

RESOLUTION 9-R-22

Synopsis: This Resolution, if adopted, would approve a Declaratory Resolution by the City of Huntington Redevelopment Commission concerning the following TIF elements: amending the 2008 Consolidated Economic Development Area, amending the 2008 Economic Development Area Allocation Area and creating the Riverfork West Allocation Area.

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, APPROVING A RESOLUTION AMENDING THE DECLARATORY RESOLUTION FOR THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA, THE AMENDMENT OF THE 2008 ECONOMIC DEVELOPMENT AREA ALLOCATION AREA, THE CREATION OF THE RIVERFORK WEST ALLOCATION AREA, AND MATTERS RELATED THERETO

WHEREAS, the City of Huntington Redevelopment Commission (the “Commission”), governing body of the Department of Redevelopment of the City of Huntington, Indiana (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing an economic development area known as the “2008 Consolidated Economic Development Area” (the “Area”), and designating certain portions of such Area as “allocation areas” for purposes of Section 39 of the Act including the 2008 Economic Development Area Allocation Area (the “Original Allocation Area”) and approving an economic development plan for the Area (the “Economic Development Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, on October 7, 2022, the Commission adopted a Resolution (the “Resolution”) further amending the Declaratory Resolution and the Economic Development Plan by (i) expanding the Area to include the area described on Exhibit A to the Resolution (the “Expansion Area”); (ii) removing the areas described on Exhibit B to the Resolution from the Area; (iii) removing the areas described on Exhibit C to the Resolution, which are currently within the Original Allocation Area, from the Original Allocation Area; (iv) incorporating the areas described on Exhibit D to the Resolution (the “Original Allocation Area Expansion Parcels”) into the Original Allocation Area; (v) designating the area described on Exhibit E to the Resolution as an allocation area under Section 39 of the Act (the “Riverfork West Allocation Area” and along with the Original Allocation Area, the “Allocation Areas”); and (vi) amending the Economic Development Plan as identified in Exhibit F to the Resolution (clauses (i) through hand including (vi) collectively, the “Amendments”); and

WHEREAS, the Board of Commissioners of Huntington County, Indiana on October 10, 2022 adopted a resolution assigning jurisdiction over portions of the Riverfork West Allocation Area which are not within the municipal boundaries of the City of Huntington, Indiana (the “City”) to the Commission; and

WHEREAS, the City of Huntington Plan Commission, on October 27, 2022, adopted a resolution (the “Plan Commission Order”) determining that the Resolution and the Amendments conform to the plan of development for the City, and approving the Resolution and the Amendments; and

WHEREAS, pursuant to Sections 16(b) and 41 of the Act, the Commission has submitted the Declaratory Resolution, the Amendments, and the Plan Commission Order to the Common Council of the City (the “Common Council”).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, as follows:

1. Pursuant to Sections 16(b) and 41 of the Act, this Common Council hereby approves, in all respects, the Resolution, the Amendments, and the Plan Commission Order.
2. This resolution shall be in full force and effect from and after its adoption.

[SIGNATURE PAGE FOLLOWS]

Duly passed on first and final reading this 8 day of November, 2022 by a vote of 5 in favor and 0 in opposition

CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL

Voting in Favor:

Absent
[Signature]

[Signature]

[Signature]

Absent
[Signature]
Paul Pike

Joe Blomeke

Charles Chapman
(President)

PJ Felton

Dave Funk

Todd Johnson

Seth Marshall

Paul Pike

Voting in Opposition:

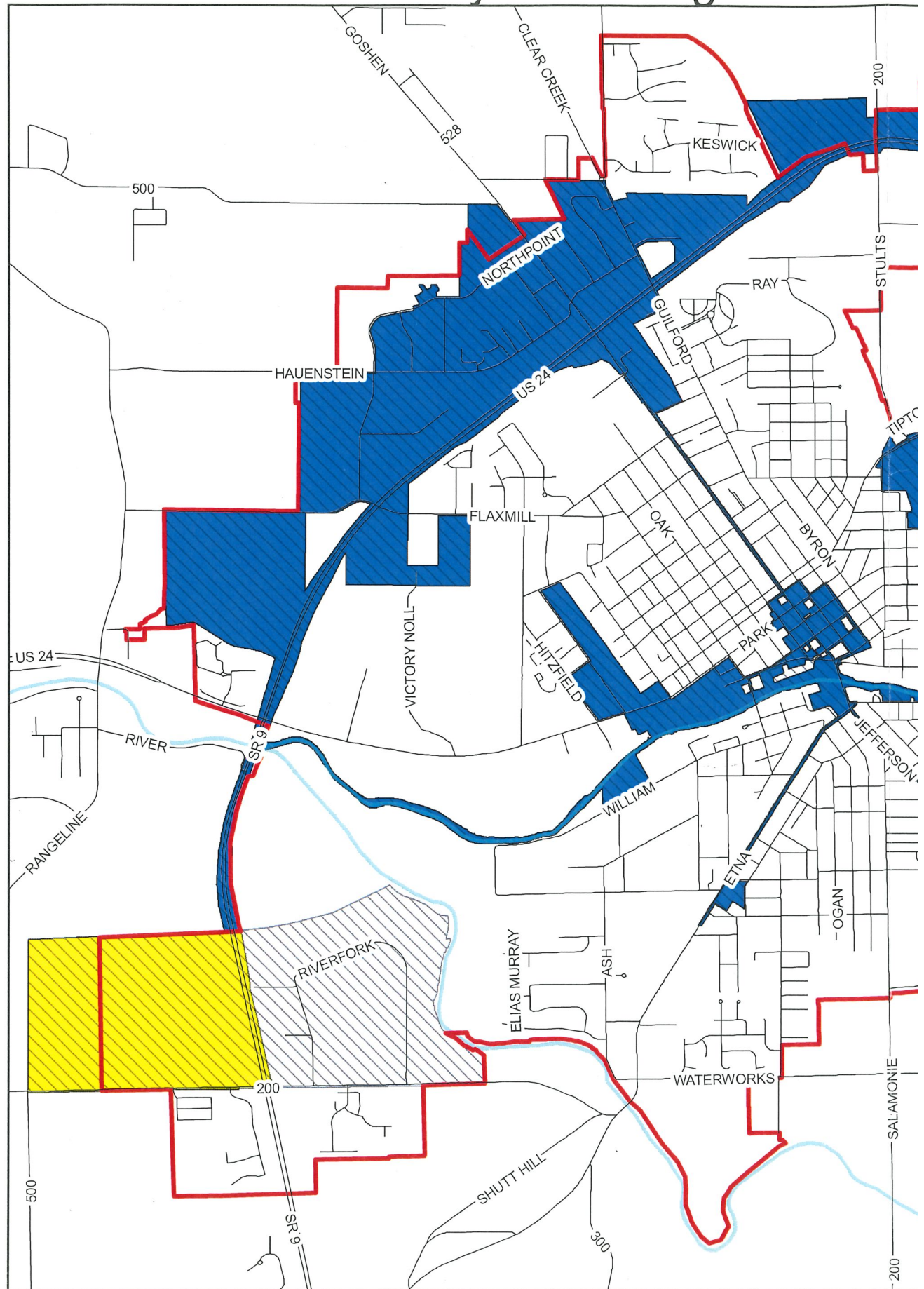
Attest:
Christi McElhaney
City Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this 8 day of November, 2022.
Christi McElhaney
City Clerk-Treasurer

This Resolution having been adopted by the Common Council and presented to me is
[APPROVED or VETOED], this 8 day of November, 2022.

[Signature]
Mayor of the City of Huntington

City of Huntington Cons



Legend

- Rivers
- Roads
- City Limits
- Consolidated EDA
- Consolidated
- Riverfork West

Allocation Areas

- Consolidated
- Riverfork West

RESOLUTION NO. RC-2022-1

**DECLARATORY RESOLUTION OF THE CITY OF HUNTINGTON
REDEVELOPMENT COMMISSION AMENDING AN ECONOMIC
DEVELOPMENT PLAN FOR THE 2008 CONSOLIDATED ECONOMIC
DEVELOPMENT AREA TO AMEND THE 2008 CONSOLIDATED ECONOMIC
DEVELOPMENT AREA, TO AMEND THE 2008 CONSOLIDATED ECONOMIC
DEVELOPMENT AREA ALLOCATION AREA, AND TO DESIGNATE AN
ALLOCATION AREA**

WHEREAS, the City of Huntington Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Huntington Department of Redevelopment (the “Department”) previously has adopted a declaratory resolution (as subsequently confirmed and amended, the “Declaratory Resolution”) pursuant to Indiana Code 36-7-14, as amended (the “Act”), which established the 2008 Consolidated Economic Development Area (the “Economic Development Area”) as an economic development area pursuant to Section 41 of the Act, established the 2008 Economic Development Area Allocation Area (the “Original Allocation Area”), and approved an economic development plan for the Economic Development Area (the “Economic Development Plan”); and

WHEREAS, the Redevelopment Commission has thoroughly studied the areas described on the exhibits to this Resolution and, pursuant to Sections 15 through 17.5 of the Act, desires to further amend the Declaratory Resolution and the Economic Development Plan by (i) expanding the Economic Development Area to include the area described on Exhibit A hereto (the “Expansion Area”); (ii) removing the areas described on Exhibit B hereto from the Economic Development Area (iii) removing the areas described on Exhibit C hereto which are currently within the Original Allocation Area from the Original Allocation Area; (iv) incorporating the areas described on Exhibit D hereto (the “Original Allocation Area Expansion Parcels”) into the Original Allocation Area (v) designating the area described on Exhibit E hereto as an allocation area under Section 39 of the Act (the “Riverfork West Allocation Area” and along with the Original Allocation Area, as expanded, the “Allocation Areas”) and (vi) amending the Economic Development Plan for the Economic Development Area as identified in Exhibit F hereto; (clauses (i) through and including (vi) collectively, the “Amendments”); and

WHEREAS, in regards to those portions of the proposed Riverfork Allocation Area which are not within the boundaries of the City, the City reasonably expects to obtain the consent of Huntington County, Indiana to exercise jurisdiction over such areas; and

WHEREAS, the Redevelopment Commission has thoroughly studied the portions of the City of Huntington, Indiana and of Huntington County, Indiana described on Exhibit A, Exhibit B, Exhibit C, Exhibit D, and Exhibit E attached hereto; and

WHEREAS, the Redevelopment Commission has caused to be prepared maps and plats showing the boundaries of the Allocation Areas, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or development of the Allocation Areas, and the parts of the Allocation Areas acquired that are to be devoted to public ways and other public purposes under the Amendments, lists of the owners of

the various parcels of property to be acquired, and an estimate of the cost of the acquisition and development; and

WHEREAS, the Amendments have been presented to this meeting for consideration and approval of the Redevelopment Commission; and

WHEREAS, the Amendments and supporting data were reviewed and considered by the Redevelopment Commission at this meeting; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Redevelopment Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, the Redevelopment Commission deems it advisable to apply the provisions of said Sections 15 - 17.5, 39, 41, and 43 of the Act to the approval of the Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Huntington Redevelopment Commission, as follows:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41, and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic wellbeing of the City and the State of Indiana, serving to protect and increase property values in the City and the State.

2. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions.

3. The Redevelopment Commission finds that the public health and welfare will be benefited by the amendment of the Declaratory Resolution and the Economic Development Plan as provided herein and in the Amendments, all as authorized under the Act.

4. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Amendments to the Economic Development Plan and the Declaratory Resolution, as amended by this Resolution, conform to any comprehensive plan for the City.

6. The Economic Development Plan, as amended by the Amendments, does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Allocation Areas. If in the future, the Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.

7. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. The findings and determinations set forth in the Declaratory Resolution and the Economic Development Plan are hereby reaffirmed.

9. The Declaratory Resolution is hereby amended to expand the existing 2008 Consolidated Economic Development Area to include the area identified in Exhibit A hereto which comprises the Expansion Area.

10. The Declaratory Resolution is hereby amended to remove those parcels described on Exhibit B hereto from the 2008 Consolidated Economic Development Area.

11. Except as amended herein, the previous resolutions establishing the Economic Development Area shall remain in full force and effect with all references therein to the Economic Development Area deemed to apply to the entire area comprising the Economic Development Area and the Expansion Area described herein less those parcels removed from the Economic Development Area by Section 10 hereof.

12. The Declaratory Resolution is hereby amended to remove all parcels within the Original Allocation Area identified in Exhibit C hereto from the Original Allocation Area.

13. The Declaratory Resolution is hereby amended to hereby incorporate the area described in Exhibit D hereto comprising the Original Allocation Area Expansion Parcels into the Original Allocation Area, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. 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 said Original Allocation Area Expansion Parcels shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Original Airport Allocation Area previously designated as the 2008 Economic Development Area Allocation Area Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not

be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

14. The allocation provision in Section 13 hereof shall apply to the Original Allocation Area Expansion Parcels portion of the Original Allocation Area. The foregoing allocation provision shall expire on the date that is twenty-five (25) years from the date on which this Resolution expanding the Original Allocation Area to incorporate the Original Allocation Area Expansion Parcels is confirmed or modified and confirmed pursuant to Indiana Code 36-7-14-17. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Original Allocation Area that would not have been generated but for the adoption of the allocation provision. The base assessment date for the Original Allocation Area Expansion Parcels is January 1, 2022.

15. The Declaratory Resolution is hereby amended by designating the Riverfork West Allocation Area as an "allocation area" pursuant to Sections 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. 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 said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Riverfork West Allocation Area hereby designated as the "Riverfork West Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

16. The allocation provision in Section 15 hereof shall apply to the Riverfork West Allocation Area and shall expire on the date that is twenty-five (25) years from 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 derived from such Riverfork West Allocation Area. The Redevelopment Commission hereby finds that the adoption of the allocation provision will result in new property taxes in the Riverfork West Allocation Area that would not have been generated but for the adoption of the allocation provision. The base assessment date for the Riverfork West Allocation Area shall be January 1, 2022.

17. The Economic Development Plan is hereby amended to incorporate the Amendments, as laid out in Sections 1 to 13 of this Resolution and is further amended to incorporate the amendments identified on Exhibit F hereto.

18. The Amendments are hereby in all respects approved, and the secretary of the Redevelopment Commission is hereby directed to file a certified copy of this with Resolution the minutes of this meeting.

19. The officers of the Redevelopment Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Huntington County Auditor in connection with the creation of the Riverfork West Allocation Area.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

21. This Resolution, together with any supporting data and together with the Amendments, shall be submitted to the City of Huntington Plan Commission (the "Plan Commission") and the Common Council of the City of Huntington, Indiana (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

22. Except as stated herein, the terms of the Declaratory Resolution and the Economic Development Plan remain in full force and effect.

23. This Resolution shall take effect immediately upon adoption hereof by the Redevelopment Commission.

Adopted the 7th day of October, 2022.

CITY OF HUNTINGTON
REDEVELOPMENT COMMISSION

President

Secretary

Member

Member

Member

EXHIBIT A

**DESCRIPTION OF THE HEREIN DESCRIBED EXPANSION AREA EXPANDING
THE ECONOMIC DEVELOPMENT AREA**

Parcel No.

35-05-04-400-779.115-005	35-05-20-400-240.200-005
35-05-09-100-769.802-005	35-05-20-400-325.500-005
35-05-09-200-780.023-005	35-05-21-300-245.700-005
35-05-09-300-326.700-005	35-05-21-300-245.701-005
35-05-09-300-730.500-005	35-05-21-300-245.800-005
35-05-10-200-730.400-005	35-05-21-300-245.801-005
35-05-10-300-735.700-005	35-05-21-300-245.900-005
35-05-10-300-738.300-005	35-05-21-300-245.901-005
35-05-10-300-738.400-005	35-05-21-300-245.902-005
35-05-14-400-693.700-005	35-05-21-300-245.903-005
35-05-15-400-317.401-005	35-05-20-400-284.100-005
35-05-15-400-521.901-005	35-05-21-300-311.100-005
35-05-22-200-724.500-005	35-05-21-300-181.300-005
35-06-07-300-072.100-018	35-05-21-300-311.103-005
35-05-20-300-101.700-004	35-05-21-300-311.200-005
35-05-20-300-158.000-004	35-05-21-300-311.300-005
35-05-21-300-038.600-005	35-05-21-300-414.600-005
35-05-20-400-102.300-005	35-05-21-200-511.001-005
35-05-20-400-102.301-005	35-05-21-300-726.200-005
35-05-20-400-102.302-005	35-05-21-200-511.002-005
35-05-21-300-038.600-005	35-05-21-200-511.000-005
35-05-20-400-155.900-005	35-05-21-300-311.101-005

Consolidated EDA Additions Map

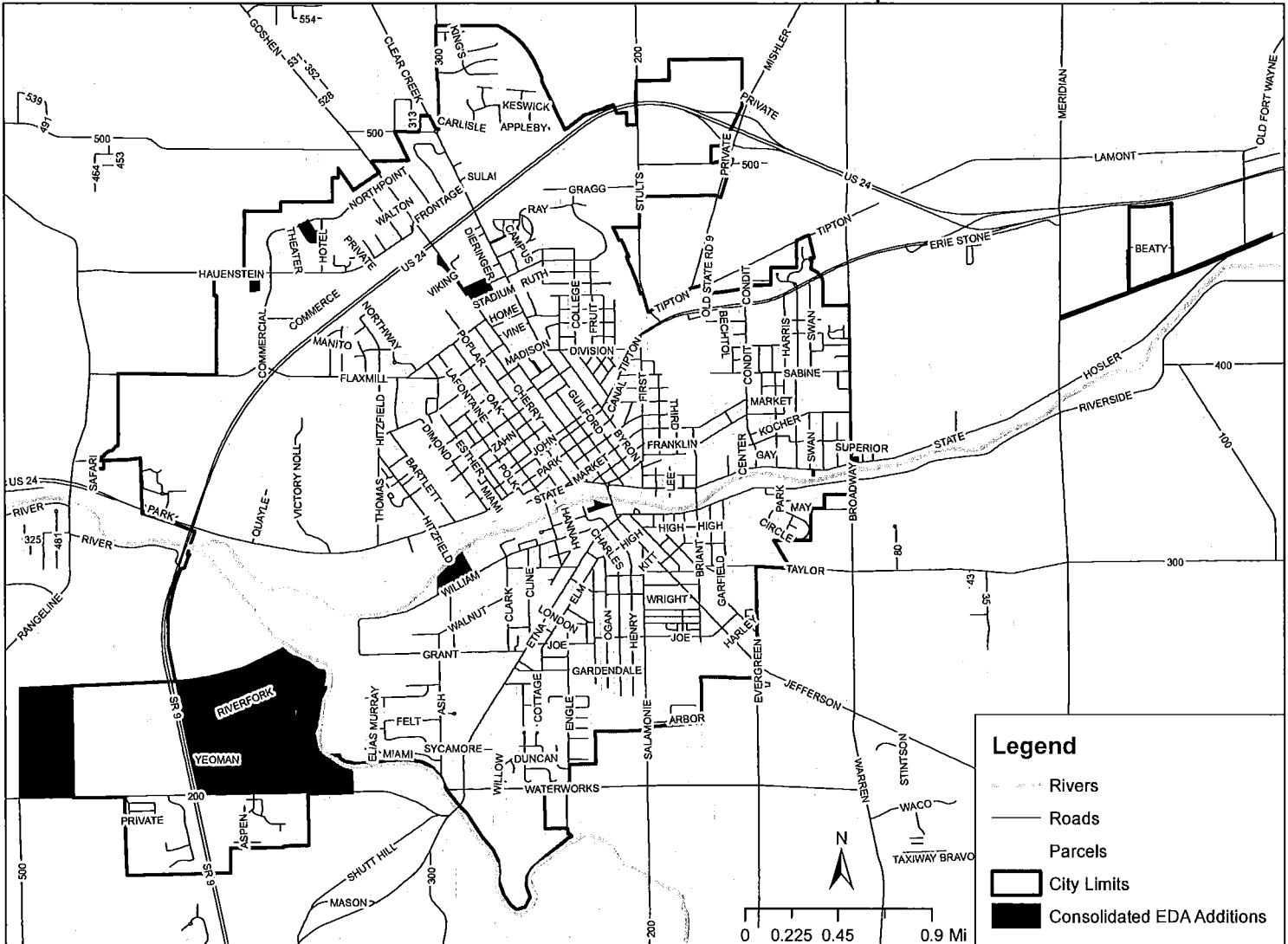


EXHIBIT B

**DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ECONOMIC
DEVELOPMENT AREA**

Parcel No.

35-05-02-400-007.700-004	35-05-08-100-112.301-004
35-05-02-400-007.701-004	35-05-08-100-112.302-004
35-05-02-400-041.700-004	35-05-08-100-112.303-004
35-05-02-400-154.400-004	35-05-08-100-112.304-004
35-05-03-400-125.001-004	35-05-08-100-112.305-004
35-05-04-200-198.700-004	35-05-08-100-127.700-004
35-05-04-300-007.000-004	35-05-08-100-127.701-004
35-05-04-300-007.002-004	35-05-08-100-134.900-004
35-05-04-300-032.000-004	35-05-08-100-163.101-004
35-05-04-300-035.100-004	35-05-08-100-163.102-004
35-05-04-300-042.601-004	35-05-08-100-170.600-004
35-05-04-300-042.800-004	35-05-08-400-093.400-004
35-05-04-300-051.100-004	35-05-08-400-093.401-004
35-05-04-300-078.700-004	35-05-08-400-093.402-004
35-05-04-300-079.100-004	35-05-08-400-093.404-004
35-05-04-300-083.700-004	35-05-09-100-070.901-004
35-05-04-300-099.900-004	35-05-09-200-007.001-004
35-05-04-300-099.901-004	35-05-09-200-007.003-004
35-05-04-300-099.902-004	35-05-09-200-007.004-004
35-05-04-300-111.600-004	35-05-09-200-038.700-004
35-05-04-300-135.000-004	35-05-09-200-038.800-004
35-05-04-300-149.600-004	35-05-09-200-042.600-004
35-05-04-400-051.000-004	35-05-09-200-042.603-004
35-05-04-400-070.701-004	35-05-09-200-116.300-004
35-05-04-400-078.200-004	35-05-11-100-070.100-004
35-05-04-400-078.201-004	35-05-11-100-070.101-004
35-05-04-400-078.202-004	35-05-11-100-169.400-004
35-05-04-400-134.600-004	35-05-11-100-170.302-004
35-05-04-400-134.601-004	35-05-11-100-170.304-004
35-05-05-100-161.000-004	35-05-11-200-093.700-004
35-05-05-400-006.700-004	35-05-11-200-093.701-004
35-05-05-400-140.800-004	35-05-11-200-093.702-004
35-05-05-400-163.000-004	35-05-12-100-197.200-004
35-05-05-400-170.601-004	35-05-12-200-047.000-004
35-05-05-400-186.100-004	35-05-12-200-197.400-004
35-05-05-400-186.200-004	35-05-12-300-004.900-004
35-05-08-100-006.500-004	35-05-12-300-192.300-004
35-05-08-100-038.600-004	35-05-17-300-103.900-004
35-05-08-100-089.700-004	35-05-17-400-001.600-004
35-05-08-100-112.300-004	35-05-20-100-120.900-004

35-05-20-100-120.901-004
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35-05-23-100-020.800-004
35-05-23-100-027.900-004
35-05-23-100-068.500-004
35-05-23-100-072.100-004
35-05-23-100-101.300-004
35-05-23-100-125.300-004
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35-05-24-300-007.402-004
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35-05-24-400-119.700-004
35-05-24-400-119.701-004
35-05-24-400-119.702-004
35-05-24-400-129.300-004
35-05-24-400-195.500-004
35-05-25-100-002.300-004
35-05-25-100-020.500-004
35-05-25-100-035.200-004
35-05-25-100-035.500-004
35-05-25-100-044.000-004
35-05-25-100-051.400-004
35-05-25-100-057.100-004
35-05-25-100-057.300-004
35-05-25-100-057.400-004
35-05-25-100-069.400-004
35-05-25-100-078.000-004
35-05-25-100-099.500-004
35-05-25-100-140.500-004
35-05-25-100-201.501-004
35-05-25-100-201.600-004
35-05-25-100-201.700-004
35-05-25-100-201.800-004
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35-05-25-200-182.624-004
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35-05-26-100-013.002-004
35-05-26-100-013.100-004
35-05-26-100-013.101-004
35-05-26-100-021.400-004
35-05-26-100-067.500-004
35-05-26-100-067.501-004
35-05-26-100-118.700-004
35-05-26-100-158.300-004
35-05-26-100-180.100-004
35-05-26-200-021.100-004
35-05-26-200-021.102-004
35-05-26-200-023.900-004
35-05-26-200-023.901-004
35-05-26-200-023.902-004
35-05-26-200-023.903-004
35-05-26-200-173.900-004
35-00-00-073-170.000-005
35-00-00-073-180.000-005
35-05-08-400-780.300-005
35-05-09-100-778.301-005
35-05-09-200-780.000-005
35-05-09-200-780.100-005
35-05-09-300-345.300-005
35-05-09-300-345.302-005
35-05-09-300-563.100-005
35-05-09-300-563.300-005
35-05-10-100-388.400-005
35-05-10-200-564.200-005
35-05-10-200-771.405-005
35-05-10-400-005.800-005
35-05-10-400-146.600-005
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Consolidated EDA Removals Map

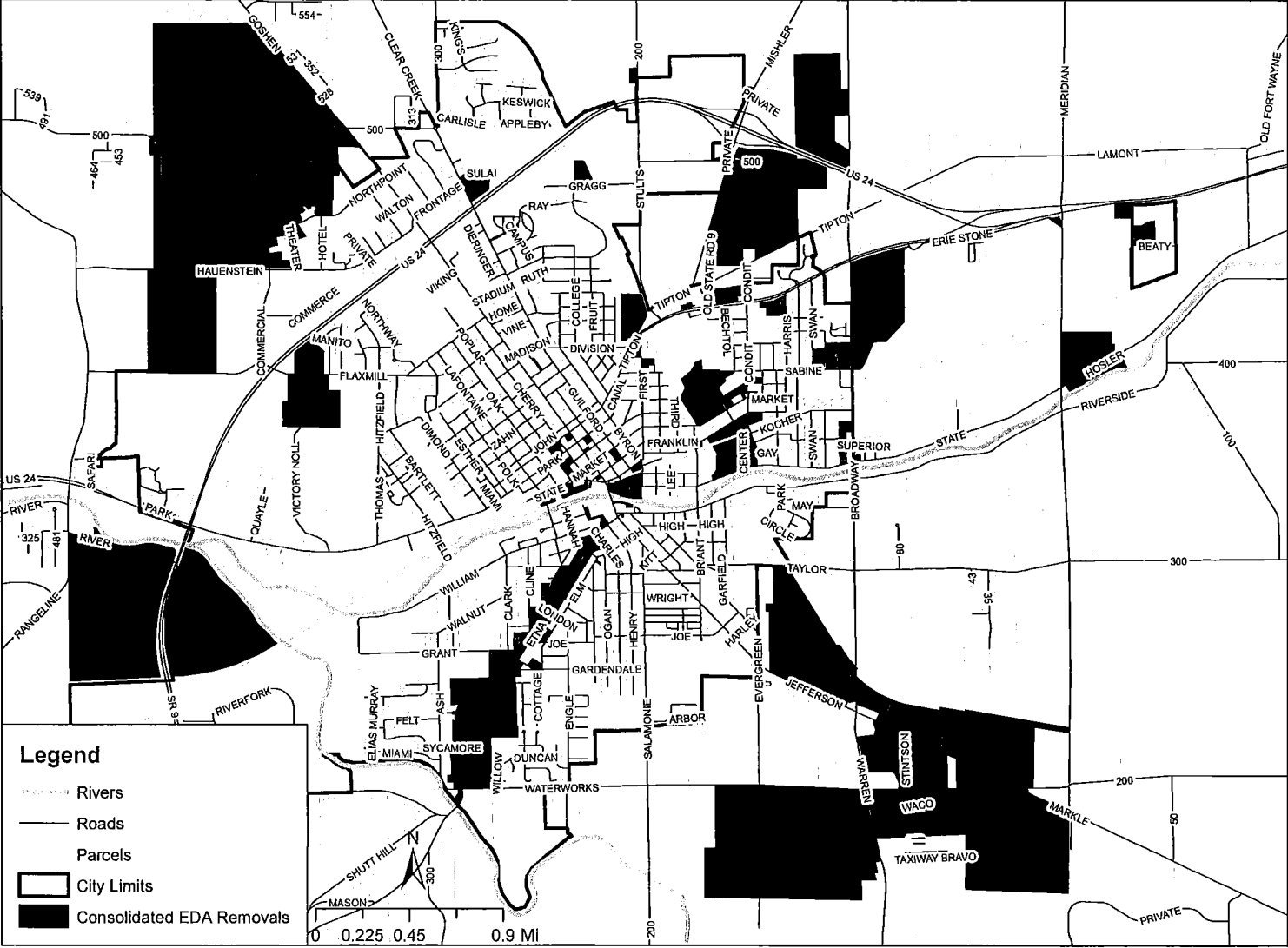


EXHIBIT C

**DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ORIGINAL
ALLOCATION AREA**

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Original Allocation Area Removals Map

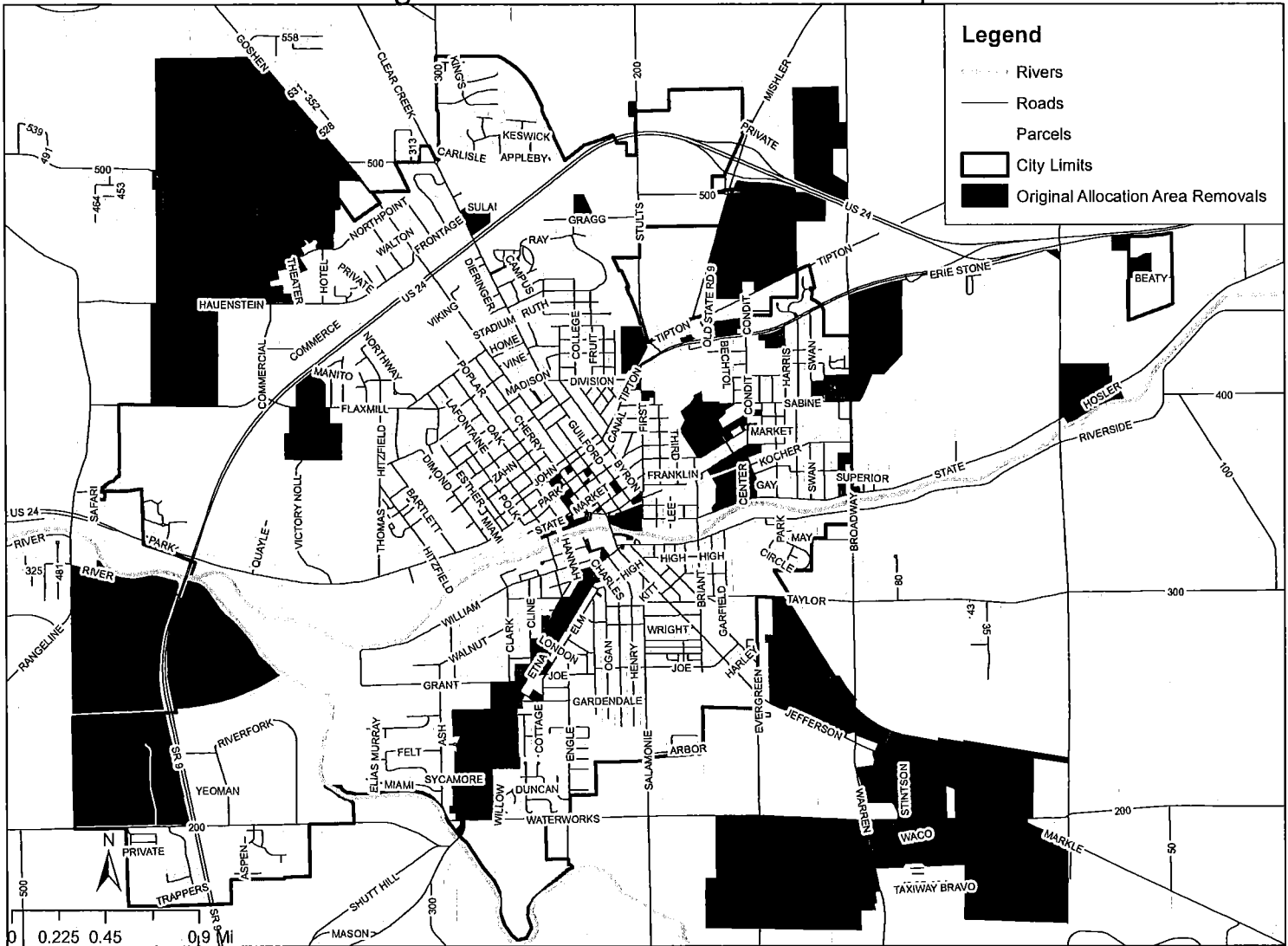


EXHIBIT D

**DESCRIPTION OF THE HEREIN DESCRIBED ORIGINAL ALLOCATION AREA
EXPANSION PARCELS TO BE INCORPORATED INTO THE ORIGINAL
ALLOCATION AREA**

Parcel No.

35-05-04-400-779.115-005	35-05-10-300-738.400-005
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35-05-10-300-735.700-005	35-06-07-300-072.100-018
35-05-10-300-738.300-005	

Legend

- Rivers
- Roads
- Parcels
- City Limits
- Original Allocation Area Additions

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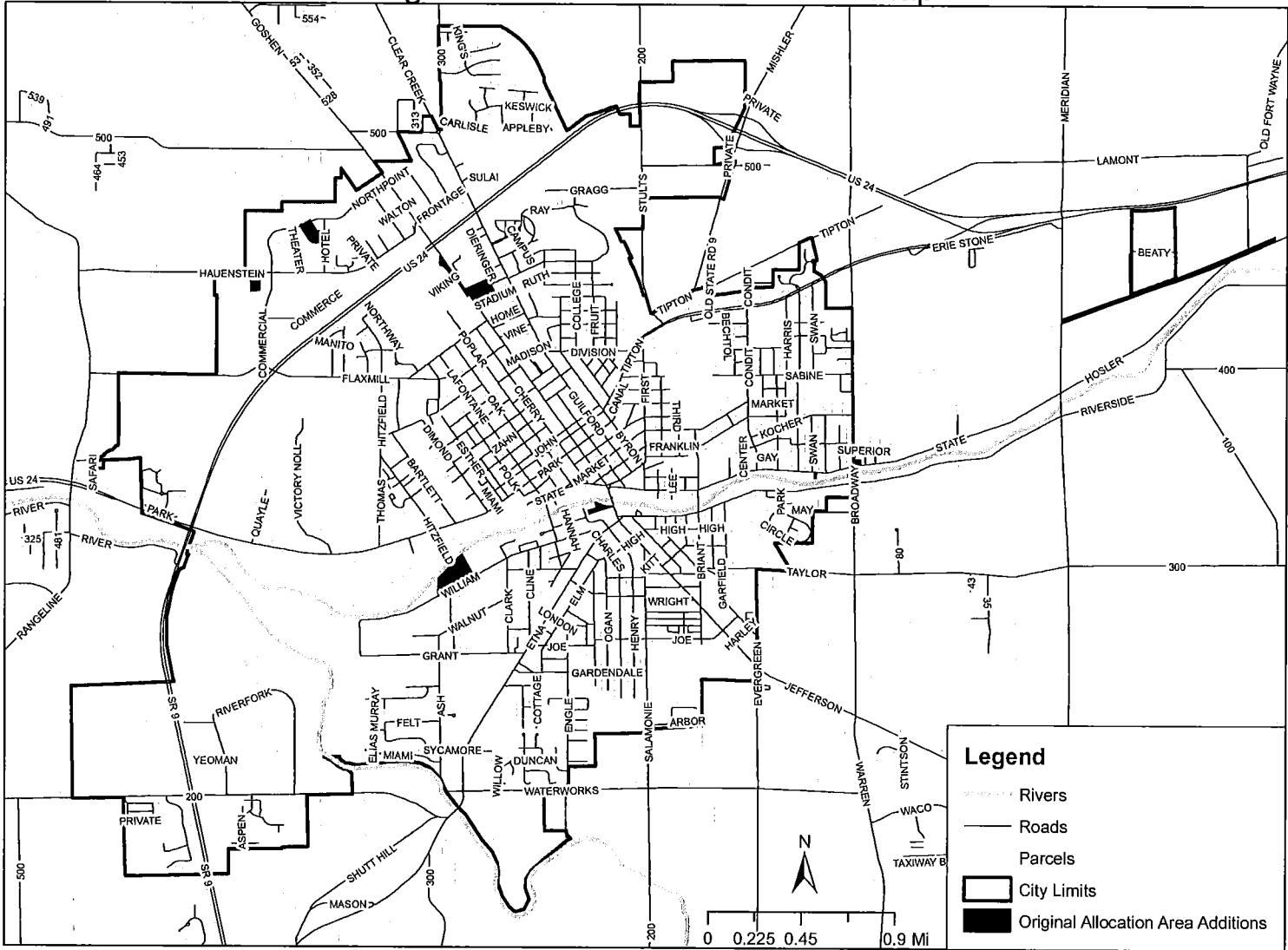


EXHIBIT E

DESCRIPTION OF THE RIVERFORK WEST ALLOCATION AREA

Parcel No.

35-05-20-400-189.900-005
35-05-20-300-101.700-004

35-05-20-400-189.901-005
35-05-20-300-158.000-004

Riverfork West Allocation Area Map

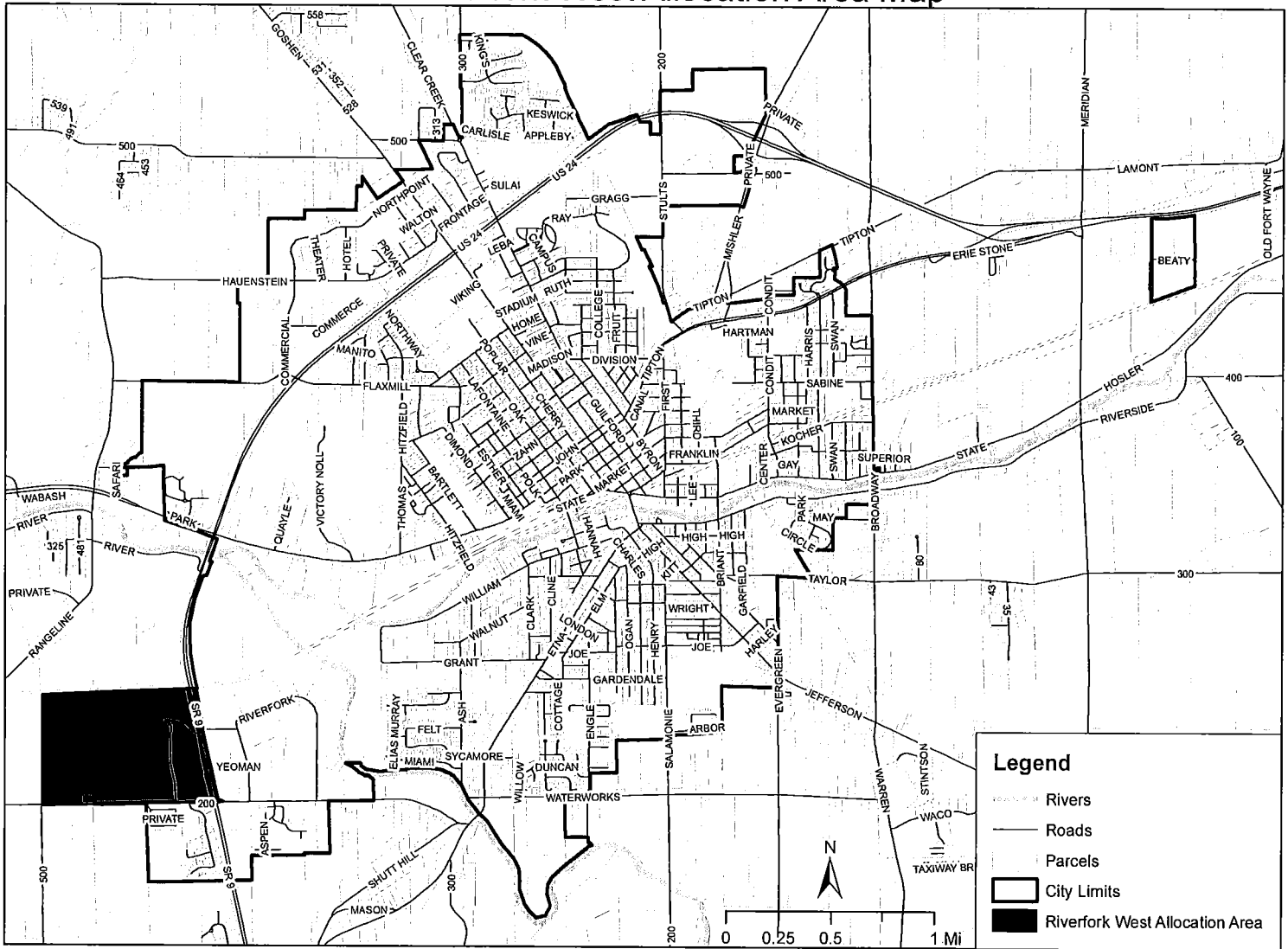


EXHIBIT F

**AMENDMENTS TO THE ECONOMIC DEVELOPMENT PLAN FOR THE
ECONOMIC DEVELOPMENT AREA**

**ECONOMIC DEVELOPMENT PLAN
FOR THE HUNTINGTON CONSOLIDATED
ECONOMIC DEVELOPMENT AREA**



**HUNTINGTON REDEVELOPMENT
COMMISSION**

Revised: November, 21, 2022

Purpose and Introduction

This document is the Economic Development Plan ("Plan") for the Huntington Consolidated Economic Development Area ("Area") for the City of Huntington, Indiana ("City"). It is intended for approval by the City of Huntington Common Council ("Council"), the Huntington City Plan Commission ("Plan Commission") and the Huntington Redevelopment Commission ("Commission") in conformance with IC 36-7-14.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to: (i) assist in the promotion of significant business opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of major new business enterprises to the City, (iii) provide for local public improvements in the Area, (iv) remove improvements or conditions that may lower the value of land in the Area below that of nearby land, (v) attract permanent jobs, (vi) increase the property tax base, and (vii) improve the diversity of the economic base of the City.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Project Area

The Area is located in the City and is described as that area set forth on the map attached as Exhibit A to the Amending Declaratory Resolution.

Project Description

The economic development of the Area may include the capital improvements described as follows in, serving or benefitting the Area (collectively, "Projects"):

- 1) Construction or reconstruction of intersections;
- 2) Pedestrian crossings and other pedestrian friendly improvements;
- 3) Streetscape improvements, including street lighting;
- 4) Construction, reconstruction or resurfacing of roadways;
- 5) Reconstruction of alleyways;
- 6) Construction of railroad sidings and spurs;
- 7) Demolition, site preparation and excavation;
- 8) Construct or repair water towers;
- 9) Construction or reconstruction of water or sewer treatment plants;
- 10) Construction, reconstruction or extension of sewer infrastructure;
- 11) Construction, reconstruction or extension of water infrastructure;

- 12) Construction, reconstruction or extension of storm water drainage systems;
- 13) Utility relocation;
- 14) Construction of beneficial environmental projects, including brownfield redevelopment;
- 15) Redevelopment grants and other incentives;
- 16) River Greenway improvements;
- 17) Construction of public facilities and buildings;
- 18) Public parking facilities and lighting for parking areas;
- 19) Gateway beautification and identification/signage;
- 20) Parks and recreational facilities, including but not limited to, and trails to improve the quality of place for citizens in the Area; and
- 21) Landfill closure and compliance.

Acquisition of Property

The Redevelopment Commission has no present plans to acquire any interests in real property for development, but may acquire real property rights-of-way and will follow applicable local and state laws and procedures in doing so.

The Redevelopment Commission shall follow procedures in IC 367-14-19 in any current or future acquisition of property, if applicable. The Redevelopment Commission may not exercise the power of eminent domain in an economic development area.

Procedures with respect to the Projects

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

In the alternative, the Commission may follow any alternative procedures permitted by law.

Financing of the Projects

The Commission may issue bonds in order to raise money for property acquisition and completion of the Projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

- 1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- 2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;
- 3) Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and
- 4) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 36-7-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

Amendment of the Plan

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the Area. However, any enlargement of the boundaries of the Area must be approved by the Common Council.

City of Huntington Consolidated EDA TIF Map

EXHIBIT A

