

NOTICE TO RESIDENTS OF  
LAPORTE COUNTY, INDIANA

Notice is hereby given to the residents of LaPorte County, Indiana that on April 24, 2023, the LaPorte County Council passed a resolution, including Resolution No. 2023-04, declaring certain property within LaPorte County to be an Economic Revitalization Area pursuant to IC. § 6-1.1-12.1-1. Following is an excerpt from this Resolution:

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A RESOLUTION OF THE LAPORTE COUNTY COUNCIL  
DECLARING A PORTION OF LAPORTE COUNTY, INDIANA  
AN ECONOMIC REVITALIZATION AREA  
PURSUANT TO IND. CODE § 6-1.1-12.1-1, ET AL., FOR:

**VAN AIR MANUFACTURING, INC. - OPERATING COMPANY (PERSONAL PROPERTY)**

**KOKOT BROTHERS DEVELOPMENT, LLC (OWNER OF REAL ESTATE)**

WHEREAS, the LaPorte County Council is the statutory body with the authority to designate an area within its jurisdiction as an economic revitalization area as defined in IND. CODE § 6-1.1-12.1-1, et al.; and,

WHEREAS, a petition for personal and real property tax abatement has been filed with and for consideration by the LaPorte County Council requesting that the following described property in LaPorte County, Indiana:

Part of the West 1/2 of the Northwest 1/4 of Section 20. Township 37 North, Range 4 West of the 2nd Principal Meridian. LaPorte County, Indiana, (being part of Instrument No. 2004R-12156), being more particularly described as follows:

Commencing at a survey nail marking the Northwest corner of said Section 20, for the place of beginning; thence South 89 degrees 51 minutes 29 seconds East along the North line of the West 1/2 of the Northwest 1/4 of said Section 20. a distance of 577.01 feet to a survey nail; thence South 00 degrees 15 minutes 08 seconds East. a distance of 1,811.86 feet to an Iron rod; thence North 89 degrees 51 minutes 29 seconds West, a distance of 577 .01 feet to an iron rod on the West line of the Northwest 1/4 of said Section 20; thence North 00 degrees 15 minutes 08 seconds West along said West line. a distance of 1,811 .86 feet to the place of beginning.

be designated as an Economic Revitalization Area under the provisions of INDIANA CODE § 6-1.1-12.1 et al., and;

WHEREAS, the LaPorte County Council has reviewed the information contained in the statement of benefits filed by the Petitioner with its request, including the impact on the tax rate incorporated therein.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LAPORTE COUNTY COUNCIL, THAT:

SECTION 1. The LaPorte County Council now finds that the benefits described in the statement of benefits filed in regard to this area can be reasonably expected to result from the project and are sufficient to justify the applicable deduction in the event the above-referenced property is designated and confirmed to be an economic revitalization area.

SECTION 2. The area described hereinabove and located within LaPorte County is hereby declared to be an economic revitalization area, pursuant to IND. CODE § 6-1.1-12.1 et al.

SECTION 3. The designation of this area is put in effect for a period of Ten (10) years from the passage of the confirmation of this Resolution.

SECTION 4. This resolution shall be in full force and effect from and after its passage and approval and confirmation, as required by law.

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The complete Resolution No. 2023-04 and a description of the designated area is on file in the LaPorte County Assessor's Office, 555 Michigan St., Suite 103, LaPorte, Indiana 46350, and for public inspection during normal office hours 8:00 A.M. to 4:00 P.M., Monday through Friday. Notice is also given that the LaPorte County Council will receive and hear all remonstrances at the meeting on Monday, May 22, 2023 at 6:00 P.M. in the Council Chambers/Conference Room located at the LaPorte County Complex, 809 State Street, LaPorte, Indiana 46350 Meeting Room 3 on the adoption of a confirming resolution containing the following:

SECTION 1. The LaPorte County Council hereby determines that the area described hereinabove meets the qualifications for designation as an economic revitalization area.

SECTION 2. The following are adopted, to-wit:

- a. That the above-described area shall be designated as an Economic Revitalization Area for a period of Ten (10) years, beginning with the date of this Resolution; and
- b. That the personal property tax deduction to which the Petitioner is entitled shall apply to the Personal Property pursuant to I.C. 6-1.1-1.2.1-3 through I.C. 6-1.1-12.1-4.1; and
- c. That the aforesaid deduction for personal property taxes is allowed for ten (10) years pursuant to the appropriate schedule contained in I.C. 6-1.1-12.1-4; and
- d. That no limitation is placed upon the dollar amount of the deduction applicable to redevelopment or rehabilitation of the property described hereinabove; and
- e. That the estimate of cost for new development is reasonable for that type of facility to be built; and
- f. That the estimate of the additional employees that will be hired can reasonably be expected to result from the proposed development; and
- g. That the estimate of the annual salaries of the new employees can reasonably be expected to result from the proposed development; and

- h. That the totality of the benefits is sufficient to justify the granting of this requested deduction; and
- i. That the "Statement of Benefits" submitted by the petitioner is hereby approved and the President of the LaPorte County Council is hereby authorized to execute the same on behalf of said County Council; and
- j. That this determination is final except that an appeal may be taken and heard as provided under the "Act" [LC. 6-1.1-12.1-5.9 (d) and (e)].

Paul Vincent, Director  
LaPorte County Center for  
Economic Development, Planning  
& Governmental Affairs.

**Please Publish One Time on or before Monday May 8th, 2023**  
**Please Send Proof of Publication**

Introduced by: Mark Yagelski

**RESOLUTION NO. 2023-5**

**CONFIRMATORY RESOLUTION**

**A RESOLUTION OF THE LAPORTE COUNTY COUNCIL DETERMING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET AND CONFIRMING A DECLATORY RESOLUTION ADOPTED BY THE LAPORTE COUNTY COUNCIL**

Current Owners: Kokot Brothers Development, LLC  
10896 W 300 N  
Michigan City, IN 46360

Petitioners / Lessor: Vanair Manufacturing, Inc.  
10896 W 300 N  
Michigan City, IN 46360

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WHEREAS, the LaPorte County Council pursuant to “Deduction for Rehabilitation or Redevelopment of Real Property in Economic Revitalization Areas Act” (hereinafter referred to as the “Act” and a.k.a. Indiana Code 6-1.1-12.1-1 has declared the following described area to be an economic revitalization area:

Part of the West 1 /2 of the Northwest 1 /4 of Section 20. Township 37 North, Range 4 West of the 2nd Principal Meridian. LaPorte County, Indiana, (being part of Instrument No. 2004R-12156}, being more partcularly described as follows:

Commencing at a survey nail marking the Northwest corner of said Section 20, for the place of beginning; thence South 89 degrees 51 minutes 29 seconds East along the North line of the West 1/2 of the Northwest 1/4 of said Section 20. a distance of 577.01

feet to a survey nail; thence South 00 degrees 15 minutes 08 seconds East. a distance of 1,811.86 feet to an Iron rod; thence North 89 degrees 51 minutes 29 seconds West, a distance of 577 .01 feet to an iron rod on the West line of the Northwest 1/4 of said Section 20; thence North 00 degrees 15 minutes 08 seconds West along said West line. a distance of 1,811 .86 feet to the place of beginning.

WHEREAS, under the provisions of said "Act" a copy of the foregoing Resolution was filed for public inspection at the office of the LaPorte County Assessor's office;

WHEREAS, public notice of the adoption and substance of such resolution has been published in accordance with I.C. 6-1.1-12.1-1; as well as setting forth that a public hearing would be held on May 22, 2023 to receive and hear all remonstrance and objections from interested persons; and,

WHEREAS the LaPorte County Council received and heard all remonstrance and objections to its Declaratory Resolution from interested persons and considered the evidence.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LAPORTE COUNTY COUNCIL THAT:

SECTION 1. The LaPorte County Council hereby determines that the area described hereinabove meets the qualifications for designation as an economic revitalization area.

SECTION 2. Resolution No. 2023-4, the same being a resolution declaring a portion of LaPorte County an economic revitalization area, pursuant to I.C. 6-1.1-12.1-1 , et seq., is hereby confirmed and the following are adopted, to-wit:

- a. That the above-described area shall be designated as an Economic Revitalization Area for a period of 10 years, beginning with the date of this Resolutions; and
- b. That the property tax deduction to which the Petitioner is entitled shall apply to the real estate pursuant to I.C. 6-1.1-12.1-1 through I.C. 6-1.1-12.1-1; and,
- c. That the aforesaid deduction for real estate property taxes is allowed for 10 years pursuant to the appropriate schedule contained in I.C.; and,
- d. That no limitation is places upon the dollar amount of the deduction applicable to redevelopment or rehabilitation of the property described hereinabove; and,
- e. That the estimate of cost for new development is reasonable for that type of facility to be built; and,
- f. That the estimate of the additional employees that will be hired can reasonably be expected to result from the proposed development; and,
- g. That the estimate of the annual salaries of the new employees can reasonably be expected to result from the proposed development; and,

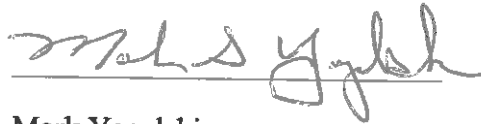
- h. That the totality of the benefits is sufficient to justify the granting of this requested deduction; and,
- i. That the "Statement of Benefits" submitted by the petitioner is hereby approved and the President of the LaPorte County Council is hereby authorized to execute the same on behalf of said Council; and,
- j. That this determination is final except that an appeal may be taken and heard as provided under the "Act" (I.C. 6-1.1-12.1-1 (d) and (e))

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval, as required by law.

Passed and adopted May 22, 2023.



Mike Rosenbaum  
President, La Porte County Council



Mark Yagelski  
Co-Sponsor, La Porte County Council



Randy Novak  
Co-Sponsor, La Porte County Council

Attest:



Tim Stabosz  
La Porte County Auditor