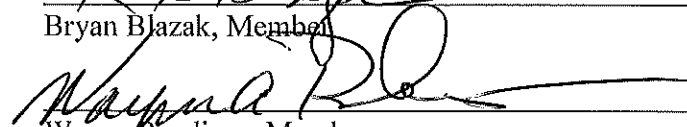
TOWN OF ST. JOHN, LAKE COUNTY,
INDIANA, TOWN COUNCIL


Gerald Swets, President


Michael Schilling, Vice-President


Mike Aurelio, Member


Bryan Blazak, Member


Wayne Pondinas, Member

ATTEST:

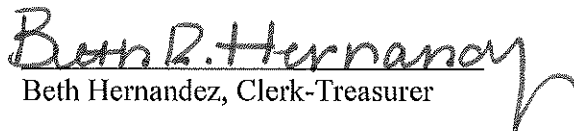

Beth Hernandez, Clerk-Treasurer

EXHIBIT A

PLAN COMMISSION ORDER

(See attached)

RESOLUTION NO. 2022-02-16

**RESOLUTION OF THE TOWN OF ST. JOHN PLAN COMMISSION APPROVING
A RESOLUTION OF THE ST. JOHN REDEVELOPMENT COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN FOR THE ST. JOHN ECONOMIC
DEVELOPMENT AREA II**

WHEREAS, the Town of St. John Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the Town of St. John, Lake County, Indiana (the “Town”); and

WHEREAS, the St. John Redevelopment Commission (the “Redevelopment Commission”), the governing body of the St. John Department of Redevelopment, previously adopted a Declaratory Resolution (as subsequently confirmed, the “Declaratory Resolution”) establishing an economic development area known as the “St. John Economic Development Area II” (the “Area”), approving an Economic Development Plan (the “Plan”) for the Area, pursuant to Indiana Code 36-7-14, as amended (the “Act”), and designating the Area as an “allocation area” pursuant to Section 39 of the Act, known as the St. John Economic Development Area II Allocation Area (the “Allocation Area”); and

WHEREAS, the Redevelopment Commission on December 29, 2021, approved and adopted its Resolution No. 2021-12-29 entitled “Resolution of the St. John Redevelopment Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the St. John Economic Development Area II and All Matters Relating thereto” (the “Amending Declaratory Resolution”); and

WHEREAS, the Amending Declaratory Resolution amended the Declaratory Resolution and the Plan to (1) amend the Plan (the “2021 Plan Amendment”) to provide for the Program (as defined in the Amending Declaratory Resolution) and to provide for other amendments consistent with the Amending Declaratory Resolution, (2) add an area as described in the Amending Declaratory Resolution to the northeastern portion of the Area (the “2021 Northeastern Expansion Area”), (3) add an area as described in the Amending Declaratory Resolution to the northwestern portion of the Area (the “2021 Northwestern Expansion Area”), (4) add an area as described in the Amending Declaratory Resolution to the southwestern portion of the Area (the “2021 Southwestern Expansion Area”), (5) designate the 2021 Northeastern Expansion Area, together with a portion (the “Redesignated Portion”) of the existing Allocation Area as described in the Amending Declaratory Resolution, as a new allocation area pursuant to Sections 39 and 52 of the Act as further provided for in the Amending Declaratory Resolution, and (6) designate the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area as allocation areas pursuant to Section 39 of the Act.

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution (which Amending Declaratory Resolution is attached hereto as Exhibit A and made a

part hereof) which includes the 2021 Plan Amendment, to the Plan Commission for approval pursuant to the provisions of the Act; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2021 Plan Amendment and has determined that they conform to the plan of development for the Town, and now desires to approve the Amending Declaratory Resolution and the 2021 Plan Amendment and, pursuant to Section 16 of the Act, the Plan Commission desires to issue its written order approving the Amending Declaratory Resolution and the 2021 Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AS FOLLOWS:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2021 Plan Amendment conform to the plan of the development of the Town.

2. The Amending Declaratory Resolution and the 2021 Plan Amendment are in all respects approved.

3. This Resolution shall constitute the Plan Commission's written order approving the Amending Declaratory Resolution and the 2021 Plan Amendment pursuant to Section 16 of the Act.

4. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

PASSED, ISSUED AND APPROVED at a meeting of the Town of St. John Plan Commission, held on the 16th day of February, 2022.

TOWN OF ST. JOHN PLAN COMMISSION

Presiding Officer

ATTEST:

Secretary

EXHIBIT A

AMENDING DECLARATORY RESOLUTION

(See Attached)

ST. JOHN REDEVELOPMENT COMMISSION

RESOLUTION NO. 2021-12-29

**RESOLUTION OF THE ST. JOHN REDEVELOPMENT COMMISSION APPROVING
AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC
DEVELOPMENT PLAN FOR THE ST. JOHN ECONOMIC DEVELOPMENT AREA II
AND ALL MATTERS RELATING THERETO**

WHEREAS, the St. John Redevelopment Commission (the "Commission"), the governing body of the St. John Department of Redevelopment (the "Department") and the Town of St. John Redevelopment District (the "District"), has previously adopted a Declaratory Resolution (as subsequently confirmed, the "Declaratory Resolution") establishing an economic development area known as the "St. John Economic Development Area II" (the "Area"), approving an Economic Development Plan (the "Plan") for the Area, pursuant to Indiana Code 36-7-14, as amended (the "Act"), and designating the Area, as so expanded, as an "allocation area" pursuant to Section 39 of the Act, known as the St. John Economic Development Area II Allocation Area (the "Allocation Area"); and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and the Plan to (1) amend the Plan (the "2021 Plan Amendment") as set forth in Exhibit A attached hereto to provide for the Program (as hereinafter defined) and to provide for other amendments consistent with this Resolution, (2) add the area set forth on Exhibit B attached hereto to the northeastern portion of the Area (the "2021 Northeastern Expansion Area"), (3) add the area set forth on Exhibit C attached hereto to the northwestern portion of the Area (the "2021 Northwestern Expansion Area"), (4) add the area set forth on Exhibit D attached hereto to the southwestern portion of the Area (the "2021 Southwestern Expansion Area"), (5) designate the 2021 Northeastern Expansion Area, together with a portion (the "Redesignated Portion") of the existing Allocation Area as set forth on Exhibit E attached hereto, as a new allocation area pursuant to Sections 39 and 52 of the Act as further provided for herein, and (6) designate the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area as allocation areas pursuant to Section 39 of the Act as further provided for herein (all such amendments referred to herein, collectively, as the "2021 Amendments," and are depicted on the map at Exhibit F); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, which includes the property that will be affected by the addition of the 2021 Northeastern Expansion Area, the 2021 Northwestern Expansion Area, and the 2021 Southwestern Expansion Area, and the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the 2021 Northeastern Expansion Area, the 2021 Northwestern Expansion Area, and the 2021 Southwestern Expansion Area, and any parts of the 2021 Northeastern Expansion Area, 2021 Northwestern Expansion Area, and the 2021 Southwestern Expansion Area that are to be devoted to public ways, sewerage and other public purposes under the Plan and the 2021 Plan Amendment; and

WHEREAS, the 2021 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 39 and 52 of the Act permit the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said sections; and

WHEREAS, Section 49 of the Act permits the establishment of an age-restricted housing program in accordance with 42 U.S.C. 3607 (the "Program") as part of the Plan; and

WHEREAS, prior to the submission of the Program to the Commission, the Commission has consulted with persons interested in or affected by the proposed Program, and has held public meetings in the areas to be affected by the proposed Program to obtain the views of affected persons as required by Section 49 of the Act; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission has determined it appropriate and advisable to apply the provisions of said Sections 39, 41 and 43 of the Act to the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area and to apply the provisions of said Sections 39, 41, 43 and 52 of the Act to the 2021 Northeastern Expansion Area and the Redesignated Portion.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOHN REDEVELOPMENT COMMISSION, AS FOLLOWS:

SECTION 1. The Recitals set forth above are incorporated herein and are approved as set forth herein.

SECTION 2. The 2021 Plan Amendment promotes significant opportunities for the gainful employment of the citizens of the Town of St. John, Lake County, Indiana (the "Town"), attraction of major new business enterprises to the Town, retention and expansion of significant business enterprises existing in the boundaries of the Town, and meets other purposes of Sections 2.5, 41 and 43 of the Act for the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area and Sections 2.5, 41, 43 and 51 of the Act for the 2021 Northeastern Expansion Area and the Redesignated Portion, including without limitation benefiting public health, safety and welfare, increasing the economic wellbeing of the Town and the State of Indiana (the "State"), and serving to protect and increase property values in the Town and the State.

SECTION 3. The 2021 Plan Amendment cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act for the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area and Sections 2.5, 41, 43 and 50 of the Act for the 2021 Northeastern Expansion Area and the Redesignated Portion because of lack of local public improvements, multiple ownership of land, and other similar conditions.

SECTION 4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan to (1) amend the Plan (the "2021 Plan Amendment") as set forth in Exhibit A attached

hereto to provide for the Program (as hereinafter defined) and to provide for other amendments consistent with this Resolution, (2) add the area set forth on Exhibit B attached hereto to the northeastern portion of the Area (the "2021 Northeastern Expansion Area"), (3) add the area set forth on Exhibit C attached hereto to the northwestern portion of the Area (the "2021 Northwestern Expansion Area"), (4) add the area set forth on Exhibit D attached hereto to the southwestern portion of the Area (the "2021 Southwestern Expansion Area"), (5) designate the 2021 Northeastern Expansion Area, together with a portion (the "Redesignated Portion") of the existing Allocation Area as set forth on Exhibit E attached hereto, as a new allocation area pursuant to Sections 39 and 52 of the Act as further provided for herein, and (6) designate the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area as allocation areas pursuant to Section 39 of the Act as further provided for herein.

SECTION 5. The Commission hereby confirms that the public health and welfare will be benefited by the accomplishment of the 2021 Plan Amendment.

SECTION 6. The accomplishment of the 2021 Plan Amendment and the Program will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits, and therefore it will be of public utility and benefit to amend the Plan to incorporate the 2021 Plan Amendment (which includes the Program) and adopt the 2021 Plan Amendment.

SECTION 7. The 2021 Plan Amendment conforms to other development and redevelopment plans for the Town.

SECTION 8. The Program will enable the Town to encourage older residents to locate or relocate to the Town.

SECTION 9. The Program will not increase the school-age population.

SECTION 10. The Commission does not presently propose to acquire any land or interest in land as part of the 2021 Plan Amendment.

SECTION 11. The Commission hereby adopts the specific findings set forth in the 2021 Plan Amendment and the 2021 Plan Amendment, including the Program to be established in accordance with 42 U.S.C. 3607, is hereby in all respects approved.

SECTION 12. The Commission hereby finds and determines that the 2021 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plan, this Resolution and the purposes of the Act, and that the 2021 Plan Amendment conforms to the comprehensive plan for the Town.

SECTION 13. Each of the 2021 Northeastern Expansion Area, the 2021 Northwestern Expansion Area, and the 2021 Southwestern Expansion Area is hereby designated as an "economic development area" under Section of 41 of the Act.

SECTION 14. The 2021 Northeastern Expansion Area, together with the Redesignated Portion, is hereby designated as an "allocation area" pursuant to Sections 39 and 52 of the Act to be known as the "Orchard Gate/Sterling Gate Allocation Area" for purposes of the allocation and

distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the "Orchard Gate/Sterling Gate Allocation Area Allocation Fund." The base assessment date for the Orchard Gate/Sterling Gate Allocation Area shall be January 1, 2021. The Commission hereby specifically finds and determines, based upon its review of the proposed Orchard Gate/Sterling Gate Allocation Area and its reasonable expectations relating to expected growth of assessed value in the Orchard Gate/Sterling Gate Allocation Area following the completion of local public improvements as set forth in the 2021 Plan Amendment, and information provided by the prospective developer associated with the development of the Program, that the adoption of the allocation provision as provided herein will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Sections 39 and 52, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Sections 39 and 52, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for said allocation area that may be used by the District to do one (1) or more of the things specified in Section 52(b) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

SECTION 15. The 2021 Northwestern Expansion Area is hereby designated as an "allocation area" pursuant to Section 39 of the Act to be known as the "2021 Northwestern Expansion Area Allocation Area" for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the "2021 Northwestern Expansion Area Allocation Area Allocation Fund." The base assessment date for the 2021 Northwestern Expansion Area Allocation Area shall be January 1, 2021. The Commission hereby specifically finds and determines, based upon its review of the proposed 2021 Northwestern Expansion Area and its reasonable expectations relating to expected growth of assessed value in the 2021 Northwestern Expansion Area following the completion of local public improvements as set forth in the Plan as amended by the 2021 Plan Amendment, that the adoption of the allocation provision as provided herein will result in new property taxes in the 2021 Northwestern Expansion Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for said allocation area

that may be used by the District to do one (1) or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

SECTION 16. The 2021 Southwestern Expansion Area is hereby designated as an "allocation area" pursuant to Section 39 of the Act to be known as the "2021 Southwestern Expansion Area Allocation Area" for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the "2021 Southwestern Expansion Area Allocation Area Allocation Fund." The base assessment date for the 2021 Southwestern Expansion Area Allocation Area shall be January 1, 2021. The Commission hereby specifically finds and determines, based upon its review of the proposed 2021 Southwestern Expansion Area and its reasonable expectations relating to expected growth of assessed value in the 2021 Southwestern Expansion Area following the completion of local public improvements as set forth in the Plan as amended by the 2021 Plan Amendment, that the adoption of the allocation provision as provided herein will result in new property taxes in the 2021 Southwestern Expansion Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for said allocation area that may be used by the District to do one (1) or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

SECTION 17. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) and Section 52(c) of the Act.

SECTION 18. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution and the Plan.

SECTION 19. This Resolution shall be submitted to the Plan Commission of the Town (the "Plan Commission") and the Town Council of the Town (the "Town Council") as provided in the Act, and if approved by the Plan Commission and the Town Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

SECTION 20. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

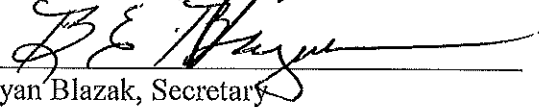
SECTION 21. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

SECTION 22. This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ALL OF WHICH IS PASSED AND RESOLVED BY THE ST. JOHN REDEVELOPMENT COMMISSION THIS 29TH DAY OF DECEMBER, 2021.

ST. JOHN REDEVELOPMENT
COMMISSION

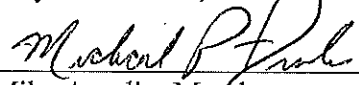

Michael Schilling, President


Bryan Blazak, Secretary

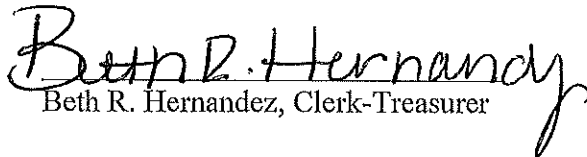

Gerald Swets, Member

Resigned

Wayne Pondinas, Member


Mike Aurelio, Member

ATTEST:


Beth R. Hernandez, Clerk-Treasurer

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law and this document was prepared by Philip J. Faccenda, Jr., Barnes & Thornburg LLP, 201 S. Main Street, Suite 400, South Bend, Indiana 46601.

Philip J. Faccenda, Jr.

EXHIBIT A

2021 Plan Amendment

AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR THE ST. JOHN ECONOMIC DEVELOPMENT AREA

I. General Amendments

The Economic Development Plan for the St. John Economic Development Area (the "Area"), as amended (the "Plan"), is hereby further amended to appropriately reflect the amendments set forth in Resolution No. 2021-12-29 (the "Amending Declaratory Resolution") of the St. John Redevelopment Commission (the "Commission"), adopted December 29, 2021, which amends the Declaratory Resolution for the St. John Economic Development Area and the Plan to (1) amend the Plan (the "2021 Plan Amendment") as set forth in Exhibit A attached to the Amending Declaratory Resolution to provide for the Program (as hereinafter defined) and to provide for other amendments consistent with this Resolution, (2) add the area set forth on Exhibit B attached to the Amending Declaratory Resolution to the northeastern portion of the Area (the "2021 Northeastern Expansion Area"), (3) add the area set forth on Exhibit C attached to the Amending Declaratory Resolution to the northwestern portion of the Area (the "2021 Northwestern Expansion Area"), (4) add the area set forth on Exhibit D attached to the Amending Declaratory Resolution to the southwestern portion of the Area (the "2021 Southwestern Expansion Area"), (5) designate the 2021 Northeastern Expansion Area, together with a portion (the "Redesignated Portion") of the existing Allocation Area (as defined in the Amending Declaratory Resolution) as set forth on Exhibit E attached to the Amending Declaratory Resolution, as a new allocation area pursuant to Sections 39 and 52 of Indiana Code 36-7-14, as amended (the "Act"), and (6) designate the 2021 Northwestern Expansion Area and the 2021 Southwestern Expansion Area as allocation areas pursuant to Section 39 of the Act.

II. Program for Age-Restricted Housing

As stated above, the Plan is being amended to include a Program for Age-Restricted Housing for the Town (the "Program"). The purposes of the Program are to benefit the public health, safety, morals and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The Program is designed to provide for local public improvements in or serving the Orchard Gate/Sterling Gate Allocation Area within the Area (the "Orchard Gate/Sterling Gate Allocation Area"), promote significant opportunities for the residential development, in order to attract and retain permanent jobs, promote variety of residential housing types, encourage an age-diverse population in the Town, enable the Town to encourage older residents to locate or relocate to the Town, and increase the property tax base.

This Area has lacked the necessary infrastructure and means to provide the infrastructure in order to attract the private investment needed to spur residential growth within the Area. The Program will focus on utilizing the various tools permitted by the statutes governing the age-restricted housing developments. These tools include the ability to acquire property for development, construct infrastructure improvements, and implement public/private partnerships in order to develop age-restricted housing opportunities. The Program will allocate resources to accomplish the goals established within the Plan, as amended by the 2021 Plan Amendment, and the comprehensive plan of the Town.

(a) Description of Area

The Orchard Gate/Sterling Gate Allocation Area consists of approximately 42 acres of land, with the majority of the land having an R-2 or R-3 PUD residential zoning designation and is further described on Exhibit F to the Amending Declaratory Resolution.

(b) Description of Economic Development Project

The Commission is establishing the Orchard Gate/Sterling Gate Allocation Area in order to increase the development of age-restricted housing within the Town. The Town has a general shortage in available housing options, and more specifically age-restricted housing. In order to create tools that will be available to implement strategies in the future for addressing the Town's housing needs, the Commission is targeting economic development areas that will accommodate housing developments. The Orchard Gate/Sterling Gate Development is just such a project to address the Town's housing issues.

(c) Permissible Projects

Tax increment revenues from the Orchard Gate/Sterling Gate Allocation Area or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving the Orchard Gate/Sterling Gate Allocation Area (as well as demolition, in, serving or benefiting the Orchard Gate/Sterling Gate Allocation Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and (3) public park improvements and recreational equipment. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Orchard Gate/Sterling Gate Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Orchard Gate/Sterling Gate Allocation Area and the Area.

Tax increment revenues from the Orchard Gate/Sterling Gate Allocation Area or other sources of funds available to the Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the Town, or to pay principal or interest on economic development revenue bonds issued by the Town to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Orchard Gate/Sterling Gate Allocation Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the Town to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Orchard Gate/Sterling Gate Allocation Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

III. Amendment of Plan/Program

The Plan and the Program may be amended by following the procedures described in Section 17.5 of the Act.

EXHIBIT B

2021 NORTHEASTERN EXPANSION AREA

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 7F RECORDED IN PLAT BOOK 113 PAGE 17; THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 212.00 FEET; THENCE SOUTH 04 DEGREES 55 MINUTES 26 SECONDS WEST, 63.26 FEET; THENCE SOUTH 16 DEGREES 55 MINUTES 33 SECONDS WEST, 53.28 FEET; THENCE SOUTH 28 DEGREES 56 MINUTES 41 SECONDS WEST, 61.88 FEET; THENCE SOUTH 35 DEGREES 24 MINUTES 01 SECONDS WEST, 258.00 FEET; THENCE NORTH 54 DEGREES 35 MINUTES 59 SECONDS WEST, 5.00 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 48 SECONDS WEST, 281.33 FEET; THENCE NORTH 53 DEGREES 18 MINUTES 50 SECONDS WEST, 3.50 FEET; THENCE SOUTH 38 DEGREES 03 MINUTES 33 SECONDS WEST, 59.80 FEET; THENCE SOUTH 40 DEGREES 34 MINUTES 24 SECONDS WEST, 49.14 FEET; THENCE SOUTH 42 DEGREES 55 MINUTES 25 SECONDS WEST, 52.73 FEET; THENCE SOUTH 44 DEGREES 30 MINUTES 01 SECONDS WEST, 15.49 FEET; THENCE SOUTH 48 DEGREES 45 MINUTES 02 SECONDS WEST, 80.42 FEET; THENCE SOUTH 64 DEGREES 33 MINUTES 56 SECONDS WEST, 81.87 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 47 SECONDS WEST, 54.87 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 19 SECONDS WEST, 136.58 FEET; THENCE SOUTH 63 DEGREES 12 MINUTES 47 SECONDS WEST, 73.21 FEET; THENCE SOUTH 49 DEGREES 44 MINUTES 09 SECONDS WEST, 108.80 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 87.60 FEET; THENCE NORTH 86 DEGREES 54 MINUTES 02 SECONDS WEST, 141.22 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST, 26.86 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 227.76 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 79.74 FEET; THENCE NORTH 05 DEGREES 32 MINUTES 54 SECONDS WEST, 160.17 FEET; THENCE NORTH 17 DEGREES 07 MINUTES 48 SECONDS WEST, 221.33 FEET; THENCE NORTH 08 DEGREES 09 MINUTES 10 SECONDS EAST, 48.73 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 28 SECONDS EAST, 161.02 FEET; THENCE NORTH 68 DEGREES 00 MINUTES 40 SECONDS EAST, 184.30 FEET; THENCE NORTH 59 DEGREES 25 MINUTES 03 SECONDS EAST, 109.19 FEET; THENCE NORTH 47 DEGREES 29 MINUTES 57 SECONDS EAST, 109.12 FEET; THENCE NORTH 35 DEGREES 13 MINUTES 01 SECONDS EAST, 109.12 FEET; THENCE NORTH 26 DEGREES 13 MINUTES 53 SECONDS EAST, 56.47 FEET; THENCE NORTH 20 DEGREES 35 MINUTES 38 SECONDS EAST, 85.57 FEET; THENCE NORTH 20 DEGREES 35 MINUTES 38 SECONDS EAST, 46.34 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, 425.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 17 SECONDS EAST, 150.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, 424.28 FEET; TO THE PLACE OF BEGINNING.

CONTAINING 22.9735 ACRES, MORE OR LESS.

EXHIBIT C

2021 NORTHWESTERN EXPANSION AREA

THAT PART OF MARTIN'S COMMERCIAL ADDITION, RECORDED IN PLAT BOOK 100 PAGE 90, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3 TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 05 SECONDS EAST, 678.25 FEET; THENCE SOUTH 58 DEGREES 13 MINUTES 52 SECONDS EAST, 305.26 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS WEST, 444.52 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 938.35 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST, 595.04 FEET; TO THE PLACE OF BEGINNING.

CONTAINING 12.4407 ACRES, MORE OR LESS.

EXHIBIT D

2021 SOUTHWESTERN EXPANSION AREA

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 25 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 2490.29 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 400.04 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 2493.50 FEET TO SAID WEST LINE; THENCE NORTH 00 DEGREES 25 MINUTES 14 SECONDS EAST, 400.01 FEET; TO THE PLACE OF BEGINNING.

CONTAINING 22.8824 ACRES, MORE OR LESS.

EXHIBIT E

ORCHARD GATE/STERLING GATE ALLOCATION AREA

THAT PART OF THE SECONDARY PLATS OF THE GATES OF ST. JOHN UNIT 7F RECORDED IN PLAT BOOK 113 PAGE 17, THE GATES OF ST. JOHN UNIT 4A RECORDED IN PLAT BOOK 109 PAGE 64, THE GATES OF ST. JOHN UNIT 4G RECORDED IN PLAT BOOK 111 PAGE 45, THE GATES OF ST. JOHN UNIT 4F RECORDED IN PLAT BOOK 111 PAGE 46 AND THE GATES OF ST. JOHN UNIT 4H RECORDED IN PLAT BOOK 111 PAGE 93, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT OF THE GATES OF ST. JOHN UNIT 7F; THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 212.00 FEET; THENCE SOUTH 04 DEGREES 55 MINUTES 26 SECONDS WEST, 63.26 FEET; THENCE SOUTH 16 DEGREES 55 MINUTES 33 SECONDS WEST, 21.47 FEET; THENCE SOUTH 74 DEGREES 09 MINUTES 23 SECONDS EAST, 126.24 FEET; TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET, HAVING A CHORD BEARING OF SOUTH 20 DEGREES 44 MINUTES 01 SECONDS WEST, 68.28 FEET; THENCE NORTH 64 DEGREES 22 MINUTES 34 SECONDS WEST, 126.29 FEET; THENCE SOUTH 28 DEGREES 56 MINUTES 41 SECONDS WEST, 46.80 FEET; THENCE SOUTH 35 DEGREES 24 MINUTES 01 SECONDS WEST, 258.00 FEET; THENCE NORTH 54 DEGREES 35 MINUTES 59 SECONDS WEST, 5.00 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 48 SECONDS WEST, 281.33 FEET; THENCE NORTH 53 DEGREES 18 MINUTES 50 SECONDS WEST, 3.50 FEET; THENCE SOUTH 38 DEGREES 03 MINUTES 33 SECONDS WEST, 59.80 FEET; THENCE SOUTH 40 DEGREES 34 MINUTES 24 SECONDS WEST, 49.14 FEET; THENCE SOUTH 42 DEGREES 55 MINUTES 25 SECONDS WEST, 52.73 FEET; THENCE SOUTH 44 DEGREES 30 MINUTES 01 SECONDS WEST, 15.49 FEET; THENCE SOUTH 48 DEGREES 45 MINUTES 02 SECONDS WEST, 80.42 FEET; THENCE SOUTH 64 DEGREES 33 MINUTES 56 SECONDS WEST, 81.87 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 47 SECONDS WEST, 54.87 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 19 SECONDS WEST, 136.58 FEET; THENCE SOUTH 63 DEGREES 12 MINUTES 47 SECONDS WEST, 73.21 FEET; THENCE SOUTH 49 DEGREES 44 MINUTES 09 SECONDS WEST, 108.80 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 202.83 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS EAST, 135.50 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 26.09 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS EAST, 192.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 236.55 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 395.70 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS WEST, 14.19 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 53 SECONDS EAST, 132.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS WEST, 831.82 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 397.15 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST, 520.70 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 473.11 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 357.71 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, 733.45 FEET; THENCE

NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST, 320.00 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 00 SECONDS EAST, 370.30 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 79.74 FEET; THENCE NORTH 05 DEGREES 32 MINUTES 54 SECONDS WEST, 160.17 FEET; THENCE NORTH 17 DEGREES 07 MINUTES 48 SECONDS WEST, 221.33 FEET; THENCE NORTH 08 DEGREES 09 MINUTES 10 SECONDS EAST, 48.73 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 28 SECONDS EAST, 161.02 FEET; THENCE NORTH 68 DEGREES 00 MINUTES 40 SECONDS EAST, 184.30 FEET; THENCE NORTH 59 DEGREES 25 MINUTES 03 SECONDS EAST, 109.19 FEET; THENCE NORTH 47 DEGREES 29 MINUTES 57 SECONDS EAST, 109.12 FEET; THENCE NORTH 35 DEGREES 13 MINUTES 01 SECONDS EAST, 109.12 FEET; THENCE NORTH 26 DEGREES 13 MINUTES 53 SECONDS EAST, 56.47 FEET; THENCE NORTH 20 DEGREES 35 MINUTES 38 SECONDS EAST, 85.57 FEET; THENCE NORTH 20 DEGREES 35 MINUTES 38 SECONDS EAST, 46.34 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, 425.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 17 SECONDS EAST, 150.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, 424.28 FEET TO THE PLACE OF BEGINNING.

CONTAINING 41.6362 ACRES, MORE OR LESS.

