

RESOLUTION 15-03

Passed 7-1 (Kauf)  
Fischer absent

2015003641 RESOL \$0.00  
03/24/2015 10:44:16A 2 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented

TO APPROVE AND ISSUE THE PLAN COMMISSION ORDER FOUND IN PLAN  
COMMISSION RESOLUTION 15-01

- Re: Taking Steps to Authorize the Bloomington Redevelopment Commission to Extend,  
Expand, and Consolidate Five of the City's Six Economic Development Areas

WHEREAS, Pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington ("City") established the Redevelopment Commission of the City of Bloomington ("RDC"), which exists and operates under the provisions of Indiana Code 36-14 and 36-7-25, *et seq.*, as amended from time to time; and

WHEREAS, On February 2, 2015, the RDC adopted Resolution 15-05 (the "Declaratory Resolution") which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City ("Exploration Areas"),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area"),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the "Consolidated Plan"), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

WHEREAS, Pursuant to Indiana Code § 36-7-14-16(a), the Declaratory Resolution and Consolidated Plan were referred to the Plan Commission of the City of Bloomington ("Plan Commission") to determine "whether the resolution and the redevelopment plan conform to the plan of development for the unit and approve or disapprove the resolution and plan proposed;" and

WHEREAS, The City's plan of redevelopment is found in the City's Growth Policies Plan ("GPP"); and,

WHEREAS, On February 9, 2015, the Plan Commission determined that the Declaratory Resolution and Consolidated Plan conform to the City's GPP, and issued Plan Commission Resolution 15-01 ("Plan Commission Order") to that effect; and,

WHEREAS, The Plan Commission Order is attached to this Resolution as Exhibit A; and,

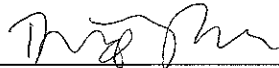
WHEREAS, Pursuant to Indiana Code § 36-7-14-16(b), the Plan Commission Order and supporting documentation has been submitted to the municipal legislative body of the City, the Bloomington Common Council ("Common Council"); and,

WHEREAS, Being fully advised in the matter;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:**

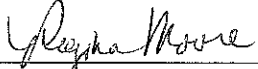
Section 1. The Common Council hereby approves and issues the Plan Commission Order.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 4th day of MARCH, 2015.



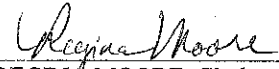
DAVE ROLLO, President  
Bloomington Common Council

ATTEST:



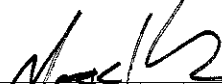
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana upon this 5th day of MARCH, 2015.



REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 6th day of MARCH, 2015.



MARK KRUZAN, Mayor  
City of Bloomington

SYNOPSIS

Resolution 15-03 takes the steps necessary by the Common Council for Bloomington Redevelopment Commission to pursue the extension, enlargement, and consolidation of five of the City's six Economic Development Areas (EDAs). The relevant history is as follows:

On February 2, 2015, the Bloomington Redevelopment Commission adopted Resolution 15-05 ("Declaratory Resolution") which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City ("Exploration Areas"),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area"),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the "Consolidated Plan"), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

On February 9, 2015, after conducting that review in accordance with Indiana Code § 36-7-14-16(a), the Plan Commission found that the Declaratory Resolution and the Consolidated Plan were consistent with the Growth Policies Plan, and issued an Order—found in Plan Commission Resolution 15-01—stating as such.

As required by Indiana Code § 36-7-14-16(b), this Council resolution approves and issues the Order found in Plan Commission Resolution 15-01 (with said Order being attached to the Council resolution).

Signed copies to:  
legal (5)  
council  
Redevelopment Commission  
HAND

Mc Auditor McRecorder  
Mc Assessor Tapping, Notice List.  
2 clerk planning & transportation

15-01  
RESOLUTION  
OF THE  
PLAN COMMISSION  
OF

CITY OF BLOOMINGTON INDIANA

2015003642 RESOL \$0.00  
03/24/2015 10:50:27A 2 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented

ORDER OF THE CITY OF BLOOMINGTON PLAN COMMISSION DETERMINING  
THAT REDEVELOPMENT COMMISSION RESOLUTION 15-05 APPROVED AND  
ADOPTED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF  
BLOOMINGTON CONFORM TO THE COMPREHENSIVE PLAN AND  
APPROVING THAT RESOLUTION

WHEREAS, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington ("City") established the Redevelopment Commission of the City of Bloomington ("RDC"), which exists and operates under the provisions of Indiana Code 36-14 and 36-7-25, *et seq.*, as amended from time to time; and

WHEREAS, on February 2, 2015, the RDC adopted Resolution 15-05 (the "Declaratory Resolution") which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City ("Exploration Areas"),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area"),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the "Consolidated Plan"), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

WHEREAS, Indiana Code § 36-7-14-16(a) provides that after the RDC creates an economic development area or amends the resolution or plan for an existing area, the RDC shall submit the resolution and supporting data to the Plan Commission, which is to determine "whether the resolution and the redevelopment plan conform to the plan of

development for the unit and approve or disapprove the resolution and plan proposed;”  
and

WHEREAS, the City’s plan of development is found in the City’s Growth  
Policies Plan; and

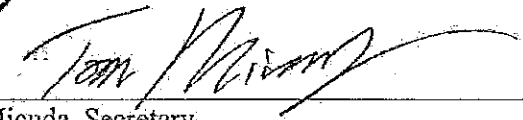
WHEREAS, being fully advised in the matter,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION  
OF THE CITY OF BLOOMINGTON, INDIANA, THAT:**

1. The Declaratory Resolution and the Consolidated Plan conform to the City’s  
Growth Policies Plan.
2. The Declaratory Resolution and the Consolidated Plan are, in all respects,  
approved, ratified, and confirmed.
3. The Secretary of the Plan Commission is directed to file a copy of the Declaratory  
Resolution and the Consolidated Plan with the permanent minutes of this meeting.

**BLOOMINGTON PLAN COMMISSION**

  
\_\_\_\_\_  
Jack Baker, President

  
\_\_\_\_\_  
Tom Micuda, Secretary

February 9, 2015  
\_\_\_\_\_  
Date

15-05  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF  
CITY OF BLOOMINGTON INDIANA

FINDINGS THAT AREAS ARE ECONOMIC DEVELOPMENT AREAS, AMENDMENT TO  
THE DECLARATORY RESOLUTIONS OF PREVIOUSLY ENACTED ECONOMIC  
DEVELOPMENT AREAS, RE-CHARACTERIZATION OF THE DOWNTOWN AREA, AND  
CONSOLIDATION OF NEW AND EXISTING ECONOMIC DEVELOPMENT AREAS INTO  
THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

**WHEREAS**, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established this Redevelopment Commission (“RDC”), with—among other things—the power to designate areas as economic development areas; and

PREVIOUSLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

**WHEREAS**, the RDC, in conjunction with the Bloomington Common Council (“Council”) has previously designated seven (7) economic development areas and allocation areas within the City: (1) Adams Crossing, (2) Downtown, (3) Tapp Road, (4) Thomson, (5) Walnut-Winslow, (6) Thomson Walnut-Winslow, and (7) Whitehall; and

**WHEREAS**, for the avoidance of doubt, the RDC notes that in 1996 it established the North Kinser Pike & Prow Road Economic Development Area (“North Kinser Pike Area”), and that the North Kinser Pike Area is not affected by this resolution in any way; and

*Adams Crossing Economic Development Area*

**WHEREAS**, the RDC did on October 3, 1994, adopt Resolution 94-61 (the “Adams Crossing Declaratory Resolution”) as subsequently confirmed, following a public hearing, by the adoption of Resolution 94-65 (the “Adams Crossing Confirmatory Resolution”) on November 7, 1994, establishing the Adams Crossing Economic Development Area (the “Adams Crossing Area”), designating the Adams Crossing Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Adams Crossing Allocation Area”), and approving an economic development plan for the Adams Crossing Area (the “Adams Crossing Development Plan”); and

**WHEREAS**, the RDC did on February 7, 2000 and December 4, 2009, following public hearings, adopt resolutions amending the Adams Crossing Declaratory Resolution and Adams Crossing Development Plan as evidenced by Resolution Nos. 00-06 and 09-42, respectively, to expand the Adams Crossing Area and Adams Crossing Allocation Area; and

*Downtown Economic Development Area*

**WHEREAS**, the RDC did on April 4, 1985, adopt Resolution 85-14 (the "Downtown Declaratory Resolution") as subsequently confirmed, following a public meeting, by the adoption of Resolution 85-35 (the "Downtown Confirmatory Resolution") on May 6, 1985, establishing the Downtown Redevelopment Area ("Downtown Area"), designating the Downtown Area as an allocation area for purposes of Indiana Code § 36-7-14-39 ("Downtown Allocation Area"), and approving a redevelopment plan for the Downtown Area ("the Downtown Redevelopment Plan"); and

**WHEREAS**, the RDC did on January 8, 1990 and December 13, 2010, following public hearings, adopt resolutions amending the Downtown Declaratory Resolution and Downtown Redevelopment Plan as evidenced by Resolution Nos. 90-01 and 10-44, respectively, to expand the Downtown Area and Downtown Allocation Area; and,

*Tapp Road Economic Development Area*

**WHEREAS**, the RDC did on January 4, 1993, adopt Resolution 93-02 (the "Tapp Road Declaratory Resolution") as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-16 (the "Tapp Road Confirmatory Resolution") on February 19, 1993, establishing the Tapp Road Economic Development Area ("Tapp Road Area"), designating the Tapp Road Area as an allocation area for purposes of Indiana Code § 36-7-14-39 ("Tapp Road Allocation Area"), and approving an economic development plan for the Tapp Road Area ("the Tapp Road Development Plan"); and

**WHEREAS**, the RDC did on February 3, 2003, following public hearing, adopt a resolution amending the Tapp Road Declaratory Resolution and Tapp Road Development Plan as evidenced by Resolution 03-07 to expand the Tapp Road Area and Tapp Road Allocation Area; and

*Thomson Economic Development Area*

**WHEREAS**, the RDC did on December 2, 1991, adopt Resolution 91-87 (the "Thomson Declaratory Resolution") as subsequently confirmed, following a public meeting, by the adoption of Resolution 92-04 (the "Thomson Confirmatory Resolution") on January 6, 1992, establishing the Thomson Economic Development Area ("Thomson Area"), designating the Thomson Area as an allocation area for purposes of Indiana Code § 36-7-14-39 ("Thomson Allocation Area"), and approving an economic development plan for the Thomson Area ("the Thomson Development Plan"); and

**WHEREAS**, the RDC did on February 19, 1993, following public hearing, adopt a resolution amending the Thomson Declaratory Resolution and Thomson Development Plan as evidenced by Resolution 93-17 to expand the Thomson Area and Thomson Allocation Area; and

**WHEREAS**, the RDC did on April 2, 2001, following public hearing, adopt a resolution amending the Thomson Development Plan as evidenced by Resolution 01-10; and

*Walnut-Winslow Economic Development Area*

**WHEREAS**, the RDC did on January 4, 1993, adopt Resolution 93-03 (the "Walnut-Winslow Declaratory Resolution") as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-18 (the "Walnut-Winslow Confirmatory Resolution") on February 19, 1993, establishing the Walnut-Winslow Economic Development Area ("Walnut-Winslow Area"), designating the Walnut-Winslow Area as an allocation area for purposes of Indiana Code § 36-7-14-39 ("Walnut-Winslow Allocation Area"), and approving an economic development plan for the Walnut-Winslow Area ("the Walnut-Winslow Development Plan"); and

*Thomson-Walnut-Winslow Economic Development Area*

**WHEREAS**, the RDC did on March 4, 2002, adopt Resolution 02-05 ("Thomson-Walnut-Winslow Consolidation Resolution") to: (1) amend the Thomson Declaratory Resolution and Thomson Development Plan to expand the Thomson Area and Thomson Allocation Area; (2) consolidate the Thomson Area and the Walnut-Winslow Area into one economic development area to be known as the "Thomson Walnut Winslow Consolidated Area"; (3) consolidate the Thomson Allocation Area and the Walnut-Winslow Allocation Area into a single allocation area (the "Thomson Walnut Winslow Allocation Area"), while retaining the respective base assessment dates for the Thomson Allocation Area and the Walnut-Winslow Allocation Area, as expanded; and (4) amend the Economic Development Plans; and

*Whitehall-West Third Street Economic Development Area*

**WHEREAS**, the RDC did on February 2, 1998, adopt Resolution 98-04 (the "Whitehall-West Third Street Declaratory Resolution") as subsequently confirmed, following a public meeting, by the adoption of Resolution 98-14 (the "Whitehall-West Third Street Confirmatory Resolution") on April 6, 1998, establishing the Whitehall-West Third Street Economic Development Area ("Whitehall-West Third Street Area"), designating the Whitehall-West Third Street Area as an allocation area for purposes of Indiana Code § 36-7-14-39 ("Whitehall-West Third Street Allocation Area"), and approving an economic development plan for the Whitehall-West Third Street Area ("the Whitehall-West Third Street Development Plan"); and

**WHEREAS**, the RDC did on February 7, 2000, following public hearing, adopt a resolution amending the Whitehall-West Third Street Declaratory Resolution and Whitehall-West Third Street Development Plan as evidenced by Resolution 00-05 to expand the Whitehall-West Third Street Area and Whitehall-West Third Street Allocation Area; and

*Extension of the Expiration Dates of Previously Designated Allocation Provisions*

**WHEREAS**, the RDC, in conjunction with the Council, enacted allocation provisions within each of the economic development areas detailed above, some of which were shorter than the maximum limit permitted by law at the time the allocation provision was enacted; and

**WHEREAS**, the amendment of the term on these allocation provisions to the maximum extent permitted by law is consistent with the economic development plans for each of the economic development areas; and

**WHEREAS**, for the avoidance of doubt, the RDC desires to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer:

1. Adams Crossing Area (established by Resolution 94-61): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
2. Adams Crossing Area (expanded by Resolution 00-06): February 7, 2030
3. Adams Crossing Area (expanded by Resolution 09-42): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
4. Downtown Area (established by Resolution 85-14): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
5. Downtown Area (expanded by Resolution 90-01): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
6. Downtown Area (expanded by Resolution 10-44): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
7. Tapp Road Area (established by Resolution 93-02): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
8. Tapp Road Area (expanded by Resolution 03-07): February 3, 2033
9. Thomson Area (established by Resolution 91-87): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
10. Thomson Area (expanded by Resolution 93-17): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
11. Thomson Area (expanded by Resolution 02-05): March 4, 2032
12. Walnut-Winslow Area (established by Resolution 93-03): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
13. Whitehall-West Third Street (established by Resolution 98-04): February 2, 2028
14. Whitehall-West Third Street (expanded by Resolution 00-05): February 7, 2030

**WHEREAS**, for the avoidance of doubt, the RDC intends no amendment of the base assessment dates for any allocation area it has created; and



## NEWLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

**WHEREAS**, on January 20, 2015, the RDC has investigated and studied areas within the corporate boundaries of the City, and identified eleven (11) additional areas as economic development areas to be developed under Indiana Code § 36-7-14-1 *et seq.* and Indiana Code § 36-7-25-1 *et seq.*: (1) West 17<sup>th</sup> Street; (2) Seminary; (3) West Third Street; (4) Bloomfield Road; (5) Thomson-Walnut-Winslow Expansion #1; (6) Thomson-Walnut-Winslow Expansion #2; (7) Thomson-Walnut-Winslow Expansion #3; (8) South Walnut; (9) Tapp Road Expansion #2; (10) Tapp Road Expansion #3; and (11) Fullerton Pike;

**WHEREAS**, the RDC has been referring to these eleven areas collectively as "Exploration Areas"; and

**WHEREAS**, at its January 20, 2015, meeting, the RDC requested that City Staff prepare:

- a. Maps and plats showing:
  - i. the boundaries of the area in which property would be affected by amendment of the City's Economic Development Plans to include the Exploration Areas;
  - ii. the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Exploration Areas, indicating any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the amendment of the City's Economic Development Plans to include the Exploration Areas; and
  - iii. the parts of the Exploration Areas acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the City's Economic Development Plans.
- b. Lists of the owners of the various parcels proposed to be affected by the amendment of the City's Economic Development Plans.
- c. An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property.
- d. An amendment to the City's Economic Development Plan that: (1) is reasonable and appropriate when considered in relation to the original plan and the purposes of Indiana Code § 36-7-14-1 *et seq.*, and (2) conforms to the comprehensive plan for the City.

**WHEREAS**, City Staff has prepared the requested documentation, which is hereto attached as Exhibits 1 (the Consolidated and Amended Economic Development Plan dated January 2015) and 2 (a list of parcels affected by the proposed amendment to the City's Economic Development Plans) and incorporated herein by reference, and the RDC has reviewed the requested documentation; and

THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

**WHEREAS**, the: (1) Adams Crossing Area, (2) Downtown Area, (3) Tapp Road Area, (4) Thomson-Walnut-Winslow Area, (5) Whitehall-Third Street Area, and (6) the Exploration Areas (collectively "Core Area") are contiguous; and

**WHEREAS**, the RDC has determined that it is of public utility and benefit to consolidate the Core Area to create the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area"); and

**WHEREAS**, following consolidation, real property base assessment dates of the Bloomington Consolidated Area will remain as originally established for each respective Area, and the expiration dates of the respective allocation areas will be modified as set forth above, in *Extension of the Expiration Dates of Previously Designated Allocation Provisions*; and

**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:**

Section 1: The Extension of Expiration Dates of Previously Designated Allocation Provisions

1. The RDC, having reviewed the *Consolidated and Amended Economic Development Plan*, wishes to extend the allocation provisions that it has established to the maximum extent permitted by law. For the avoidance of doubt, the RDC intends to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer.
2. Amendment of the Adams Crossing Area Allocation Provisions
  - a. The RDC amends Resolution 94-61 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was established October 3, 1994, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 00-06 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded on February 7, 2000, shall extend until February 7, 2030.
  - c. The RDC amends Resolution 09-42 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded December 4, 2009, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.
3. Amendment of the Downtown Area Allocation Provisions
  - a. The RDC amends Resolution 85-14 to provide that the allocation provision applying to the portion of the Downtown Area that was

- established on April 4, 1985, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
- b. The RDC amends Resolution 90-01 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on January 8, 1990, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - c. The RDC amends Resolution 10-44 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on December 13, 2010, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals payable from tax increment revenues.
4. Amendment of the Tapp Road Allocation Provisions
- a. The RDC amends Resolution 93-02 to provide that the allocation provision applying to the portion of the Tapp Road Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 03-07 to provide that the allocation provision applying to the portion of the Tapp Road Area that was extended on February 3, 2003, shall extend until February 3, 2033.
5. Amendment of the Thomson Allocation Provisions
- a. The RDC amends Resolution 91-87 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was established on December 2, 1991, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 93-17 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on February 19, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - c. The RDC amends Resolution 02-05 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on March 4, 2002, shall extend until March 4, 2032.
6. Amendment of the Walnut-Winslow Allocation Provisions
- a. The RDC amends Resolution 93-03 to provide that the allocation provision applying to the portion of the Walnut-Winslow Allocation Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.

7. Amendment of the Whitehall-West Third Street Allocation Provisions
  - a. The RDC amends Resolution 98-04 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 2, 1998, shall extend until February 2, 2028.
  - b. The RDC amends Resolution 00-05 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 7, 2000, shall extend until February 7, 2030.
8. The RDC finds that the amendment of these resolutions are: (1) reasonable and appropriate when considered in relation to the original resolution and the purposes of Indiana Code § 36-7-14-1 *et seq.* and (2) the amended resolutions conform to the comprehensive plan for the City.

## Section 2: The Recharacterization of the Downtown Area

1. The RDC has reviewed the items prepared by City Staff at the RDC's Direction, including the *Consolidated and Amended Economic Development Plan* ("Plan"), and finds that with respect to the Downtown Area:
  - a. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana ("State"); and (D) will serve to protect and increase property values in the City and State;
  - b. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
  - c. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - d. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
  - e. The Plan conforms to the development and redevelopment plans for the City.
2. In light of these findings, the RDC re-characterizes the Downtown Area, as established by Resolution 85-14, confirmed by Resolution 85-35, and expanded by Resolutions 90-01 and 10-44, as the Downtown Economic Development Area, an economic development area within the meaning of Indiana Code § 36-7-14-41.

3. For the avoidance of doubt, the base assessment date for the Downtown Area shall be maintained and retained as set forth in Resolutions 85-14, 85-35, 90-01, and 10-44, and shall not be affected by this re-characterization.
4. For the avoidance of doubt, the expiration date of the Downtown Area Allocation Provisions as amended by Section 1 of this Resolution, shall not be affected by this re-characterization.

### Section 3: The Creation of New Economic Development Areas and Allocation Areas

1. West 17<sup>th</sup> Street Economic Development Area ("West 17<sup>th</sup> Street Area")
  - a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the West 17<sup>th</sup> Street Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the West 17<sup>th</sup> Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-A are hereby designated the West 17<sup>th</sup> Street Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West 17<sup>th</sup> Street Area. At the time the RDC proposes to acquire specific parcels of land, the required

procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the West 17<sup>th</sup> Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West 17<sup>th</sup> Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West 17<sup>th</sup> Street Area shall constitute an allocation area (“West 17<sup>th</sup> Street Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West 17<sup>th</sup> Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West 17<sup>th</sup> Street Area paid into the West 17<sup>th</sup> Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West 17<sup>th</sup> Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

2. Seminary Economic Development Area ("Seminary Area")
  - a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Seminary Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Seminary Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-B are hereby designated the Seminary Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Seminary Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Seminary Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

RDC in the Seminary Area, subject to the limitations in Indiana Code § 36-7-14-43.

- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Seminary Area shall constitute an allocation area ("Seminary Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Seminary Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Seminary Area paid into the Seminary Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Seminary Allocation Area that would not have been generated but for the adoption of the allocation provisions.

3. West Third Street Economic Development Area ("West Third Street Area")

- a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the West Third Street Area:
  - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
  - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
  - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic



- base;
- v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the West Third Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-C are hereby designated the West Third Street Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West Third Street Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the West Third Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West Third Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West Third Street Area shall constitute an allocation area ("West Third Street Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West Third Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West Third Street Area paid into the West Third Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West Third Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

4. Bloomfield Road Economic Development Area ("Bloomfield Road Area")
  - a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Bloomfield Road Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Bloomfield Road Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-D are hereby designated the Bloomfield Road Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Bloomfield Road Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Bloomfield Road Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

RDC in the Bloomfield Road Area, subject to the limitations in Indiana Code § 36-7-14-43.

- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Bloomfield Road Area shall constitute an allocation area ("Bloomfield Road Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Bloomfield Road Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Bloomfield Road Area paid into the Bloomfield Road Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Bloomfield Road Allocation Area that would not have been generated but for the adoption of the allocation provisions.

5. Thomson-Walnut-Winslow Expansion #1 Economic Development Area ("Thomson-Walnut-Winslow Expansion #1 Area")

- a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #1 Area:
  - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
  - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
  - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the

- property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #1 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit I.
  - c. The parcel described in Exhibit 2-E is hereby designated the Thomson-Walnut-Winslow Expansion #1 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #1 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #1 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #1 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #1 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #1 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #1 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #1 Area paid into the Thomson-Walnut-Winslow Expansion #1 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the

Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #1 Allocation Area that would not have been generated but for the adoption of the allocation provisions.

6. Thomson-Walnut-Winslow Expansion #2 Economic Development Area ("Thomson-Walnut-Winslow Expansion #2 Area")
  - a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #2 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcel identified in Exhibit 2-F is hereby designated the Thomson-Walnut-Winslow Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #2 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #2 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #2 Area paid into the Thomson-Walnut-Winslow Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
7. Thomson-Walnut-Winslow Expansion #3 Economic Development Area (“Thomson-Walnut-Winslow Expansion #3 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #3 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public

- improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
- iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
  - v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Thomson-Walnut-Winslow Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcel identified in Exhibit 2-G is hereby designated the Thomson-Walnut-Winslow Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #3 Area shall constitute an allocation area ("Thomson-Walnut-Winslow Expansion #3 Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the





- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the South Walnut Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the South Walnut Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the South Walnut Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the South Walnut Area shall constitute an allocation area ("South Walnut Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the South Walnut Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the South Walnut Area paid into the South Walnut Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the South Walnut Allocation Area that would not have been generated but for the adoption of the allocation provisions.

9. Tapp Road Expansion #2 Economic Development Area ("Tapp Road Expansion #2 Area")
- a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Tapp Road Expansion #2 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana ("State"); and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Tapp Road Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-I are hereby designated the Tapp Road Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Tapp Road Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #2 Area shall constitute an allocation area ("Tapp Road Expansion #2 Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #2 Area paid into the Tapp Road Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
10. Tapp Road Expansion #3 Economic Development Area ("Tapp Road Expansion #3 Area")
- a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Tapp Road Expansion #3 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;

- iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Tapp Road Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
- c. The parcels identified in Exhibit 2-J are hereby designated the Tapp Road Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the Tapp Road Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #3 Area shall constitute an allocation area ("Tapp Road Expansion #3 Allocation Area"), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #3 Area paid into the Tapp Road Expansion #3 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.

- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #3 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
- 11. Fullerton Pike Economic Development Area ("Fullerton Pike Area")
  - a. The RDC has reviewed the items prepared by City Staff at the RDC's direction, including the Plan, and finds that with respect to the Fullerton Pike Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana ("State"); and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Fullerton Pike Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-K are hereby designated the Fullerton Pike Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Fullerton Pike Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Fullerton Pike Area will be

displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Fullerton Pike Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Fullerton Pike Area shall constitute an allocation area (“Fullerton Pike Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Fullerton Pike Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Fullerton Pike Area paid into the Fullerton Pike Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Fullerton Pike Allocation Area that would not have been generated but for the adoption of the allocation provisions.

#### Section 4: The Consolidation of Economic Development Areas and Allocation Areas

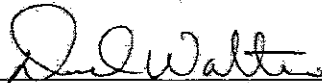
1. Based upon the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, specifically: (1) the Adams Crossing Area, (2) the Downtown Area, (3) the Tapp Road Area, (4) the Thomson-Walnut-Winslow Area, (5) the Whitehall-Third Street Area, (6) the West 17<sup>th</sup> Street Area, (7) the Seminary Area, (8) the West Third Street Area, (9) the Bloomfield Road Area, (10) the Thomson-Walnut-Winslow Expansion #1 Area, (11) the Thomson-Walnut-Winslow Expansion #2 Area, (12) the Thomson-Walnut-Winslow Expansion #3 Area, (13) the South Walnut Area, (14) the Tapp Road Expansion #2 Area, (15) the Tapp Road Expansion #3 Area, and (16) the Fullerton Pike Area, to create the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area").
2. The Bloomington Consolidated Area shall be a single economic development area.
3. Based on the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the allocation areas within the Bloomington Consolidated Area into a single allocation area, known as the Bloomington Consolidated Allocation Area. For administrative convenience, these allocation areas may sometimes be referred to as sub-allocation areas of the Bloomington Consolidated Allocation Area.
4. The respective base assessment date for each of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be maintained and retained, and shall not be affected by this consolidation.
5. The expiration date of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be consistent with Sections 1, 2, and 3 of this Resolution.
6. The boundaries of the allocation areas within the Bloomington Consolidated Area are hereby consolidated into a single allocation area, known as the Bloomington Consolidated Allocation Area. All property taxes levied on property in the Bloomington Consolidated Allocation Area shall be collected and distributed as described in Indiana Code § 36-7-14-39 and upon their allocation to the redevelopment district, such property tax proceeds shall be deposited in a combined allocation fund hereby created for the Bloomington Consolidated Allocation Area (the "Bloomington Consolidated Allocation Fund").
7. The *Consolidated and Amended Economic Development Plan* is hereby approved. The amendment is reasonable and appropriate when considered in relation to the original economic development plans, and the purposes of Indiana Code § 36-7-14-1 *et seq.*
8. This Resolution and the *Consolidated and Amended Economic Development Plan* conform to the comprehensive plan for the unit.
9. To avoid any doubt or confusion, all of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area

may be exercised by the RDC in the Bloomington Consolidated Area, subject to the limitations in Indiana Code § 36-7-14-43.

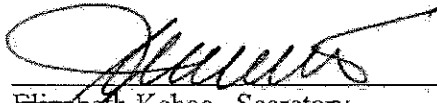
Section 5: Instructions and Next Actions

1. The officers of the RDC are hereby directed to make any and all required filings in connection with the actions outlined in this Resolution.
2. This Resolution, together with the Plan and any supporting data, shall be submitted to the Plan Commission (pursuant to Indiana Code § 36-7-14-16(a) and (b)) and the Bloomington Common Council (pursuant to Indiana Code § 36-7-14-16(b)).
3. Upon the approval of the Plan Commission and the Bloomington Common Council, the RDC requests City Staff prepare and publish the required notices under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5.
4. The Clerk of the City is directed to record a copy of this Resolution with the Monroe County Recorder, and shall provide a copy of said Resolution to the Auditor of Monroe County.
5. This Resolution shall be in full force and effect from and after its adoption by the RDC.

**BLOOMINGTON REDEVELOPMENT COMMISSION**



David Walter, President



Elizabeth Kchoe, Secretary

John L. West, VP

2/2/15

Date