

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 10-2008**

**DECLARATORY RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION
REGARDING THE
EAGLETOWN ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Redevelopment Commission (“Commission”) of the City of Westfield, Indiana (the “City”) has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Commission has selected an economic development area to be developed under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”); and

WHEREAS, the Commission has prepared an economic development plan (the “Plan”) for the selected economic development area, which Plan is attached to and incorporated by reference in this resolution; and

WHEREAS, the Commission has caused to be prepared:

- (1) Maps and plats showing:
 - (A) the boundaries of the economic development area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning or economic development of the area, indicating any parcels of property to be excluded from the acquisition; and
 - (B) the parts of the acquired areas that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan;
- (2) Lists of the owners of the various parcels of property proposed to be acquired; and
- (3) An estimate of the cost of acquisition, redevelopment and economic development; and

WHEREAS, the Commission has caused to be prepared a factual report (the “Report”) in support of the findings contained in this resolution, which Report is attached to and incorporated by reference in this resolution;

NOW, THEREFORE, be it resolved by the Commission that:

1. The Commission has selected as an economic development area an area within its corporate boundaries, which area the Commission is hereby designating as the Eagletown Economic Development Area (“Economic Development Area”), and which Economic Development Area is described in Exhibit A.

2. The Commission finds that the Plan for the Economic Development Area:

- a. Promotes significant opportunities for the gainful employment of the citizens of the City;
- b. Attracts major new business enterprises to the City;
- c. Benefits the public health, safety, morals and welfare of the citizens of the City;
- d. Increases the economic well-being of the City and the State of Indiana; and
- e. Serves to protect and increase property values in the City and State of Indiana.

3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under Indiana Code 36-7-14 because of:

- a. The lack of local public improvements;
- b. Multiple ownership of land; and
- c. Other similar conditions, specifically, the undeveloped and rural nature of the area nearby and the City’s ability to compete for private development.

4. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:

- a. The attraction and retention of permanent jobs;
- b. An increase in the property tax base;
- c. Improved diversity of the economic base; and
- d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.

5. The Commission proposes to acquire, as needed, interests in real property within the boundaries of the Economic Development Area as shown in the Plan.

6. The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

7. The Commission estimates that the cost of implementing the Plan will not exceed \$60,000,000.

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

9. This paragraph shall be considered the allocation provision for the purposes of Indiana Code 36-7-14-39. The entire Economic Development Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39. The base assessment date for property in the allocation area shall be March 1, 2008. The allocation provisions of Section 39 of the Act shall, with respect to the allocation area, expire on May 13, 2038, at the latest. The Commission directs the presiding officer to notify the Indiana Department of Local Government Finance of the designation of the Economic Development Area as an allocation area.

10. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Commission in the Economic Development Area, subject to the limitations in Indiana Code 36-7-14-43.

11. The presiding officer of the Commission is hereby authorized and directed to submit this resolution, the Plan, and the Report to the Westfield-Washington Advisory Plan Commission for its approval.

12. The Commission also directs the presiding officer, upon receipt of the written order of approval of the Westfield-Washington Advisory Plan Commission and the approval of the Plan Commission's order by the City Council of the City, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with City 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 project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed allocation area.

13. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the allocation area, including the following:

- A. The estimated economic benefit and costs incurred by the 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 allocation area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the hearing described in Section 12 of this Resolution.

14. The Commission further directs the presiding officer to submit this resolution to the City Council of the City for its approval of the establishment of the Economic Development Area.

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ADOPTED AND PASSED THIS 14TH DAY OF MAY, 2008,
BY A VOTE OF 5 IN FAVOR AND 0 OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: Pete

By: Douglas J. Idey

By: Joseph Plankin

By: John E. Gandy

By: Scott Wilson

EXHIBIT A

Description of Eagletown Economic Development Area & Map

Parcel 1: 08-05-34-00-00-022.A01	Parcel 24: 08-05-33-00-00-009.20A
Parcel 2: 08-05-33-00-00-007.002	Parcel 25: 08-05-33-00-00-009.10A
Parcel 3: 08-05-34-00-00-023.A04	Parcel 26: 08-05-34-00-00-023.00A
Parcel 4: 08-05-33-00-00-011.A01	Parcel 27: 08-05-34-00-00-024.00A
Parcel 5: 08-05-33-00-00-011.00A	Parcel 28: 08-05-34-00-00-022.00A
Parcel 6: 08-05-34-00-00-025.001	Parcel 29: 08-05-33-00-00-010.00A
Parcel 7: 08-05-33-00-00-007.000	Parcel 30: 08-09-03-00-00-008.001
Parcel 8: 08-05-34-00-00-025.004	Parcel 31: 08-05-35-00-00-013.001
Parcel 9: 08-05-34-00-00-025.003	Parcel 32: 08-05-36-00-00-044.001
Parcel 10: 08-05-33-00-00-007.003	Parcel 33: 08-05-35-00-00-013.A02
Parcel 11: 08-05-33-00-00-007.001	Parcel 34: 09-09-02-00-00-004.001
Parcel 12: 08-05-34-00-00-021.A01	Parcel 35: 08-05-32-00-00-012.000
Parcel 13: 08-05-34-00-00-025.000	Parcel 36: 08-05-32-00-00-013.A01
Parcel 14: 08-05-33-00-00-008.00A	Parcel 37: 08-05-32-00-00-011.000
Parcel 15: 08-05-34-00-00-023.A02	Parcel 38: 08-05-32-00-00-018.000
Parcel 16: 08-05-34-00-00-021.A11	Parcel 39: 08-05-32-00-00-017.00A
Parcel 17: 08-05-33-00-00-009.00A	Parcel 40: 08-05-32-00-00-015.00A
Parcel 18: 08-05-33-00-00-012.000	Parcel 41: 09-09-02-00-00-003.000
Parcel 19: 08-05-33-00-00-014.003	Parcel 42: 08-09-02-00-00-001.000
Parcel 20: 08-05-34-00-00-025.005	Parcel 43: 08-09-03-00-00-001.000
Parcel 21: 08-05-34-00-00-025.002	Parcel 44: 08-09-04-00-00-010.000
Parcel 22: 08-05-34-00-00-023.003	
Parcel 23: 08-05-34-00-00-023.001	

