

RESOLUTION NO. 15-01-09-001

RESOLUTION CONFIRMING RESOLUTION NO. 15-05-14-001 OF THE KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION ADOPTED ON MAY 14, 2015, ENTITLED "AMENDING DECLARATORY RESOLUTION OF THE KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION EXPANDING THE TRUPOINTE COOPERATIVE, INC. ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA AND AMENDING THE ECONOMIC DEVELOPMENT PLAN"

WHEREAS, the Kosciusko County ("County") Redevelopment Commission ("Commission") did on February 14, 2013, adopt a Declaratory Resolution ("Declaratory Resolution") establishing the Trupointe Cooperative, Inc. Economic Development Area ("Original Area") and allocation area ("Original Allocation Area") and approving the Economic Development Plan ("Original Plan") for the Original Area and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on April 11, 2013 ("Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution";

WHEREAS, the Area Resolution established the Original 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 and depreciable personal property of designated taxpayers located in the Original Allocation Area;

WHEREAS, the Board of Commissioners of the County approved the creation of the Original Area;

WHEREAS, on May 14, 2015, the Commission adopted its amending declaratory resolution ("Amending Declaratory Resolution") for the purpose of amending the Area Resolution and Original Plan by expanding the Original Area to add approximately +/- 2,000 new acres to the Original Area ("Expanded Economic Development Area") all of which will also constitute an expansion of the Original Allocation Area ("Expanded Allocation Area"), each as set forth in the map ("Map") and parcel list on Exhibit A attached to the Amending Declaratory Resolution;

WHEREAS, the Commission submitted the Amending Declaratory Resolution and supporting data to the Kosciusko County Plan Commission ("Plan Commission") and the Plan Commission has issued its written order approving the Amending Declaratory Resolution and the Original Plan, as amended ("2013 Plan");

WHEREAS, the Board of Commissioners, by resolution adopted June 16, 2015, approved the order of the Plan Commission, the Amending Declaratory Resolution and the 2013 Plan;

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07/10/2015 11:09:01A 12 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



WHEREAS, the Commission published notice of the adoption and content of the Amending Declaratory Resolution in *The Times Union (Warsaw)* and the *Mail-Journal (Milford)*, which notice also gave notice of a hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with County planning, variances from zoning ordinances, land use or the issuance of building permits and mailed to all property owners set forth in Exhibit A to the Amending Declaratory Resolution;

WHEREAS, copies of the notice were also filed on June 24, 2015, with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Expanded Allocation Area, together with a statement disclosing the impact of the Expanded Allocation Area, including the following:

(A) The estimated economic benefits and costs incurred by the Expanded Allocation Area, as measured by increased employment and anticipated growth of real property assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit; and

WHEREAS, the Commission on July 9, 2015, 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;

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

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the County to expand the Original Area to create the Expanded Economic Development Area and to expand the Original Allocation Area to create the Expanded Allocation Area.

2. The Amending Declaratory Resolution approved by the Commission on May 14, 2015, copies of which are attached hereto and incorporated herein, are hereby confirmed.

3. The Amending Declaratory Resolution, as confirmed, shall be attached to and incorporated in this resolution. The Secretary is hereby directed to record this resolution with the Kosciusko County Recorder.

4. Adopted at a meeting of the Kosciusko County Redevelopment Commission held July 9, 2015, in Kosciusko County, Indiana.

KOSCIUSKO COUNTY REDEVELOPMENT
COMMISSION

Max Courtenay
President Max Courtenay

Abstained
Vice-President Henry DeJulia

Abstained
Secretary Bruce Woodward

Bill Warren
Member Bill Warren

Larry Tegtmeyer
Member Larry Tegtmeyer

ATTEST:

Michelle Puckett
Secretary Michelle Puckett

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.

Asley Keeney



RESOLUTION NO. 15-05-14-001

AMENDING DECLARATORY RESOLUTION OF THE
KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
EXPANDING THE TRUPOINTE COOPERATIVE, INC.
ECONOMIC DEVELOPMENT AREA AND ALLOCATION
AREA AND AMENDING THE ECONOMIC DEVELOPMENT
PLAN

Amended Res. 13-02-14-01

#2013020891

WHEREAS, the Kosciusko County ("County") Redevelopment Commission ("Commission") did on February 14, 2013, adopt a declaratory resolution ("Declaratory Resolution") establishing the Trupointe Cooperative, Inc. Economic Development Area ("Original Area") and Allocation Area ("Original 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 and depreciable personal property of designated taxpayers located in the Original Allocation Area and approving the Economic Development Plan ("Original Plan") for the Original Area which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS the Declaratory Resolution was confirmed by a confirmatory resolution adopted on April 11, 2013 ("Confirmatory Resolution");

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Original Plan to expand the Original Area by adding approximately +/- 2,000 new acres to the Original Area ("Expanded Economic Development Area") all of which will also constitute an expansion of the Original Allocation Area ("Expanded Allocation Area"), each as set forth in the map and parcel list on Exhibit A ("Map"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Declaratory Resolution and Original Plan, after conducting a public hearing, if it finds that:

- (a) The amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (b) The Declaratory Resolution and Original Plan, with the proposed amendments, conform to the comprehensive plan for the County;

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

Section 1. The Declaratory Resolution and Original Plan are hereby amended to expand the Original Area by adding approximately +/- 2,000 new acres to the Original Area ("Expanded Economic Development Area") all of which will also constitute an expansion of the Original Allocation Area ("Expanded Allocation Area"), each as set forth in the map and parcel

list on Exhibit A. The Commission hereby finds that the property so described in Exhibit A is the property that may be affected by the creation of the Expanded Allocation Area.

Section 2. The Commission now finds and determines that it will be of public utility and benefit to amend the Declaratory Resolution and the Original Plan, the public health and welfare will be benefited by the amendments to the Declaratory Resolution and the Original Plan and the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14-14. The Commission finds that the Declaratory Resolution and the Original Plan, with the amendments, conform to the comprehensive plan for the County.

Section 3. The Commission hereby finds that the expansion of the Original Allocation Area will result in new property taxes that would not have been generated without these new allocation provisions because the only way the Commission can provide incentives to encourage economic development and resulting new property taxes is through the increases in real property taxes to be generated by the proposed expansion. The Commission further finds that no property within the Expanded Economic Development Area is expected to be negatively affected by the accomplishment of the Original Plan, as amended.

Section 4. The base assessment date for the Original Allocation Area will remain March 1, 2012; the base assessment date for the Expanded Allocation Area will be March 1, 2015.

Section 5. This paragraph shall be considered the allocation provisions for the Expanded Allocation Area for the purposes of IC 36-7-14-39. The +/- 2,000 acres added to the Original Allocation Area shall constitute an allocation area as defined in IC 36-7-14-39 and shall become a part of the Original Allocation Area for all purposes other than the base assessment date ("Expanded 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 Expanded Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. These allocation provisions 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 generated in the allocation areas.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Kosciusko County Plan Commission ("Plan Commission") for its approval.

Section 7. 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, 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 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 must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Expanded Allocation Area.

Section 8. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Expanded Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the Expanded 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 Expanded Allocation Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 6 of this resolution.

Section 9. The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners for its approval of the amendment to the Declaratory Resolution and Original Plan.

Section 10. In all other respects, the Declaratory Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 11. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on May 14, 2015, in Warsaw, Indiana.

KOSCIUSKO COUNTY REDEVELOPMENT
COMMISSION

Michelle C. Seale
President

May Courtney
Vice President

Bill Warren
Secretary

Larry Teshtmeyer
Member

Bruce Woodward
Member

Bruce Woodward.

ATTEST:

Michelle C. Seale
Secretary Michelle C. Seale

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.

Michelle Seale

EXHIBIT A

Map of Trupointe Cooperative, Inc. Economic Development Area,
as Expanded And Parcel List of Expanded Allocation Area

May 7th, 2015

Re: Proposed T.I.F. District Description requested by Ron Robinson, Kosciusko County Human Resource Director

A tract of land that includes Sections 1 and 2, Township 34 North, Range 6 East, 2nd P.M. and the East half of Section 3, Township 34 North, Range 6 East, 2nd P.M. in Van Buren Township, as well as a portion of Section 6, Township 34 North, Range 7 East, 2nd P.M. in Turkey Creek Township, Kosciusko County, Indiana, further described as follows: Beginning at the South Quarter post of Section 3, Township 34 North, Range 6 East and being in the intersection of County Roads 1300N and 150E; thence Northerly along the North-South Open Line of said Section 3 to the North Quarter post thereof (said North Quarter post also being on the North line of Kosciusko County); thence Easterly along the North line of said Sections 3, 2 and 1, Township 34 North, Range 6 East, and along the North line of Section 6, Township 34 North, Range 7 East (also being along the North line of Kosciusko County) to the Northwest corner of the town limits of Syracuse, Indiana; thence Southerly, Westerly, Southerly, Southeasterly and Southwesterly along said town limits to a point on the South line of said Section 6 (said point being within the right-of-way of County Road 1300N); thence Westerly along the South line of said Section 6 and the South line of said Sections 1, 2 and 3 to the Point of Beginning.

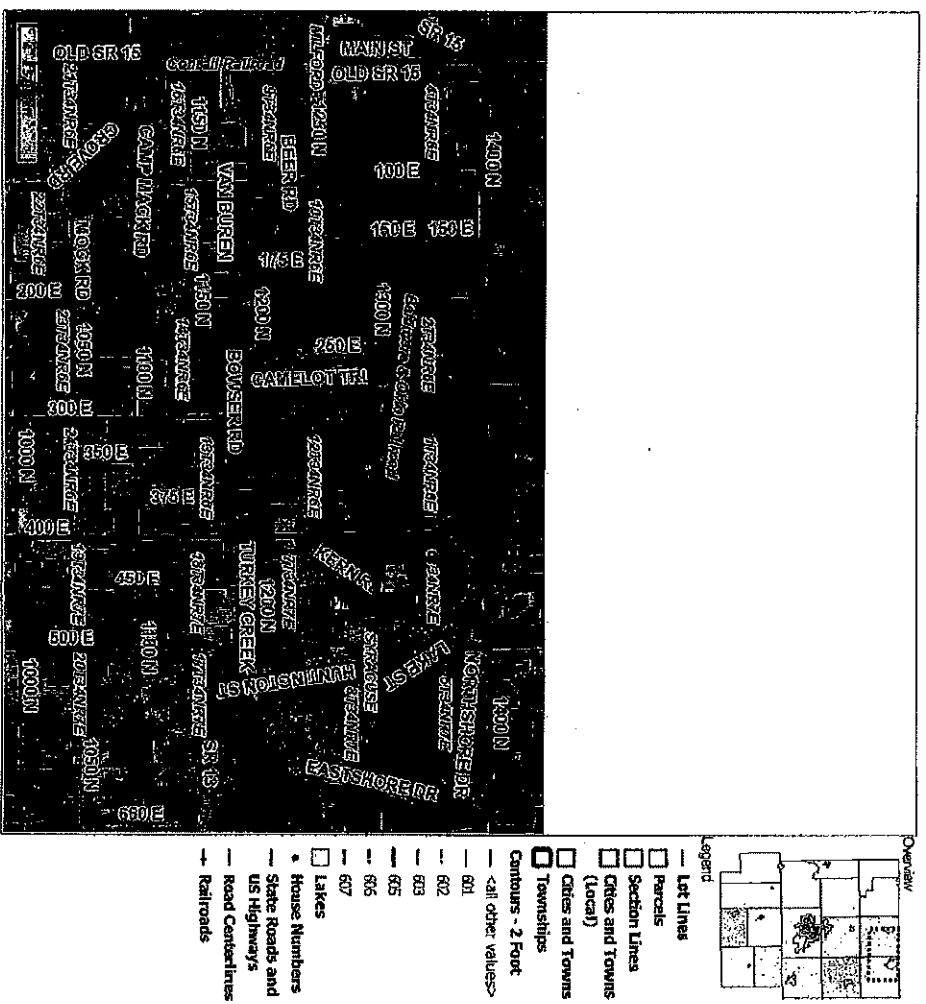


Michael E. Kissinger
Kosciusko County Assistant Surveyor
IN Professional Surveyor, Lic. #29900032

Kosciusko County, IN



Date Created: 5/7/2015



Last Data Update: 5/7/2015 12:02:23 PM

Developed by
The Stantec Corporation
Schenck
www.stantec.com

Parcels to be Added:

<u>Parcel ID</u>	<u>Tax Bill ID</u>	<u>State ID</u>
007-021-006	0772300480	43-04-06-100-068,000-025
007-022-001	0772300470	43-04-06-400-009,000-025
007-022-001.A	0772600708	43-04-06-400-031,000-025
007-023-001	0770803750	43-04-06-300-176,000-025
007-023-003	0770205121	43-04-06-300-563,000-025
007-023-004	0770205340	43-04-06-300-565,000-025
007-023-004.A	0770205341	43-04-06-300-567,000-025
007-023-005	0771904818	43-04-06-300-566,000-025
007-023-006	0771102090	43-04-06-300-572,000-025
007-023-006.A	0771904817	43-04-06-300-569,000-025
007-024-001	0772300935	43-04-06-200-579,000-025
007-024-002	0772600673	43-04-06-200-580,000-025
007-024-003	0772600674	43-04-06-200-581,000-025
027-001-001	2770100140	43-03-01-100-002,000-027
027-001-002	2771901320	43-03-01-100-009,000-027
027-001-003	2771900200	43-03-01-100-008,000-027
027-001-004	2770100150	43-03-01-100-001,000-027
027-002-001	2770200360	43-03-01-400-003,000-027
027-002-002	2770200380	43-03-01-400-004,000-027
027-002-003	2772300270	43-03-01-400-006,000-027
027-002-003.A	2771000035	43-03-01-400-005,000-027
027-002-003.B	2771900495	43-03-01-400-007,000-027
027-002-003.BA	2772600815	43-03-01-400-008,000-027
027-003-002	2770200370	43-03-01-300-012,000-027
027-004-001	2771900190	43-03-01-200-010,000-027
027-004-002	2771901310	43-03-01-200-011,000-027
027-004-002.A	2772600389	43-03-01-200-016,000-027
027-005-001	2770400170	43-03-02-100-081,000-027
027-005-002	2770400180	43-03-02-100-083,000-027
027-005-003	2770400190	43-03-02-100-085,000-027
027-005-004	2770800300	43-03-02-100-127,000-027
027-005-005	2770800020	43-03-02-100-089,000-027

027-005-006	2770800143	43-03-02-100-091.000-027
027-005-007	2772600680	43-03-02-100-001.000-027
027-006-001	2771200070	43-03-02-400-093.000-027
027-006-002	2771900040	43-03-02-400-095.000-027
027-006-004	2770800140	43-03-02-400-099.000-027
027-007-001	2772000635	43-03-02-300-107.000-027
027-007-002	2771600340	43-03-02-300-109.000-027
027-008-001	2770400160	43-03-02-200-111.000-027
027-008-002	2770800130	43-03-02-200-126.000-027
027-008-003	2770400440	43-03-02-200-115.000-027
027-008-003.A	2771300122	43-03-02-200-117.000-027
027-009-001	2771200080	43-03-03-100-106.000-027
027-009-002.A	2770500120	43-03-03-100-110.000-027
027-012-002	2770300550	43-03-03-200-147.000-027
027-012-002.A	2772600104	43-03-03-200-149.000-027
027-012-002.B	2772600200	43-03-03-200-157.000-027
027-012-003	2770300560	43-03-03-200-151.000-027
027-012-003.A	2772600150	43-03-03-200-153.000-027
027-012-004	2771600350	43-03-03-200-155.000-027

List of Owners of Real Property
Proposed to Be Acquired for, or Otherwise
Affected By, the Expansion of the Original Area

Acquired Property

None.

Affected Property

All parcels of property in the proposed Expanded Allocation Area are reasonably expected to be positively affected by expansion of Original Area and accomplishment of the Original Plan because the property owners are either seeking financial incentives that may be provided through the expansion or will benefit from new development contemplated in the Original Area.