

FILED

MAR 21 2019

CITY CLERK

RESOLUTION NO. 2, 2019

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE  
APPROVING AN AMENDING DECLARATORY RESOLUTION  
AND REDEVELOPMENT PLAN OF THE  
REDEVELOPMENT COMMISSION OF THE  
CITY OF TERRE HAUTE, INDIANA, AND APPROVING  
AN ORDER OF THE VIGO COUNTY AREA PLAN COMMISSION

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") did on November 14, 1985 adopt a declaratory resolution, as amended on January 17, 2007, February 3, 2009, March 16, 2011, August 17, 2011 and January 2, 2015 (collectively, as amended, "Declaratory Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Original Area"), and the 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 and March 18, 2015 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution approved the Redevelopment Plan, as amended ("Plan") for the Area which Plan contained specific recommendations for redevelopment in the Area;

WHEREAS, on March 20, 2019 the Commission adopted its Amending Declaratory Resolution ("Amending Resolution") for the purpose of adding the construction of improvements related to the Vigo County Convention Center and improvements to support a new hotel and parking garage to serve the Convention Center as set forth in Exhibit A attached to the Amending Resolution to the Plan ("Amended Plan");

WHEREAS, the Vigo County Area Plan Commission ("Plan Commission"), on April 3, 2019, approved the Amended Plan and Amending Declaratory Resolution; and

WHEREAS the Act requires approval of the Amending Declaratory Resolution, the Amended Plan and the action of the Plan Commission by the Common Council of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA, THAT:

Section 1. The action of the Redevelopment Commission on March 20, 2019 adopting the Amending Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

Section 2. The action of the Plan Commission on April 3, 2019, approving the Amended Plan and the Amending Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

Section 3. This resolution shall be effective from and after its passage and approval by the Mayor.

Introduced by: Don Morris Don Morris, Councilman

Passed in open Council this 11TH day of APRIL, 2019.

Martha Crossen Martha Crossen, President

ATTEST: Michelle Edwards Michelle L. Edwards, City Clerk

Presented by me to the Mayor this 11TH day of APRIL, 2019.

Michelle Edwards Michelle L. Edwards, City Clerk

Approved by me, the Mayor, this 11TH day of APRIL, 2019.

Duke A. Bennett Duke A. Bennett, Mayor

ATTEST: Michelle Edwards Michelle L. Edwards, City Clerk

FILED

MAR 22 2019

RESOLUTION NO. 2, 2019

CITY CLERK

AMENDING DECLARATORY RESOLUTION OF THE TERRE HAUTE  
REDEVELOPMENT COMMISSION ADDING PROJECTS TO THE  
REDEVELOPMENT PLAN FOR THE CENTRAL BUSINESS DISTRICT  
URBAN RENEWAL AND TAX ALLOCATION AREA

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") did on November 14, 1985 adopt a declaratory resolution, as amended on January 17, 2007, February 3, 2009, March 16, 2011, August 17, 2011 and January 2, 2015 (collectively, as amended, "Declaratory Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Original Area"), and the 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 and March 18, 2015 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Redevelopment Plan, as amended (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for redevelopment in the Original Area;

WHEREAS, the Area Resolution designated an allocation area in accordance with IC 36-7-14-39 ("Original Allocation Area") for the purpose of capturing real property taxes generated from the incremental assessed value of property located in the Original Allocation Area;

WHEREAS, the Common Council approved the creation of the Original Area and the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to add the financing, construction and equipping of the projects set forth in Exhibit A attached hereto (collectively, "Projects"), all in, serving or benefiting the Original Area, to the list of projects in the Original Plan ("2019 Plan"); and

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

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

(b) The Area Resolution and the Original Plan, 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 Area Resolution and the Original Plan are hereby amended to add the Projects set forth on Exhibit A attached hereto, in, serving or benefitting the Original Area, to the list of projects in the Original Plan ("2019 Plan").

Section 2. The Commission finds that the completion of the Projects will further the Original Plan and that the Projects will be located in, serve or benefit the Original Area and will encourage the attraction of new business and industry in the Original Area; therefore, it will be of public utility and benefit to amend the Original Area Resolution and the Original Plan. The Commission further finds that the public health and welfare will be benefited by the amendment to the Original Area Resolution and Original Plan and the implementation of the 2019 Plan.

Section 3. The Commission now finds and determines that the amendments described in Section 2 above are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan, as amended by this amending resolution and to the economic development and redevelopment purposes set forth in IC 36-7-14.

Section 4. The Commission finds that the Projects constitute local public improvements and that the Area Resolution and the Original Plan, with the amendments, including the 2019 Plan, conform to the comprehensive plan for the City.

Section 5. The Secretary is instructed 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 proposed Projects and will determine the public utility and benefit of the proposed Projects.

Section 7. The Commission hereby finds that the initial estimated costs of the Projects to be funded by the Commission through the pledge or use of tax increment is an estimated amount of \$ 18 million.

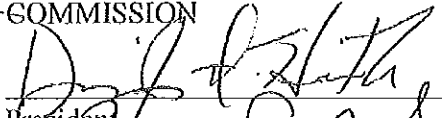
Section 8. The Commission hereby finds that all property in the Area will positively benefit from the Projects.

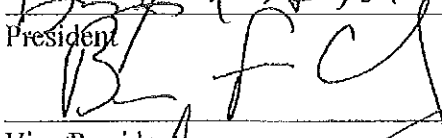
Section 9. In all other respects, the Area Resolution is hereby ratified and confirmed.

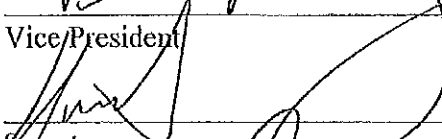
Section 10. This resolution is effective upon passage.

ALL OF WHICH IS RESOLVED by the Terre Haute Redevelopment Commission this 20th day of March, 2019.

TERRE HAUTE REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

ATTEST:

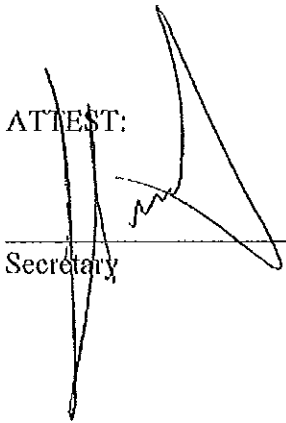
  
\_\_\_\_\_  
Secretary

EXHIBIT A

Projects Added to the Original Plan

1. Improvements related to the new Vigo County Convention Center.
2. Improvements in support of a new hotel and parking garage to serve the Convention Center.



**TERRE HAUTE**  
A LEVEL ABOVE

# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: April 4, 2019

## REPORT TO THE CITY COUNCIL ON RESOLUTION No. 2-2019

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO THE DECLARATORY RESOLUTION OF THE TERRE HAUTE REDEVELOPMENT COMMISSION ADDING PROJECTS TO THE REDEVELOPMENT PLAN FOR THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AND TAX ALLOCATION AREA

THE CERTIFICATION DATE: April 3, 2019

TO: The Honorable Common Council of the City of Terre Haute

Dear Members:

The Vigo County Area Plan Commission offers you the following report and certification on the above mentioned declaratory resolution No. 2-19.

The Area Plan Commission considered at a public meeting and hearing held Wednesday, April 3, 2019 resolution No. 2-19. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on The Application Resolution No. 2-19 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Resolution No. 2-19 as required by IC 36-7-4-401(a) (7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Resolution No. 2-19 was favorable.



  
Fred L. Wilson, President, APC

  
Jared Bayler, Executive Director

Received this 4<sup>th</sup> day of April, 2019

ORDER OF THE VIGO COUNTY AREA PLAN COMMISSION  
DETERMINING THAT AN AMENDATORY DECLARATORY  
RESOLUTION AND REDEVELOPMENT PLAN  
APPROVED AND ADOPTED BY THE  
TERRE HAUTE REDEVELOPMENT COMMISSION CONFORM TO THE  
COMPREHENSIVE PLAN AND APPROVING THAT  
RESOLUTION AND THE REDEVELOPMENT PLAN

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") did on November 14, 1985 adopt a declaratory resolution, as amended on January 17, 2007, February 3, 2009, March 16, 2011, August 17, 2011 and January 2, 2015 (collectively, as amended, "Declaratory Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Original Area"), and the 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 and March 18, 2015 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution approved the Redevelopment Plan, as amended (collectively, as amended, "Plan") which Plan contained specific recommendations for redevelopment in the Area;

WHEREAS, on March 20, 2019, the Commission adopted its Amending Declaratory Resolution ("Amending Resolution"), for the purpose of adding the construction of improvements related to the Vigo County Convention Center and improvements to support a new hotel and parking garage to serve the Convention Center as set forth in Exhibit A attached to the Amending Resolution; and

WHEREAS, the Act requires approval of the Amending Resolution and the Plan, as amended, by the Vigo County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE VIGO COUNTY AREA PLAN COMMISSION, AS FOLLOWS:


1. The Plan for the Area, as amended, conforms to the Comprehensive Plan of the City.
2. The Declaratory Resolution and the Plan, as amended, is in all respects approved, ratified and confirmed.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Resolution and the Plan, as amended, with the permanent minutes of this meeting.



Passed by the Vigo County Area Plan Commission, this 3<sup>rd</sup> day of April, 2019.



VIGO COUNTY AREA PLAN COMMISSION

  
\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary