

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

RESOLUTION NO. 97-04-24D

BEING A CONFIRMING RESOLUTION ESTABLISHING AN ECONOMIC
REVITALIZATION AREA WITHIN THE TOWN OF
ST. JOHN, INDIANA

WHEREAS, the Town Council of the Town of St. John, County of Lake, Indiana, is greatly interested and concerned about economic and industrial growth within the Town of St. John; and

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, has determined that it is appropriate to promote future industrial and economic growth in the Town, and has established a Procedure for consideration of designation of economic revitalization areas under current applicable law in Ordinance No. 984 adopted on February 23, 1995; and

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, has determined that the property below described has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired the values or prevent normal development of property or use of property; and

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, has determined that the following designated and described real property within the Town of St. John should be declared an economic revitalization are, namely

Lot 13, Industrial Park North, Unit 2, as recorded in plat book 65 page 19 in the Office of the Recorder, Lake County, Indiana.

Commonly known as 10800 Joliet Street, St. John, Indiana.

WHEREAS, the Owners of the above-described real property have submitted a Statement of Benefits which is attached hereto, marked Exhibit "A", and incorporated herein by reference.

WHEREAS, a public hearing was held on April 24, 1997, at which time persons interested in or affected by said proceedings were given the opportunity to be heard and introduce evidence on the questions to be determined;

NOW THEREFORE, BE IT RESOLVED, by the Town Council of the Town of St. John, Lake County, Indiana, that the following real property legally described above and in Exhibit "A" attached hereto within the Town of St. John shall be designated an Economic Revitalization Area for a term of ten years pursuant to applicable and current law, as amended from time to time, and subject to the provisions

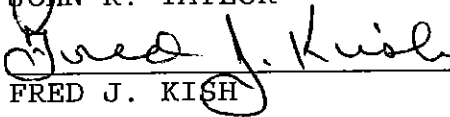
and procedures for designation of an Economic Revitalization Area as set forth in applicable Statutory law, as amended from time to time.

ALL OF WHICH IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, THIS 24th DAY OF APRIL, 1997.

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



JOHN R. TAYLOR



FRED J. KISH

DOUGLAS PATTERSON

ATTEST:



JUDITH P. COMPANAK
Clerk-Treasurer



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS

State Form 18370 (R3 / 4-93)

FORM 322 ERA

INSTRUCTIONS:

- This form is to be filed in person or by mail with the Auditor of the county in which the property is located before May 10 of the year in which addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after mailing date of notice of assessment (Form 11) if such notice is not given before April 10 of that year (IC 6-1.1-12.1-5).
- Copy of Form 11 must be attached.
- A property owner may not receive this deduction for the same repairs or improvements for which a deduction is obtained under either IC 6-1.1-12-18 or IC 6-1.1-12-22 (IC 6-1.1-12-6).
- A copy of the statement of benefits (Form SB-1) must be attached to this application.
- The compliance with statement of benefits (Form CF-1) must be filed with this application and the designating body (IC 6-1.1-12.1-5.1).
- A copy of the resolution must be attached to this application.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for ERA's designated before December 31, 1987, a deduction for redevelopment or rehabilitation is not authorized for the following facilities (IC 6-1.1-12.1-3).
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis court
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) Retail food and beverage service; (b) Automobile sales or service; or (c) other retail; (unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2 (c) (1 & 2).

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to I.C. 6-1.1-12.1-5 beginning with the assessment date March 1, 19 98

County Lake	Township St. John	Taxing district St. John	Key number 22-12-0178-0002
----------------	----------------------	-----------------------------	-------------------------------

Name of owner
Mercantile National Bank as Trustee, Trust #5093

Property address (number and street, city, state, ZIP code)
10800 Joliet Street, St. John, Indiana 46373

Legal description from Form 11 Unit 1, Lot 13, St. John Industrial Park North	Date of Form 11
--	-----------------

Type of structure Commercial warehouse and office	Use of structure commercial
--	--------------------------------

Governing body that approved ERA designation St. John Economic Development Commission and Town	Resolution number
---	-------------------

Date ERA designation approved (must be before March 1) Council

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative (I hereby certify that the representations on this application are true)	Date signed
---	-------------

Address (number and street, city, state, ZIP code)
3235 - 45th Street, Highland, Indiana 46322

March 6, 1997

SECTION III - STRUCTURES

AUDITOR'S USE:

A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$	
	2. Assessed valuation BEFORE rehabilitation	\$	
	3. INCREASE in assessed valuation	\$	
	4. Assessed valuation eligible for deduction	\$	
B. New structure	1. Assessed valuation	\$	
	2. Assessed valuation eligible for deduction	\$	

SECTION IV - VERIFICATION OF TOWNSHIP (OR TRUSTEE) ASSESSOR

I verify that the above described structure was assessed and the owner was notified on _____ with the effective date of the assessment being March 1, 19 _____ and that the assessed valuations in Section III are correct.

Signature of Township (or Trustee) Assessor	Township	Date
---	----------	------

CONTINUED ON THE REVERSE SIDE



COMPLIANCE WITH STATEMENT OF BENEFITS

State Form 44973 (R/10-93)
Prescribed by the State Board of Tax Commissioners, 1991

FORM
CF-1

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved after July 1, 1991 must file this form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (This does not apply to property located in a residentially distressed area). (IC 6-1.1-12.1-5.6)
 2. If the deduction applies to Real Estate and Improvements, then this form must be filed with the initial deduction application and then annually within sixty (60) days after the end of each year in which the deduction is applicable.
 3. For New Manufacturing Equipment, this form must be filed with Form 322 ERA/PP between March 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1 and June 14 of each year.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Mercantile National Bank as Trustee, Trust #5093

Address of taxpayer (street and number, city, state and ZIP code)
c-o James Buchanan, Jr., 9625 Wicker Avenue
St. John, Indiana 46373

Name of contact person
Michael L. Muenich, 3235 - 45th Street, Highland, IN

Telephone number
(219) 922-4141

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body
Town of St. John

Resolution number

Location of property
10800 Joliet Street

County
Lake

Taxing district
St. John

Description of real property improvements and/or new manufacturing equipment to be acquired
Erect 8,600 square foot commercial warehouse and office and all site improvements.

Estimated starting date
Spring, 1997

Estimated completion date
Fall-Winter 1997

SECTION 3 EMPLOYEES AND SALARIES

	As Estimated on SB-1	Actual
Current number of employees	6	
Salaries		
Number of employees retained	6	
Salaries		
Number of additional employees	6	
Salaries		

SECTION 4 COST AND VALUES

Real Estate and Improvements	As Estimated on SB-1		Actual	
	Cost	Assessed Value	Cost	Assessed Value
Values before project (land only)	-0-	-0-		
Plus: Values of proposed project	250,000	31,700		
Less: Values of any property being replaced	-0-	-0-		
Net values upon completion of project	250,000	31,700		
Manufacturing Equipment	Cost	Assessed Value	Cost	Assessed Value
	Values before project	-0-		
	Plus: Values of proposed project	-0-		
	Less: Values of any property being replaced	-0-		
Net values upon completion of project	-0-			

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(d)

SECTION 5 OTHER BENEFITS PROMISED BY TAXPAYER

	As Estimated on SB-1	Actual
None.		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative
Michael L. Muenich

Title
Attorney at Law

Date signed (mo., day, yr.)
March 6, 1997

**STATEMENT OF BENEFITS**

State Form 27167 (R4 / 10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1****INSTRUCTIONS:**

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
- Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Mercantile National Bank as Trustee, Trust #5093	
Address of taxpayer (street and number, city, state and ZIP code) c/o James Buchanan, Jr., 9625 Wicker Avenue St. John, Indiana 46373	
Name of contact person Michael L. Muenich, 3235 - 45th Street, Highland, IN	Telephone number (219) 922-4141

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Town of St. John	Resolution number
Location of property 10800 Joliet Street	County Lake
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Erect 8,600 square foot commercial warehouse and office and all site improvements.	Estimated starting date Spring, 1997
	Estimated completion date Fall-Winter 1997
Location of property 10800 Joliet Street	Taxing district St. John

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
6		6		6	

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Current Cost	Assessed Value	Current Cost	Assessed Value
Current values (land only)	-0-	-0-		
Plus estimated values of proposed project	250,000	31,700		
Less values of any property being replaced	-0-	-0-		
Net estimated values upon completion of project	250,000	31,700		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER

None.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of authorized representative Michael L. Muenich	Title Attorney at Law	Date signed (month, day, year) March 6, 1997