WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 1-2015

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION OF THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, on July 7, 2009, the Redevelopment Commission (the "Redevelopment Commission") of the City of Westfield (the "City") adopted Declaratory Resolution No. 2-2009 (the "Original Declaratory Resolution") establishing the Grand Junction Economic Development Area (the "Original Area") as an economic development area under Indiana Code 36-7-14 and Indiana Code 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the "Act"); and,

WHEREAS, the Original Declaratory Resolution (i) identified certain parcels of real estate to be included in and designated as the Original Area as required by Indiana Code 36-7-14-41, (ii) approved an economic development plan for the Original Area (the "Original Plan"), (iii) found that the Original Plan conforms to other development and redevelopment plans for the City, (iv) found that no Original Area residents will be displaced due to the Original Plan, and (v) designated the Original Area as an "allocation area" to be known as the "Grand Junction Economic Development Allocation Area" as required by Indiana Code 36-7-14-39 (the "Original Allocation Area") and approved and incorporated the Factual Report (the "Original Report") supporting the Original Declaratory Resolution and the Original Plan presented at the July 7, 2009 meeting of the Redevelopment Commission, which Original Plan contained specific recommendations for economic development of the Original Area, including road, infrastructure and drainage improvements to the Original Area and related improvements and equipment serving the Original Area as further described in the Original Plan (the "Original Project"); and,

WHEREAS, on July 20, 2009, the Redevelopment Commission submitted the Original Declaratory Resolution, the Original Plan and supporting data to the Westfield-Washington Advisory Planning Commission (the "Plan Commission") and the Plan Commission issued its written Order approving the Original Declaratory Resolution and the Original Plan as submitted; and,

WHEREAS, on August 10, 2009, the Common Council of the City (the "Common Council") approved the Order of the Plan Commission and approved the creation of the Original Area and approved the actions of the Redevelopment Commission establishing the Original Area pursuant to Indiana Code 36-7-14-16(b) and Indiana Code 36-7-14-41(c); and,

WHEREAS, on August 12, 2009, after publishing notice of and conducting a public hearing in accordance with the Act, the Redevelopment Commission adopted Resolution 5-2009 confirming the Original Declaratory Resolution (the "Original Confirmatory Resolution"); and,

WHEREAS, on July 13, 2010, the Redevelopment Commission adopted Declaratory Resolution No. 2-2010 amending certain provisions of the Original Declaratory Resolution relating to the percentage of accumulated assessed value that the Redevelopment Commission could capture, collect and retain in the Original Allocation Area; and

WHEREAS, the Redevelopment Commission investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission selected Expansion Area No. 1 (as hereinafter defined) as an additional economic development area to be developed under the Act; and

WHEREAS, on August 29, 2011 the Redevelopment Commission adopted its Resolution No. 2-2011 amending the Original Declaratory Resolution, as previously amended by Declaratory Resolution No. 2-2010, by (i) expanding the boundaries of the Original Area by the addition of the parcels described therein known as the Grand Junction Economic Development Expansion Area No. 1 (the "Expansion Area No. 1") (the Original Area together with Expansion Area No. 1 are referred to as the "Grand Junction Consolidated Economic Development Area"); and (ii) removing three (3) parcels from the Original Area as described therein; and

WHEREAS, the parcel identified in Resolution No. 2-2010 constitutes a "sub-area" of the Expansion Area No. 1 for economic development purposes, and is known as the "Mainstreet Project Sub-Area" and constitutes a separate and additional "allocation area" within Expansion Area No. 1 pursuant to and in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Redevelopment Commission prepared an economic development plan for Expansion Area No. 1 including the Mainstreet Project Sub-Area (the "Expansion Area No. 1 Plan"), which Expansion Area No. 1 Plan was incorporated by reference into Resolution No. 2-2011 (together the Expansion Area No. 1 Plan and the Original Plan are referred to as the "Grand Junction Consolidated Economic Development Plan"); and

WHEREAS, on September 6, 2011, the Plan Commission adopted Plan Commission Order No. 11-01 approving the Amended Declaratory Resolution and Grand Junction Consolidated Economic Development Plan and finding that the Grand Junction Consolidated Economic Development Plan for the Grand Junction Consolidated Economic Development Area conforms to the comprehensive plan of development for the City; and

WHEREAS, on September 13, 2011, the Common Council adopted Resolution No. 11-18 approving the Order of the Plan Commission and the establishment of the Expansion Area No. 1; and

WHEREAS, on August 29, 2011, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 2-2011 by the adoption of Resolution No. 3-2011 (the "Confirmatory Resolution"); and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2013 on January 23rd, 2013 amending the Original Declaratory Resolution to remove certain parcels or portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 4, 2013, the Plan Commission adopted its Order Number 13-01 approving Declaratory Resolution No. 1-2013 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution No. 1-2013; and

WHEREAS, on February 11, 2013, the Common Council approved the (i) Order 13-01, (ii) Declaratory Resolution No. 1-2013, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 12, 2013, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2013 by the adoption of Confirmatory Resolution No. 2-2013; and

WHEREAS, the Redevelopment Commission adopted Declaratory Resolution No. 1-2014 on January 21st, 2014 amending the Original Declaratory Resolution to remove certain parcels and portions of parcels from the Grand Junction Consolidated Economic Development Area; and

WHEREAS, as required by the Act, on February 3rd, 2014, the Plan Commission adopted its Order Number 14-01 approving Declaratory Resolution No. 1-2014 and the revision of the Grand Junction Consolidated Economic Development Plan to remove the parcels identified in Declaratory Resolution 1-2014; and

WHEREAS, on February 10th, 2014, the Common Council approved the (i) Order 14-01, (ii) Declaratory Resolution No. 1-2014, (iii) Grand Junction Consolidated Economic Development Plan as revised, and (iv) action of the Redevelopment Commission pursuant to Indiana Code 36-7-14-16(b); and

WHEREAS, on February 11th, 2014, after notice and a public hearing thereon, the Redevelopment Commission confirmed the Declaratory Resolution No. 1-2014 by the adoption of Confirmatory Resolution 2-2014; and

WHEREAS, the Redevelopment Commission now desires to further amend the Original Declaratory Resolution, as heretofore amended by Declaratory Resolution No. 2-2010, Declaratory Resolution No. 2-2011, and Declaratory Resolution No. 1-2013, Declaratory Resolution 1-2014 and by the adoption of this Resolution (the Declaratory Resolution, as amended hereby is hereinafter referred to as the "Declaratory Resolution"); and

WHEREAS, the Commission proposes to further amend the Declaratory Resolution to remove certain parcels or portions of parcels from the Grand Junction Consolidated Economic

Development Area (collectively, the "Parcels"), as described in Exhibit A attached hereto and made a part hereof, all in accordance with the Act; and

WHEREAS, the Parcels are located within the Grand Junction Consolidated Economic Development Area and the boundaries of the Grand Junction Consolidated Economic Development Area need not be increased as a result of the removal of the Parcels; and

WHEREAS, the actions proposed by this Resolution will produce a net reduction of the Grand Junction Consolidated Economic Development Area; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

1. The Commission hereby amends (i) the Declaratory Resolution to remove the parcels and portions of parcels, as described in Exhibit A hereto, from the Grand Junction Consolidated Economic Development Area (the "Amendment").

2. The Commission hereby finds that the boundaries of the Grand Junction Consolidated Economic Development Area are hereby revised to give effect to the removal of the Parcels from the Grand Junction Consolidated Economic Development Area and that the activities in the existing Grand Junction Consolidated Economic Development Plan are unchanged by this Resolution.

3. Upon consideration of the evidence and findings presented to the Commission, the Commission hereby finds the Amendment to the Grand Junction Consolidated Economic Development Plan, as set forth in Sections 1 through 2 of this Resolution, will benefit the public health and welfare of the citizens of the City and the State of Indiana and is reasonable and appropriate when considered in relation to the original Plan and the purposes of the Act, and hereby approves the Amendment.

4. The Commission hereby finds that the Grand Junction Consolidated Economic Development Plan, together with the proposed Amendment described herein, conform to the Comprehensive Plan for the City.

5. This Resolution shall constitute an amendment to the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan and is incorporated into the Grand Junction Consolidated Economic Development Plan by this reference thereto.

6. In all other respects, the Declaratory Resolution and the Grand Junction Consolidated Economic Development Plan, as amended by the Amendment, shall remain in full force and effect.

7. The Commission may exercise its authority pursuant to the Act for the purpose contemplated by the Amendment herein, including but not limited to the development and

redevelopment of the Project within the Grand Junction Consolidated Economic Development Area, all for the purposes set forth herein.

8. This Resolution shall be submitted to the Plan Commission of the City, pursuant to Indiana Code 36-7-14-16(a), for its approval of the removal of the Parcels from the Grand Junction Consolidated Economic Development Area, whereby upon written approval by the Plan Commission, the Plan Commission's order approving the removal of the Parcels shall be submitted to the Common Council for approval pursuant to Indiana Code 36-7-14-16(b).

9. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 2nd DAY OF FEBRUARY, 2015,
BY A VOTE OF 3 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: _____
Jill Doyle, Member

By: _____
Doug Holtz, Member

ATTEST:

_____

This resolution prepared by:

Andrew P. Murray
City of Westfield
317.379.9080
amurray@westfield.in.gov

Exhibit A

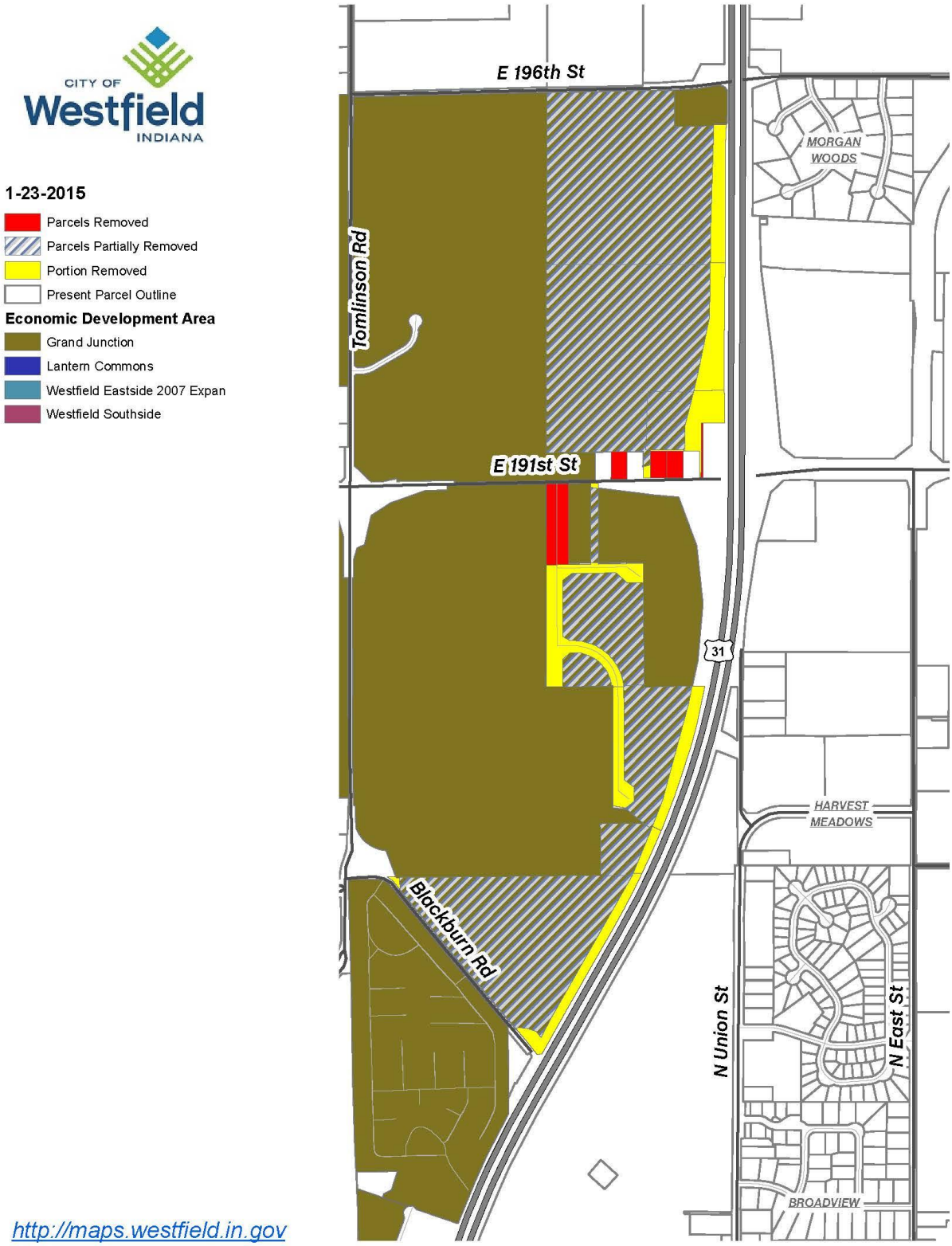
MAP AND DESCRIPTION OF PARCELS OR PORTIONS OF REMOVED FROM THE ORIGINAL GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

Exhibit 1 Map of Parcels and Portions of Parcels Removed (3 pages)

Exhibit 2 List of Parcels Removed (1 page)

Exhibit 3 List of Portions of Parcels Removed (1 page)

Exhibit 1



http://maps.westfield.in.gov

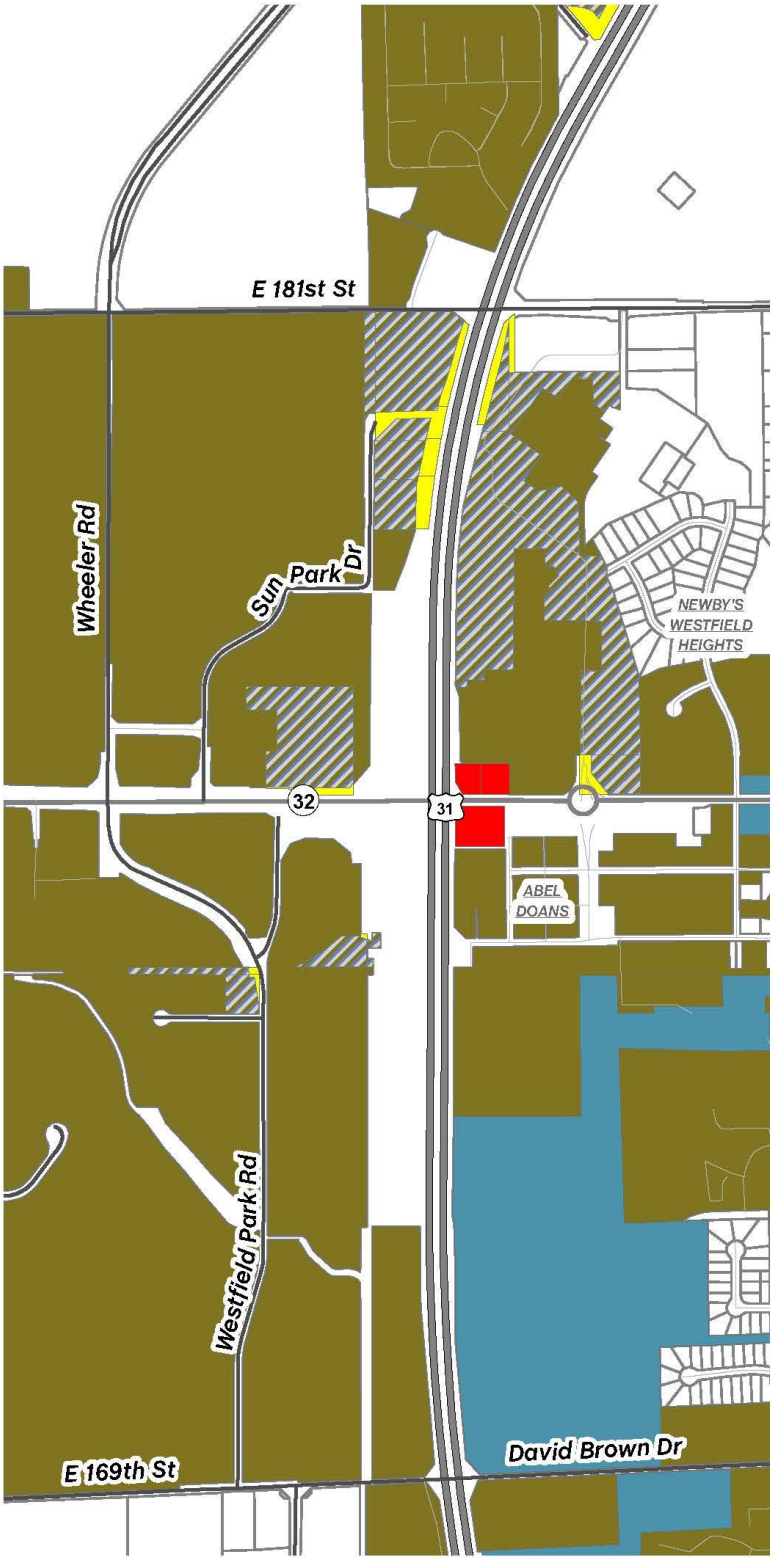
CITY OF Westfield INDIANA

1-23-2015

- Parcels Removed
- Parcels Partially Removed
- Portion Removed
- Present Parcel Outline

Economic Development Area

- Grand Junction
- Lantern Commons
- Westfield Eastside 2007 Expan
- Westfield Southside



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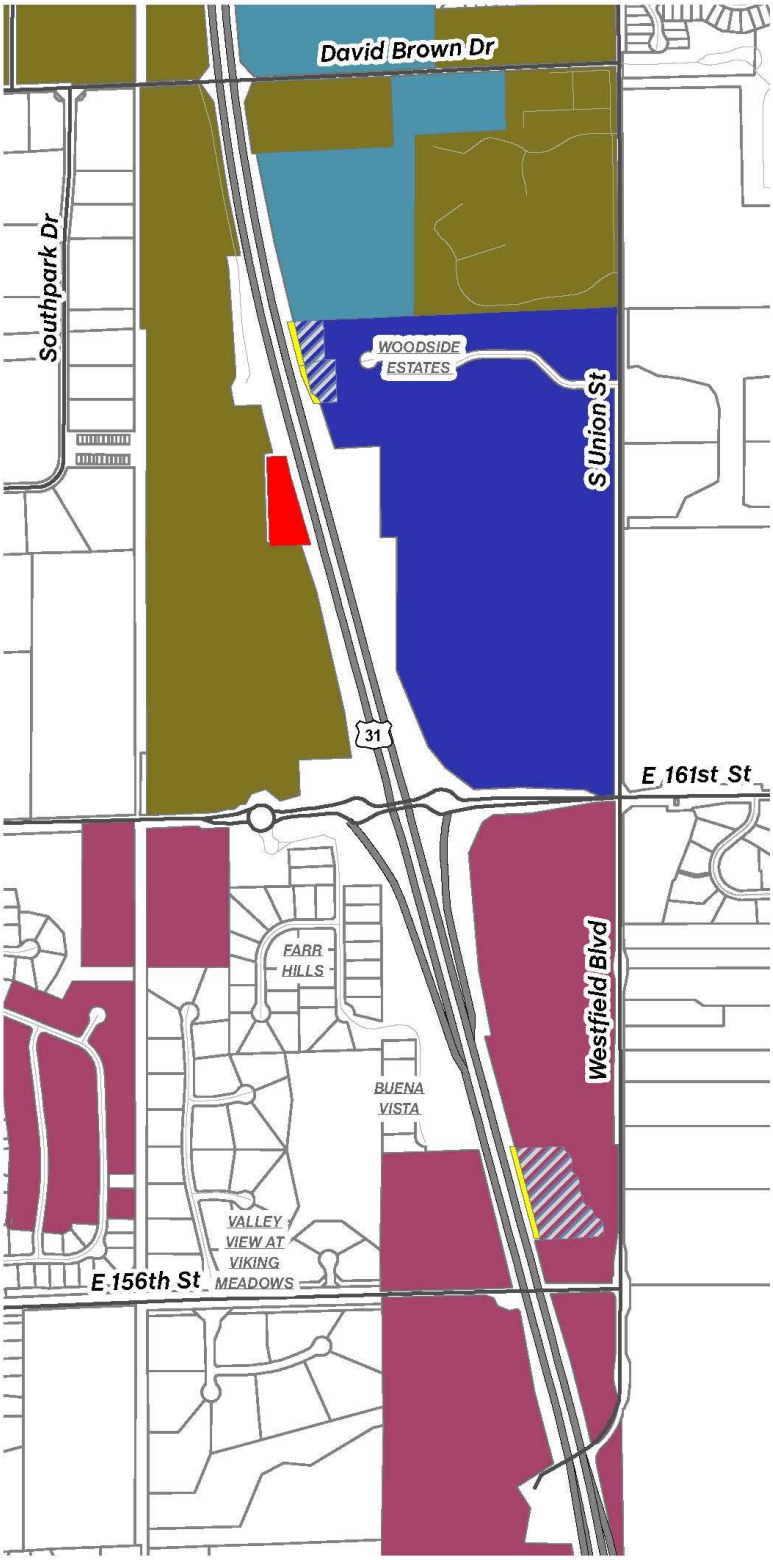

http://maps.westfield.in.gov

Exhibit 2

Parcels Removed

08.05.25.00.00.039.000

08.05.25.00.00.032.000

08.05.25.00.00.031.000

08.05.25.00.00.034.000

08.09.12.00.00.005.000

09.09.01.02.02.001.000

09.05.36.04.02.002.000

09.05.36.04.02.001.000

08.05.25.00.00.028.001

Exhibit 3

Portions of Parcels Removed

09.05.36.00.00.024.000
09.05.36.00.00.026.000
09.05.36.00.00.026.002
09.05.36.00.00.052.001
09.05.36.00.00.033.000
09.09.01.01.02.004.000
09.09.01.01.02.005.000
09.05.36.00.00.007.000
08.05.25.00.00.024.000
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