

RESOLUTION NO. 2020-VCRC-03

**RESOLUTION OF THE VANDERBURGH COUNTY REDEVELOPMENT
COMMISSION CONFIRMING THE DECLARATORY RESOLUTION OF SAID
COMMISSION ESTABLISHING THE ST. JOE INDUSTRIAL
ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA (AS AMENDED)**

WHEREAS, the Vanderburgh County Redevelopment Commission (the "Commission"), on November 13, 2020, adopted its Resolution No. 2020-VCRC-02, a declaratory resolution (the "Declaratory Resolution"), establishing the St. Joe Industrial Economic Development Area (the "Area") as an area needing redevelopment area under Indiana Code 36-7-14 and Indiana Code 36-7-25; and

WHEREAS, the Declaratory Resolution approved the Economic Development Plan presented at the November 13, 2020 meeting of the Commission (the "Plan"), which Plan contained recommendations for redevelopment and economic development of the Area, including the construction of road improvements, utility infrastructure improvements, public safety improvements, park improvements, government facilities improvements, and economic development projects, all in, serving or benefitting the Area, as further described in the Plan (collectively, the "Projects"); and

WHEREAS, the Declaratory Resolution recognized that there were no current plans for the acquisition of real estate within the Area; and

WHEREAS, the Declaratory Resolution established an allocation area consisting of the entire Area (the "Allocation Area") in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Commission submitted the Declaratory Resolution and supporting data to the Area Plan Commission of Evansville and Vanderburgh County (the "Plan Commission") and the Plan Commission issued its written order on December 3, 2020, identified as Plan Commission Resolution No. APC-2-2020, approving the Declaratory Resolution and the Plan, except for ten (10) specified parcels in the original Area, and a portion of one (1) parcel that partially lies within the City of Evansville (the "Plan Commission Order"); and

WHEREAS, on December 8, 2020, the Board of Commissioners of Vanderburgh County approved the Plan Commission Order and the establishment of the Area, as amended by the Plan Commission, as an area needing redevelopment pursuant to the Act; and

WHEREAS, the Commission has found that there will be no residents of the Area who will be displaced by the Projects; and

WHEREAS, the Commission published notice of the adoption and substance of the Declaratory Resolution in the *Evansville Courier & Press* on December 10, 2020, in accordance with Indiana Code 36-7-14-17 and Indiana Code 5-3-1, which notice also gave notice of a hearing on the proposed Projects to be held by the Commission (the "Notice"); and

WHEREAS, the Notice has been filed in the office of the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the County concerned with unit planning, zoning variances, land use or the issuance of building permits; and

WHEREAS, copies of the Notice were filed on or before December 17, 2020, 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, together with a statement disclosing the impact of the Allocation Area, including (i) the estimated economic benefits 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 (ii) the anticipated impact on tax revenues of each taxing unit; and

WHEREAS, on December 28, 2020, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed; and

WHEREAS, the Commission desires to amend and confirm the parcel list and map of the Area and Allocation Area consistent with the Plan Commission Order, and otherwise confirm the Declaratory Resolution.

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

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the establishment of the Area, as amended herein, and the Projects in, serving or benefiting the Allocation Area, as amended herein.

Section 2. Consistent with the Plan Commission Order, the Parcel List and Map of the Area and Allocation Area set forth in the Declaratory Resolution are hereby amended and restated with the Parcel List and Map attached hereto as Exhibit A and incorporated herein by reference.

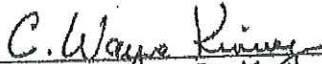
Section 3. The Declaratory Resolution and the Plan, attached hereto as Exhibit B and incorporated herein by reference, as modified and amended by Section 2 above and Exhibit A of this resolution, are hereby confirmed.

Section 4. The Secretary of the Commission is hereby directed to record this resolution with the Vanderburgh County Recorder, immediately notify the Department of Local Government Finance of the designation of the Allocation Area within the Area and to file this resolution with the Vanderburgh County Auditor.

Section 5. This resolution shall be effective as of the date of its adoption.


Passed and adopted at a meeting of the Vanderburgh County Redevelopment Commission this 28th day of December, 2020.

VANDERBURGH COUNTY
REDEVELOPMENT COMMISSION


C. Wayne Kinney, President

James Raben, Vice-President


Cheryl Masgrave, Secretary


Ben Shoulders

Tom Shelter

3919963

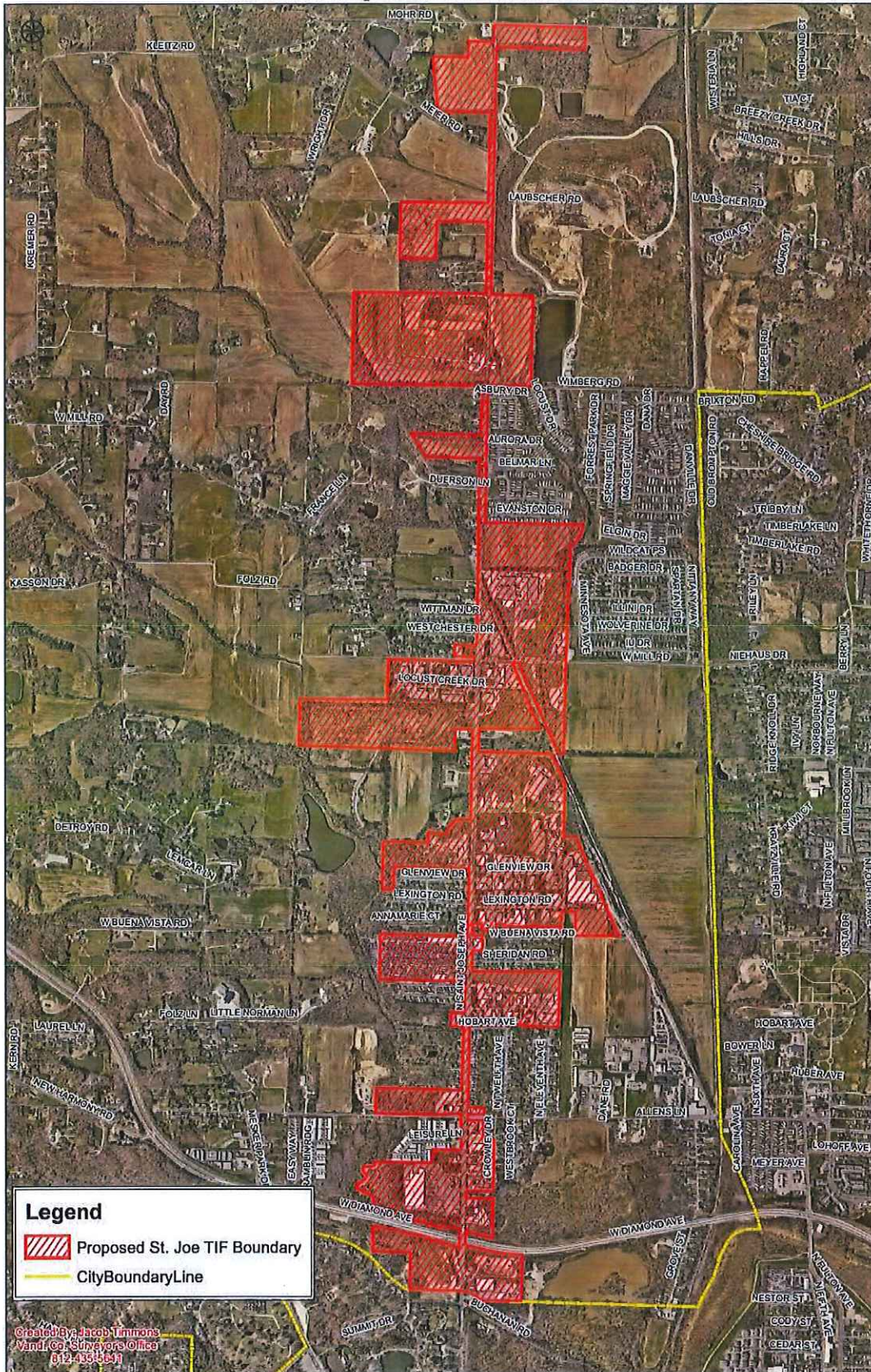
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen C. Unger

This instrument was prepared by Stephen C. Unger, Esq., Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204; 317-684-5000.

EXHIBIT A

Amended Parcel List and Map of Area and Allocation Area

Amended Map of Area and Allocation Area



Consistent with the Plan Commission Order, the following Parcels are no longer included in the Area and Allocation Area:

a. Parcels on the west side of St Joseph Avenue:

| Parcel ID | Address | Owner(s) |
|--------------------------|-------------------------|--|
| 82-03-26-003-265.002-022 | 2401 Mohr Rd | Fisher, Donald G Jr & Diane D |
| 82-03-26-003-265.001-022 | 8020 N Saint Joseph Ave | Fisher, Donald G Jr & Diane D |
| 82-03-26-003-031.008-022 | 8400 N Saint Joseph Ave | Floyd, Donald H |
| 82-03-26-003-031.025-022 | N Saint Joseph Ave | Hale, David W & Shannon G |
| 82-03-26-003-031.023-022 | N Saint Joseph Ave | Hale, David W & Shannon G |
| 82-03-26-003-031.007-022 | N Saint Joseph Ave | Elpers, Theodore J & Gregory A & Brian E |

b. Parcels on the east side of St Joseph Avenue:

| Parcel ID | Address | Owner(s) |
|--------------------------|-------------------------|--|
| 82-03-25-002-184.002-019 | 9015 N Saint Joseph Ave | Preske, John L II Attn: JLP Realty LLC |
| 82-03-25-002-184.046-019 | Saint Joseph Ave | Thomas, Todd M |
| 82-03-25-002-184.044-019 | 8415 N Saint Joseph Ave | Steinkuhl, Raymond |
| 82-03-25-002-184.006-019 | 2315 Mohr Rd | Thomas, Michael J & Linda J |

In addition, the following parcel partially lies within the City of Evansville. Therefore, the portion that lies within the City of Evansville is no longer included in the Area and Allocation Area:

| | | |
|--------------------------|-------------------------|---------------------------------------|
| 82-05-13-008-017.001-028 | 2601 N Saint Joseph Ave | Busler Enterprises Inc ^[1] |
|--------------------------|-------------------------|---------------------------------------|

^[1] Excluding any portion within the City of Evansville, more specifically the area south of a line lying North of, parallel to, and One Hundred Eighty (180) feet distant from the centerline of Buchanan Road to said parallel line's intersection with the North Line of the Southwest Quarter of Section 13, Township 6 South, Range 11 West.

Accordingly, the following parcels are included in the Area and Allocation Area (as amended):

Removed parcels in ~~strikethrough~~

| State PIN | Address | Owner |
|--------------------------|-------------------------|---|
| 82-05-13-002-680.001-019 | 2949 N SAINT JOSEPH AVE | OBADIAH PROPERTIES LLC % BARRY DUBUQUE |
| 82-05-13-002-196.011-019 | 2925 N SAINT JOSEPH AVE | HAZLAND COMMERCIAL INC |
| 82-05-14-007-066.018-024 | 2912 N SAINT JOSEPH AVE | DAVIS, M B |
| 82-05-14-007-066.021-024 | 3012 N SAINT JOSEPH AVE | TURPIN, WILLIAM S & DARLENE R REV LIVING TRUST WIL DARLENE TRUSTEES |
| 82-05-13-002-196.001-019 | 3025 N SAINT JOSEPH AVE | TUL-C LLC |
| 82-05-13-002-597.001-019 | 3005 N SAINT JOSEPH AVE | STANLEY, CHARLES V & LORI T / E |
| 82-05-13-002-196.012-019 | 2823 N SAINT JOSEPH AVE | LC AFFILIATED INVESTMENTS LLC C/O |

| | | |
|--------------------------|-------------------------|---|
| | | RON SHAFFER |
| 82-05-13-002-196.014-019 | 2819 N SAINT JOSEPH AVE | EVANSVILLE MEDICAL INVESTORS LLC % ORECM ATTN:TAX DEPT |
| 82-05-14-007-066.019-024 | 2920 N SAINT JOSEPH AVE | TURPIN, WILLIAM S & DARLENE R REV LIV TRST/TRES |
| 82-05-14-007-066.029-024 | 2800 N SAINT JOSEPH AVE | GWM REAL ESTATE II LLC & BDS HOLDINGS II LLC |
| 82-05-14-007-066.012-024 | 2520 N SAINT JOSEPH AVE | HERRMANN, STEPHEN K ET AL |
| 82-05-14-007-066.011-024 | 2500 N SAINT JOSEPH AVE | ST JOE OUTSIDE STORAGE LLC |
| 82-05-14-007-066.025-024 | 2500 N SAINT JOSEPH AVE | ST JOE OUTSIDE STORAGE LLC |
| 82-05-13-002-196.016-019 | 2811 N SAINT JOSEPH AVE | BMOC PROP EVANSVILLE WEST LLC |
| 82-05-13-002-196.018-019 | 2803 N SAINT JOSEPH AVE | TWO SISBROS LLC |
| 82-05-11-003-073.037-022 | 3200 N SAINT JOSEPH AVE | MELMAR COMMERCIAL LLC |
| 82-05-11-003-346.001-022 | 3100 N SAINT JOSEPH AVE | CASEY'S ENTERPRISES LLC ATTN DOUGLAS M BEECH |
| 82-05-12-002-283.002-019 | 3105 N SAINT JOSEPH AVE | KRUEGER, DELORIS J |
| 82-05-12-002-194.015-019 | 3817 N SAINT JOSEPH AVE | BUMB, LELAND L |
| 82-05-12-002-859.002-019 | 2220 LEXINGTON RD | BUTTONWOOD PROPERTIES LLC C/O W F RICHARDSON IV |
| 82-05-11-003-073.050-022 | 3800 N SAINT JOSEPH AVE | GLISSON, HARDEE E JR & GREG |
| 82-05-11-003-073.021-022 | 3718 N SAINT JOSEPH AVE | SPENCER, DAVID L & WOODS , NORMAN L |
| 82-05-12-002-472.019-019 | 3601 N SAINT JOSEPH AVE | HINDERLITER, MARK E & BETH A T / E |
| 82-05-12-002-472.018-019 | 2321 COMMERCIAL CT | HINDERLITER CONSTRUCTION INC |
| 82-05-12-002-472.017-019 | 2297 COMMERCIAL CT | HARBISON, ANDREW M & GREGG A FICKAS JTRS |
| 82-05-12-002-472.016-019 | 2275 COMMERCIAL CT | SJM PROPERTIES LLC |
| 82-05-12-002-472.015-019 | 2251 COMMERCIAL CT | PIMCO PROPERTIES LLC |
| 82-05-12-002-472.014-019 | 2229 COMMERCIAL CT | WIRTH, PHILIP M |
| 82-05-12-002-594.001-019 | 2195 COMMERCIAL CT | JARVIS PROPERTIES LLC C/O GENE JARVIS |
| 82-05-12-002-594.002-019 | 2191 COMMERCIAL CT | R L FULTON LLC |
| 82-05-12-002-472.012-019 | 2161 COMMERCIAL CT | R L FULTON, LLC |
| 82-05-12-002-624.001-019 | 3539 N SAINT JOSEPH AVE | MOORE, GREG E & LESLEY D L / E |
| 82-05-12-002-624.002-019 | 2332 COMMERCIAL CT | SMITH, RANDALL R & SHERRY L H / W |
| 82-05-12-002-472.002-019 | 2308 COMMERCIAL CT | CLASSIC INDUSTRIES PROPERTIES LLC |
| 82-05-12-002-472.003-019 | 2286 COMMERCIAL CT | FOLZ, KEVIN C & RENEE L T/E |
| 82-05-12-002-472.004-019 | 2264 COMMERCIAL CT | B & S PROPERTY MANAGEMENT LLC |
| 82-05-12-002-472.005-019 | 2240 COMMERCIAL CT | VICTORY LANE HOLDINGS LLC |
| 82-05-12-002-472.006-019 | 2218 COMMERCIAL CT | EDWARDS, QUONA J |
| 82-05-11-003-073.052-022 | 3510 N SAINT JOSEPH AVE | BIG RAPIDS LLC |
| 82-05-12-002-527.001-019 | 2130 COMMERCIAL CT | HOFFMAN REAL ESTATE LLC C/O ALSTADT PLUMBING SERVICE INC |
| 82-05-12-002-527.002-019 | 2150 COMMERCIAL CT | DOUBLE DAVE INVESTMENTS LLC |
| 82-05-12-002-472.011-019 | 2131 COMMERCIAL CT | MCCULLOUGH CAPITAL LLC |
| 82-05-12-002-472.023-019 | 2160 COMMERCIAL CT | HOFFMAN REAL ESTATE LLC |
| 82-05-12-002-472.007-019 | 2190 COMMERCIAL CT | ELEVEN TECH ASSOCIATES LLP |
| 82-05-12-002-194.013-019 | 3701 N SAINT JOSEPH AVE | ST JOE BUSINESS PROPERTIES LLC |
| 82-05-12-002-514.002-019 | 2160 LEXINGTON RD | MUENSTERMAN, JOSEPH & KAREN T / E |
| 82-05-12-002-514.001-019 | 2200 LEXINGTON RD | EMPIRE INVESTMENTS LLC |
| 82-05-12-002-777.002-019 | 2125 GLENVIEW AVE | GHC & K LLC |

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| 82-05-12-002-753.002-019 | 4111 N SAINT JOSEPH AVE | JM COMMERCIAL PROPERTIES LLC |
| 82-05-12-002-497.002-019 | 2315 GLENVIEW AVE | CKF PROPERTIES LLC |
| 82-05-12-002-497.003-019 | 2245 GLENVIEW AVE | FEHRENBACHER, GARY L & KEITH A |
| 82-05-12-002-497.006-019 | 2145 GLENVIEW AVE | TRI STATE STEEL ERECTION INC |
| 82-05-12-002-753.001-019 | 4101 SAINT JOSEPH AVE | BEACON ALLIANCE PROPERTY LLC |
| 82-05-12-002-497.008-019 | 2126 GLENVIEW AVE | GHC & K LLC |
| 82-05-12-002-497.013-019 | 2316 GLENVIEW AVE | LOEHRLEIN, CLINTON M ETAL & 1 / 2 INT & 1 / 2 |
| 82-05-12-002-497.012-019 | 2246 GLENVIEW AVE | GLENVIEW PROPERTIES LLP |
| 82-05-12-002-497.011-019 | 2226 GLENVIEW AVE | CKF, PROPERTIES |
| 82-05-12-002-497.010-019 | 2212 GLENVIEW AVE | NFLOW REAL ESTATE, LLC |
| 82-05-12-002-456.007-019 | 2391 LEXINGTON RD | SCOUT PROPERTIES LLC |
| 82-05-12-002-456.008-019 | 2345 LEXINGTON RD | STERLING PROPERTIES LLC |
| 82-05-12-002-485.001-019 | 2301 LEXINGTON RD | HOUSMAN, BRIAN P & KRISTA L CULLEY-HOUSMAN T / E |
| 82-05-12-002-485.002-019 | 2201 LEXINGTON RD | COUGHLIN LEASING CO LLC |
| 82-05-12-002-485.003-019 | 2125 LEXINGTON RD | MUENSTERMAN, JOSEPH M & TERRY J MUENSTERMAN T / C |
| 82-05-12-002-485.004-019 | 2115 LEXINGTON RD | BASSEMIER HOLDING COMPANY LLC |
| 82-05-12-002-456.006-019 | 4001 N SAINT JOSEPH AVE | B & S PROPERTY MANAGEMENT LLC |
| 82-05-12-002-493.002-019 | 2118 LEXINGTON RD | RAND WARREN LLC |
| 82-05-12-002-493.001-019 | 2106 LEXINGTON RD | KARGER, BARBARA L |
| 82-05-12-002-497.015-019 | 2336 GLENVIEW DR | DRD DEVELOPMENT LLC |
| 82-05-12-002-497.016-019 | EAST OF 2245 GLENVIEW AVE | CKF PROPERTIES LLC |
| 82-05-12-002-497.005-019 | 2225 GLENVIEW AVE | TRI STATE STEEL ERECTION INC |
| 82-05-12-002-456.005-019 | 2100 LEXINGTON RD | INDIANA TUBE CORPORATION |
| 82-05-12-002-497.009-019 | 2146 GLENVIEW AVE | CONLEY PROPERTIES LLC |
| 82-05-12-002-442.001-019 | 4607 SAINT JOSEPH AVE | JOHNSON, E LYNN & JANET D T / E |
| 82-05-12-002-442.002-019 | 4417 N SAINT JOSEPH AVE | SAFETY KLEEN CORP C/O INDUSTRIAL VALUATION SERVICES LLC |
| 82-05-12-002-734.002-019 | 2218 SAINT JOSEPH INDUSTRIAL PARK DR | RAD INVESTMENTS LLC |
| 82-05-12-002-777.001-019 | 2214 SAINT JOSEPH INDUSTRIAL PARK DR | BAYKAE PROPERTY GROUP LLC |
| 82-05-12-002-446.006-019 | 4117 N SAINT JOSEPH AVE | C.H. GARMONG & SON, INC |
| 82-05-01-002-734.001-019 | 2217 SAINT JOSEPH INDUSTRIAL PARK DR | RKR PROPERTIES LLC RK DR |
| 82-05-12-002-446.005-019 | 4301 N SAINT JOSEPH AVE | EVANSVILLE PLUMBERS PIPEFITTERS LOCAL 136 MCA-SI TRAINING TRUST FUND |
| 82-05-12-002-607.002-019 | 2300 SAINT JOSEPH INDUSTRIAL PARK DR | PLUMBERS, & STEAMFITTERS LOCAL 136 |
| 82-05-12-002-442.003-019 | 2301 SAINT JOSEPH INDUSTRIAL PARK DR | SJIP LLC |
| 82-05-11-003-073.042-022 | 4220 N SAINT JOSEPH AVE | UNIQUE-E-SCAPE LLC |
| 82-05-01-002-188.022-019 | 5601 N SAINT JOSEPH AVE | WAREHOUSE SERVICES NO 5 LLC |
| 82-05-01-002-500.002-019 | 2121 W MILL RD | SOUTHERN INDIANA SCALE COMPANY INC |
| 82-05-02-003-132.033-022 | 2401 W MILL RD | EFFINGER, ROBERT & MICHELLE HW |
| 82-05-02-003-165.014-022 | 2547 LOCUST CREEK DR | OLD ORCHARD LLC |
| 82-05-02-003-165.004-022 | 5035 CHARLOTTE AVE | UNCHARTED WATERS LLC |

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| 82-05-02-003-165.002-022 | 2431 LOCUST CREEK DR | BERRY PLASTICS CORPORATION |
| 82-05-02-003-165.001-022 | 2415 LOCUST CREEK DR | BERRY PLASTICS CORP |
| 82-05-01-002-188.017-019 | 5015 N SAINT JOSEPH AVE | SUPERIOR AG RESOURCES COOPERATIVE INC |
| 82-05-01-002-544.001-019 | 2212 W MILL RD | SHIRLEY, WILLIAM F & NORA J |
| 82-05-01-002-188.010-019 | 2120 W MILL RD | KAERCHER, MICHAEL W |
| 82-05-02-003-367.001-022 | 2505 LOCUST CREEK DR | NORTHGATE PROPERTIES LLC |
| 82-05-02-003-367.002-022 | 2447 LOCUST CREEK DR | AQUATIC CONTROL INC |
| 82-05-02-003-165.007-022 | 2546 LOCUST CREEK DR | AMERICAN, NATIONAL RED CROSS ATTN JAMES W ALLEN |
| 82-05-01-002-188.020-019 | 4901 N SAINT JOSEPH AVE | HARGETT BROTHERS ENTERPRISES LLC |
| 82-05-01-002-188.011-019 | 4901 N SAINT JOSEPH AVE | HARGETT BROTHERS ENTERPRISES LLC |
| 82-05-01-002-500.001-019 | 2267 W MILL RD | DSM ENGINEERING PLASTICS INC % BILL BARNETT |
| 82-05-02-003-165.005-022 | 2535 LOCUST CREEK DR | ELPERS, EUGENE F & EARLENE E CO TRUSTEES T/ |
| 82-05-01-002-188.007-019 | 5307 N SAINT JOSEPH AVE | PURDY, OLIVIA E |
| 82-05-01-002-188.024-019 | 5105 N SAINT JOSEPH AVE | VANDEBURGH COUNTY BOARD OF COMMISSIONERS |
| 82-05-02-003-165.013-022 | 2546 LOCUST CREEK DR | AMERICAN, NATIONAL RED CROSS ATTN JAMES W ALLEN |
| 82-05-02-003-165.012-022 | 2534 LOCUST CREEK DR | INVIRONMENTAL TECHNOLOGIES LLC |
| 82-05-02-003-165.008-022 | 4900 N SAINT JOSEPH AVE | DROSTE PROPERTIES LLC |
| 82-03-26-003-031.008-022 | 8400 N SAINT JOSEPH AVE | FLOYD, DONALD H |
| 82-03-26-003-031.025-022 | N SAINT JOSEPH AVE | HALE, DAVID W & SHANNON G |
| 82-03-26-003-031.023-022 | N SAINT JOSEPH AVE | HALE, DAVID W & SHANNON G H / W |
| 82-03-26-003-265.001-022 | 8020 N SAINT JOSEPH AVE | FISHER, DONALD G JR & DIANE D T / E |
| 82-03-26-003-265.002-022 | 2401 MOHR RD | FISHER, DONALD G JR & DIANE D T / E |
| 82-03-36-002-186.001-019 | 7825 N SAINT JOSEPH AVE | THOMAS, MICHAEL J & LINDA J H / W |
| 82-03-25-002-184.006-019 | 2315 MOHR RD | THOMAS, MICHAEL J & LINDA J H / W |
| 82-03-25-002-184.002-019 | 9015 N SAINT JOSEPH AVE | PRESKE, JOHN L II ATTN: JLP REALTY LLC |
| 82-03-25-002-184.044-019 | 8415 N SAINT JOSEPH AVE | STEINKUHL, RAYMOND |
| 82-03-25-002-184.046-019 | SAINT JOSEPH AVE | THOMAS, TODD M |
| 82-03-26-003-031.007-022 | N SAINT JOSEPH AVE | ELPERS, THEODORE J & GREGORY A & BRIAN E T / C |
| 82-03-35-003-051.005-022 | N SAINT JOSEPH AVE | LN & LN LLC |
| 82-03-35-003-051.012-022 | N SAINT JOSEPH AVE | L & N AND L & N LLC |
| 82-03-35-003-051.014-022 | 6638 N SAINT JOSEPH AVE | MAYSE, PAUL E & SHERRILL L |
| 82-03-36-002-186.019-019 | BEHIND 6409 N SAINT JOSEPH AVE | MAYSE, PAUL E |
| 82-05-02-003-053.024-022 | N SAINT JOSEPH AVE | MAYSE, PAUL E & SHERRILL |
| 82-05-02-003-053.039-022 | N SAINT JOSEPH AVE | CITY OF EVANSVILLE |
| 82-05-13-008-017.001-028 | 2601 N SAINT JOSEPH AVE | BUSLER ENTERPRISES INC [1] |
| 82-05-14-007-066.013-024 | W DIAMOND AVE | DAVIS, M B |

[1] Excluding any portion within the City of Evansville, more specifically the area south of a line lying North of, parallel to, and One Hundred Eighty (180) feet distant from the centerline of Buchanan Road to said parallel line's intersection with the North Line of the Southwest Quarter of Section 13, Township 6 South, Range 11 West.

EXHIBIT B

Declaratory Resolution and Plan

RESOLUTION NO. 2020-VCRC-02

DECLARATORY RESOLUTION
OF THE VANDERBURGH COUNTY REDEVELOPMENT COMMISSION
ESTABLISHING THE ST. JOE INDUSTRIAL
ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, the Vanderburgh County Redevelopment Commission ("Commission") is a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, "Act"), has investigated, studied and surveyed economic development areas within Vanderburgh County, Indiana ("County"); and

WHEREAS, the Commission has selected an economic development area to be developed pursuant to the Act; and

WHEREAS, the Commission has prepared an economic development plan ("Plan") for the selected economic development area ("Area"), which Plan is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the 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 that all parcels of property are to be excluded from the acquisition list and (ii) the parts of the acquired portions of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of redevelopment and economic development of the Area.

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

Section 1. The Commission has selected the Area as an economic development area within the boundaries of the County. The Area is described in Exhibit B attached hereto and incorporated herein by reference. The Area is hereby designated as the "St. Joe Industrial Economic Development Area".

Section 2. The Commission finds that the Plan for the Area:

- (a) Promotes significant opportunities for the gainful employment of the citizens of the County;
- (b) Assists in the attraction of major new business enterprises to the County;
- (c) Benefits the public health, safety, morals and welfare of the citizens of the County;

- (d) Increases the economic well-being of the County and the State of Indiana; and
- (e) Serves to protect and increase property values in the County and the State of Indiana.

Section 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 the Act because of the lack of local public improvements and other similar conditions, specifically the cost of infrastructure improvements needed to serve the Area, including obtaining reasonable access to the Area and adequate utility service, prevents the improvements from being accomplished by private enterprise and there is no regulatory process available to build infrastructure or provide incentives to encourage economic growth in the Area.

Section 4. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by the construction of (a) road improvements to ensure safe, reliable, efficient and reasonable access to the Area, (b) utility improvements, including water, sewer and storm water improvements, to ensure reasonable and appropriate utility services to the Area, (c) park facility improvements, including but not limited to trails, fields and playgrounds, (d) public safety improvements to ensure adequate public safety to the Area, and (e) other improvements necessary for the economic development of the Area, including government facility and economic development project improvements in or serving the Area. These improvements (collectively, "Improvements") promote public health and welfare for the citizens of the County by enhancing economic development in the Area through the provision of improved access to the Area, adequate utility services (water, sewer and storm water) to the Area and by making the Area more suitable for economic development through the construction of government facility and economic development project improvements. A map of the Area is attached hereto as Exhibit C, which map is incorporated herein by reference.

Section 5. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by providing the construction of the Improvements to encourage and enable the development of new businesses in the Area, and the retention of and fostering of growth of existing businesses around the Area.

Section 6. The Plan conforms to other development and redevelopment plans for the County.

Section 7. The Commission does not now propose to acquire interests in real property within the boundaries of the Area. If the Commission determines that it is necessary to acquire real property in the Area, it will amend the Plan and this resolution prior to any such acquisition.

Section 8. The Commission estimates the cost of implementing the Plan will be approximately \$10,000,000 (this estimate includes the total estimated costs of the construction of the Improvements).

Section 9. The Commission finds that no residents of the 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, if any. The Commission will take no actions that will result in the displacement of residential areas.

Section 10. This paragraph constitutes the "allocation provision" for purposes of Indiana Code 36-7-14-39. The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("Allocation Area"). 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 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

Section 11. 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 Area, subject to the limitations of Indiana Code 36-7-14-43.

Section 12. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the Vanderburgh County Plan Commission ("Plan Commission") for its approval.

Section 13. 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 Board of Commissioners of the County 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, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the County 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 County'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 shall 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.

Section 14. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area which includes (a) the estimated economic benefits 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 filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 13 hereof).

Section 15. The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners of the County for its approval of the establishment of the Area.

Section 16. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the Vanderburgh County Redevelopment Commission this 16 day of November 2020.

VANDERBURGH COUNTY
REDEVELOPMENT COMMISSION

C. Wayne Kinney
President

James R. Koken
Vice-President

Cheryl Sullivan
Secretary

[Signature]
Member

Member