

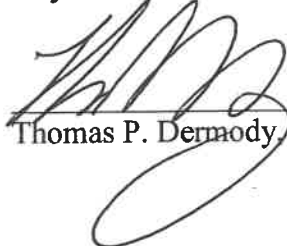
PUBLIC OFFERING OF REAL ESTATE FOR PURCHASE AND DEVELOPMENT

Notice is hereby given that the City of La Porte, Indiana (the "City") will accept sealed proposals at the Office of the Clerk-Treasurer, located on the first floor of City Hall at 801 Michigan Ave, La Porte, IN, 46350 up to the hour of 4:00 p.m. (CST) on Monday, August 15, 2022. Notice is further given that a public meeting of the Board of Public Works and Safety (the "Board") will be held on Tuesday, August 16, 2022, at 9:00 a.m. (CST), at Council Chambers of City Hall at 801 Michigan Ave, La Porte, IN, 46350 at which time and place the Board shall open and consider each proposal for the purchase of certain real properties, said properties including the 0.79 acres, more or less, commonly referred to as 150 Pine Lake Avenue.

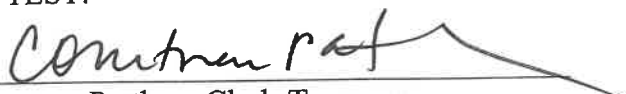
The Offering Sheet containing a detailed description of and the offering price for the property described above and terms upon which the sale shall be awarded, as well as certain limitations on the use to be made of the property described above, is available at the office of Community Development & Planning, in City Hall at 801 Michigan Ave, La Porte, IN, 46350. Copies are also available from Craig Phillips, Community Development & Planning Director at cphillips@cityoflaportein.gov. Each proposal shall be executed in the manner provided for in the Offering Sheet.

City of La Porte

BY:


Thomas P. Dermody, Mayor

ATTEST:


Courtney Parthun, Clerk-Treasurer

**PUBLIC OFFERING OF REAL ESTATE
FOR PURCHASE AND DEVELOPMENT**

On the 16th day of August, 2022, the Board of Works for the City of LaPorte, Indiana, will, at its public meeting conducted at City Hall, 801 Michigan Avenue, La Porte, Indiana, at 9:00 a.m. open sealed bids and proposals for the purchase and development of a parcel of real estate located in the City of La Porte, Indiana, and generally known as *150 Pine Lake Avenue, Former Don George Ford Automobile Sales & Repair, La Porte, Indiana 46350*, Parcel ID# 46-06-36-140-010.000-043, A parcel of real estate situated in Section 35, Township 37 North, Range 3 West in Center Township, La Porte County, Indiana, more particularly described as follows: Commencing on the Indian Boundary Line in the Northwest corner of the Northwest Fractional Quarter South of the Indian Boundary Line of Section 36, Township 37 North, Range 3 West of the Second Principal Meridian, La Porte County, Indiana, said point being marked by an iron pipe and running thence South 89° 55' East, for a distance of 38.435 feet; thence South 34° 41' East, for a distance of 226.57 feet; thence South 55° 21' West, for a distance of 2802.9 feet; thence North 34° 31' West, for a distance of 287.149 feet; thence North 49° 06' West along the Westerly side of Madison Street, a distance of 982.935 feet to its intersection with the Northerly right-of-way line of the Pere Marquette Railway said point being marked by an iron pipe; thence continuing North 49° 06' West, for a distance of 345.451 feet for a place of beginning; thence South 40° 54' West at right angles to Madison Street, for a distance of 230.57 feet; thence North 48° 48' 50" West, for a distance of 150 feet; thence North 40° 54' East, for a distance of 229.82 feet to an iron pipe on the Westerly line of Madison Street; thence South 49° 06' East along the Westerly line of Madison Street, for a distance of 150 feet to the place of beginning, containing 0.792 of an acre, more or less, situated in the Northwest Quarter of Section 35, Township 37 North, Range 3 West, South of the Indian Boundary Line.

ALSO:

Commencing on the Indian Boundary Line in the Northwest corner of the Northwest Fractional Quarter South of the Indian Boundary Line of Section 36, Township 37 North, Range 3 West of the Second Principal Meridian, La Porte County, Indiana, said point being marked by an iron pipe and running thence South 89° 55' East, for a distance of 38.435 feet; thence South 34° 41' East, for a distance of 226.57 feet; thence South 55° 21' West, for a distance of 2802.9 feet; thence North 34° 31' West, for a distance of 287.149 feet; thence North 49° 06' West along the Westerly side of Madison Street, a distance of 982.935 feet to its intersection with the Northerly right-of-way line of the Pere Marquette Railway said point being marked by an iron pipe; thence continuing North 49° 06' West, for a distance of 495.451 feet for a place of beginning; thence South 40° 54' West at right angles to Madison Street, for a distance of 229.82 feet; thence North 48° 48' 50" West, for a distance of 50 feet; thence North 40° 54' East to the Westerly line of Madison Street to a point on said Westerly line of Madison Street 50 feet from the place of beginning; thence South 49° 06' East along the Westerly line of Madison Street, a distance of 50 feet to the place of beginning, containing 0.262 of an acre, more or less situate in the Northwest Quarter of Section 35, Township 37 North, Range 3 West South of the Indian Boundary Line.

To be considered, bids and proposals must be submitted to the office of the Clerk-Treasurer at 801 Michigan Avenue, La Porte, Indiana, on or before 4:00 p.m. on the 15th day of August, 2022. Bids must be timely filed, sealed and clearly marked on the outside as "*bid and proposal 150 Pine Lake Avenue approximately 34,412 sq. ft.*"

The City of La Porte may reject any or all bids and may make awards to the best bidder. In determining the best bid, the City of La Porte will take into consideration the following factors:

- (a) If the bidder is a trust, whether the bidder has identified all beneficiaries to the trust and all settlors in power to revoke or modify the trust.
- (b) The bidder cannot be ineligible to purchase the property pursuant to Ind. Code § 36-1-11-16.

- (c) Any factor that will assure the City of La Porte that the sale or lease it made will further be execution of the City's redevelopment plan and best serve the interest of the community from the standpoint of both human and economic welfare.
- (d) The amount of the bid, which shall be a secondary consideration if a development budget is satisfactory to the City of La Porte.
- (e) The following shall be included with the submittal of a bid. The bid shall be accompanied by a land use development proposal that provides a proposed general layout of buildings, proposed parking amounts and location, location and type of uses on the property.
- (f) Permitted uses for inclusion with a proposal to accompany a bid shall include but may not be limited to the following at the discretion of the City of La Porte: white tablecloth-style or fine dining restaurant (no fast food permitted), professional office, limited specialty retail, residential uses as part of a mixed-use building.

The City of La Porte reserves the right to contract with any bidder regarding the above-listed factors and require a contract with positive surety bonds, good-faith deposit, liquid damages, rights of repurchase and other rights and remedies if the bidder fails to comply with the contract. The bidder must submit a Bid on the proper Form that can be obtained from the Office of Community Development and Planning located at 801 Michigan Avenue, La Porte, Indiana 46350.


Fact sheets may be obtained at the Office of Community Development and Planning, 801 Michigan Avenue, LaPorte, Indiana, Monday through Friday, 8:30 a.m. to 4:00 p.m., or contacting the City Planner at 219.362.8260.

City of LaPorte

BY:


Thomas P. Dermody, Mayor

ATTEST:


Courtney Parthun, Clerk-Treasurer

**CITY OF LA PORTE FORM 95
 BID, OFFER, OR PROPOSAL FOR SALE OR LEASE OF MATERIALS**

Date: _____

1. Governmental Unit: City of La Porte
2. County: La Porte
3. Bidder (Firm): _____
 Address: _____
 City/State: _____
4. Telephone Number: _____
5. E-Mail Address: _____
6. Agent or Bidder: _____

Pursuant to notices given, the undersigned offers bid(s) to the City of La Porte Board of Public Works and Safety, in accordance with the specification, which defines the class or item number or description, quantity, unit, unit price, and total amount of Bid.

The Contract will be awarded by class or item, in accordance with the specification document. Any changes or alteration in the items specified will render such bid void as to that class or item. Bidder promises that he has not offered nor received a less price than the price stated in his bid for the materials included in said bid. Bidder further agrees that he will not withdraw his bid from the office in which it is filed. A certified check or Bid Bond shall be filed with each Bid, if so stated in the specification, and liability for breach shall be enforceable upon the Contract, the Bond or the Certified Check, or both, as the case may be.

 Signature of Bidder or Agent

BID OFFER OR PROPOSAL

The Bidder shall submit the Itemized Proposal Form, if provided in the specification, or a separate sheet listing each Item Bid based upon the solicitation published by the governing body. The following is an example of the format to be used:

Class or Item	Quantity	Unit	Description	Unit Price	Amount of Bid
---------------	----------	------	-------------	------------	---------------

SEE REQUEST FORM

NON-COLLUSION AFFIDAVIT

State of Indiana)
) SS:
 _____ County)

The undersigned Bidder or Agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this Bid is made without reference to any other Bid and without any agreement, understanding, or combination with any other person in reference to such bidding.

He further states that no person or persons, firms, or corporation has, have, or will receive directly or indirectly, any rebate, fee, gift, or commission or thing of value on account of such sale.

 Bidder (Firm)

 Signature of Bidder or Agent

FACT SHEET

CITY OF LA PORTE

The City of La Porte (the "City"), is offering the property described in Appendix 1 hereto (the "Offered Property"), for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering
Price:

Each bid must propose a purchase price of not less than \$40,400.

Conditions of Bid
Acceptance:

The City will publicly open all written offers, the bid price will be read aloud, and the bidder's general plan will then be read on August 16th, 2022. The City will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- (a) The following shall be included with the submittal of a bid. The bid shall be accompanied by a land use development proposal that provides a proposed general layout of buildings, proposed parking amounts and location, location and type of uses on the property. Permitted uses for inclusion with a proposal to accompany a bid shall include but may not be limited to the following at the discretion of the City of La Porte: white tablecloth-style or fine dining restaurant (no fast food permitted), professional office, limited specialty retail, residential uses as part of a mixed-use building.
- (b) The bidder must submit a bid on the proper form that can be obtained from the Office of Community Development and Planning located at 801 Michigan Ave, La Porte, IN 46350 or by email from Craig Phillips, Community Development & Planning Director cphillips@cityoflaportein.gov.

Conditions to Closing:

The City's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- (a) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the City to assure compliance with all applicable laws and agreements to which the City is subject.

APPENDIX 1

Description of Offered Property

LEGAL DESCRIPTION as reported in public records:

Parcel ID# 46-06-35-177-003.000-043

A parcel of real estate situated in Section 35, Township 37 North, Range 3 West in Center Township, La Porte County, Indiana, more particularly described as follows: Commencing on the Indian Boundary Line in the Northwest corner of the Northwest Fractional Quarter South of the Indian Boundary Line of Section 36, Township 37 North, Range 3 West of the Second Principal Meridian, La Porte County, Indiana, said point being marked by an iron pipe and running thence South 89° 55' East, for a distance of 38.435 feet; thence South 34° 41' East, for a distance of 226.57 feet; thence South 55° 21' West, for a distance of 2802.9 feet; thence North 34° 31' West, for a distance of 287.149 feet; thence North 49° 06' West along the Westerly side of Madison Street, a distance of 982.935 feet to its intersection with the Northerly right-of-way line of the Pere Marquette Railway said point being marked by an iron pipe; thence continuing North 49° 06' West, for a distance of 345.451 feet for a place of beginning; thence South 40° 54' West at right angles to Madison Street, for a distance of 230.57 feet; thence North 48° 48' 50" West, for a distance of 150 feet; thence North 40° 54' East, for a distance of 229.82 feet to an iron pipe on the Westerly line of Madison Street; thence South 49° 06' East along the Westerly line of Madison Street, for a distance of 150 feet to the place of beginning, containing 0.792 of an acre, more or less, situated in the Northwest Quarter of Section 35, Township 37 North, Range 3 West, South of the Indian Boundary Line.

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PARCEL DESCRIPTION:

The former Don George Ford Automobile Dealership. The subject property total has 215 feet of frontage on Pine Lake and 260 feet of depth. The total square footage of surface area is 34,412 sf. The soil composition is Uc Land Coupee Complex. These soils are most found in areas of urban land and are deep and well drained. Most areas of these soils are found in the City of La Porte.

150 Pine Lake Avenue (Former Don George Ford Property)



Overview



Legend

- Road Centerlines
- Geographic Townships
- Parcels

Parcel ID	460635177003000043	Alternate ID	46-06-35-177-003.000-043	Owner Address	City of Laporte
Sec/Twp/Rng	35-37N-03W	Class	EXEMPT PROPERTY OWNED BY A MUNICIPALITY		801 Michigan Ave
Property Address	150 PINE LAKE AVE LA PORTE	Acreage	0.79		La Porte, IN 46350
District	Laporte Center				
Brief Tax Description	05-06-35-177-003 MID PT NW 1/4 W OF MADISON S35 T37 R3. .79 A. 50 FT MID PT NW 1/4 W OF MADISON S35 T37 R3 .262 A TIF ASSMT #66				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/29/2022
 Last Data Uploaded: 6/29/2022 5:19:24 AM

Developed by Schneider
 GEOSPATIAL

150 Pine Lake Avenue (Former Don George Ford Property)
Zoning of site and surrounding area



Overview



Legend

- Road Centerlines
- Geographic Townships
- Parcels
- Zoning
 - A
 - R1A
 - R1B
 - R1C
 - R1D
 - R1E
 - R2A
 - R2B
 - R3A
 - R3B
 - R4
 - B1
 - B2
 - B3
 - OS
 - CBD1
 - CBD2
 - MD
 - AP
 - M1
 - M2
- Zoning Labels

Parcel ID	460635177003000043	Alternate ID	46-06-35-177-003.000-043	Owner Address	City of Laporte
Sec/Twp/Rng	35-37N-03W	Class	EXEMPT PROPERTY OWNED BY A MUNICIPALITY		801 Michigan Ave
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	<i>(Note: Not to be used on legal documents)</i>				



Property Record Card

[2022 Property Record Card \(PDF\)](#)

Summary

Parcel ID 460635177003000043
Bill ID 46-06-35-177-003.000-043
Reference # 460635177003.000043
Property Address 150 Pine Lake Ave
 LA Porte, IN, 46350
Brief Legal Description 05-06-35-177-003 MID PT NW 1/4 W OF MADISON S35 T37 R3 .79 A. 50 FT MID PT NW 1/4 W OF MADISON S35 T37 R3 .262 A TIF ASSMT #66
 (Note: Not to be used on legal documents)
Class EXEMPT PROPERTY OWNED BY A MUNICIPALITY
Tax District Laporte Center
Tax Rate Code 977864 - ADV TAX RATE
Mortgage Co N/A
Last Change Date

Owners

Deeded Owner
[City of Laporte](#)
 801 Michigan Ave
 LA Porte, IN 46350

Taxing District

County: LaPorte
Township: CENTER TOWNSHIP
State District 043 LAPORTE-CENTER
Local District: 005
School Corp: LAPORTE COMMUNITY

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Inf. %	Value
Primary Commercial/Indust Land		0	0	1.2300	\$200,000.00	\$200,000.00	\$246,000.00	\$0.00	\$246,000.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Fencing C 01	100	C	1967	1967	A	1.02	0	1	0.8
Paving C 01	100	C	1967	1967	F	1.02	22800	1	0.8
Fencing C 01	100	C	1967	1967	A	1.02	0	1	0.8

Transfers

Sale Date	Sale Price	Parcel Count	Valid
9/10/2019	\$0	1	N

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
9/13/2019	City of Laporte	2019R-10207		\$0.00
7/7/1999	George Donald D & Linn A HIRSCH EVELYN M		99/15234	\$7.00 \$0.00

Valuation

Assessment Year	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/1/2022	3/12/2021	3/21/2020	4/1/2019	3/23/2018
Land	\$246,000	\$246,000	\$246,000	\$246,000	\$246,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$246,000	\$246,000	\$246,000	\$246,000	\$246,000
Improvement	\$10,200	\$315,100	\$315,100	\$315,100	\$315,100
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$10,200	\$315,100	\$315,100	\$315,100	\$315,100
Total	\$256,200	\$561,100	\$561,100	\$561,100	\$561,100

Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$256,200	\$561,100	\$561,100	\$561,100	\$561,100

Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$8,416.50	\$8,851.50
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$841.65	\$885.15
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$15,864.46	\$14,094.16
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$8,416.50	\$8,851.50
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$841.65	\$885.15
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$15,864.46	\$14,094.16
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$8,851.50	\$9,030.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$14,979.31	\$13,191.16
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$149,793.06	\$131,911.56
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$121,369.04	\$93,198.57
+ Other Assess	\$0.00	\$0.00	\$0.00	\$1,328.63	\$1,147.83
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$225.00	\$150.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$320.00	\$220.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$3,034.99	\$3,500.14	\$2,702.07
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$0.00	\$347,111.76	\$296,510.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits					
= Total Due	\$0.00	\$0.00	\$0.00	\$347,111.76	\$296,510.74

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021			\$0.00
2019 Pay 2020			\$0.00
2018 Pay 2019			\$0.00
2017 Pay 2018			\$0.00
2016 Pay 2017			\$0.00
2015 Pay 2016			\$0.00
2014 Pay 2015			\$0.00

Tax Payment

Pay taxes online

Sketches

National Flood Hazard Layer FIRMette



86°44'11"W 41°37'8"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AR With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile zone X
- Future Conditions 1% Annual Chance Flood Hazard zone X
- Area with Reduced Flood Risk due to Levee, See Notes, zone X
- Area with Flood Risk due to Levee zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/29/2022 at 11:58 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMet panel number, and FIRMet effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



ENGINEERING DEPARTMENT

May 28, 2021

City of La Porte
ATTN: Tom Casey
801 Michigan Avenue
LaPorte, IN 46350

Property Located at: 150 Pine Lake Avenue, LaPorte, IN

Re: FEMA Approval of Flood Hazard Map Revisions around Pine, Stone, Lily, and Clear Lakes

Dear Mr. Casey,

BACKGROUND:

On behalf of the City of LaPorte and LaPorte County, Christopher B. Burke Engineering applied to revise FIRM 18091C (the area around Pine, Stone, Lily, and Clear Lakes) by a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The revision is based on a more detailed analysis of the expected flood elevations, use of more detailed topography information to delineate the 1% floodplain, and recognition of the City of La Porte's siphon system to lower Pine Lake before rain events.

FEMA APPROVAL OF THE LETTER OF MAP REVISION (LOMR) REQUEST:

FEMA has approved the request and the map revisions have now taken effect as of September 25, 2020. Based on the detailed analysis of the lake system submitted to FEMA, the previous Base Flood Elevation of 802.1 has been revised to 800.6 feet, for a reduction of 1.5 feet.

HOW MIGHT THIS IMPACT YOUR PROPERTY:

Attached please find a FIRMette indicating the structures as well as a majority of the currently developed area of the property located at 150 Pine Lake Avenue have been removed from the Flood Zone AE as of this revision.

Should you have any questions, the La Porte Department of Engineering and Building Services is available Monday through Friday between 8:00 a.m. and 4:30 p.m. at 219-362-232 (please have your Parcel Number available for reference).

Sincerely,

Nicholas Minich, PE
City Engineer