



CITY OF KOKOMO  
CITY COUNCIL

President of Council - Ray Collins (appointed by Council term ends 12-31-2025)

Vice-President - Greg Davis (appointed by Council term ends 12-31-2025)

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First District – Dave Capshaw (Elected term ends 12-31-2027)

Second District – Bob Stephenson (Elected term ends 12-31-2027)

Third District – Ray Collins (Elected term ends 12-31-2027)

Fourth District – Jeff Plough (Elected term ends 12-31-2027)

Fifth District – Greg Davis (Elected term ends 12-31-2027)

Sixth District – Crystal Sanburn (Elected term ends 12-31-2027)

Council At large – Matt Greco (elected term ends 12-31-2027)

Council At Large – Tony Stewart (Elected term ends 12-31-2027)

Council At Large – Tom Miklik (Elected term ends 12-31-2027)

Council Attorney – Corbin King (appointed by Council)

**KOKOMO COMMON COUNCIL MEETING**

100 S. UNION ST.

July 28, 2025 @6:00 p.m.

**PUBLIC INFORMATIONAL MEETING**

@5:30 p.m.

**AGENDA**

Call to order:

Prayer:

Pledge:

Roll Call:

Approval of minutes: 07-14-2025

Committee Reports:

Communications:

**Ordinance #7204:** An ordinance authorizing the issuance of the City of Kokomo, Indiana taxable economic development tax increment revenue bonds, series 2025 (Pleasant Brook Project), and the



CITY of KOKOMO  
CITY COUNCIL

lending of the proceeds thereof to the borrower and authorizing and approving other actions in respect thereto.

(Grecu) second reading

**Ordinance #7203:** Case P18-Z-25 a change in zone classification from C2 (medium to large scale general commercial) within the WH-OL (wellhead overlay) to LI (low intensity industrial/business park) within the WH-OL for property located at 1938 E. Jefferson St. Kokomo IN.

(Grecu) second reading

PUBLIC HEARING  
&  
COMMON COUNCIL MEETING MINUTES  
JULY 14, 2025

The Common Council of the City of Kokomo, Indiana met Monday July 14,<sup>th</sup> 2025 at 6:00p.m. in the Council Chambers for the purpose of a public hearing on Ordinance #7202

President Collins called the Public Hearing to order.

PRESENT: Miklik, Capshaw, Sanburn, Stephenson, Grecu, Plough, Davis, Collins

ABSENT: Stewart

The Clerk read ordinance #7202 by title only. An ordinance vacating right of way located in the City of Kokomo, Indiana

President Collins called for any comments from the audience, on ordinance #7202.

Cheryl Inglehearn Kokomo and Kendra Geldner Kokomo both stated they had received letters and did not understand the meaning or process.

David Baird Kokomo attorney for the petitioner states the right of way serves no governmental purpose, and is not essential for the use by the City of Kokomo for any municipal purposes. The letters the neighboring residents received were for the purpose of notifying property owners that boarder the parcel being vacated.

President Collins adjourned the Public Hearing.

KOKOMO COMMON COUNCIL  
MEETING MINUTES  
JULY 14, 2025

The Common Council of the City of Kokomo, Indiana met Monday July 14, 2025 at 6:00p.m. in the City Hall Council Chambers.

President Collins called the meeting to order.

Pastor Dick Sanburn offered invocation.

Pledge:

PRESENT: Miklik, Capshaw, Sanburn, Stephenson, Grecu, Plough, Davis, Collins

ABSENT: Stewart

The minutes for the meeting held June 23, 2025 were declared approved.

Communications: None

Committee Reports: None

The Clerk read resolution #2849 by title only.

A resolution of the Common Council of the City of Kokomo, Indiana approving (1) A declaratory resolution and economic development plan of the City of Kokomo Redevelopment Commission establishing The Pleasant Brook Economic Development area, (2) the order of the City of Kokomo Plan Commission related thereto and (3) an economic development agreement with Affordable Market Rate, LLC in connection with the development and financing of a multifamily development project in the Pleasant Brook Economic Development Area.

Councilwoman Sanburn states resolution #2849 is a declaratory resolution approving an economic development plan from the RDC establishing the Pleasant Brook Property Area. This twenty-six-million-dollar investment will be in two phases. The City will partner with the developer by issuing revenue bonds to be paid through tiff revenues

Councilwoman Sanburn moved for passage. Seconded by Councilman Davis

Vote for passage follows:

Aye: All

Nay: None

The vote was 8-0 for passage.

The Clerk read ordinance #7204 by title only. An ordinance authorizing the issuance of the City of Kokomo, Indiana taxable economic development tax increment revenue bonds, series 2025 (Pleasant Brook Project), and the lending of the proceeds thereof to the borrower and authorizing and approving other actions in respect thereto.

Councilman Grecu states Ordinance #7204 is authorizing the issuance of the City of Kokomo taxable economic development tax increment revenue bonds series 2025 Pleasant Brook Project. The Developer is responsible for the bonds not the City. This is a twenty-six-million-dollar investment to the city.

Councilman Grecu moved for passage. Seconded by Councilman Davis

Vote for passage follows:

Aye: All

Nay: None

The vote was 8-0 for passage on first reading

The Clerk read ordinance #7202 by title only. An ordinance vacating right of way located in the City of Kokomo, Indiana

Councilman Grecu moved to suspend the rules and pass ordinance #7202 on first and second reading. Seconded by Councilman Plough

Vote for suspension of the rules follows:

Aye: All

Nay: None

The vote was 8-0 for suspension of the rules.

Councilman Grecu states this ordinance is vacating a right of way. The City has deemed no reason for the City to maintain a right of way on this property.

Councilman Grecu moved for passage. Seconded by Councilman Plough

Vote for passage follows:

Aye: All

Nay: None

The vote was 8-0 for passage on second reading

The Clerk read ordinance #7203 by title only. Case P18-Z-25 a change in zone classification from C2 (medium to large scale general commercial) within the WH-OL (wellhead overlay) to LI (low intensity industrial/business park) within the WH-OL for property located at 1938 E. Jefferson St. Kokomo IN.

Councilman Grecu states this is a petition of the Hickman Family Trust requesting the rezoning. This would bring this parcel in-line with the other two connecting parcels

Councilman Grecu moved for passage on first reading. Seconded by Councilman Sanburn

Vote for passage follows:

Aye: All

Nay: None

The vote was 8-0 for passage on first reading

President Collins states this concludes our business for this evening. Our next meeting will be held July 28,2025.

Adjourned: 6:15 p.m.

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President Collins

ATTEST:

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City Clerk

Diane Howard

Links to follow Kokomo Common Council Meetings: <https://www.youtube.com/@KGOV2>

Videos are archived here: <https://vimeo.com/user2730639>

## ORDINANCE NO. 7204

### ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF KOKOMO, INDIANA TAXABLE ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS, SERIES 2025 (PLEASANT BROOK PROJECT), AND THE LENDING OF THE PROCEEDS THEREOF TO THE BORROWER, AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO

WHEREAS, the City of Kokomo, Indiana (the “City”), is a municipal corporation and political subdivision of the State of Indiana and by virtue of Indiana Code 36-7-11.9 and Indiana Code 36-7-12 (collectively, the “Act”), is authorized and empowered to adopt this ordinance (this “Bond Ordinance”) and to carry out its provisions;

WHEREAS, Affordable Market Rate, LLC and/or affiliates thereof (the “Borrower”), desires to finance the construction of a multifamily development project, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (collectively, the “Project”), which is located in and directly serves and benefits the City’s Pleasant Brook Economic Development Area;

WHEREAS, the Borrower has advised the City’s Economic Development Commission (the “Commission”) and the City that it proposes that the City issue its Taxable Economic Development Tax Increment Revenue Bonds, Series 2025 (Pleasant Brook Project) (to be completed with the appropriate series designation if issued in more than one series), in an amount not to exceed Eleven Million Dollars (\$11,000,000) (the “Bonds”) under the Act and loan the proceeds of such Bonds to the Borrower for the purpose of financing a portion of the costs of the Project, including costs of issuance of the Bonds and, if necessary, capitalized interest and a reserve for the Bonds;

WHEREAS, the completion of the Project results in the diversification of industry, the creation of jobs and business opportunities in the City;

WHEREAS, pursuant to Indiana Code 36-7-12-24, the Commission published notice of a public hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance a portion of the costs of the Project;

WHEREAS, on July 10, 2025, the Commission held the Public Hearing on the Project; and

WHEREAS, the Commission has performed all actions required of it by the Act preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the Common Council of the City (the “Common Council”) the forms of: (1) a Loan Agreement between the City and the Borrower (including a form of Note); (2) a Trust Indenture between the City and a trustee to be selected by the Controller of the City (the “Trustee”) (the “Indenture”); (3) the Bonds; (4) the Bond Purchase Agreement between the City and the purchaser of the Bonds (the “Purchase Agreement”); and (5) this Bond Ordinance (the Loan Agreement, the Indenture, the Bonds, the Purchase Agreement and this Bond Ordinance, collectively, the “Financing Agreements”);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT:

Section 1. Findings; Public Benefits. The Common Council hereby finds and determines that the Project involve the planning, designing, acquisition, construction and equipping of an “economic development facility” as that phrase is used in the Act; that the Project will increase employment opportunities and increase diversification of economic development in the City, will improve and promote the economic stability, development and welfare in the City, will encourage and promote the expansion of industry, trade and commerce in the City and the location of other new industries in the City; that the public benefits to be accomplished by this Bond Ordinance, in tending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act) which will be required by the Project; and, therefore, that the financing of a portion of the Project by the issuance of the Bonds under the Act (i) will be of benefit to the health and general welfare of the City and (ii) complies with the Act.

Section 2. Approval of Financing. The proposed financing of a portion of the costs of the Project by the issuance of the Bonds under the Act, in the form that such financing was approved by the City’s Economic Development Commission, is hereby approved.

Section 3. Authorization of the Bonds. The issuance of the Bonds, in one or more series, payable solely from revenues and receipts derived from the Financing Agreements, is hereby authorized.

Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal amount not to exceed Eleven Million Dollars (\$11,000,000), shall (i) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor and the Clerk of the City; (ii) be dated as of the date of their delivery; (iii) mature on a date not later than twenty (20) years after the date of issuance; (iv) bear interest at such rates as determined with the purchaser of the Bonds in the Purchase Agreement at a rate not to exceed eight percent (8.0%) per annum; (v) be issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable only in fully registered form; (vii) be subject to registration on the bond register as provided in the Indenture; (viii) be payable in lawful money of the United States of America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be subject to optional redemption prior to maturity and subject to redemption as otherwise provided in the Financing Agreements; (xi) be issued in one or more series; and (xii) contain such other terms and provisions as may be provided in the Financing Agreements.

(b) The Bonds and the interest thereon do not and shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from revenues and other amounts derived from the Financing Agreements. Forms of the Financing Agreements are before this meeting and are by this reference incorporated in this Bond Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Common Council and to keep them on file.

Section 5. Sale of the Bonds. The Mayor and the Controller of the City are hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds to the purchaser at the price, in the manner and at the time set forth in the Purchase Agreement, at such prices as are determined on the date of sale and approved by the Mayor and the Controller of the City.

Section 6. Execution and Delivery of Financing Agreements. The Mayor, the Controller and the Clerk of the City are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Loan Agreement, the Note from the Borrower to the City in respect of the Bonds, the Indenture, the Purchase Agreement and the Bonds, to the extent such documents provide for their respective signatures, as submitted to the Common Council, which are hereby approved in all respects.

Section 7. Changes in Financing Agreements. The Mayor, the Controller and the Clerk of the City are hereby authorized, in the name and on behalf of the City, without further approval of the Common Council or the Commission, to approve such changes in the Financing Agreements (including designation of the Bonds) as may be permitted by Act, such approval to be conclusively evidenced by their execution thereof.

Section 8. General. The Mayor, the Controller and the Clerk of the City, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, including any taxpayer agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Bond Ordinance (including the preambles hereto and the documents mentioned herein), the Project, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Agreements, and any such execution, endorsement, performance or doing of other things heretofore effected by, and hereby is, ratified and approved.

Section 9. Binding Effect. The provisions of this Bond Ordinance and the Financing Agreements shall constitute a binding contract between the City and the holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds as long as the Bonds, or the interest thereon remains unpaid.

Section 10. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11. Effective Date. This Bond Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

Section 12. Copies of Financing Agreements on File. Two copies of the Financing Agreements incorporated into this Bond Ordinance were duly filed in the office of the Clerk of the City and are available for public inspection in accordance with Indiana Code 36-1-5-4.

PASSED AND ADOPTED by the Common Council of the City of Kokomo, Howard County, Indiana, this 28<sup>th</sup> day of July, 2025.

COMMON COUNCIL OF THE CITY OF  
KOKOMO, INDIANA

By: \_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Diane Howard, Clerk  
City of Kokomo

Presented by me to the Mayor of the City of Kokomo, Howard County, Indiana, this  
\_\_\_\_\_ day of July, 2025.

\_\_\_\_\_  
Diane Howard, Clerk  
City of Kokomo

Signed and approved by me upon this \_\_\_\_\_ day of July, 2025.

\_\_\_\_\_  
Tyler O. Moore, Mayor  
City of Kokomo

## EXHIBIT A

### *Description of Project*

The Project consists of a multi-family project with up to ten separate multifamily buildings each containing multifamily units entitled "Pleasant Brook". This Project is estimated to result in an investment of approximately \$26,000,000 and serve as a destination for safe affordable housing with a swimming pool and amenity center. It is anticipated that Pleasant Brook will provide housing for a diverse group residents, including both young professionals and working-class families. The Project will be located on parcels # 34-10-17-326-002.000-015 and 34-10-17-326-003.000-015 in the City.

*City of*  
**KOKOMO  
HOWARD**  
*County*



## PLAN COMMISSION

Howard County Administration Center  
224 N. Main Street - Kokomo, Indiana 46901  
Ph. (765) 456-2330

July 9, 2025 [www.cityofkokomo.org](http://www.cityofkokomo.org)  
[www.howardcountyin.gov](http://www.howardcountyin.gov)

TO THE MEMBERS OF THE  
HONORABLE KOKOMO COMMON COUNCIL

Re: **P18-Z-25**

**Ordinance No. 7203**

Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, July 8, 2025 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

**Case P18-Z-25:** The petition of The Hickman Family Trust/Thomas Hickman, requesting the Kokomo City Plan Commission petition and recommend to the Common Council for a change in zone classification from **C2 (Medium to Large Scale General Commercial) within the WH-OL (Wellhead Overlay)** to **LI (Low Intensity Industrial/Business Park) within the WH-OL (Wellhead Overlay)** for property described as follows, to wit:

Beginning at the Southeast Corner of the West Half of the Southwest Quarter of Section 29, Township 24 North, Range 4 East, and running thence North thirty (30) rods; thence West 12 rods; thence South 30 rods; thence East 12 rods to the place of beginning, EXCEPTING THEREFROM: part of the west one-half of the southwest quarter of Section 29, Township 24 North, Range 4 East, more particularly described as follows: Beginning at a point of 30 rods North of the southeast corner of the West half of the southwest quarter of said Section 29, Township 24 North, Range 4 East, and running thence West 12 rods; thence south 13 rods, 5 feet and 6 inches; thence east 12 rods; thence north 13 rods, 5 feet and 6 inches to the point of beginning, containing 1 acre, more or less, in Center Township, Howard County, Indiana, containing after said exception 1.25 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at **1938 E. Jefferson St., parcel 34-04-29-353-010.000-002.**

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Michael Besser'.

Michael Besser, President

Kokomo City Plan Commission

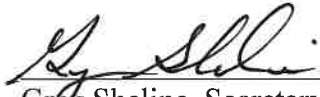
CERTIFICATION  
Ordinance No. 7203  
Case: P18-Z-25

STATE OF INDIANA }  
CITY OF KOKOMO } SS:  
COUNTY OF HOWARD }

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

- 1) That he is the duly elected, qualified and acting Secretary of the Kokomo City Plan Commission, and
- 2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 7108, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Chamber in Kokomo City Hall, at 5:00 p.m. on the 8<sup>th</sup> day of July, 2025, after due notice of such public hearing being published in the Kokomo Tribune newspaper at least ten (10) days prior to the date of the public hearing.
- 3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED THIS 9 day of JULY, 2025.

  
\_\_\_\_\_  
Greg Sheline, Secretary  
Howard County Plan Commission

Subscribed and sworn to before me this 9 day of July, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_



This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm under penalty of perjury, that I have taken reasonable care to redact each social security number in the document unless required by law. Jessica Calderon.

**AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED:**

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT ORDINANCE No. 6279, AS AMENDED, WITH ALL SUBSEQUENT AMENDMENTS BE AND IS HEREBY AMENDED AS FOLLOWS:**

**Section I.** The following described tracts of land shall be changed from C2 (Medium to Large Scale General Commercial) within the WH-OL (Wellhead Overlay) to LI (Low Intensity Industrial/Business Park) within the WH-OL (Wellhead Overlay) for property described as follows, to-wit:

Beginning at the Southeast Corner of the West Half of the Southwest Quarter of Section 29, Township 24 North, Range 4 East, and running thence North thirty (30) rods; thence West 12 rods; thence South 30 rods; thence East 12 rods to the place of beginning, EXCEPTING THEREFROM: part of the west one-half of the southwest quarter of Section 29, Township 24 North, Range 4 East, more particularly described as follows: Beginning at a point of 30 rods North of the southeast corner of the West half of the southwest quarter of said Section 29, Township 24 North, Range 4 East, and running thence West 12 rods; thence south 13 rods, 5 feet and 6 inches; thence east 12 rods; thence north 13 rods, 5 feet and 6 inches to the point of beginning, containing 1 acre, more or less, in Center Township, Howard County, Indiana, containing after said exception 1.25 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at **1938 E. Jefferson St., parcel 34-04-29-353-010.000-002.**

**Section II.** The above changes shall be duly entered on the filed copies of the zone map, which is part of Kokomo Zoning Ordinance No. 6279.

**Section III.** This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication in the Kokomo Tribune as provided by law.

PASSED BY THE KOKOMO COMMON COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Attest:

\_\_\_\_\_  
Diane Howard, City Clerk

\_\_\_\_\_  
Ray Collins, President Kokomo Common Council

PRESENTED BY ME TO THE MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Diane Howard, City Clerk

APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Attest:

\_\_\_\_\_  
Diane Howard, City Clerk

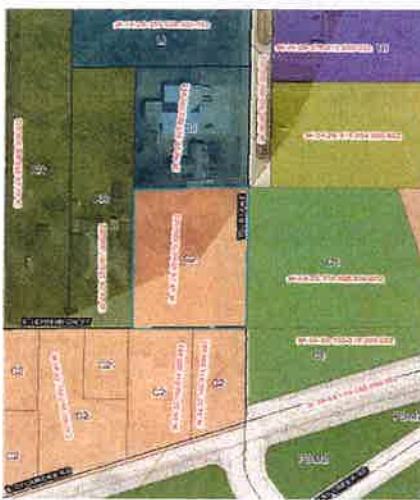
\_\_\_\_\_  
Tyler Moore, Mayor, City of Kokomo, Indiana

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm under penalty of perjury, that I have taken reasonable care to redact each social security number in the document unless required by law.

**Staff Report**  
**Case P18-Z-25**

**C2 Medium to Large Scale General Commercial within the Wellhead Overlay**  
to  
**LI Low Intensity Industrial/Business Park within the Wellhead Overlay**  
**34-04-29-353-010.000-002**  
**1938 E Jefferson Street**

Thomas Hickman on behalf of the Hickman Family Trust is requesting a change in zone classification for the property listed above, in order to sell in the future.



**The adjoining property uses and zoning(s) are:**

- North LI** (Low Intensity Industrial/Business Park)
- South C2** (Medium to Large Scale General Commercial)
- East: IS** (Institutional Uses) and **CI** (Small to Medium Scale General Commercial)
- West: AR** (Agriculture/Rural Residential) and **C2** (Medium to Large Scale General Commercial)

According to the City of Kokomo Comprehensive Plan Land Use Map, this area of East Jefferson Street is classified as being an area for “Office, High-Tech/Light Industry”. This designation is classified for employment centers that utilize medium to large-scale buildings with medium to large-scale parking lots. Also, these facilities have low traffic, environmental or aesthetic impact on surround areas.



**Land Use Goals:**

1. Encourage orderly and responsible development to promote health, safety and quality of life of residents in the City of Kokomo, while maintaining Kokomo as a leading community for affordable housing

**Relevant Land Use Objectives are:**

1. Encourage adequate land for residential, commercial, industrial, institutional and recreational uses.
2. Designate specific districts in the community suitable for residential, commercial, industrial, institutional and recreational uses.

The goal of the City of Kokomo Comprehensive Plan Transportation Map, is to enhance connections throughout the city for improved safety, function and efficiency for all modes of transportation including vehicular, bicycle and pedestrian networks.



According to the **Transportation Map**, this area of “East Jefferson Street” is defined as a “**MINOR ARTERIAL**”. A minor arterial is a street that collects and distributes traffic to and from collector and primary arterial streets.



*The traffic count for this area is listed as being 2,323 (Touby Pike).*

Per the City of Kokomo Zoning Ordinance, “C1” (Small to Medium Scale General Commercial) and (AR) Agriculture/Rural Residential zones are not appropriate adjacent districts for the “Low Intensity Industrial Business Park” zone. However, there are multiple lots currently zoned as “AR” and “C1” that border the “LI” zoned parcels. Therefore, the staff desires that the Board forward a favorable recommendation to the Kokomo Common Council.