



CITY OF NEW HAVEN

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AGENDA

Common Council Regular Agenda

April 7, 2026, at 5:30 PM
City Hall Community Room
815 Lincoln Highway E.

I. CALL TO ORDER

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance
- C. Roll Call
- D. Title VI Statement
- E. Approval of Minutes from the previous meeting
 - 1. Approval of minutes from previous meeting held on 03/25/2026

II. STANDING COMMITTEE REPORTS

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Public hearing and introduction of a resolution titled, New Haven City Council Confirmatory Resolution Application of Cedar Farm East, LLC for the Designation of Economic Revitalization Area NO. NH-121
- B. Introduction of a resolution titled, New Haven City Council Declaratory Resolution for the Designation of Economic Revitalization Area NO.NH-122 Application of SDI LaFarga, LLC.

V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

MEMBER	TERM
Matt Newbauer, 1st District	1/1/24-12/31/27
Jeff Turner, 2nd District	1/1/24-12/31/27
Craig Dellinger, 3rd District	1/1/24-12/31/27
Mike Mowery, 4th District	1/1/24-12/31/27
Amelia Gascoigne, 5th District	1/1/24-12/31/27
Bob Byrd, Council-At-Large	1/1/24-12/31/27
Terry Werling, Council-At-Large	1/1/24-12/31/27

Meetings are archived and can be viewed live at <https://newhavenin.portal.civicclerk.com/>.

March 25, 2026

MINUTES OF A SPECIAL MEETING OF THE COMMON COUNCIL
OF THE CITY OF NEW HAVEN, INDIANA

The Common Council of the City of New Haven Indiana met in the City Hall Community Room on the March 25, 2026 at the hour of 5:30 PM in a Special session in accordance with the rules of the Council.

I. CALL TO ORDER

The meeting was called to order by Mayor Steve McMichael, who presided.

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance

Mayor Steve McMichael asked everyone to stand and recite the Pledge of Allegiance.

- C. Roll Call

On the call of the roll, the members of the Common Council were shown to be present or absent as follows:

Present: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Absent: None

Also Present: Mayor Steve McMichael, and Council Attorney Steve Harrantts. Bob Byrd joined via zoom.

- D. Title VI Statement
- E. Approval of Minutes from the previous meeting

Terry Werling made a motion to approve the minutes from the previous meeting held on 3/3/2026. Amelia Gascoigne seconded the motion and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

II. STANDING COMMITTEE REPORTS

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Introduction of a resolution titled, Resolution by the Common Council of the City of New Haven, Indiana, to Correct Scrivener's Error.

Under new business item A, was the introduction of a resolution titled, Resolution by the Common Council of the City of New Haven, Indiana, to Correct Scrivener's Error. Terry Werling made a motion to approve by title only a resolution titled Resolution by the Common Council of the City of New Haven, Indiana, to Correct Scrivener's Error. Craig Dellinger seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Clerk Treasurer Angela Hamrick read by title only, and numbered resolution R-26-13 a resolution titled, Resolution by the Common Council of the City of New Haven, Indiana, to Correct Scrivener's Error.

- B. Introduction of a Resolution titled, New Haven Council Declaratory Resolution for the Designation of Economic Revitalization Area NO.NH-121 Application of Cedar Farm East, LLC.

Under new business item B, was the introduction of a resolution titled, New Haven Council Declaratory Resolution for the Designation of Economic Revitalization Area NO. NH-121 Application of Cedar Farm East, LLC. Craig Dellinger made a motion to approve by title only, a resolution titled, New Haven Council Declaratory Resolution for the Designation of Economic Revitalization Area NO. NH-121 Application of Cedar Farm East, LLC. Jeff Turner seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Clerk Treasurer Angela Hamrick read and numbered resolution R-26-14, a resolution titled a resolution titled, New Haven Council Declaratory Resolution for the Designation of Economic Revitalization Area NO. NH-121 Application of Cedar Farm East, LLC.

- C. Introduction of a resolution titled, Resolution to Transfer City Funds Between Accounts for the Year 2026

Under new business item C, was the introduction of a resolution titled, Resolution to Transfer City Funds Between Accounts for the Year 2026. Jeff Turner made a motion to approve by title only, a resolution titled Resolution to Transfer City Funds Between Accounts for the Year 2026. Mike Mowery seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Clerk Treasurer Angela Hamrick read by title only, and numbered Resolution R-26-15 a resolution titled A Resolution to Transfer City Funds Between Accounts for the Year 2026.

D. Approval of Interlocal Cooperation Agreement

Christopher Nusbaum spoke on the Interlocal Agreement regarding the plan to unify the Fire Territory Districts.

- E. Introduction and first reading of an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District

Under new business item E, was the first reading and introduction of an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District. Mike Mowery made a motion to approve by title only, an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District. Jeff Turner seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Clerk Treasurer Angela Hamrick read by title only and numbered Ordinance G-26-3, an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District.

Craig Dellinger made a motion to suspend the rules to allow the second reading of Ordinance G-26-3, an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District. Mike Mowery seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Craig Dellinger made a motion to approve the second reading of Ordinance G-26-3, an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District. Amelia Gascoigne seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Jeff Turner, Craig Dellinger, Mike Mowery and Matt Newbauer

Nays: None

Clerk Treasurer Angela Hamrick read by title only Ordinance G-26-3, an ordinance titled, Ordinance to Expand the Woodburn-New Haven Fire & EMS Protection Territory to Include the Northeast Allen County Fire Protection District, the Northwest Allen County Fire Protection District, the Southwest Allen County Fire Protection District, and the West Central Allen County Fire Protection District.

V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Terry Werling made a motion to adjourn the meeting, Mike Mowery seconded the motion and the meeting was adjourned.

Steven McMichael
Presiding Officer

Angie Hamrick
Clerk Treasurer

RESOLUTION NO. _____

**NEW HAVEN CITY COUNCIL
CONFIRMATORY RESOLUTION
APPLICATION OF CEDAR FARM EAST, LLC
FOR THE DESIGNATION OF
ECONOMIC REVITALIZATION AREA NO. NH-121**

WHEREAS, the City of New Haven has been requested by the owners of record to find pursuant to I.C. 6-1.1-12.1 that the following described real estate is an Economic Revitalization Area:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, on March 25, 2026, the New Haven City Council, Indiana, did adopt a Declaratory Resolution for the designation of the real estate described above as an Economic Revitalization Area pursuant to New Haven City Council Resolution No. G-20-01; and

WHEREAS, notice of the adoption of substance of said Declaratory Resolution was published in the Fort Wayne Journal-Gazette on March 28, 2026, pursuant to I.C. 6-1.1-1-2.5 and I.C. 5-3-1; and

WHEREAS, the Application for Designation, description of the affected area, a map of the affected area and all pertinent supporting data were available for public inspection in the offices of the Allen County Assessor, the New Haven City Hall, and the Department of Planning Services; and

WHEREAS, I.C. 6-1.1-12.1-2(k) requires that if property located in an economic revitalization area is also located in an allocation area, a taxpayer's statement of benefits concerning that property may not be approved under this chapter unless a resolution approving the statement of benefits is adopted by the legislative body of the unit that approved the designation of the allocation area; and

WHEREAS, the New Haven City Council did consent to the approval of the Statement of Benefits for Cedar Farm East, LLC as the legislative body of the unit that approved the designation of the allocation area at their meeting on March 25, 2026; and

WHEREAS, the New Haven City Council, after conducting a public hearing on this matter, has given careful consideration to all comments and views expressed and written evidence presented regarding the designation of the subject real estate as an "Economic Revitalization Area".

NOW, THEREFORE, BE IT RESOLVED, the Council confirms certain findings made in the subject Declaratory Resolution for designation of the real estate described above as an "Economic Revitalization Area", those findings being to wit:

1. That said-described property is located within the jurisdiction of the New Haven City Council for purposes set forth in I.C. 6-1.1-12.1-2; and

2. That this Council has determined, based on the information provided by the applicant, that the real estate has become undesirable for, or impossible of, normal development and occupancy inasmuch as it consists of undeveloped and underutilized land that has experienced a prolonged lack of development and cessation of growth. The property has generated minimal economic activity, employment, or tax revenue, and its continued lack of development has impaired its value and intended use. The proposed designation will facilitate needed industrial development and reinvestment consistent with the City's land use plans; and

3. That the subject real estate complies with the general standards established by the New Haven City Council as set forth in I.C. 6-1.1-12.1-2 for determining "Economic Revitalization Areas" within the jurisdiction of said Council, as evidenced by the information provided in the application submitted by Cedar Farm East, LLC.; and

4. That the capital investment at the real estate described herein and as further detailed in the applicant's application would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of New Haven and Allen County; and

5. That the subject real estate is zoned I2 according to the New Haven Zoning Map and that the Economic Revitalization Area designation is contingent on Cedar Farm East, LLC conforming to the restrictions of the I2 zoning district; and

6. That designation of the subject property as an "Economic Revitalization Area" will assist in the inducement of a project which will provide employment opportunities to residents of New Haven and Allen County and will provide long-term benefits to the tax base of New Haven and Allen County according to the application; and

BE IT ALSO RESOLVED, that the New Haven City Council does hereby consent to the approval of the Statement of Benefits for Cedar Farm East, LLC as the legislative body of the unit that approved the designation of the allocation area.

BE IT ALSO RESOLVED, that the New Haven City Council does not find a conflict between the approval of the Statement of Benefits, as defined in I.C. 6-1.1-12.1-3 and 6-1.1-12.1-4.5 and the previous designation of portions of that real estate as an "allocation area", as defined in I.C. 36-7-14-39.

BE IT ALSO RESOLVED, that based on the information provided in the application for Economic Revitalization Area designation, the Council authorizes a 10-year tax abatement for real property taxes in accordance with I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5, respectively.

Schedule is as follows:

Real Property
Year 1 100%
Year 2 95%
Year 3 80%
Year 4 65%
Year 5 50%
Year 6 40%
Year 7 30%
Year 8 20%
Year 9 10%
Year 10 5%

BE IT ALSO RESOLVED, that the designation of the property described above as an "Economic Revitalization Area" shall be limited to a time period of two (2) years as the designation applies to a deduction from the increased assessed value of real property. This limitation is established pursuant to I.C. 6-1.1-12.1-2(i)(1) and 6-1.1-12.1-2(i)(2).

BE IT ALSO RESOLVED, that the real estate described above should be known as "Allen County Economic Revitalization Area No. NH-121".

BE IT ALSO RESOLVED, that Cedar Farm East, LLC is responsible for filing the actual tax abatement forms with the Allen County Auditor, located at the Rousseau Center each year in order to receive its deduction on real property.

BE IT ALSO RESOLVED, that Cedar Farm East, LLC must provide the Allen County Auditor and the New Haven City Council, at the time of filing the deduction, information showing the extent to which the company has been in compliance with the signed Statement of Benefits in accordance with I.C. 6-1.1-12.1-5.1.

BE IT ALSO RESOLVED, that Cedar Farm East, LLC is not willing to voluntarily contribute a percentage of its tax savings received from the tax abatement to assist in funding future economic development projects.

BE IT ALSO RESOLVED, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

BE IT FINALLY RESOLVED, that by adoption of this Resolution, the New Haven City Council does confirm its Declaratory Resolution approved on March 25, 2026, which designated the real estate described above as an "Economic Revitalization Area".

ADOPTED, this April 7, 2026, by the New Haven City Council, Indiana.

Presiding Officer
City of New Haven

Angela Hamrick, Clerk-Treasurer
New Haven, Indiana

Exhibit A

Real Estate Description per Doc. No. 2024043235 Tract I

TRACT I

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE SECOND PRINCIPAL MERIDIAN, JEFFERSON TOWNSHIP IN ALLEN COUNTY, INDIANA, BASED ON AN ORIGINAL SURVEY BY BRETT R. MILLER, INDIANA PROFESSIONAL SURVEYOR NUMBER 209000594 OF MILLER LAND SURVEYING, INC., SURVEY NO. 23066465, DATED JULY 27, 2023 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" STEEL REBAR WITH A "TAZIAN" IDENTIFICATION CAP MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 57 DEGREES 04 MINUTES 54 SECONDS EAST (INDIANA EAST 5FC, 1989 BEARING) AND BASIS OF BEARINGS TO FOLLOW; A DISTANCE OF 189.69 FEET (192.62 FEET DEED) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP AT THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 18 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 300.35 FEET (300.35 FEET DEED) ALONG SAID RIGHT-OF-WAY LINE TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE NORTH 31 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 391.71 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE NORTH 29 DEGREES 40 MINUTES 07 SECONDS WEST, A DISTANCE OF 40.00 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST U.S. HIGHWAY #24 AS DESCRIBED IN DOCUMENT NUMBER 90-021802 AND DOCUMENT NUMBER 90-021821 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES; THENCE NORTH 60 DEGREES 43 MINUTES 23 SECONDS EAST, A DISTANCE OF 120.02 FEET (DEED); THENCE NORTH 84 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 149.08 FEET (DEED); THENCE NORTH 54 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 287.65 FEET (287.65 FEET DEED) TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3038.19 FEET (DEED); THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 644.32 FEET (DEED), HAVING A CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 00 SECONDS, AND A CHORD OF 642.81 FEET BEARING NORTH 53 DEGREES 06 MINUTES 24 SECONDS EAST TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 46 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 284.60 FEET (284.58 FEET DEED); THENCE NORTH 80 DEGREES 54 MINUTES 12 SECONDS EAST, A DISTANCE OF 49.65 FEET (49.67 FEET DEED) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #469 AS DESCRIBED IN SAID DOCUMENT NUMBER 90-021821, SAID POINT BEING REFERENCED BY A STEEL BRACE POST 0.2 FEET NORTH AND 0.8 FEET EAST; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES; THENCE SOUTH 45 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 640.07 FEET (640.69 FEET DEED) TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE SOUTH 98 DEGREES 59 MINUTES 35 SECONDS EAST, A DISTANCE OF 341.28 FEET (340.40 FEET DEED) TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE SOUTH 16 DEGREES 25 MINUTES 52 SECONDS EAST, A DISTANCE OF 428.12 FEET (428.01 FEET DEED) 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE SOUTH 07 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 801.00 FEET (DEED); TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP; THENCE SOUTH 08 DEGREES 58 MINUTES 16 SECONDS EAST, A DISTANCE OF 55.36 FEET TO A 5/8" STEEL REBAR WITH A "S.C.O." IDENTIFICATION CAP ON THE NORTH LINE OF AN EXISTING 16.487 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 200074028 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 87 DEGREES 13 MINUTES 51 SECONDS WEST, A DISTANCE OF 1202.19 FEET (DEED) ALONG SAID NORTH LINE TO A 5/8" STEEL REBAR WITH A "S.C.O." IDENTIFICATION CAP ON THE EAST LINE OF AN EXISTING 10.126 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2018002431 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 02 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 87.44 FEET TO THE NORTH LINE OF SAID 10.126 ACRE TRACT, SAID POINT BEING REFERENCED BY A 5/8" STEEL REBAR WITH A "TAZIAN" IDENTIFICATION CAP 0.73 FEET WEST; THENCE SOUTH 87 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 449.40 FEET (449.47 FEET DEED) ALONG SAID NORTH LINE TO 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP THE EAST LINE OF AN EXISTING 4.38 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2018002846 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 02 DEGREES 59 MINUTES 86 SECONDS WEST, A DISTANCE OF 604.07 FEET (607.29 FEET DEED) ALONG SAID EAST LINE TO A 5/8" STEEL REBAR WITH A "MILLER FIRM #0045" IDENTIFICATION CAP ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, TOWNSHIP 30 NORTH, RANGE 14 EAST; THENCE SOUTH 87 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 219.87 FEET (218.18 FEET DEED) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 64.242 ACRES, MORE OR LESS.

Real Estate Description New Tax Parcel

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A NEW TAX PARCEL BEING A PORTION OF PARCEL I OF THE LANDS OF LOCKPORT LLC AS RECORDED IN DOCUMENT NUMBER 2018002431 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 14 EAST, ALLEN COUNTY, INDIANA, THIS REAL ESTATE DESCRIPTION IS BASED UPON A BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC, COMMISSION NUMBER 243426, DATED SEPTEMBER 12TH, 2023, AND CERTIFIED BY TODD SAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 24800007.

A PORTION OF PARCEL I OF THE LANDS OF LOCKPORT LLC AS RECORDED IN DOCUMENT NUMBER 2018002431 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 14 EAST, ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT A 5/8" REBAR WITH "TAZIAN" IDENTIFICATION CAP FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 04 MINUTES 32 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE), ON AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 733.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LINDEN ROAD AS COINCIDENT WITH A SOUTHWESTERN CORNER OF THE LANDS OF CEDAR FARM EAST, LLC AS RECORDED IN DOCUMENT NUMBER 2024043235 WITHIN SAID RECORDERS OFFICE, AND THE NORTHWEST CORNER OF THE LANDS OF LOCKPORT LLC AS RECORDED IN DOCUMENT NUMBER 2018002846, SAID CORNER BEING REFERENCED BY A 5/8" REBAR WITH "MILLER" IDENTIFICATION CAP FOUND 0.1 FEET EAST; THENCE CONTINUING NORTH 87 DEGREES 04 MINUTES 32 SECONDS EAST, ON AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, THE NORTH LINE OF SAID LANDS OF LOCKPORT LLC AS RECORDED IN DOCUMENT NUMBER 2018002846, AND A SOUTHERN LINE OF SAID LANDS OF CEDAR FARM EAST, LLC, A DISTANCE OF 274.49 FEET TO THE NORTHEAST CORNER OF SAID LANDS OF LOCKPORT LLC, SAID CORNER BEING MARKED BY A 5/8" REBAR WITH "MILLER" IDENTIFICATION CAP FOUND; THENCE SOUTH 02 DEGREES 59 MINUTES 06 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID LANDS OF LOCKPORT LLC AND A WESTERN LINE OF SAID LANDS OF CEDAR FARM EAST, LLC, A DISTANCE OF 604.06 FEET TO A SOUTHWESTERN CORNER OF SAID LANDS OF CEDAR FARM EAST, LLC, AND A NORTHWESTERN CORNER OF THE LANDS OF PARCEL I OF LOCKPORT LLC AS RECORDED IN DOCUMENT NUMBER 2018002431, SAID CORNER BEING REFERENCED BY A 5/8" REBAR WITH "MILLER" IDENTIFICATION CAP FOUND 0.2 FEET WEST; SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 87 DEGREES 10 MINUTES 43 SECONDS EAST, ON AND ALONG A SOUTHERN LINE OF SAID LANDS OF CEDAR FARM EAST, LLC, AND A NORTHERN LINE OF SAID PARCEL I OF THE LANDS OF LOCKPORT LLC, A DISTANCE OF 449.87 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, AS COINCIDENT WITH A SOUTHERN CORNER OF THE LANDS OF CEDAR FARM EAST, LLC AND THE NORTHEAST CORNER OF SAID PARCEL I OF THE LANDS OF LOCKPORT LLC, SAID CORNER BEING REFERENCED BY A 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND 0.5 FEET WEST; THENCE SOUTH 02 DEGREES 50 MINUTES 58 SECONDS EAST, ON AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, AND A WESTERN LINE OF SAID LANDS OF CEDAR FARM EAST, LLC, A DISTANCE OF 810.7 FEET TO A SOUTHERN CORNER OF SAID LANDS OF CEDAR FARM EAST, LLC AS COINCIDENT WITH THE NORTHWEST CORNER OF THE LANDS OF CITY OF NEW HAVEN AS RECORDED IN DOCUMENT NUMBER 200074028 WITHIN THE OFFICE OF SAID RECORDER, SAID CORNER BEING MARKED BY A 5/8" REBAR WITH "S.C.O." IDENTIFICATION CAP FOUND; THENCE SOUTH 87 DEGREES 14 MINUTES 42 SECONDS WEST, ON AND ALONG THE WESTERN EXTENSION OF THE SOUTH LINE OF SAID LANDS OF CEDAR FARM EAST, LLC AS COINCIDENT WITH THE NORTH LINE OF SAID LANDS OF CITY OF NEW HAVEN, A DISTANCE OF 448.65 FEET TO A POINT ON THE EAST LINE OF LOCKPORT LLC DOCUMENT NUMBER 2018002846 AND A WESTERN LINE OF SAID PARCEL I OF LOCKPORT LLC DOCUMENT NUMBER 2018002431, SAID CORNER BEING MARKED BY A 5/8" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET; THENCE NORTH 02 DEGREES 59 MINUTES 06 SECONDS WEST, ON AND ALONG THE LAST MENTIONED LINE, A DISTANCE OF 86.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.893 ACRES OF LAND, MORE OR LESS.
SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

RESOLUTION NO. _____

**NEW HAVEN CITY COUNCIL
DECLARATORY RESOLUTION
FOR THE DESIGNATION OF
ECONOMIC REVITALIZATION AREA NO. NH-122
APPLICATION OF SDI LAFARGA, LLC**

WHEREAS, the City of New Haven has been requested by the owner of record thereof to find pursuant to I.C. 6-1.1-12.1-2 that the following described real estate is an Economic Revitalization Area:

See Exhibit A

WHEREAS, said described property is located within the jurisdiction of the New Haven City Council for purposes set forth in I.C. 6-1.1-12.1-2 and is also located within the Bandalier Economic Development Area and Allocation (TIF District); and

WHEREAS, I.C. 6-1.1-12.1-2(k) requires that if property located in an economic revitalization area is also located in an allocation area, a taxpayer's statement of benefits concerning that property may not be approved under this chapter unless a resolution approving the statement of benefits is adopted by the legislative body of the unit that approved the designation of the allocation area; and

WHEREAS, on August 17, 2015, the City of New Haven Redevelopment Commission approved a resolution transferring jurisdiction over a portion of an incorporated New Haven to the Allen County Redevelopment Commission; and

WHEREAS, the Allen County Redevelopment Commission administers the Bandalier Economic Development Area and Allocation Area; and

WHEREAS, on March 27, 2026, the Allen County Board of Commissioners approved Resolution 3-27-26-02 consenting to the approval of the Statement of Benefits for SDI LaFarga, LLC by the New Haven City Council. The Board of Commissioners did not find a conflict between the approval of the Statement of Benefits, as defined in I.C. 6-1.1-12.1-3 and 6-1.1-12.1-4.5 and the previous designation of portions of that real estate as an "allocation area", as defined in I.C. 36-7-14-39; and

WHEREAS, this Council has determined, based on the information provided by the applicant, that the real estate has become undesirable for, or impossible of, normal development and occupancy inasmuch as the proposed expansion consists of adding additional downstream processing capabilities which would allow increased internal use of our copper rod while increasing external sales of value-add products. As part of the expansion, two buildings will be erected, and production machinery will be purchased. Additionally, the real and personal property investment will, in the future, provide new employment opportunities for the City of New Haven and the surrounding area as well as provide long-term benefits to the tax base of Allen County; and

WHEREAS, the subject real estate complies with the general standards established by the New Haven City Council as set forth in Resolution G-20-01 adopted pursuant to I.C. 6-1.1-12.1-2 for determining "Economic Revitalization Areas" within the jurisdiction of said Council, as evidenced by the information provided in the applicant's application; and

WHEREAS, the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of New Haven and Allen County, Indiana; and

WHEREAS, the subject real estate is zoned I3 according to the New Haven zoning map and that the ERA designation is contingent on SDI LaFarga, LLC conforming to the restrictions of the I3 zoning district; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of New Haven, Indiana, that the following findings are made based on the information provided by the applicant:

1. That the estimate of the value of the redevelopment or rehabilitation and the cost of the new equipment is reasonable for projects of that nature and equipment of that type; and
2. That the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the new equipment and improvements to real estate; and
3. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the new equipment and improvements to real estate; and
4. That any other benefits about which information was requested are benefits that can be reasonably expected to result from the new equipment and improvements to real estate; and
5. That the totality of benefits is sufficient to justify the deduction.

BE IT ALSO RESOLVED by the City Council of New Haven, Indiana, that the real estate herein above described should be and is hereby declared to be an "Economic Revitalization Area" as that term is defined and intended in I.C. 6-1.1-12.1-1 through 6-1.1-12.1-9.

BE IT ALSO RESOLVED, that the designation of the property described above as an "Economic Revitalization Area" shall be limited to a time period of two (2) years as the designation applies to a deduction from the increased assessed value of real and personal property. This limitation is established pursuant to I.C. 6-1.1-12.1-2(i)(1) and 6-1.1-12.1-2 (i)(2).

BE IT FURTHER RESOLVED, that the New Haven City Council approves the Statement of Benefits as submitted by the petitioner.

BE IT FINALLY RESOLVED, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

ADOPTED, this April 7, 2026, by the City Council of New Haven, Indiana.

Presiding Officer
City of New Haven

ATTEST:

Angela Hamrick, Clerk-Treasurer
City of New Haven

**LEGAL DESCRIPTION FROM WARRANTY DEED DATED MAY 18, 2011, AND
RECORDED ON MAY 19, 2011 AS DOCUMENT NO. 2011021766 AND RE-RECORDED
ON JUNE 14, 2011 AS DOCUMENT NO. 2011025400:**

Document Number 91-038973

The South half of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, Allen County, Indiana, excepting therefrom the Railroad, also excepting the East 30.0 feet conveyed to the County of Allen, for Ryan Road by deed recorded as Document Number 71-18854, of the records in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM:

Document Number 92-009470

Part of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, Allen County, Indiana, being more particularly described as follows:

BEGINNING at a point on the East line of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, Allen County, Indiana, said point being 1317.5 feet South of the Northeast corner of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, Allen County, Indiana; thence South along the East line of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, a distance of 228.0 feet; thence West with a deflection angle to the right of 89 degrees 44 minutes, a distance of 330.0 feet; thence North with a deflection angle to the right of 90 degrees 16 minutes and parallel to the East line of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, a distance of 228.0 feet; thence East with a deflection angle to the right of 89 degrees 44 minutes, a distance of 330.0 feet to the point of beginning, containing 1.73 Acres.

REDESCRIBED BY PERIMETER DESCRIPTION AS FOLLOWS:

Part of the South Half of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commence on the West line of said Northeast Quarter at a #3 pin found at the Northwest corner of the South Half thereof as situated South 1 degree 45 minutes 19 seconds East, 1316.04 feet from the Northwest corner of said Northeast Quarter; thence North 87 degrees 57 minutes 48 seconds East along the North line of said South Half as established, a distance of 2313.42 feet to a point situated 330.00 feet West of a railroad spike found at the Northeast corner of said South Half, further situated on the West line of a 1.73 Acre parcel described in Document Number 92-009470; thence South 1 degree 43 minutes 26 seconds East along said West line and parallel with the East line of said South Half, a distance of 227.73 feet to the Southwest corner of said 1.73 Acres; thence North 88 degrees 00 minutes 34 seconds East along the South line of said 1.73 Acres, a distance of 300.00 feet to the West line of a 0.84 Acre parcel deeded to Allen County in Document Number 71-18854 as situated 30 feet normally distant West of the West line of said South Half; thence South 1 degree 43 minutes 26 seconds East, parallel with and 30

EXHIBIT A

feet normally distant West of the East line of said South Half along the West line of said 0.84 Acres, a distance of 964.36 feet to the North 33 foot right of way of the former New York, Chicago and St. Louis Railway as established 33 feet normally distant North of the single track centerline and described in Deed Record 86, page 404; thence South 89 degrees 49 minutes 54 seconds West along said North right of way, being parallel with and 33 feet North of said single track centerline, a distance of 2612.05 feet to the West line of said South Half; thence North 1 degree 50 minutes 34 seconds West along said West line, a distance of 1107.15 feet to the point of beginning, containing 67.3787 Acres of land, more or less.

TOGETHER WITH that part of the South Half of the Northeast Quarter of Section 8, Township 30 North, Range 14 East, Allen County, Indiana, lying South of the South right of way of the former New York, Chicago and St. Louis Railway, in particular described as follows, to-wit:

Commence at the Southwest corner of said Northeast Quarter; thence North 1 degree 50 minutes 34 seconds West along the West line of the South Half of said Northeast Quarter, a distance of 141.56 feet to the South right of way of said Railway as situated 33 feet normally distant South of the single track centerline and described in Deed Record 86, page 404; thence North 89 degrees 49 minutes 54 seconds East along said right of way, being parallel with and 33 feet normally distant South of said single track centerline, a distance of 2611.97 feet to the West line of a 0.84 Acre parcel deeded to Allen County in Document Number 71-18854 as situated 30 feet normally distant West of the West line of said South Half; thence South 1 degree 43 minutes 26 seconds East, parallel with and 30 feet normally distant West of the East line of said South Half along the West line of said 0.84 Acres, a distance of 60.45 feet to the South line of the South Half of said Northeast Quarter; thence South 88 degrees 03 minutes 08 seconds West along said South line, a distance of 2610.67 feet to the point of beginning, containing 6.0536 Acres of land, more or less.

EXCEPTING THEREFROM LEGAL DESCRIPTION FROM LIMITED LIABILITY COMPANY QUITCLAIM DEED DATED JUNE 30, 2011, AND RECORDED ON JUNE 18, 2012 AS DOCUMENT NO. 2012003207:

Part of the Northeast Quarter of Section 8, Township 30 North, Range 14 East of the Second Principal Meridian, Jefferson Township in Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Nail at the Southeast corner of said Northeast Quarter; thence North 01 degrees 43 minutes 26 seconds West (reference survey bearing and basis of bearings to follow), a distance of 125.54 feet along the East line of said Northeast Quarter and within the right-of-way of Ryan Road to a Mag nail found on the North right-of-way of the New York, Chicago and St. Louis Railway; thence South 89 degrees 49 minutes 54 seconds West, a distance of 60.02 feet along said North right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the West right-of-way line of Ryan Road as described in Document Number 2011026624 in the Office of the Recorder of Allen County, Indiana; thence South 89 degrees 49 minutes 54 seconds West, a distance of 1356.40 feet along said North right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set at the POINT OF BEGINNING of the herein described tract; thence continuing South 89 degrees 49 minutes 54 seconds West, a

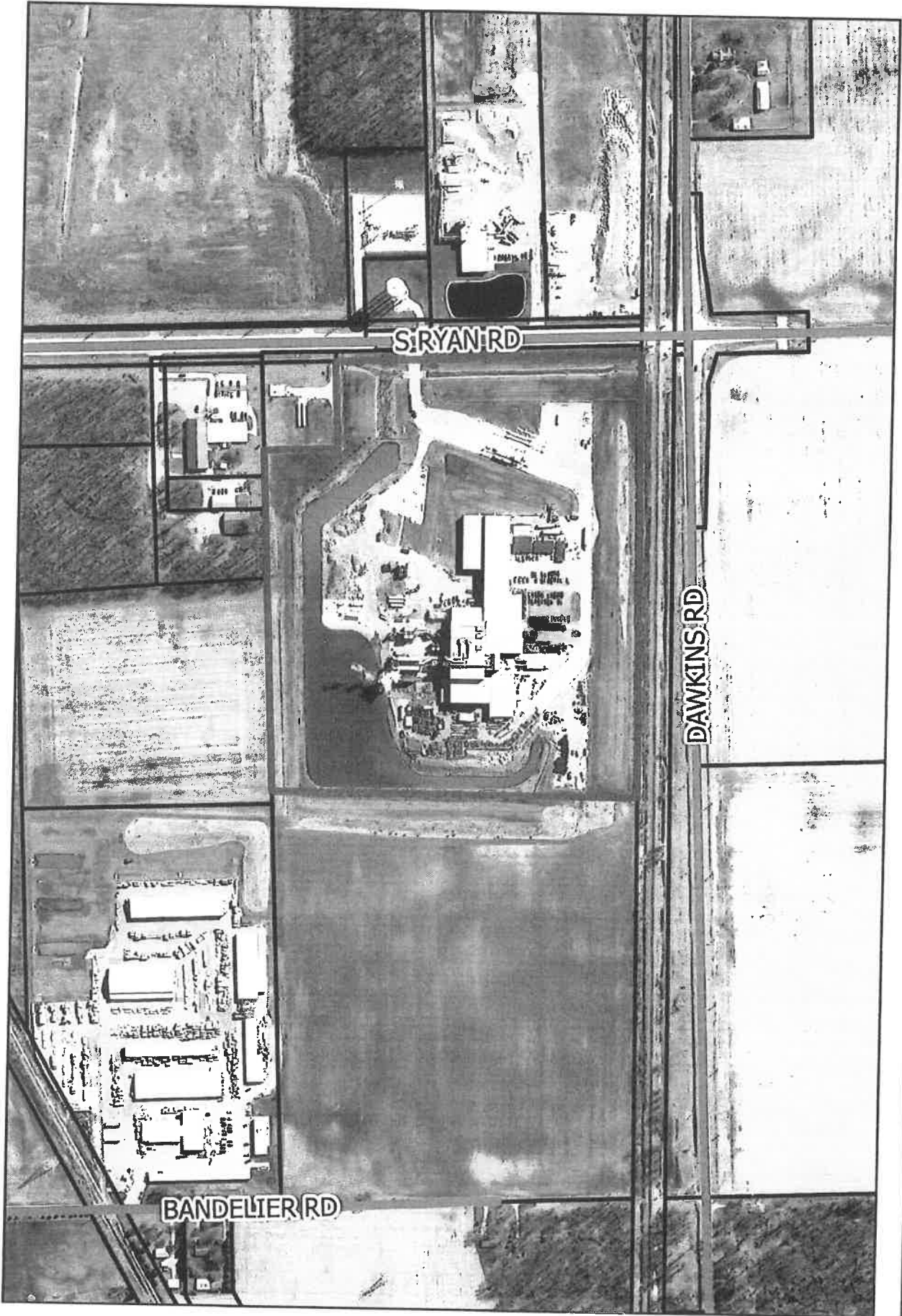
distance of 1225.64 feet along said North right-of-way line to a point on the West line of said Northeast Quarter, said point being referenced by a 5/8" steel rebar found 0.13 feet North; thence North 01 degrees 50 minutes 34 seconds West, a distance of 1107.15 feet along said West line and within the right-of-way of Bandelier Road to a 3/8" steel rebar found at the Northwest corner of the South Half of said Northeast Quarter; thence North 87 degrees 57 minutes 48 seconds East, a distance of 1261.52 feet along the North line of the South Half of said Northeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 01 minutes 32 seconds East, a distance of 1147.82 feet to the Point of Beginning. Containing 32.180 Acres, more or less. Subject to the right-of-way of Bandelier Road and subject to easements of record.

Together with:

Part of the Northeast Quarter of Section 8, Township 30 North, Range 14 East of the Second Principal Meridian, Jefferson Township in Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Nail at the Southeast corner of said Northeast Quarter; thence South 88 degrees 03 minutes 08 seconds West (reference survey bearing and basis of bearings to follow), a distance of 60.00 feet along the South line of said Northeast Quarter and within the right-of-way of Dawkins Road to a point on the West right-of-way line of Ryan Road as described in Document Number 2011026624 in the Office of the Recorder of Allen County, Indiana, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing South 88 degrees 03 minutes 08 seconds West a distance of 2580.67 feet along said South line and within said right-of-way to a Mag Nail with a "0025" identification ring found at the Southwest corner of said Northeast Quarter; thence North 01 degrees 50 minutes 34 seconds West, a distance of 141.56 feet along the West line of said Northeast Quarter and within right-of-way of Bandelier Road to a point on the South right-of-way of the New York, Chicago and St. Louis Railway, said point begin referenced by a 5/8" steel rebar with a "SCO" identification cap found 0.26 feet North; thence North 89 degrees 49 minutes 54 seconds East, a distance of 2581.90 feet along said South right-of-way line to the West line of said Document Number 2011026624; thence South 01 degrees 43 minutes 26 seconds East, a distance of 61.38 feet along said West line to the Point of Beginning. Containing 6.011 Acres, more or less. Subject to the right-of-way of Bandelier Road, Dawkins Road and subject to easements of record.

Containing a total of 38.191 Acres.



Although every accuracy standard have been employed in the creation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

