

RESOLUTION NO. 2020-1

AMENDING DECLARATORY RESOLUTION OF THE  
YORKTOWN REDEVELOPMENT COMMISSION  
CONSOLIDATING THE YORKTOWN ECONOMIC  
DEVELOPMENT AREA NO. 1 AND THE YORKTOWN  
ECONOMIC DEVELOPMENT AREA NO. 2

WHEREAS, the Yorktown ("Town") Redevelopment Commission ("Commission") adopted a declaratory resolution on September 9, 2002 as amended on December 14, 2016 (collectively, as amended, "Downtown Declaratory Resolution"), establishing the Yorktown Economic Development Area No. 1 ("Downtown EDA") and 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 economic development plan for the Downtown Allocation Area (as amended, "Downtown Plan"), which Downtown Plan contained specific recommendations for economic development in the Downtown EDA;

WHEREAS, the Downtown Declaratory Resolution was confirmed by a confirmatory resolution adopted on November 1, 2002 ("Downtown Confirmatory Resolution" and, collectively with Declaratory Resolution No. 1, the "Downtown Area Resolution");

WHEREAS, the Commission adopted a declaratory resolution on February 12, 2007 ("600/332 Declaratory Resolution"), establishing the Yorktown Economic Development Area No. 2 ("600/332 EDA"), and establishing the 600/332 Allocation Area ("600/332 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 600/332 Allocation Area and approving the economic development plan for the 600/332 EDA ("600/332 Plan"), which 600/332 Plan contained specific recommendations for economic development in the 600/332 EDA;

WHEREAS, 600/332 Declaratory Resolution was confirmed by a confirmatory resolution adopted on March 14, 2007 ("600/332 Confirmatory Resolution" and, collectively with the 600/332 Declaratory Resolution, the "600/332 Area Resolution");

WHEREAS, the Downtown Area Resolution and 600/332 Area Resolution are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, Downtown Plan and the 600/332 Plan are hereinafter collectively referred to as the "Original Plans;"

WHEREAS, the Delaware County Redevelopment Commission ("County Commission") has adopted and amended a Declaratory Resolution establishing the Nebo Road Economic Development Area ("County EDA");

WHEREAS, the Commission now desires to amend the Original Area Resolutions to connect the Downtown EDA via rights-of-way going north on Tiger Drive, west on River Road and north on C.R. 600 west to the 600/332 EDA and consolidate them into one economic development area to be known as the 2020 Consolidated Economic Development Area as further set forth on the map attached hereto as Exhibit A ("2020 Consolidated EDA");

WHEREAS, Downtown Allocation Area and the 600/332 Allocation Area will not be consolidated and each allocation area shall maintain its respective base assessment dates; and

WHEREAS, the 600/332 EDA and the County EDA are contiguous and, pursuant to IC 36-7-25-4, the Commission and the County Commission desire to jointly undertake redevelopment and economic development projects in the 2020 Consolidated EDA;

WHEREAS, the Commission's master plan for the 2020 Consolidated EDA includes acquisition of property and the development of apartment and multi-story condominiums to bring additional residents to the 2020 Consolidated EDA that will require grocery and specialty food stores, as well as personal services;

WHEREAS, the County EDA contains commercial development, including Kroger, Walmart, Meijer and automotive dealers, as well as personal services, including an optometrist and Veteran's Administration; 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 Town;

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

Section 1. The Original Area Resolutions are hereby amended to connect the Downtown EDA and the 600/332 EDA as set forth herein and consolidate them into one economic development area hereinafter to be known as the 2020 Consolidated Economic Development Area, as further set forth in the map attached hereto as Exhibit A ("2020 Consolidated Area").

Section 2. The Downtown Plan and the 600/332 Plan 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 economic development purposes set forth

in IC 36-7-14. The Commission finds that the 2020 Consolidated Area conforms to the comprehensive plan for the Town.

Section 4. The base assessment date for the Downtown Allocation Area will remain March 1, 2002 and the base assessment date for the 600/332 Allocation Area will remain March 1, 2006.

Section 5. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Yorktown 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 Town 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 Town 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 Town'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 Downtown EDA and the 600/332 EDA.

Section 7. 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 8. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on March 12, 2020, in Yorktown, Indiana.

YORKTOWN REDEVELOPMENT  
COMMISSION

  
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President  
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Vice President  
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Secretary  
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Member  
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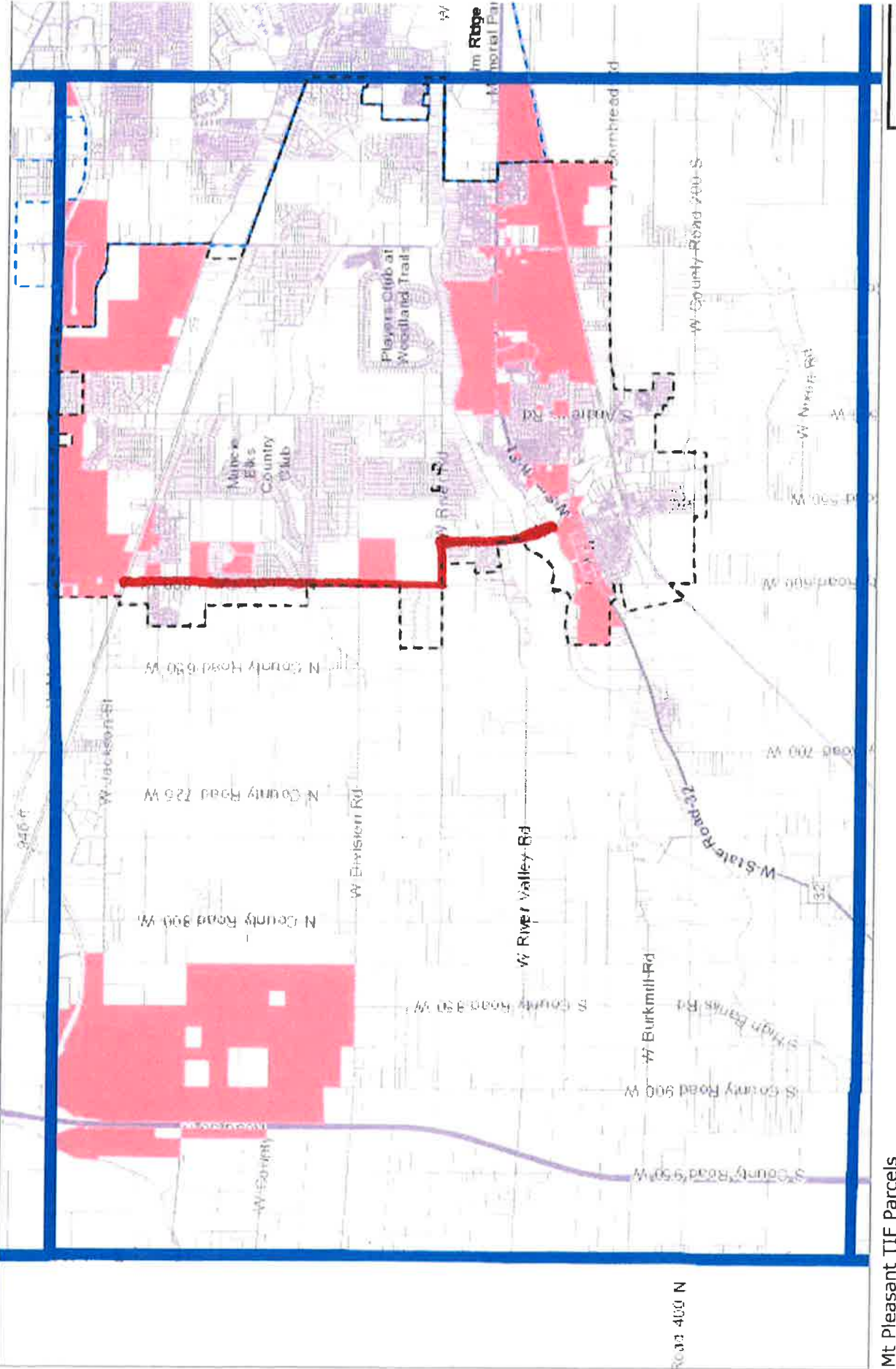
ATTEST:

\_\_\_\_\_  
Secretary

EXHIBIT A

Map of 2020 Consolidated Economic Development Area

# Mt Pleasant TIF Parcels



Mt Pleasant TIF Parcels