



Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING  
CITY HALL & VIA WEBEX  
TUESDAY, JULY 2, 2024  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Invocation
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Old Business Requiring Council Action**

None

**III. New Business Requiring Council Action**

- A. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS) TO I1c (INDUSTRIAL: LIGHT WITH COMMITMENTS)." (Cummins Rezoning) Jeff Bergman
- B. Reading of a Resolution entitled, "RESOLUTION NO.\_\_\_\_\_, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, APPROVING CERAIN MATTERS IN CONNECTION WITH THE CENTRAL ECONOMIC DEVELOPMENT AREA." Heather Pope
- C. Reading of a Resolution entitled, "RESOLUTION NO.\_\_\_\_\_, 2024 A RESOLUTION ADOPTING THE PROVISIONS UNDER INDIANA CODE 5-23-1-1, ET. SEQ. FOR PUBLIC-PRIVATE BUILD OPERATE TRANSFER AGREEMENTS." Heather Pope

- D. Reading of a Resolution entitled, "RESOLUTION NO.\_\_\_\_\_, 2024, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON." (Haw Creek Meadows by Housing Partnerships, Inc.) Robin Hilber
- E. Reading of a Resolution entitled, "RESOLUTION NO.\_\_\_\_\_, 2024, A RESOLUTION APPROVING, SOLELY FOR THE PURPOSE OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY NOT TO EXCEED \$17,000,000 MULTIFAMILY HOUSING REVENUE BONDS (Arbors at Waters Edge Apartments Project)." Robin Hilber

#### **IV. Other Business**

- A. Annual Presentation- Heather Siesel, Director of Bartholomew County Solid Waste Management District.
- B. Standing Committee and Liaison Reports
- C. The next meeting is scheduled for **Tuesday, July 16, 2024, 6:00 p.m.**
- D. Adjournment



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** June 21, 2024

**RE:** Cummins Rezoning  
(*Plan Commission case #RZ-2004-008*)

At its June 12, 2024 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed.

Cummins proposes to rezone an area of +/-10.5 acres from I3 (Industrial: Heavy) to I1 (Industrial: Light). The property is located on the east side of International Drive, north of its intersection with State Road 58. Cummins has indicated their intent to combine this property with their adjacent property (commonly referred to as their OLY site). That adjacent property is currently zoned I1 and matching that zoning designation on the subject property is a pre-requisite to combining the two parcels.

The subject property was a part of a larger, 40-acre site that was rezoned in 2016. That previous rezoning included several commitments, the most relevant being a requirement for improvements to nearby 300 West as the included properties develop. The Plan Commission favorable recommendation includes retaining all of those prior commitments on this property.

No members of the public spoke at the Plan Commission's public hearing on this request.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Planning Department staff report prepared for the Plan Commission, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.



**ORDINANCE NO.: \_\_\_\_\_, 2024**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS)  
TO I1c (INDUSTRIAL: LIGHT WITH COMMITMENTS)**

**To be known as the: Cummins Rezoning  
Plan Commission Case No.: RZ-2024-008**

**WHEREAS**, this rezoning was requested by Cummins, Inc. and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on June 12, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from I3c (Industrial: Heavy with commitments) to I1c (Industrial: Light with commitments):

*Lot 12 of "Woodside Northwest Major Subdivision, Phase 2, 6th Replat as recorded in Plat Record "R", Page 380A in the Office of the Recorder of Bartholomew County, Indiana, containing 10.50 acres, more or less.*

**SECTION 2: Condition(s) and Commitment(s)**

The following commitments, established on this property as part of a larger rezoned subject property by Ordinance #38-2016 are retained and shall continue to apply:

1. Road improvements shall be completed on the County Road 300 West frontage of the property to include widening the travel lane to a minimum of 12 feet and installing a 2-foot curb and gutter. The improvement shall occur as part of the development of and prior to occupancy of the 3<sup>rd</sup> lot on the subject property, or 15 acres or more, cumulatively (whichever occurs first).
2. Prior to any development of the subject property, subdivision approvals shall be obtained and executed which provide property lines matching the zoning district boundaries so that no parcel shall be included in more than one zoning district. At the same time, right-of-way shall be dedicated on the County Road 300 West frontage of the subject property to result in a total half right-of-way along that frontage of 25 feet.
3. There shall only be one access point to County Road 300 West from the subject property. This access shall be a street (public or private) connecting 300 West and International Drive. This permitted access is not intended to allow direct driveway access to individual lots from 300 West. This street shall be located south of the existing residences on the west side of 300 West. The exact location shall be subject to Plan Commission review and approval during the subdivision process.
4. Only one access point shall be permitted along the State Road 58 frontage of the subject property, with that access being between the stream and the eastern property line.
5. A landscape buffer shall be installed along the County Road 300 West frontage of the subject properties that abut the residential homes to the west. The buffer shall include a berm that is a



minimum of 8 feet in height; a staggered row of evergreen trees that area minimum of 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a 25-foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot prior to its occupancy. An easement establishing the buffer location shall be platted with the subdivision fulfilling commitment "2" above (regarding the replatting of the property).

### SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

### SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

### SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

### ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Mary K. Ferdon  
Mayor of the City of Columbus, Indiana

**RESOLUTION: RZ-2024-008**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**case number RZ-2024-008**  
**(Cummins Rezoning),**  
**a proposal to rezone +/-10.5 acres**  
**from I3 (Industrial: Heavy) to I1 (Industrial: Light)**

**WHEREAS**, the Plan Commission has received the application referenced above from Cummins, Inc.; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of Indiana Code Section 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on June 12, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 10.5 acres located on the east side of International Drive, approximately 570 feet north of 450 South / State Road 58) is forwarded to the Common Council with a favorable recommendation. The favorable recommendation includes retaining all five of the rezoning commitments currently applicable to the property resulting from Ordinance #38-2016.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12<sup>th</sup> DAY OF JUNE, 2024 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**



Dennis W. Baute, Presiding Officer

**ATTEST:**

  
Laura Garrett, Secretary





## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (June 12, 2024 Meeting)

**Docket No. / Project Title:** CRZ-2024-008 (Cummins Inc.)  
**Staff:** Andres M. Nieto  
**Applicant:** Cummins Inc.  
**Property Size:** +/- 10.5 acres  
**Current Zoning:** I3c (Industrial: Heavy with commitments)  
**Proposed Zoning:** I1 (Industrial: Light)  
**Location:** East side of International Drive approximately 800 feet north of the State Road 58 (450 South) intersection.

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of matching the zoning designation of the adjacent property, owned by the applicant, located to the east of the subject property in order to combine the two properties.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None.

#### Preliminary Staff Recommendation:

Favorable recommendation to the City Council, including the condition that the zoning ordinance violation on the subject property, specifically the construction of a parking area without the proper approvals and inconsistent with the applicable development standards, is resolved either through (1) the parking area's removal or (2) the obtaining of all required approvals.

The rezoning should also continue the previous commitments applicable to this property and the adjoining area established by Ordinance #38-2016, specifically:

1. Road improvements shall be completed on the County Road 300 West frontage of the property to include widening the travel lane to a minimum of 12 feet and installing a 2-foot curb and gutter. The improvement shall occur as part of the development of and prior to occupancy of the 3<sup>rd</sup> lot on the subject property, or 15 acres or more, cumulatively (whichever occurs first).
2. Prior to any development of the subject property, subdivision approvals shall be obtained and executed which provide property lines matching the zoning district boundaries so that no parcel shall be included in more than one zoning district. At the same time, right-of-way shall be dedicated on the County Road 300 West frontage of the subject property to result in a total half right-of-way along that frontage of 25 feet.
3. There shall only be one access point to County Road 300 West from the subject property. This access shall be a street (public or private) connecting 300 West and International Drive. This permitted access is not intended to allow direct driveway access to individual lots from 300 West. This street shall be located south of the existing residences on the west side of 300 West. The exact location shall be subject to Plan Commission review and approval during the subdivision process.



4. Only one access point shall be permitted along the State Road 58 frontage of the subject property, with that access being between the stream and the eastern property line.
5. A landscape buffer shall be installed along the County Road 300 West frontage of the subject properties that abut the residential homes to the west. The buffer shall include a berm that is a minimum of 8 feet in height; a staggered row of evergreen trees that area minimum of 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a 25-foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot prior to its occupancy. An easement establishing the buffer location shall be platted with the subdivision fulfilling commitment "2" above (regarding the replatting of the property).

#### **Plan Commission Options:**

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

#### **Decision Criteria:**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

##### **The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan promotes continued economic development in the Woodside/Walesboro area. It encourages growth to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services. This request represents this orderly development.

##### **The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* The current condition and character of the area is agriculture, commercial, and industrial. The subject property is surrounded by industrially zoned property on 3 sides.

##### **The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The Future Land Use Map of the Comprehensive Plan identifies this area as Commercial / Industrial. The properties which have frontage along State Road 58 (450 South) are more suited for commercial uses given the presence of the highway and their proximity to the interchange at Interstate 65. This property does not have State Road 58 frontage and is best suited for industrial development consistent with the other industrial properties to the north and east.

##### **The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The surrounding properties are either undeveloped or are current industrial uses, which could benefit from growth in industrial development on this property. Rezoning this property from I3 to I1 will not impact their use or value or property values city-wide.

##### **Responsible growth and development.**

*Preliminary Staff Comments:* This property is adjacent to other industrially zoned properties and is in close proximity to significant transportation routes in State Road 58 and I-65. Its inclusion in any industrial zoning district represents responsible growth and development.

Current Property Information:	
<b>Land Use:</b>	Vacant / Parking Lot
<b>Site Features:</b>	Open Space, Pond, Stone Parking Lot.
<b>Flood Hazards:</b>	None
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	None
<b>Vehicle Access:</b>	International Drive (Local, Suburban, Industrial)

Surrounding Zoning and Land Use:		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	I3c (Industrial: Heavy w/ commitments)	OSR Fasteners
<b>South:</b>	CRc (Commercial: Regional with commitments)	Agriculture
<b>East:</b>	I1 (Industrial: Light)	Cummins Olympia Building
<b>West:</b>	I3c (Industrial: Heavy w/ commitments)  CRc (Commercial: Regional w/ commitments)	Cummins Machine Integration Center  Agriculture

Zoning District Summary (Existing / Proposed):		
	<b>Existing Zoning: I3</b>	<b>Proposed Zoning: I1</b>
<b>Zoning District Intent:</b>	This zoning district is intended to provide locations for industrial manufacturing, productions, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.	This zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and no not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors, or materials.

<b>Permitted Uses:</b>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• Farm</li> </ul> <p><b>Communications / Utilities Uses</b></p> <ul style="list-style-type: none"> <li>• Communication service exchange</li> <li>• Sewage treatment plant</li> <li>• Utility substation</li> <li>• Water tower</li> </ul> <p><b>Public / Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• Parking lot / garage (as primary use)</li> <li>• Police, fire, or rescue station</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve / conservation area</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Conference center</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural products processing</li> <li>• Agri-industrial facility</li> <li>• Concrete / asphalt production facility</li> <li>• Contractors office</li> <li>• Dry cleaners (commercial)</li> <li>• Food &amp; beverage production</li> <li>• Light industrial assembly &amp; distribution</li> <li>• Light industrial processing &amp; distribution</li> <li>• Truck freight terminal</li> <li>• Research &amp; development facility</li> <li>• Warehouse &amp; distribution facility</li> </ul>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• Farm</li> </ul> <p><b>Communications / Utilities Uses</b></p> <ul style="list-style-type: none"> <li>• Communication service exchange</li> <li>• Utility substation</li> <li>• Water tower</li> </ul> <p><b>Public / Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• Parking lot / garage (as primary use)</li> <li>• Police, fire, or rescue station</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve / conservation area</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Conference center</li> <li>• Data processing / call center</li> <li>• Office uses</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Light industrial assembly &amp; distribution</li> <li>• Mini-warehouse self-storage facility</li> <li>• Research &amp; development facility</li> <li>• Warehouse &amp; distribution facility</li> <li>• Wholesale facility</li> </ul>
<b>Water and Sewer Service:</b>	Required	Required
<b>Lot and/or Density Requirements:</b>	<p>Minimum Lot Area:</p> <p>1 acre</p>	<p>Minimum Lot Area:</p> <p>22,000 square feet</p>



<b>Setbacks Required:</b>	<b>Side Yard Setback:</b> Primary structure – 20 feet Accessory structure – 20 feet <b>Rear Yard Setback:</b> Primary structure – 20 feet Accessory Structure – 20 feet <b>Front Yard Setback:</b> Arterial Street or Road – 50 feet Collector Street or Road – 35 feet Local Street or Road – 25 feet	<b>Side Yard Setback:</b> Primary structure – 10 feet Accessory structure – 10 feet <b>Rear Yard Setback:</b> Primary structure – 10 feet Accessory Structure – 10 feet <b>Front Yard Setback:</b> Arterial Street or Road – 50 feet Collector Street or Road – 35 feet Local Street or Road – 25 feet
<b>Height Restrictions:</b>	<b>Primary Structure:</b> 60 feet <b>Accessory Structure:</b> 40 feet	<b>Primary Structure:</b> 40 feet <b>Accessory Structure:</b> 40 feet
<b>Floor Area Requirements:</b>	N/A	N/A
<b>Primary Permanent Signs:</b>	Permitted 2 wall signs, up to 15 percent of the street facing wall or 350 square feet total, whichever is less.  Permitted 1 freestanding sign per frontage, up to 10 feet tall and 75 square feet in area each.	Permitted 2 wall signs, up to 15 percent of the street facing wall or 350 square feet total, whichever is less.  Permitted 1 freestanding sign per frontage, up to 10 feet tall and 75 square feet in area each.

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No concerns.
<b>City Utilities:</b>	I have no issues with the rezoning. We do have a sanitary sewer that runs north-south between the two properties that are proposed to be combined, so I would like to confirm that easement will remain.

### History of this Location:

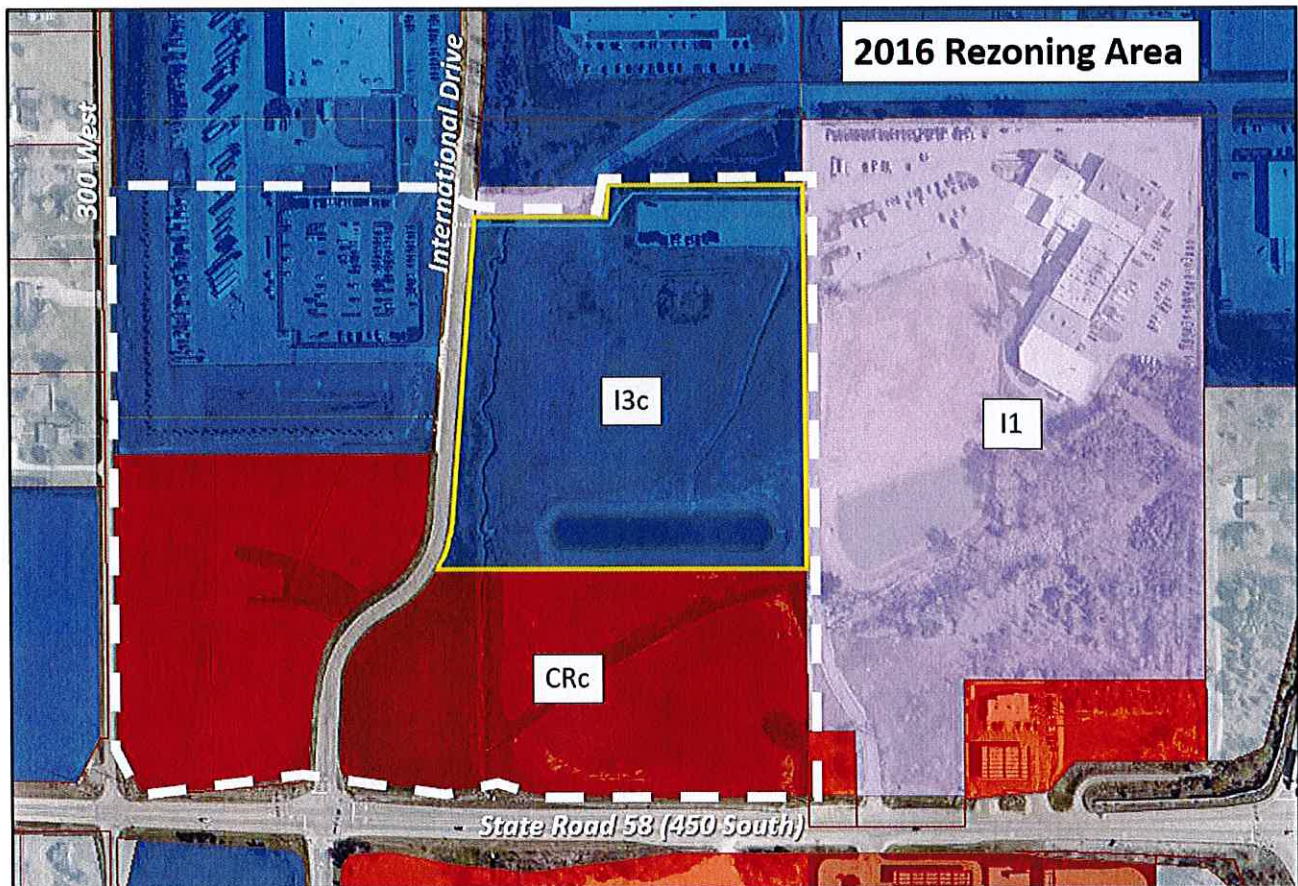
The relevant history of this property includes the following: This property was rezoned in 2016 (CRZ-16-08) from I1 (Industrial: Light) to I3c (Industrial: Heavy with commitments). This rezoning included properties to the south and to the west across International Drive (see properties outlined in dashed white line on the image below) including some that were rezoned from I1 (Industrial: Light) to CRc (Commercial: Regional with commitments). The rezoning included the commitments listed below;

1. Road improvements shall be completed on the County Road 300 West frontage of the property to include widening the travel lane to a minimum of 12 feet and installing a 2-foot curb and gutter. The



improvement shall occur as part of the development of and prior to occupancy of the 3<sup>rd</sup> lot on the subject property, or 15 acres or more, cumulatively (whichever occurs first).

2. Prior to any development of the subject property, subdivision approvals shall be obtained and executed which provide property lines matching the zoning district boundaries so that no parcel shall be included in more than one zoning district. At the same time, right-of-way shall be dedicated on the County Road 300 West frontage of the subject property to result in a total half right-of-way along that frontage of 25 feet.
3. There shall only be one access point to County Road 300 West from the subject property. This access shall be a street (public or private) connecting 300 West and International Drive. This permitted access is not intended to allow direct driveway access to individual lots from 300 West. This street shall be located south of the existing residences on the west side of 300 West. The exact location shall be subject to Plan Commission review and approval during the subdivision process.
4. Only one access point shall be permitted along the State Road 58 frontage of the subject property, with that access being between the stream and the eastern property line.
5. A landscape buffer shall be installed along the County Road 300 West frontage of the subject properties that abut the residential homes to the west. The buffer shall include a berm that is a minimum of 8 feet in height; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a 25-foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot prior to its occupancy. An easement establishing the buffer location shall be platted with the subdivision fulfilling commitment "2" above (regarding the replatting of the property).





### Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial / Industrial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY D-1-3:** Encourage development adjacent to already developed areas. *Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*
2. **POLICY J-2-3:** Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses. *Columbus' economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.*
3. **GOAL J-4 (Woodside / Walesboro Area):** Promote continued economic development in this area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
4. **POLICY J-4-1:** Encourage new industrial development to be similar to that experienced in this area in the past. *This area has been the location of significant industrial growth in recent years. These industrial parks are attractive and accessible. New development of a similar nature will enhance the strength of the existing businesses and continue to provide economic and job growth.*
5. **POLICY J-4-2:** Encourage the growth in this area to take place in an orderly manner. Where possible this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services. *Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.*
6. **POLICY J-4-3:** Designate the land bounded by CR 350 S, CR 400 W, CR 700 S, and SR 11 as an economic growth area. *While it will be many years before this entire area is occupied by industrial development, it is important to set aside an area to accommodate the growth and to discourage incompatible land uses which in turn will discourage desired industrial growth.*
7. **POLICY J-4-4:** Maintain manufacturing, offices, office/warehouse and similar uses as the principal uses in this area. *See Policy J-4-1.*

This property is located in the Woodside/Walesboro character area. The following Planning Principle(s) apply to this application: None.

### Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to rezone the subject property from I3c (Industrial: Heavy with commitments) to I1 (Industrial: Light) in order for it to be combined with the adjacent property to the east. A proposed administrative subdivision has been submitted to the Planning Department to combine these lots, but is contingent on this rezoning. The applicant has not shared any plans for future development of this property.
2. A creek is located along the subject property's International Drive frontage, which would need to be crossed in order to access the subject property. Each of the vehicle and pedestrian crossings over this creek are over small bridges. The plat of the subject property includes a shared access easement on the southwest corner of the property (along its frontage on International Drive) that it shares with the commercial properties to the south. This property also has an existing, but currently unutilized, curb cut from the private drive on the north property boundary which it can also receive access from.
3. A sidewalk has also been installed connecting the road frontage (International Drive) to the property to the east of the subject property. This sidewalk more broadly connects Cummins Machine Integration Center with the Cummins OLY property (east of subject property).
4. The gravel parking area constructed on the site is in violation of the Zoning Ordinance. There was no Zoning Compliance Certificate approved for this improvement (violation of Section 12.9 (B)(1)(d)). The design of the parking area is also in violation of Section 7.2 (Part 4)(A) of the Zoning Ordinance which requires all parking spaces and driveways in Industrial zoning districts to be paved,



marked/striped according to specifications listed in this same section of the Zoning Ordinance, as well as a violation of required landscaping specified in Section 8.1 (C)(1), (2), and (3).

5. The development of this property (which has already occurred with the construction of the gravel parking area) in combination with the Cummins Machine Integration Center across International Drive triggers rezoning (2016) commitment #1 – the improvement of 300 West. Improving 300 West, as described in the previous commitment, would require widening the travel lane to a minimum of 12 feet and installing a 2-foot curb and gutter.
6. Under the current I3 zoning, the subject property would be required a Buffer Yard Type A along its southern property boundary adjacent to property zoned CR (Commercial: Regional). A Buffer Yard Type A requires minimum width of 25 feet in addition to the minimum building setback, as well a fence or wall with landscaping, an opaque tree screen, or a combination of both. If the property is rezoned, the Zoning Ordinance requires a Buffer Yard Type B along I1 property boundaries adjacent to properties zoned CR (Commercial: Regional), like the property to the south of the subject property. A Buffer Yard Type B requires a minimum width of 15 feet in addition to the minimum building setback, as well as landscaping equating to roughly 2 large trees and 1 medium tree for every 50 linear feet of the property boundary. The property boundary adjacent to the CR (Commercial: Regional) zoned property is roughly 705 feet long.



# Location & Zoning Context (RZ-2024-008: Cummins Rezoning)





RESOLUTION NO. \_\_\_\_\_, 2024

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,  
INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH THE  
CENTRAL ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Columbus Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Columbus Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 14-2024 on May 20, 2024 (the “CRC Resolution”), which (1) expanded the previously declared Central Economic Development Area (the “Original Area”) to include certain additional parcels (such new area, the “2024 Expansion Area” and, together with the Original Area, the “Economic Development Area”), (2) designated the entirety of the 2024 Expansion Area as an allocation area, pursuant to Section 39 of the Act, to be part of the Consolidated Central Allocation Area, (3) designated Toyota Material Handling Inc., any of its successors, affiliates or assigns, and any equipment lessors of such entities as a “designated taxpayer” within the 2024 Expansion Area for purposes of Section 39.3 of the Act, and (4) adopted a supplement to the existing Economic Development Plan for the Economic Development Area (the “Plan Supplement”); and

WHEREAS, the City of Columbus Plan Commission, on June 12, 2024, approved and adopted a resolution (the “Plan Commission Order”) determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Columbus, Indiana (the “City”) and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution and the Plan Commission Order to the Common Council of the City.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Common Council of the City (the “Common Council”) determines that the CRC Resolution and the Plan Supplement, in all respects, conform to the plan of development for the City, and approves, in all respects, the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. Pursuant to Section 41(c) of the Act, the Common Council hereby approves the determination that the 2024 Expansion Area is an economic development area pursuant to the Act.

3. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.



DULY PASSED on this \_\_\_\_ day of \_\_\_\_\_, 2024, by the Common Council of the City of Columbus, Indiana, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

COMMON COUNCIL  
CITY OF COLUMBUS, INDIANA

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Luann Welmer, Clerk

Presented by me to the Mayor of the City of Columbus, Indiana, for her approval or veto pursuant to Indiana Code § 36-4-6-15 and -16, this \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Luann Welmer, Clerk

This Resolution having been passed by the legislative body and presented to me is approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1), this \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Mary K. Ferdon, Mayor of the City of Columbus, Indiana

Attest:

\_\_\_\_\_  
Luann Welmer, Clerk

**GENERAL RESOLUTION NO. 2024-02**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**amendments to the Declaratory Resolution and Economic Development Plan  
for the Central Economic Development Area**

**WHEREAS**, the Columbus Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development, the Comprehensive Plan, for the City of Columbus, Indiana (the "City"); and

**WHEREAS**, the City of Columbus Redevelopment Commission (the "Redevelopment Commission") on May 20, 2024, approved and adopted its Resolution No. 14-2024 (the "Declaratory Resolution") approving certain amendments to the declaratory resolution and economic development plan for the Central Economic Development Area (the "Economic Development Area"), in connection with the expansion of the Economic Development Area to include certain additional parcels; and

**WHEREAS**, the Redevelopment Commission has submitted the Declaratory Resolution, including the amended economic development plan, to this Plan Commission; and

**WHEREAS**, in reviewing the location and extent of the expanded Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by its future development.

**NOW, THEREFORE, BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana as follows:

1. The Declaratory Resolution, including the amended economic development plan, conforms to the plan of development for the City.
2. The Plan Commission hereby approves the Declaratory Resolution, including the amended economic development plan. This resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the economic development plan pursuant to Indiana Code Section 36-7-14-16, as amended.
3. A copy of the Declaratory Resolution and economic development plan shall be filed with the minutes of this meeting.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12<sup>TH</sup> DAY OF JUNE,  
2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**



Dennis W. Baute, Presiding Officer

**ATTEST:**

  
Laura Garrett, Secretary



**RESOLUTION NO. 14-2024**

**RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION  
AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN  
FOR THE CENTRAL ECONOMIC DEVELOPMENT 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") which established and amended an economic development area known as the "Central Economic Development Area" (the "Development Area"), designated a portion of the Development Area as a separate allocation area pursuant to Section 39 of the Act, known as the "Consolidated Central Allocation Area" (the "Allocation Area"), and approved an economic development plan (the "Plan") for the Development Area, pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and the Plan to (1) add the parcels described on Exhibit A hereto (the "2024 Expansion Area") to the Development Area, (2) designate the entirety of the 2024 Expansion Area as an allocation area, pursuant to Section 39 of the Act, to be part of the Consolidated Central Allocation Area, (3) designate a "designated taxpayer" within the 2024 Expansion Area, and (4) adopt a supplement to the Plan attached hereto as Exhibit B (the "2024 Plan Supplement") (clauses (1) through (4), collectively, the "2024 Amendments"); and

WHEREAS, the 2024 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, Section 39.3 of the Act authorizes the Commission to designate a "designated taxpayer," if the Commission finds that (i) the designated taxpayer's property in an allocation area consists primarily of industrial, manufacturing, warehousing, research and development, processing, distribution or transportation related projects; and (ii) the designated taxpayer's property in an allocation area does not consist primarily of retail, commercial or residential projects; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Redevelopment Commission deems it advisable to apply the provisions of said Section 39, 39.3, 41 and 43 of the Act to the 2024 Amendments; and

WHEREAS, the Commission now desires to approve the 2024 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 2024 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 Plan for the Development Area, as amended to include the 2024 Amendments, 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 2024 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution as provided in the 2024 Amendments and to continue to develop the Development Area, as amended the 2024 Amendments, under the Act and in accordance with the Plan.

5. The accomplishment of the Plan for the Development Area, as amended by the 2024 Amendments, 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 2024 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2024 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 2024 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 Development Area, as amended by the 2024 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the



required procedures for amending the Plan, as amended by the 2024 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 2024 Amendments, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2024 Amendments are hereby in all respects approved.

13. The 2024 Expansion Area, as described in Exhibit A hereto, is hereby designated as an “allocation area” pursuant to Section 39 of the Act, to be part of the Consolidated Central 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 Consolidated Central Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) 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)(5) of the Act, as the same may be amended from time to time.

14. The Commission hereby designates Toyota Material Handling Inc., any of its successors, affiliates or assigns, and any equipment lessors of such entities as a “designated taxpayer” for purposes of Section 39.3 of the Act, with respect to the 2024 Expansion Area (collectively, the “Designated Taxpayer”). The Commission hereby finds with respect to the Designated Taxpayer that:

a. taxes to be derived from the depreciable personal property of the Designated Taxpayer to be located in the 2024 Expansion Area, in excess of the taxes attributable to the base assessed value of such personal property, are needed to pay debt service or to provide security for bonds issued under Section 25.1 of the Act or to make payments or to provide security on leases payable under Section 25.2 of the Act, in order to provide local public improvements in or directly serving or benefiting the Consolidated Central Allocation Area, including the 2024 Expansion Area;

b. the property of the Designated Taxpayer in the 2024 Expansion Area will consist primarily of industrial, manufacturing, warehousing, research and development,

processing, distribution or transportation related projects or regulated amusement devices and related improvements; and

c. the property of the Designated Taxpayer in the 2024 Expansion Area will not consist primarily of retail, commercial or residential projects, other than an amusement park or tourism industry project.

Based upon the foregoing and in accordance with Section 39.3 of the Act, the Commission hereby determines that the term "property taxes," referred to herein, shall mean taxes imposed under IC 6-1.1 on real property and taxes imposed under IC 6-1.1 on the depreciable personal property located and taxable on the site of operations of the Designated Taxpayer in the 2024 Expansion Area.

15. The allocation provisions in Section 13 and 14 hereof shall apply to all of the 2024 Expansion Area. The Commission hereby finds that these allocation provisions allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Development Area as contemplated by the Plan, as supplemented by the 2024 Amendments, thereby facilitating additional investment in the Development Area. The Commission hereby further finds that the adoption of this allocation provision will result in new property taxes in the 2024 Expansion Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit B hereto. The base assessment date for the 2024 Expansion Area is January 1, 2024.

16. The foregoing allocation provisions in Sections 13 and 14 hereof shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 2024 Expansion 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 2024 Expansion Area.

17. 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.

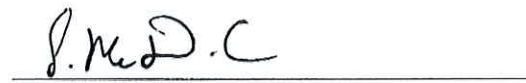
18. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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



Adopted the 20<sup>th</sup> day of May, 2024.

CITY OF COLUMBUS REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President  
\_\_\_\_\_  
Vice President  
\_\_\_\_\_  
Secretary  
\_\_\_\_\_  
Member  
\_\_\_\_\_  
Member

## EXHIBIT A

### Parcels in the 2024 Expansion Area

The following parcels comprise the 2024 Expansion Area that are added to the Central Economic Development Area and the Consolidated Central Allocation Area, and are depicted in the yellow-shaded area of the map attached below:

#### PARCEL ID NUMBERS:

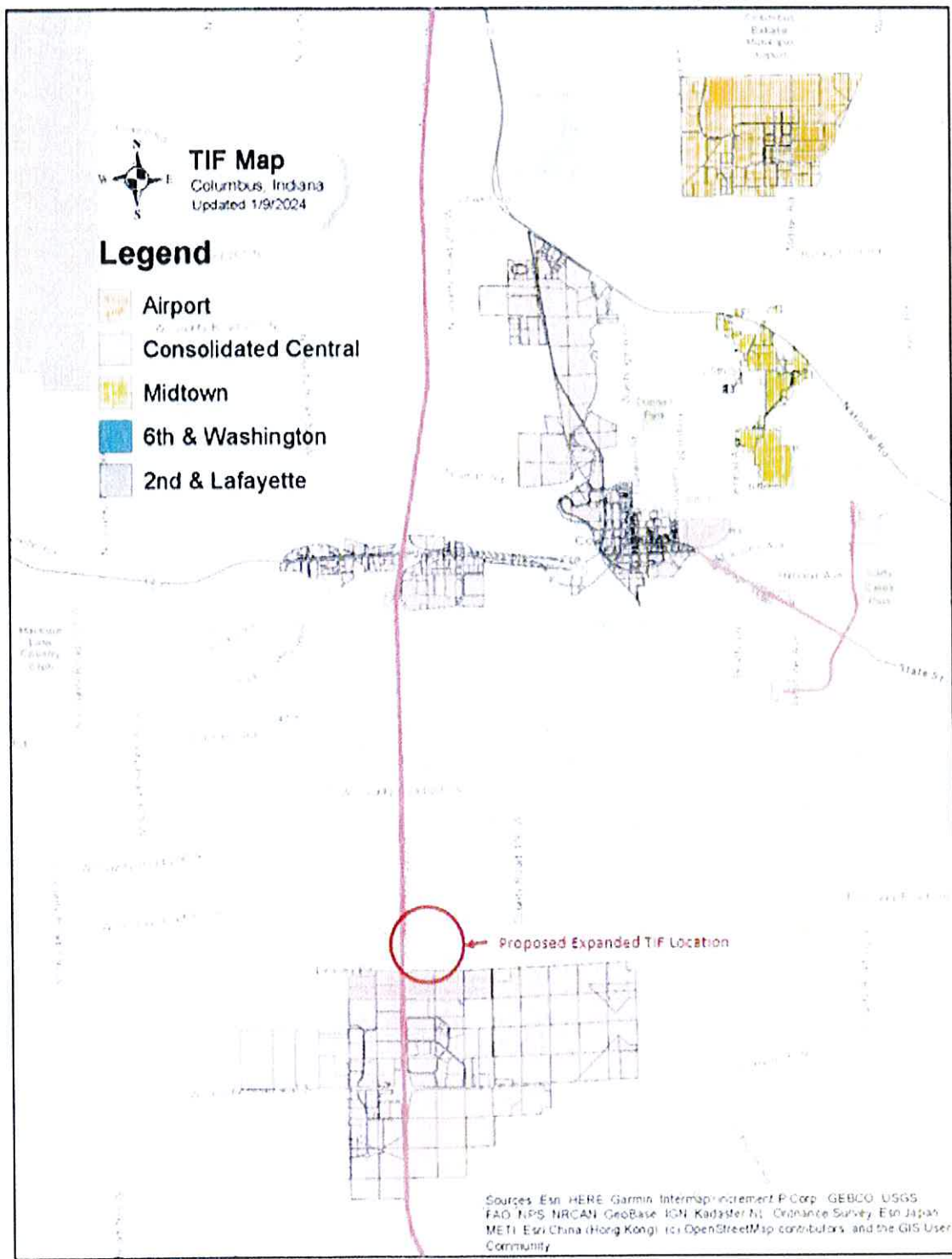
03-85-10-000-004.000-020

03-85-10-000-002.901-020

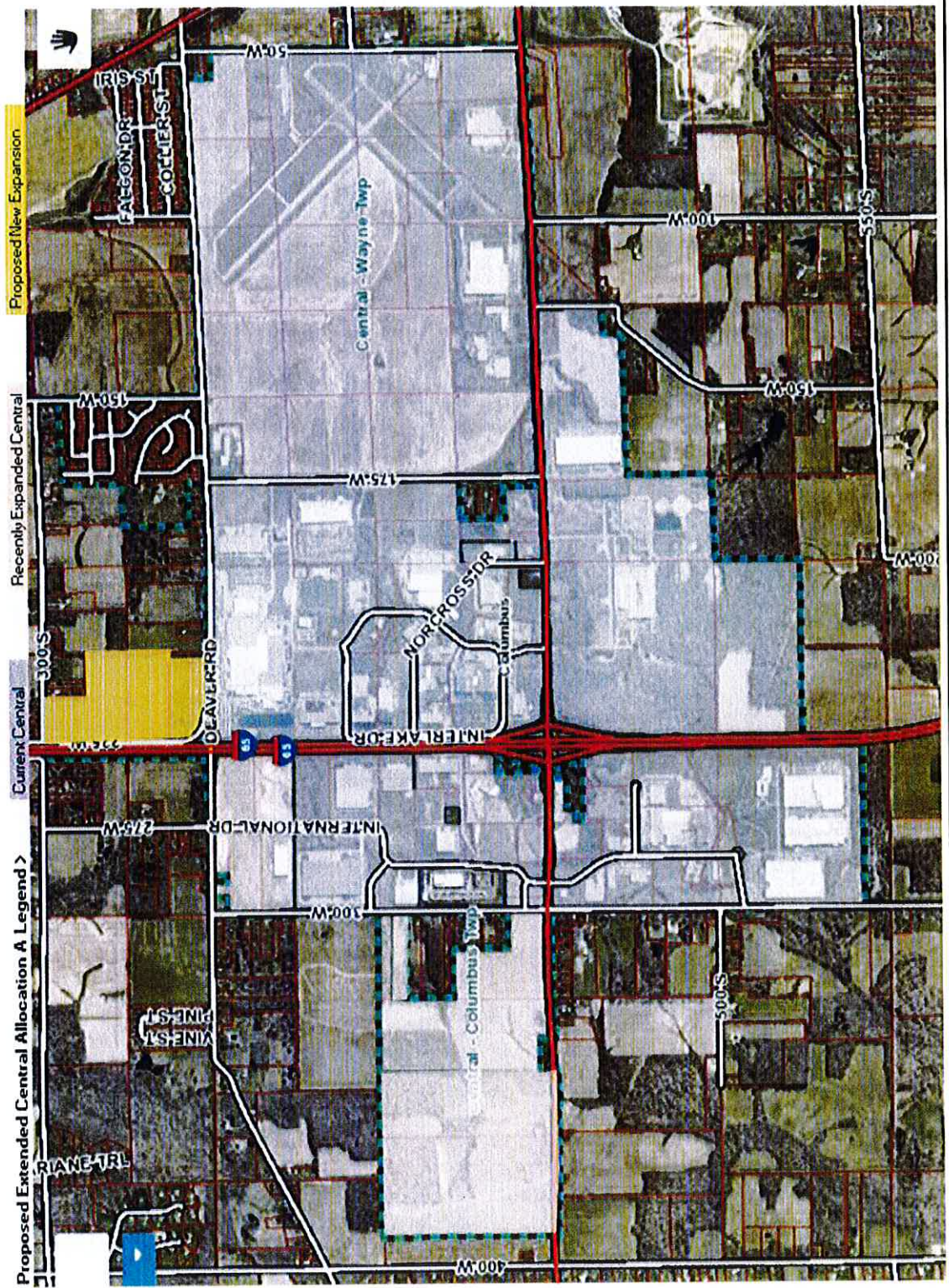
03-85-10-000-002.900-020













## **EXHIBIT B**

### **2024 Plan Supplement**

The Economic Development Plan for the Central Economic Development Area, as amended by the 2024 Expansion Area, is hereby supplemented by adding the following projects to the Plan:

In order to accomplish the Plan, the Commission currently estimates that it will proceed to carry out the design, acquisition, construction, installation and/or equipping of local public improvement projects in, serving or benefitting the Central Economic Development Area, as amended to include the 2024 Expansion Area (collectively, the "Area"), which are necessary to facilitate the orderly development in the 2024 Expansion Area, including, but not limited to, select site improvements, sanitary sewer improvements, storm water improvements, other utility improvements and relocations, and/or road and sidewalk improvements located in, physically connected to, or directly serving or benefitting the Area (collectively the "Projects"), in order to support the construction and operation of a proposed \$90,000,000 industrial warehouse facility to be undertaken by Toyota Material Handling Inc., any of its successors, affiliates or assigns (collectively, "Toyota").

Because the Commission does not intend to acquire any interests in real property for the Projects at this time, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the Projects. The estimated cost of the Projects to the Commission is projected to range from \$4,000,000 to \$10,000,000; however, such estimated costs will be refined as specific details and timing of the Projects are determined. The Commission anticipates capturing tax increment revenues from the Consolidated Central Allocation Area and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Projects.

The Commission has determined that the full development of the 2024 Expansion Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Consolidated Central Allocation Area (including the 2024 Expansion Area) to the Projects described above, due to the lack of adequate infrastructure and other local public improvements in or serving the 2024 Expansion Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the 2024 Expansion Area. The Commission hereby finds that designating the 2024 Expansion Area as an allocation area, and designating Toyota as a "designated taxpayer" with to depreciable personal property of Toyota in the 2024 Expansion Area, will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the 2024 Expansion Area, thereby facilitating additional investment in the Consolidated Central Allocation Area (including the 2024 Expansion Area) that would otherwise not occur.

**RESOLUTION NO. \_\_\_\_\_, 2024**

**A RESOLUTION ADOPTING THE PROVISIONS UNDER INDIANA CODE § 5-23-1-1, ET SEQ. FOR PUBLIC-PRIVATE BUILD OPERATE TRANSFER AGREEMENTS**

**WHEREAS**, Indiana Code § 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

**WHEREAS**, Indiana Code § 36-5-2-9 authorizes the City of Columbus, Indiana (“City”) to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

**WHEREAS**, Indiana Code § 5-23-1-1, et seq. permits a political subdivision to enter into public private agreements pursuant to which a private developer may be contracted with to construct a public facility, operate that facility for a fixed period of time, and transfer that public facility to the political subdivision at the conclusion of that fixed period of time. This statute is commonly referred to as the Build Operate Transfer (“BOT”) Statute; and

**WHEREAS**, in order for governing bodies of the City to enter into BOT Agreements, Indiana Code § 5-23-1-1 requires that the City Council adopt by ordinance or resolution the provisions of the BOT statute; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana (the “Council”), has considered the provisions of Indiana Code § 5-23-1-1, et seq.; and

**WHEREAS**, the Council now desires to adopt the provisions of Indiana Code § 5-23-1-1, et seq. by this resolution pursuant to Indiana Code § 5-23-1-1; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF COLUMBUS, INDIANA AS FOLLOWS:**

**SECTION 1.** The City Council hereby adopts the provisions of Indiana Code § 5-23-1-1, et seq. in accordance with Indiana Code § 5-23-1-1 and authorizes governing bodies of the City to enter into BOT Agreements as defined in Indiana Code § 5-23-2-3.

**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.



**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_m.

\_\_\_\_\_  
Mary K. Ferdon  
Mayor of the City of Columbus, Indiana



Community Development

MEMORANDUM

**TO:** Common Council Members  
**FROM:** Robin S. Hilber  
**RE:** Tuesday, July 2, 2024 IRC Meeting  
Tax Abatement Request for Haw Creek Meadows by Housing Partnerships, Inc  
**DATE:** June 21, 2024

Good afternoon, all. We have received a request from Housing Partnerships, Inc for real property tax abatement on an investment of \$14,440,000 for an affordable housing development project at 2100 Midway Street. This is the site of the former Columbus Health and Rehabilitation Center which has been vacant and is blighted. After demolition of the blighted building, a new facility will be constructed. This new development will be called Haw Creek Meadows and consists of 64 units of affordable housing within a four-story building with an elevator. The project will offer one, two, and three-bedroom units as well as a childcare facility for residents and other members of the community.

This parcel is not in a previously designated Economic Revitalization Area so the Declaratory Resolution for ERA will be presented at the July 2<sup>nd</sup> meeting. The Confirmatory Resolution for the ERA and a Public Hearing will be held at the July 16<sup>th</sup> meeting. If the ERA is approved, the Tax Abatement for the project will also be presented on July 16<sup>th</sup> for action.

Should you have any questions regarding this, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in black ink that reads 'Robin S. Hilber'.

Robin S. Hilber  
Director of Community Development

Attachments

cc: Mayor Mary K. Ferdon  
Eric Frey, Executive Director of Administration  
Frank Miller, Common Council President  
Alex Whitted, City Attorney  
Jeff Rocker, Common Council Attorney  
Jason Hester, President, Greater Columbus Economic Development Corporation





**Board of Directors**

**President**

Grace Kestler  
Bartholomew County

**Vice President**

Megan Cherry  
Jackson County

**Secretary/Treasurer**

Blake Reed  
Bartholomew County

**At-Large**

Maci Baurle  
Jackson County

Maria Rodriguez  
Bartholomew County

June 20, 2024

Ms. Robin Hilber  
Director of Community Development  
City of Columbus  
123 Washington Street  
Columbus, IN 47201

RE: Tax Abatement for Real and/or Personal Property  
2100 Midway Street, Columbus, IN 47201

Dear Ms. Hilber:

Housing Partnerships, developer of affordable housing, is planning the new construction of 64 units of affordable housing located at the dilapidated site at 2100 Midway Street.

The site is a former dilapidated, blighted nursing home at 2100 Midway Street, Columbus. The first phase of this project would be comprised of demolishing the old building and constructing a 64-unit affordable housing project within a 4-story building with elevator. Providing affordable housing for 30% AMI, 50% AMI, and 60% AMI for individuals or families. A unique inclusion with this project would be commercial space for much needed childcare available to residents and nonresidents of the complex. Matching local childcare to the greatest need of the community. Interior white space and outside playgrounds would be built based on the licensed childcare providers square footage needs for the childcare programs implemented.

The improvements will entail an investment of approximately \$14,440,000 for a total investment of approximately \$20,000,000. As a result of this new construction, 1.5 FTE jobs will be added by December 31, 2026 with an expected average wage of \$24.61. An estimated 100 temporary construction jobs will be created to construct the building. 64 units of affordable housing and a day care will be created as a result of this project.

We respectfully request approval of a standard ten-year tax abatement (phase-in) on the net new taxes associated with the building improvements (Real Property).

Attached hereto are the following exhibits:

- A) Aerial Map of Project Location
- B) Application for Tax Abatement

We request that you place this item on Council Agenda at the earliest convenient date. If you have any questions or require additional information, please call Jonathan Ehke of Gratus Development, LLC at 317-987-2700 or email [jonathan@gratusdevelopment.com](mailto:jonathan@gratusdevelopment.com).

Sincerely, *Kevin Johnson*

Kevin Johnson  
Executive Director  
Housing Partnerships

cc: Hon. Mary Ferdon, Mayor  
Mr. Alex Whitted, City Attorney  
Mr. Jeff Rucker, City Council Attorney  
Mr. Jason Hester, President,  
Greater Columbus Economic Development

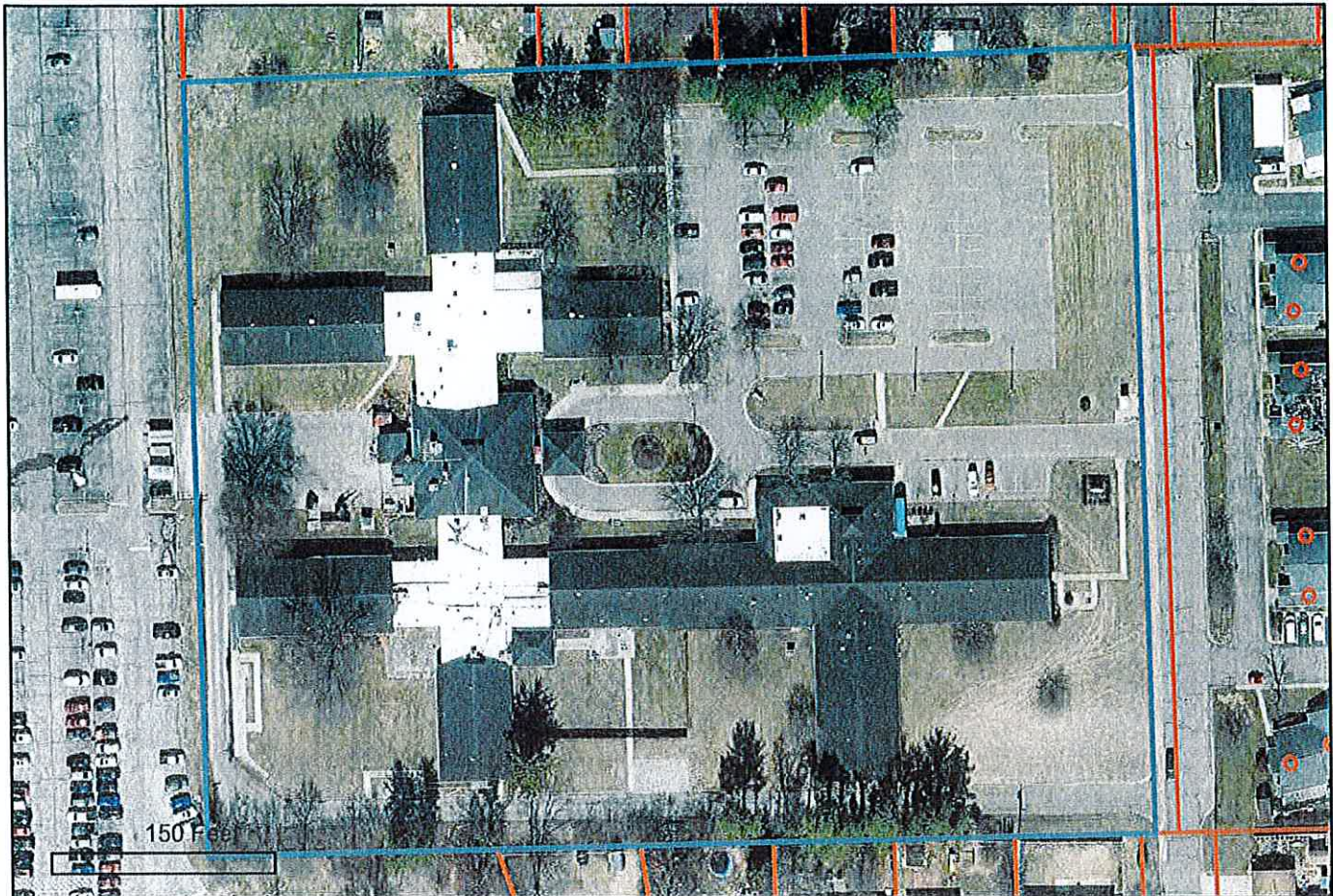
1531 13th Street, Suite  
G900  
Columbus, Indiana  
47201-1302  
812-372-6918  
Toll Free 1-866-644-6407  
Fax 812-372-7846  
[www.thrive-alliance.org](http://www.thrive-alliance.org)





# Bartholomew County, IN

2100 MIDWAY ST, COLUMBUS, IN 47201  
03-96-17-000-000.700-005



## Parcel Information

Parcel Number: 03-96-17-000-000.700-005

Alt Parcel Number:

Property Address: 2100 MIDWAY ST  
COLUMBUS, IN 47201

Neighborhood: Com Fringe AV 005

Property Class: Nursing Home & Private Hospital

Owner Name: HOUSING PARTNERSHIPS INC

Owner Address: 1531 13TH ST G900  
COLUMBUS, IN 47201

Legal Description: Commencing at the SW corner of  
Section 17, T9N, R6E; thence Nerly  
909ft.; thence Eerly 250ft.; to the  
P.O.B.;thence Eerly 657ft.; thence  
Nerly 523ft.; thence Werly 655ft.;  
thence Serly 522ft. to the P.O.B.;  
EXCEPT: 15' off the East side

## Taxing District

Township: COLUMBUS TOWNSHIP

Corporation: BARTHOLOMEW CONSOLIDATED

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	329377.0	
13	15600.0	



## SECTION A

## APPLICANT INFORMATION



This application MUST BE submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	Housing Partnerships	Project Name (if applicable):	Haw Creek Apartments
Website:	www.thrive-alliance.org	NAICS 6-Digit Code:	Click here to enter text.
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input checked="" type="checkbox"/> SINGLE-LOCATION <input type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	Click here to enter text.		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? <sup>1</sup> If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES <sup>1</sup> <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? <sup>2</sup> If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <sup>2</sup>
Has the company been awarded local abatement or other incentive support in any of the prior years? <sup>3</sup> Which years? <input type="checkbox"/> '12 <input type="checkbox"/> '13 <input type="checkbox"/> '14 <input type="checkbox"/> '15 <input type="checkbox"/> '16 <input type="checkbox"/> '17 <input type="checkbox"/> '18 <input type="checkbox"/> '19 <input type="checkbox"/> '20 <input type="checkbox"/> '21 <input type="checkbox"/> '22 <input type="checkbox"/> '23			<input type="checkbox"/> YES <sup>3</sup> <input checked="" type="checkbox"/> NO
Local Senior Official Name	Kevin Johnson	Title:	Director, Thrive Alliance
Name of Contact Person (For application and/or compliance follow-up)	Jonathan Ehlke	Title:	Owner, Gratus Development, LLC
	Email: jonathan@gratusdevelopment.com	Phone:	317-987-2700

## SECTION B

## LOCATION AND STATUS OF PROPOSED PROJECT

<b>Township (Tax District)</b> <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clay <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input checked="" type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Clifford <input type="checkbox"/> German <input type="checkbox"/> Jonesville <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Clifty <input type="checkbox"/> Harrison <input type="checkbox"/> Ohio <input type="checkbox"/> Columbus/German <input type="checkbox"/> Edinburgh <input type="checkbox"/> Hartsville <input type="checkbox"/> Rockcreek <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> Edinburgh Annex <input type="checkbox"/> Hawcreek <input type="checkbox"/> Sandcreek <input type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Wayne		<b>What type of investment are you seeking support for?</b> (Check all that apply) <input type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input type="checkbox"/> Information Technology Equipment (SB-1/PP) <input checked="" type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C	
<b>Zoning (Current)</b> <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> CC <input type="checkbox"/> CR <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input checked="" type="checkbox"/> Other: RM			
Project Address:		2100 Midway Street, Columbus, IN 47201	
Parcel Number:		03-96-17-000-000.700-005	
Legal Description:		attached	
Name & Address of Titled Landowner:		Housing Partnerships, Inc. 1531 13 <sup>th</sup> Street G900 Columbus, IN 47201	
Have improvements or construction begun?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Has any of the proposed equipment been installed? (Personal Property)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Have you applied for and/or received a State of Indiana offer of incentives?		<input type="checkbox"/> Approved <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Not Applying <input type="checkbox"/> We would like more information about State of Indiana incentives	
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see IC 6-1.1-12.1-1		<input type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input checked="" type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input checked="" type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input type="checkbox"/> Other (Please describe in Section C)	



**SECTION C PROJECT DESCRIPTION**

Please include any additional information that you think will be beneficial to the community's understanding and support of this project. If applicable, please also include a description of any estimated off-site public infrastructure upgrade requirements.

The site is a former dilapidated, blighted nursing home at 2100 Midway Street, Columbus. The first phase of this project would be comprised of demolishing the old building and constructing a 64-unit affordable housing project within a 4-story building with elevator. Providing affordable housing for 30% AMI, 50% AMI, and 60% AMI for individuals or families. A unique inclusion with this project would be commercial space for much needed childcare available to residents and nonresidents of the complex. Matching local childcare to the greatest need of the community. Interior white space and outside playgrounds would be built based on the licensed childcare providers square footage needs for the childcare programs implemented.

This project is designed to provide intergenerational support to both children, parents and seniors while addressing several of our community's major needs. Lack of affordable housing for families, individuals, seniors, and a lack of childcare in the community. Plans include having a beautiful, inviting, substantial greenspace with walking trail, garden area, picnic area and playground.

**SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)**

Current Land AV:	\$1,940,600.00	Current Parcel Size (Acres):	7.69	Current Building AV:	\$1,745,600.00	Current Building Size (SF):	72,611
Calendar Year	Land/Building Purchase Price	Annual Lease Payment		Cost of New Construction or Improvements		Building Size (TOTAL SF)	
20 25	\$ 1,500,000.00	\$ 0.00		\$ 14,440,000		97,128	
20 __	\$ 0.00	\$ 0.00		\$ 0.00		#	
20 __	\$ 0.00	\$ 0.00		\$ 0.00		#	
<b>TOTAL</b>	\$ 0.00	\$ 0.00		\$ 0.00		#	

**VACANT COMMERCIAL BUILDING STATUS (ONLY REQUIRED FOR FORM SB-1/VBD, IF APPLICABLE)**

Is the building zoned for either commercial or industrial purposes?

☐ Yes ☒ No

Has the building been vacant for at least one year?

☒ Yes ☐ No

Evidence Provided (Attach Copies):

☐ Certificate of Occupancy ☐ Utility Receipts  
☐ Lease Agreements ☒ Other

**RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)**

Has the area been designated a Residentially Distressed Area? ☐ Yes ☐ No

**SECTION E ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)**

Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	* IC 6-1.1-12.1-1 defines the types of equipment purchases that are "abatable" or not. Generally speaking, <b>manufacturing, R&amp;D, logistics, and I.T.</b> equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered "new" and therefore "abatable". Please consult a professional tax advisor for further guidance.
20 __	\$ 0.00	\$ 0.00	\$ 0.00	
20 __	\$ 0.00	\$ 0.00	\$ 0.00	
20 __	\$ 0.00	\$ 0.00	\$ 0.00	
<b>TOTAL</b>	\$ 0.00	\$ 0.00	\$ 0.00	

As a percent of the total machinery & equipment investment shown above, which depreciation pool(s) will be utilized? (Default is Pool 2)

POOL	POOL 1 (1-4 YEAR LIFE)	POOL 2 (6-8 YEAR LIFE)	POOL 3 (9-12 YEAR LIFE)	POOL 4 (13 YEARS PLUS)	TOTAL (ALL POOLS)
%	#	#	#	#	100%



**SECTION F ESTIMATE OF EMPLOYEES AND SALARIES4**
**EMPLOYMENT & WAGES BY OCCUPATION TYPE**

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in the Columbus, IN MSA, please visit Bureau of Labor Statistics, OES data at [http://www.bls.gov/oes/current/oes\\_18020.htm](http://www.bls.gov/oes/current/oes_18020.htm). For assistance calculating "Blended" wages, please call Greater Columbus EDC at 812-378-7300. **NOTE: Applicant is never required to indicate salaries paid to an individual position, so if only one job is to be employed under a certain occupation, applicant may add that position to another category or mark "N.D." for the individual wage.**

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2022
11-0000 Management Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$47.31
13-0000 Business and Financial	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$34.10
15-0000 Computer and Math	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$39.53
17-0000 Engineering Occupations	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$45.62
41-0000 Sales and Related	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$19.47
43-0000 Office and Administrative	#	\$ 0.00	1	\$ 0.00	\$	\$ 0.00	\$20.64
49-0000 Maintenance and Repair	#	\$ 0.00	.5	\$ 0.00	\$ 0.00	\$ 0.00	\$25.68
51-0000 Production/Manufacturing	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$21.51
53-0000 Transport/Material Moving	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	\$18.54
All Other Jobs (Not Counted Above)	#	\$ 0.00	#	\$ 0.00	\$ 0.00	\$ 0.00	N.A.
<b>TOTALS &amp; BLENDED AVERAGES</b>	#	\$ 0.00	1.5	\$ 24.61	\$ 24.61	\$ 76,800	\$20.75

**ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT**

CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/ LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
20 26	0	+ 1.5	= 1.5	# %	\$ 76,800	0 %	0 %
20	#	+ #	= #	# %	\$ 0.00	# %	# %
20	#	+ #	= #	# %	\$ 0.00	# %	# %
20	#	+ #	= #	# %	\$ 0.00	# %	# %

**BENEFITS & OTHER**

<input checked="" type="checkbox"/> Health/Medical <input checked="" type="checkbox"/> Dental/Vision <input checked="" type="checkbox"/> Life Ins. <input checked="" type="checkbox"/> 401K/Retirement <input type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input type="checkbox"/> Other	Approximate Fringe Value (per hour)?	\$ 5
What percent of your workforce resides (or will reside) within the county?		100 %

**JOB TRAINING**

Describe the company's workforce training needs and plans for this location:	Training Budget:	\$ 0.00
Click here to enter text.		

**SECTION G APPLICANT CERTIFICATION**

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative <i>Kevin Johnson</i>	Title HPI Executive Director	Date 6/18/2024
--	---------------------------------	-------------------


**DON'T FORGET YOUR ATTACHMENTS!**

- ☐ Form(s) SB-1    ☐ Cover Letter    ☐ Map or Aerial of Project    ☐ Bankruptcy Explanation (if applicable)  
☐ Additional Information (if applicable or desired by applicant)





# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 \_\_\_\_ PAY 20 \_\_\_\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

Housing Partnerships

Address of taxpayer (number and street, city, state, and ZIP code)

1531 13th Street, Suite G900, Columbus, IN 47201

Name of contact person

Kevin Johnson

Telephone number

( 812 ) 376-9458

E-mail address

kjohnson@thrive-alliance.org

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Resolution number

Location of property

2100 Midway Street

County

Bartholomew

DLGF taxing district number

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

demolition of existing dilapidated structure. new construction of 64 units of family affordable housing along with day care services available to public

Estimated start date (month, day, year)

8/1/2025

Estimated completion date (month, day, year)

11/1/2026

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number

0.00

Salaries

\$0.00

Number Retained

0.00

Salaries

\$0.00

Number Additional

1.50

Salaries

\$24.61

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		3,686,200.00
Plus estimated values of proposed project	14,440,000.00	
Less values of any property being replaced		1,745,600.00
Net estimated values upon completion of project	14,440,000.00	

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits _____	

## SECTION 6

### TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Kevin Johnson

Date signed (month, day, year)

6/20/2024

Printed name of authorized representative

Kevin Johnson

Title

Executive Director



# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC 6-1.1-12.1-17

### Abatement schedules

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. \_\_\_\_\_, 2024

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON**

**HAW CREEK MEADOWS (BY HOUSING PARTNERSHIPS, INC)  
2100 MIDWAY STREET, COLUMBUS, IN 47201**

**LEGAL DESCRIPTION:** Commencing at the Southwest corner of Section 17, Township 9 North, Range 6 East; thence northerly 909 ft.; thence easterly 250 ft.; to the Point of Beginning; thence easterly 657 ft.; thence northerly 523 ft.; thence westerly 655 ft.; thence southerly 522 ft. to the Point of Beginning; **EXCEPT:** 15 feet off the East side.

**PARCEL #03-96-17-000-000.700-005**

*WHEREAS*, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

*WHEREAS*, the Columbus Common Council further recognizes that is in the best interest of the City of Columbus to provide incentives to stimulate investment within the community; and

*WHEREAS*, INDIANA CODE 6-1.1-12.1 *et. seq.* provides for a program of the real property tax abatement within economic revitalization areas and provides the adoption of such a program; and

*WHEREAS*, the Columbus Common Council desires to establish such an economic revitalization area within the city of Columbus; and

*WHEREAS*, a certain area legally described and shown on **Exhibit A**, which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

*WHEREAS*, **HOUSING PARTERSHIPS, INC** has acquired real estate shown on **Exhibit A** and intends to rehabilitate the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and



**WHEREAS**, the said site is zoned as Residential Multifamily (RM) according to an official zoning map of the city of Columbus, State of Indiana which permits the development of the proposed facilities by right; and

**WHEREAS**, in accordance with INDIANA CODE at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 1.5 permanent positions by the end of 2026 with an additional estimated 100 temporary positions for the construction of the buildings. The proposed project would have an approximate total estimated budget of \$20 million with the real property improvement comprising approximately \$14,440,000 of the total and would provide 64 units of affordable housing.

**NOW, THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana that:

Section 1. The area legally described and shown on the attached **Exhibit A** is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under INDIANA CODE 6-1.1-12.1 et seq.

Section 2. The City of Columbus Common Council hereby determines that it is in the best interest of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The City of Columbus Common Council hereby determines that the area legally described and shown on the attached **Exhibit A** is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of INDIANA CODE 6-1.1-12.1 et seq.

Section 4. The City of Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in **Exhibit A** attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the City of Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Common Council shall take final action determining whether the qualifications for the economic revitalization area have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on  
this \_\_\_\_ day of July 2024.

\_\_\_\_\_  
Frank Miller, President  
City of Columbus Common Council

**ATTEST:**

I hereby certify that the foregoing within and attached resolution was duly passed by the  
Common Council of the City of Columbus, Indiana, at a meeting thereof held on the  
\_\_\_\_ day of July 2024, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City  
of Columbus, Indiana, on the \_\_\_\_ day of July 2024, is presented by me this \_\_\_\_ day of  
July 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_.M, to the Mayor of the City of Columbus,  
Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council



The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of July 2024, is approved by me this \_\_\_\_ day of July 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor  
City of Columbus

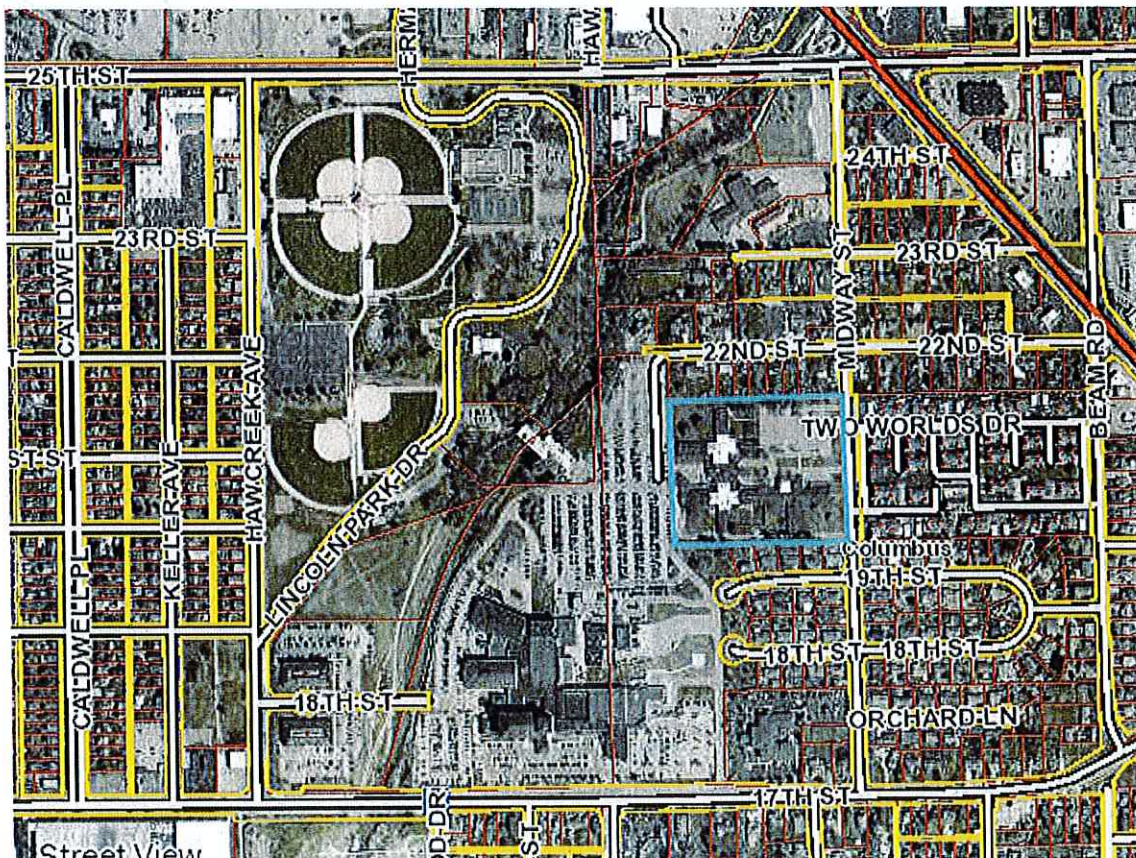
## Exhibit A

### Aerial Map of Project Location

**HAW CREEK MEADOWS  
(HOUSING PARTNERSHIPS, INC.)  
2100 Midway Street, Columbus, Indiana 47201**

**LEGAL DESCRIPTION:** Commencing at the Southwest corner of Section 17, Township 9 North, Range 6 East; thence northerly 909 ft.; thence easterly 250 ft.; to the Point of Beginning; thence easterly 657 ft.; thence northerly 523 ft.; thence westerly 655 ft.; thence southerly 522 ft. to the Point of Beginning; EXCEPT: 15 feet off the East side.

**Parcel Number:** 03-96-17-000-000.700-005





RESOLUTION NO. \_\_\_\_, 2024

**A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE PRESIDENT OF THE COMMON COUNCIL TO EXECUTE  
THE STATEMENT OF BENEFITS FORM**

**HAW CREEK MEADOWS (BY HOUSING PARTNERSHIPS, INC)  
2100 MIDWAY STREET, COLUMBUS, IN 47201  
PARCEL #03-96-17-000-000.700-005**

*WHEREAS*, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as shown on **Exhibit A** and as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq.; and

*WHEREAS*, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

*WHEREAS*, HOUSING PARTNERSHIPS, INC filed an Incentive Application and a Statement of Benefits form dated June 20, 2024 requesting the approval of a real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B**; and

*WHEREAS*, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

***NOW, THEREFORE, BE IT RESOLVED***, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **HOUSING PARTNERSHIPS, INC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **HOUSING PARTNERSHIPS, INC** meets the requirements for the filing and consideration of property tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into affordable rental housing is reasonable for projects of the nature and scope described on **Exhibit B**, attached; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of 64 affordable rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
3. **HOUSING PARTNERSHIPS, INC's** project represents a major capital investment into the improvement of real estate and complements the initiatives of the City of Columbus for community revitalization and economic development.
4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on **Exhibit C**, attached.
5. The President of the Common Council of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit B** for purposes of facilitating the real property tax abatement of **HAW CREEK MEADOWS BY HOUSING PARTNERSHIPS, INC.**



***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this \_\_\_\_ day of July 2024.

\_\_\_\_\_  
Frank Miller, President  
City of Columbus Common Council

**ATTEST:**

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the \_\_\_\_ day of July 2024, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of July 2024, is presented by me this \_\_\_\_ day of July 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, to the Mayor of the City of Columbus, Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of July 2024, is approved by me this \_\_\_\_ day of July 2024, at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor  
City of Columbus



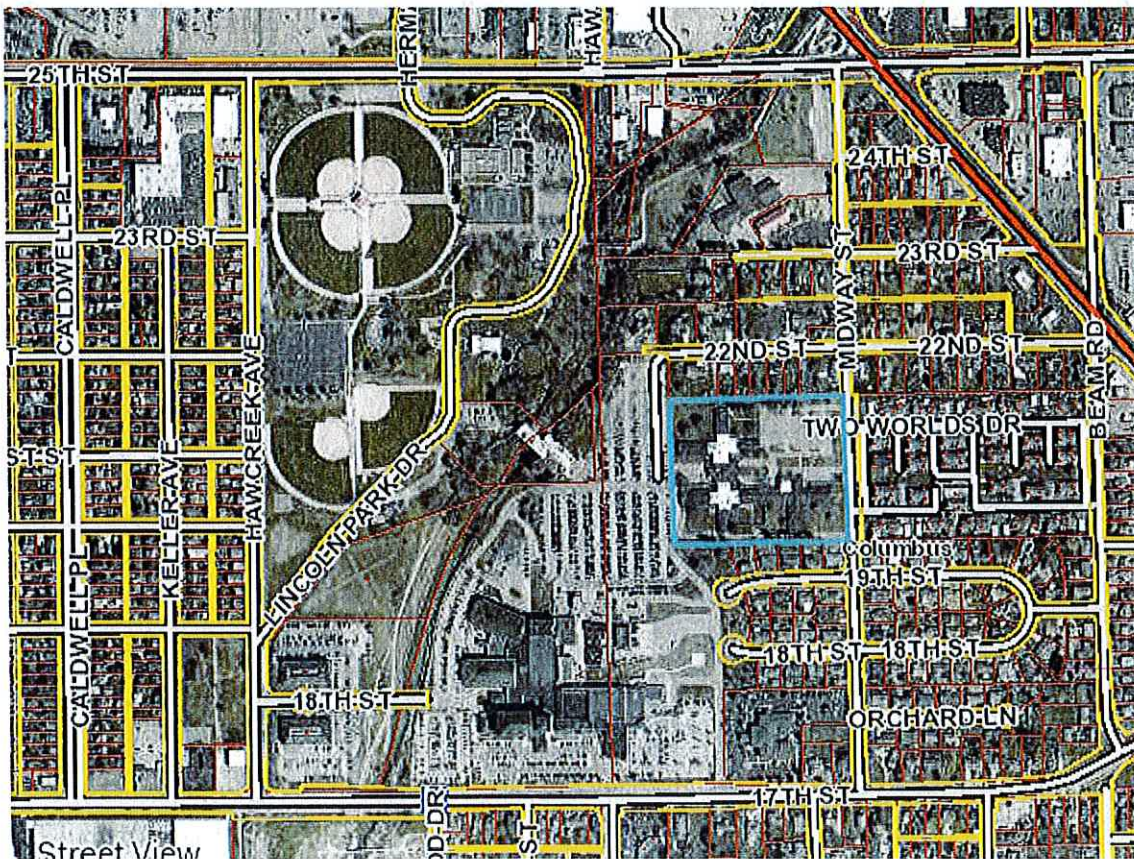
## Exhibit A

### Aerial Map of Project Location

**HAW CREEK MEADOWS  
(HOUSING PARTNERSHIPS, INC.)  
2100 Midway Street, Columbus, Indiana 47201**

**LEGAL DESCRIPTION:** Commencing at the Southwest corner of Section 17, Township 9 North, Range 6 East; thence northerly 909 ft.; thence easterly 250 ft.; to the Point of Beginning; thence easterly 657 ft.; thence northerly 523 ft.; thence westerly 655 ft.; thence southerly 522 ft. to the Point of Beginning; EXCEPT: 15 feet off the East side.

**Parcel Number: 03-96-17-000-000.700-005**





# Exhibit B



## STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

### PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>Housing Partnerships</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>1531 13th Street, Suite G900, Columbus, IN 47201</b>					
Name of contact person <b>Kevin Johnson</b>		Telephone number <b>( 812 ) 376-9458</b>		E-mail address <b>kjohnson@thrive-alliance.org</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body				Resolution number	
Location of property <b>2100 Midway Street</b>				County <b>Bartholomew</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>demolition of existing dilapidated structure. new construction of 64 units of family affordable housing along with day care services available to public</b>				Estimated start date (month, day, year) <b>8/1/2025</b>	
				Estimated completion date (month, day, year) <b>11/1/2026</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>0.00</b>	Salaries <b>\$0.00</b>	Number Retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number Additional <b>1.50</b>	Salaries <b>\$24.61</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		
			ASSESSED VALUE		
Current values			3,686,200.00		
Plus estimated values of proposed project			14,440,000.00		
Less values of any property being replaced			1,745,600.00		
Net estimated values upon completion of project			14,440,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <b>Kevin Johnson</b>				Date signed (month, day, year) <b>6/20/2024</b>	
Printed name of authorized representative <b>Kevin Johnson</b>				Title <b>Executive Director</b>	



# **FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-1.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## **IC 6-1.1-12.1-17**

### **Abatement schedules**

**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**Exhibit C**

**ECONOMIC REVITALIZATION AREA**

**Standard 10-Year Real Property Tax Abatement Schedule  
City of Columbus, Indiana**

Year 1 .....	100%
Year 2 .....	95%
Year 3 .....	80%
Year 4 .....	65%
Year 5 .....	50%
Year 6 .....	40%
Year 7 .....	30%
Year 8 .....	20%
Year 9 .....	10%
Year 10 .....	5%
Year 11 and thereafter .....	0%



## Indiana Tax Abatement Results

- Bartholomew County, City of Columbus
- Tax Rate (%): 2.6180
- Project Name: HAW CREEK MEADOWS

Real Property: **\$14,440,000**

	Abatement Percentage	Property Taxes	With Abatement Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Without Abatement Circuit Breaker Tax Credit	Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100	\$0	\$0	\$0	\$378,039	\$0	\$378,039	\$378,039
Year 2	95	\$18,902	\$0	\$18,902	\$378,039	\$0	\$378,039	\$359,137
Year 3	80	\$75,608	\$0	\$75,608	\$378,039	\$0	\$378,039	\$302,431
Year 4	65	\$132,314	\$0	\$132,314	\$378,039	\$0	\$378,039	\$245,725
Year 5	50	\$189,020	\$0	\$189,020	\$378,039	\$0	\$378,039	\$189,020
Year 6	40	\$226,824	\$0	\$226,824	\$378,039	\$0	\$378,039	\$151,216
Year 7	30	\$264,627	\$0	\$264,627	\$378,039	\$0	\$378,039	\$113,412
Year 8	20	\$302,431	\$0	\$302,431	\$378,039	\$0	\$378,039	\$75,608
Year 9	10	\$340,235	\$0	\$340,235	\$378,039	\$0	\$378,039	\$37,804
Year 10	5	\$359,137	\$0	\$359,137	\$378,039	\$0	\$378,039	\$18,902
Totals		\$1,909,098	\$0	\$1,909,098	\$3,780,392	\$0	\$3,780,392	\$1,871,294

### Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on the assumptions provided by the user and those outlined below. These illustrative calculations should not be relied upon for the purposes of inclusion in legal documents including, but not limited to, incentive agreements or resolutions approving property tax abatement, nor should they be construed as tax advice. Taxpayers must consult their own tax and legal advisors to determine their actual tax liability and to prepare their required annual Indiana property tax filings. Please read the Disclosures carefully.

- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.



Community Development

**MEMORANDUM**

**TO: Members of Common Council**  
**FROM: Robin S. Hilber**  
**RE: Tuesday, July 2, 2024 Council Meeting**  
**TEFRA Resolution – Arbors at Water's Edge**  
**DATE: June 21, 2024**

Good afternoon, Councilors. As background information, a US federal law was passed in 1982 during President Ronald Reagan's tenure called the Tax Equity and Fiscal Responsibility Act (TEFRA) which was designed to reduce the federal budget deficit by raising taxes, cutting spending, and eliminating some tax loopholes. Although amended since 1982, as part of the IRS Code of 1986, certain types of tax-exempt private activity bonds are required by the IRS to hold a public hearing, providing the public an opportunity to comment on the use of tax-exempt bonds to finance capital needs. The Notice of Public Hearing is being published in The Republic on Saturday, June 22<sup>nd</sup>.

The passage of the attached resolution is required by the governmental unit in the geographic jurisdiction which contains the site of the project to be financed by the private activity bond issue. It is not a debt or pledge of the faith and credit of the City of Columbus and it does not constitute a finding by the Council as to legal compliance by the Issuer or the Borrower with respect to the issuance of the bonds. This is merely a requirement of Section 147(f) of the Internal Revenue Code.

Should you have any questions regarding this, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in black ink that reads 'Robin S. Hilber'.

Robin S. Hilber  
Director of Community Development

**Attachments**

cc: Mayor Mary K. Ferdon  
Eric Frey, Executive Director of Administration  
Frank Miller, Common Council President  
Alex Whitted, City Attorney  
Jeff Rucker, Common Council Attorney  
Jason Hester, President, Greater Columbus Economic Development Corporation



RESOLUTION NO. \_\_\_\_\_, 2024

**A RESOLUTION APPROVING, SOLELY FOR THE PURPOSE OF SECTION 147(f) OF THE  
INTERNAL REVENUE CODE OF 1986, THE ISSUANCE BY THE PUBLIC FINANCE  
AUTHORITY OF NOT TO EXCEED \$17,000,000 MULTIFAMILY HOUSING REVENUE  
BONDS (ARBORS AT WATERS EDGE APARTMENTS PROJECT)**

WHEREAS, the Public Finance Authority (the “Issuer”), a Wisconsin bond issuing commission created under Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the “Act”) proposes to issue its Multifamily Housing Revenue Bonds (Arbors at Waters Edge Project) pursuant to the Act, in one or more series, issuances, or advances in an aggregate principal amount not to exceed \$17,000,000 (the “Bonds”).

WHEREAS, the proceeds of the Bonds will be loaned by the Issuer to RC Arbors, LLC (the “Borrower”), the initial sole member of which is or will be River City Affordable Housing, a Missouri nonprofit corporation designated as an organization described in Section 501(c)(3) of the Code, and used by the Borrower pursuant to a plan of finance to: (a) finance or refinance including through reimbursement, the acquisition, improvement, renovation and equipping of certain land and buildings located at 4050 N 150 W, Columbus, Indiana 47201, currently known as Arbors at Water’s Edge and comprised of 152 units and subordinate and related facilities (collectively, the “Facilities”); (b) fund capitalized interest, if any; (c) pay working capital, if any; (d) fund one or more reserve funds for the Bonds, if any; and (e) pay certain costs of issuance relating to the Bonds (collectively, the “Project”).

WHEREAS, it is anticipated that all or a substantial portion of the Bonds are expected to be issued as qualified “501(c)(3) Bonds” pursuant to Section 145 of the Internal Revenue Code of 1986, as amended, the “Code.”

WHEREAS, the Facilities are located within the City of Columbus, Indiana (the “City”) and will be owned for federal tax purposes by the Borrower and operated by New Earth Residential, LLC;

WHEREAS, the Bonds will be special obligations of the Issuer and will not constitute a debt or pledge of the faith and credit or the taxing power of the Issuer or the City,

WHEREAS, the Common Council of the City (the “Council”) after prior public notice published in The Republic held a public hearing concerning the issuance of the Bonds on July 2, 2024 all in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and prior to such public hearing and during such public hearing no comments were received by Council opposed to the Project or the Bonds;

WHEREAS, Section 147(f) of the Code requires, as a prerequisite to the issuance of the Bonds, that this Council approve the issuance of the Bonds as the “applicable elected representative” of the City, and solely for the purpose of satisfying, the host jurisdiction approval requirements of Section 147(f) of the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, that:

Section 1. Public Approval. This Council, as the “applicable elected representative” with respect to the City for purposes of Section 147(f) of the Code, and in reliance on the findings and determinations of the Issuer, as evidenced in the Issuer Resolution, hereby approves the issuance of the

Bonds in an aggregate principal amount not to exceed \$17,000,000, for purposes of assisting the Borrower in financing costs of the Project, as more particularly described in the notice of public hearing, a copy of which is attached as Exhibit A. The foregoing approval is given in accordance with and solely to satisfy the requirements of Section 147(f) of the Code and does not obligate the City in any way with respect to the Bonds or the Project.

Section 2. Legal Requirements. This Council hereby ratifies and approves the actions taken by any member of this Council or officer or employee of the City with respect to the Bonds and the public hearing of this Council conducted in relation to those Bonds. This resolution does not constitute a finding of this Council as to the compliance or noncompliance by the Issuer or the Borrower with respect to any legal requirements imposed upon them in connection with the issuance of the Bonds.

Section 3. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. Effective Date. This Resolution will take effect and be in force immediately upon its adoption.

Adopted by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ p.m. by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Frank Miller, President  
City of Columbus Common Council



ATTEST:  
I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_ 2024, by the following vote:

	AYE	NAY	ABSTAIN
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of \_\_\_\_\_ 2024, is presented by me this \_\_\_\_ day of \_\_\_\_\_ 2024, at o'clock \_\_\_\_\_.M, to the Mayor of the City of Columbus, Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of \_\_\_\_\_ 2024, is approved by me this \_\_\_\_ day of \_\_\_\_\_ 2024, at o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor  
City of Columbus

## EXHIBIT A

### NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), to be held on July 2, 2024 at 6:00 p.m. local time, or as soon as practical thereafter, at the City Hall Council Chamber, 123 Washington Street, Columbus, Indiana 47201 by the Common Council of Columbus, Indiana (the "City Council") in connection with the issuance by the Public Finance Authority (the "Issuer"), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303, and 66.0304 of the Wisconsin Statutes, as amended (the "Act"), of its multifamily housing revenue bonds (the "Bonds") to be issued as qualified 501(c)(3) bonds under Section 145 of the Code in one or more series, issuances, or advances, in a maximum amount not to exceed \$17,000,000 from time to time pursuant to a plan of finance.

The proceeds of the Bonds will be loaned to RC Arbors, LLC (the "Borrower"), the initial sole member of which is or will be River City Affordable Housing, a Missouri nonprofit corporation designated as an organization described in Section 501(c)(3) of the Code, and used by the Borrower pursuant to a plan of finance to: (a) finance or refinance including through reimbursement, the acquisition, improvement, renovation and equipping of certain land and buildings located at 4050 N 150 W, Columbus, Indiana 47201, currently known as Arbors at Water's Edge and comprised of 152 units and subordinate and related facilities (collectively, the "Facilities"); (b) fund capitalized interest, if any; (c) pay working capital, if any; (d) fund one or more reserve funds for the Bonds, if any; and (e) pay certain costs of issuance relating to the Bonds (collectively, the "Project").

The Facilities are located in the City of Columbus, Indiana (the "City") and will be owned for federal tax purposes by the Borrower and operated by New Earth Residential, LLC.

***The Bonds will be special limited obligations of the Issuer payable solely from the loan repayments to be made by the Borrower to the Issuer, and certain funds and accounts established by the bond indenture for the Bonds. The Bonds will not constitute a debt or a pledge of the faith and credit of the City, the State of Indiana (the "State") or any other political subdivision of the State, and there will be no right to have taxes levied by the City, the State or any political subdivision of the State for any payments under the Bonds.***

The public hearing will be conducted in a manner that provides a reasonable opportunity for interested individuals with differing views on both the issuance of the Bonds and the financing of the Project to be heard and to present the oral and written comments, and will be conducted on behalf of the Issuer and the City by the City Council. Questions or requests for additional information may be directed to Robin S. Hilber, Director of Community Development by mail at 123 Washington Street, Columbus, Indiana 47201. Any interested persons unable to attend the hearing may submit their views in writing to the City Council at the address set forth above prior to the date scheduled for the hearing. This notice is published and the hearing is to be held in satisfaction of the requirements of Section 147(f) of the Code.

Dated: \_\_\_\_\_, 2024