

RESOLUTION NO. 6, 2020

AMENDING DECLARATORY RESOLUTION OF THE TERRE HAUTE REDEVELOPMENT COMMISSION CONSOLIDATING THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AND TAX ALLOCATION AREA, THE JADCORE-PHASE I ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA AND THE S.R. 46 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") adopted a Declaratory Resolution on November 14, 1985, as amended on January 17, 2007, February 3, 2009, March 16, 2011, August 17, 2011, January 2, 2015, March 20, 2019 and May 2, 2019 and said Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on December 12, 1985, as amended on August 1, 2007, February 20, 2009, April 20, 2011, September 28, 2011, March 18, 2015, April 17, 2019 and June 19, 2019 (collectively, "Downtown Area Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Downtown RDA") and establishing and expanding an allocation area ("Downtown Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Downtown Allocation Area and approving the redevelopment plan for the Downtown Allocation Area (as amended, "Downtown Plan"), which Downtown Plan contained specific recommendations for redevelopment in the Downtown RDA;

WHEREAS, the Commission adopted a Declaratory Resolution on August 20, 2003 and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on November 12, 2003 (collectively, "Jadcore Area Resolution"), establishing the Jadcore-Phase I Economic Development Area ("Jadcore EDA") and an allocation area ("Jadcore Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Jadcore Allocation Area and approving the economic development plan for the Jadcore Allocation Area (as amended, "Jadcore Plan"), which Jadcore Plan contained specific recommendations for economic development in the Jadcore EDA;

WHEREAS, the Commission adopted a Declaratory Resolution on February 15, 2006, as amended on December 16, 2009 and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on April 26, 2006, as amended on January 27, 2010 (collectively, "S.R. 46 Area Resolution"), establishing the S.R. 46 Economic Development Area ("S.R. 46 EDA") and an allocation area ("S.R. 46 Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the S.R. 46 Allocation Area and approving the economic development plan for the S.R. 46 Allocation Area (as amended, "S.R. 46 Plan"), which S.R. 46 Plan contained specific recommendations for economic development in the S.R. 46 EDA;

WHEREAS, the Downtown Area Resolution, Jadcore Area Resolution and the S.R. 46 Area Resolution are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, Downtown RDA, the Jadcore EDA and the S.R. 46 EDA are hereinafter collectively referred to as the "Original Areas;"

WHEREAS, Downtown Allocation Area, the Jadcore Allocation Area and the S.R. 46 Allocation Area are hereinafter collectively referred to as the "Original Allocation Areas;"

WHEREAS, Downtown Plan, the Jadcore Plan and the S.R. 46 Plan are hereinafter collectively referred to as the "Original Plans;"

WHEREAS, the Commission now desires to amend the Original Area Resolutions and Original Plans to consolidate the Original Areas into one economic development area to be known as the 2020 Consolidated Economic Development Area and to consolidate the Original Allocation Areas into one allocation area to be known as the 2020 Consolidated Allocation Area as further set forth on the map attached hereto as Exhibit A; and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Original Area Resolutions, after conducting a public hearing, if it finds that:

(a) The amendments are reasonable and appropriate when considered in relation to the Original Area Resolutions, the Original Plans and the purposes of IC 36-7-14; and

(b) The Original Area Resolutions, with the proposed amendments, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE TERRE HAUTE REDEVELOPMENT COMMISSION THAT:

Section 1. The Original Area Resolutions are hereby amended to consolidate the Original Areas into the 2020 Consolidated Economic Development Area and to consolidate the Original Allocation Areas into the 2020 Consolidated Allocation Area as further set forth on the map attached hereto as Exhibit A.

Section 2. The Original Plans hereby apply to the 2020 Consolidated Economic Development Area.

Section 3. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Original Area Resolutions, the Original Plans and the redevelopment and economic development purposes set forth in IC 36-7-14. The Commission finds that the 2020 Consolidated Economic Development Area and the 2020 Consolidated Allocation Area conform to the comprehensive plan for the City.

Section 4. The base assessment date for the parcels contained in the previous Downtown Allocation Area will remain March 1, 1985 and March 1, 2006, the base assessment

date for the parcels contained in the previous Jadcore Allocation Area will remain March 1, 2003 and the base assessment date for the parcels contained in the previous S.R. 46 Allocation Area will remain March 1, 2005.

Section 5. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Vigo County Area Plan Commission ("Plan Commission") for its approval.

Section 6. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the consolidation of the Original Areas.

Section 7. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of consolidating the Original Allocation Areas into the 2020 Consolidated Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the 2020 Consolidated Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the 2020 Consolidated Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 6 of this resolution.

Section 8. In all other respects, the Original Area Resolutions, the Original Plans and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 9. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on July 1, 2020, in Terre Haute, Indiana.  
TERRE HAUTE REDEVELOPMENT  
COMMISSION

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President

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Vice President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

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Member

ATTEST:

\_\_\_\_\_  
Secretary

EXHIBIT A

Map of 2020 Consolidated Economic Development Area and Allocation Area

City of Terre Haute  
TIF Districts

