



Order Number: 15-07

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 11-2015, to remove portions of parcels of the Grand Junction Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-07
Exhibit 3 - Declaratory Resolution 11-2015
Exhibit 4 - Grand Junction EDA Map

Staff Reviewer: Andrew Murray, Associate Planner

PETITION HISTORY

The Westfield Redevelopment Commission adopted Declaratory Resolution 11-2015 to remove portions of parcels from the Grand Junction Economic Development Area (see Exhibit 4) at its October 19, 2015 meeting.

PROCEDURAL

The Plan Commission's function on this agenda item is to determine that the Declaratory Resolution 11-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying Declaratory Resolution 11-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.

ANALYSIS

In order to stay consistent with the economic development plan identified for the Grand Junction Economic Development Area ("Grand Junction EDA"), Declaratory Resolution 11-2015 proposes to remove portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The portions of parcels described in the Redevelopment Plan are owned by entities



that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Grand Junction EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing a reduction to tax increment generated in the Grand Junction EDA. The real property assessment deadline in the State of Indiana is January 1st, annually. In order to prevent the potential loss of tax increment, Declaratory Resolution 11-2015 must be confirmed by the Westfield Redevelopment Commission by the end of the year.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 15-07 as presented.**

- 2) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.