

RESOLUTION NO. 23-2023

**RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION  
AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN  
FOR THE CENTRAL ECONOMIC DEVELOPMENT AREA**

**(6<sup>th</sup> and Washington Allocation Area)**

WHEREAS, the City of Columbus Redevelopment Commission (the "Commission"), pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Columbus Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") establishing and amending an economic development area known as the "Central Economic Development Area" (the "Development Area"), approving an economic development plan (the "Plan") for the Development Area, pursuant to Indiana Code 36-7-14, as amended (the "Act"), and designating a portion of the Development Area as an "allocation area" pursuant to Section 39 of the Act to be known as the "Central Economic Development Allocation Area" (the "Central Allocation Area"); and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and the Plan to (1) remove the area described on Exhibit A attached hereto from the Central Allocation Area, (2) designate the area described on Exhibit A attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the 6<sup>th</sup> and Washington Allocation Area (the "6<sup>th</sup> and Washington Allocation Area"), and (3) adopt a supplement to the Plan attached hereto as Exhibit B (the "2023 Plan Supplement") (such amendments, collectively, the "2023 Amendments"); and

WHEREAS, the 2023 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Redevelopment Commission deems it advisable to apply the provisions of said Section 39 of the Act to the 2023 Amendments; and

WHEREAS, the Commission now desires to approve the 2023 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Columbus Redevelopment Commission, governing body of the City of Columbus Redevelopment District, as follows:

1. The 2023 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Columbus, Indiana (the "City"), attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the

boundaries of the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The 2023 Plan Supplement for the Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvement, existence of conditions that lower the value of the land below that of nearby land, multiple ownership of land, and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2023 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Development Area as provided in the 2023 Amendments and to continue to develop the Development Area, including the 6<sup>th</sup> and Washington Allocation Area, as under the Act.

5. The accomplishment of the 2023 Plan Supplement for the 6<sup>th</sup> and Washington Allocation Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2023 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2023 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the 2023 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the 6<sup>th</sup> and Washington Allocation Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2023 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Development Area will be displaced by any project resulting from the 2023 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2023 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby removed from the Central Allocation Area, and is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act, to be known as the “6<sup>th</sup> and Washington Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the 6<sup>th</sup> and Washington Allocation Area hereby designated as the “the 6<sup>th</sup> and Washington Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

14. The foregoing allocation provision shall apply to the 6<sup>th</sup> and Washington Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the 6<sup>th</sup> and Washington Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B. The base assessment date for the 6<sup>th</sup> and Washington Allocation Area is January 1, 2023.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 6<sup>th</sup> and Washington Allocation Area shall expire on the date that is twenty-five (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 derived from the 6<sup>th</sup> and Washington Allocation Area.

16. This Resolution, together with any supporting data, shall be submitted to the City of Columbus Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.


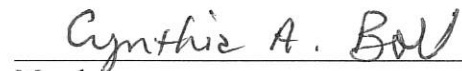
18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 17<sup>th</sup> day of July, 2023.

CITY OF COLUMBUS REDEVELOPMENT  
COMMISSION

  
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President

\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary  
\_\_\_\_\_  
Member  
\_\_\_\_\_  
Member

**EXHIBIT A**

**Parcel to be removed from the Central Economic Development Allocation Area and  
designated as the 6<sup>th</sup> and Washington Allocation Area**

The following parcel is removed from the Central Economic Development Allocation Area and designated as the 6<sup>th</sup> and Washington Allocation Area, and is depicted on the map attached hereto with the dotted yellow boundary:

**PARCEL ID NUMBER:**

03-95-24-310-002.001-005



## **EXHIBIT B**

### **2023 Plan Supplement**

The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the development, design and construction of a four-to-five story mixed-use, multi-family development, including apartments and commercial retail space, with an estimated cost to the Commission of \$5,800,000. The Commission anticipates capturing tax increment revenues from the 6<sup>th</sup> and Washington Allocation Area and applying such tax increment revenues either directly or through bonding to pay or reimburse costs of the projects.

Based on representations of the developer of the mixed use project, the Commission has determined that the full development of the 6<sup>th</sup> and Washington Allocation Area will not proceed as planned without the contribution of tax increment revenues to be derived from the 6<sup>th</sup> and Washington Allocation Area to the projects described above.