



Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING
CITY HALL & VIA WEBEX
TUESDAY, JULY 16, 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

- A. Second 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

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled, "RESOLUTION NO. _____, 2024, A RESOLUTION CONFIRMING RESOLUTION NO. 15-2024, THE DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS PROPOSED TO BE AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT." (HAW CREEK MEADOWS BY HOUSING PARTNERSHIPS, INC) Robin Hilber
- B. Reading of a Resolution entitled, "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) Robin Hilber

- C. Reading of a Resolution entitled, “RESOLUTION NO._____, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, APPROVING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR AN AFFORDABLE HOUSING PROJECT AND MATTERS RELATED THERETO.” Heather Pope
- D. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Jeremy & Cynthia Thompson Annexation) Jeff Bergman
- E. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO I3c (INDUSTRIAL: HEAVY WITH COMMITMENTS).” (Jeremy & Cynthia Thompson Rezoning) Jeff Bergman
- F. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (JOLI Development / Aciukewicz / Lentell Properties Annexation) Jeff Bergman
- G. Reading of a Resolution entitled, “RESOLUTION NO. _____, 2024, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, IN SUPPORT OF TWG DEVELOPMENT LLC PILOT PURSUANT TO INDIANA CODE 6-1.1-10-16.7 (PROPERTY TAX EXEMPTION STATUTE).” Robin Hilber

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, August 6, 2024, 6:00 p.m.**
- C. 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 3rd 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 12th 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 3rd 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:	
Land Use:	Vacant / Parking Lot
Site Features:	Open Space, Pond, Stone Parking Lot.
Flood Hazards:	None
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	International Drive (Local, Suburban, Industrial)

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

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I3	Proposed Zoning: I1
Zoning District Intent:	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.

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

Setbacks Required:	Side Yard Setback: Primary structure – 20 feet Accessory structure – 20 feet Rear Yard Setback: Primary structure – 20 feet Accessory Structure – 20 feet Front Yard Setback: Arterial Street or Road – 50 feet Collector Street or Road – 35 feet Local Street or Road – 25 feet	Side Yard Setback: Primary structure – 10 feet Accessory structure – 10 feet Rear Yard Setback: Primary structure – 10 feet Accessory Structure – 10 feet Front Yard Setback: Arterial Street or Road – 50 feet Collector Street or Road – 35 feet Local Street or Road – 25 feet
Height Restrictions:	Primary Structure: 60 feet Accessory Structure: 40 feet	Primary Structure: 40 feet Accessory Structure: 40 feet
Floor Area Requirements:	N/A	N/A
Primary Permanent Signs:	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.

Interdepartmental Review:

City Engineering:	No concerns.
City Utilities:	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.

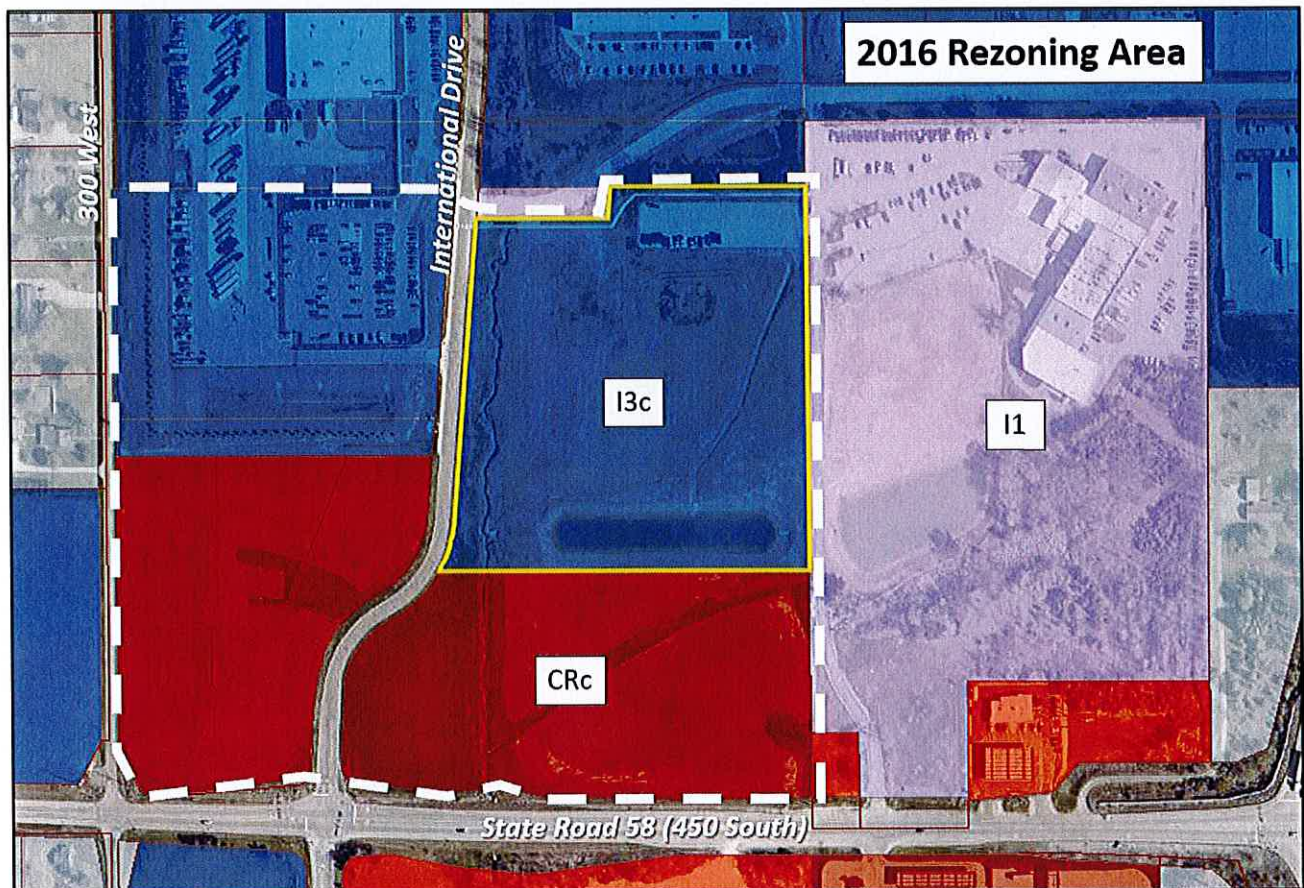
History of this Location:

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 3rd 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).



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):

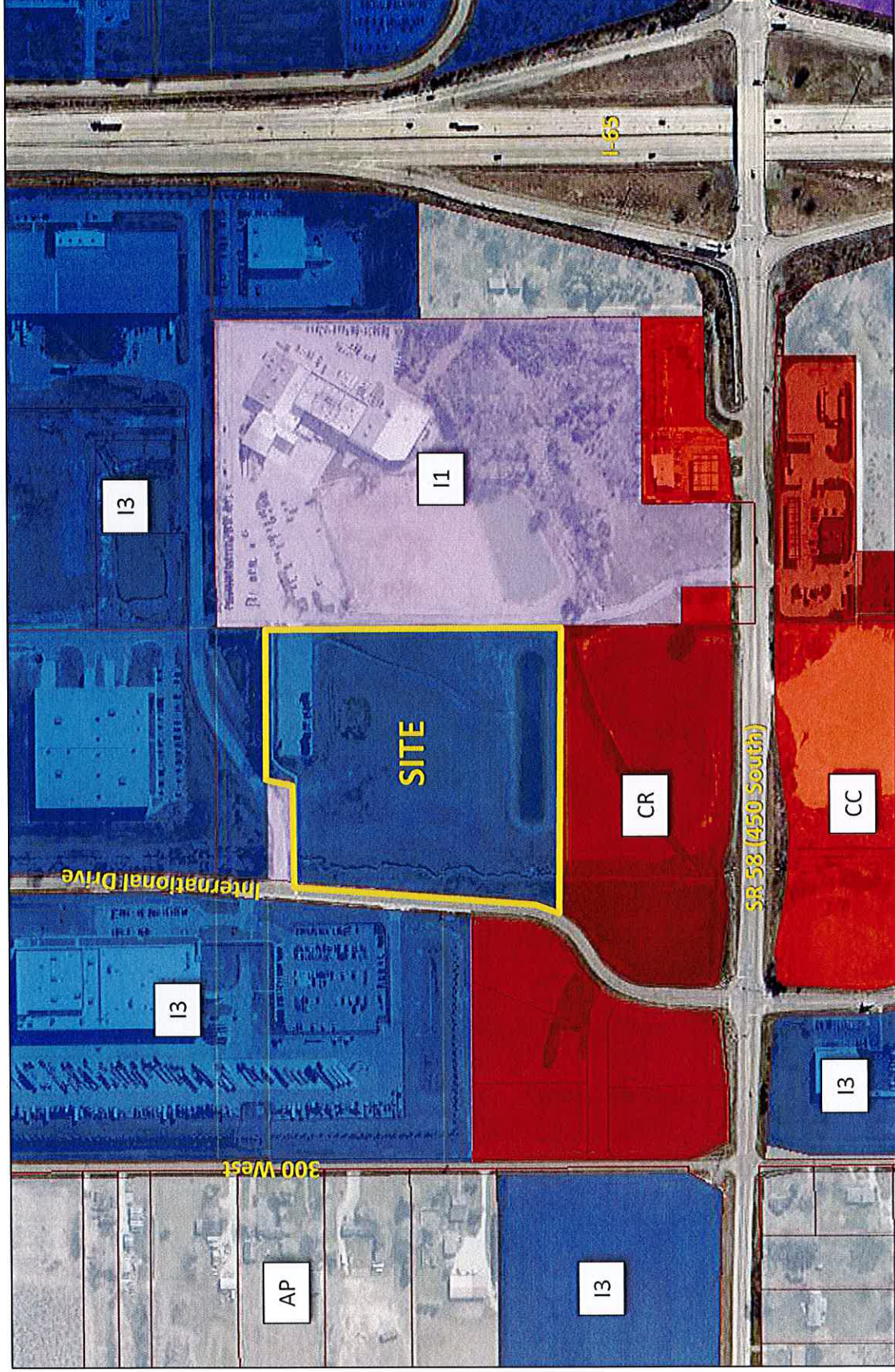
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

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)





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 2nd meeting. The Confirmatory Resolution for the ERA and a Public Hearing will be held at the July 16th meeting. If the ERA is approved, the Tax Abatement for the project will also be presented on July 16th 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 Rucker, 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 Ehlke of Gratus Development, LLC at 317-987-2700 or email jonathan@gratusdevelopment.com.

Sincerely, *Kevin Johnson*

Kevin Johnson
Executive Director
Housing Partnerships

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

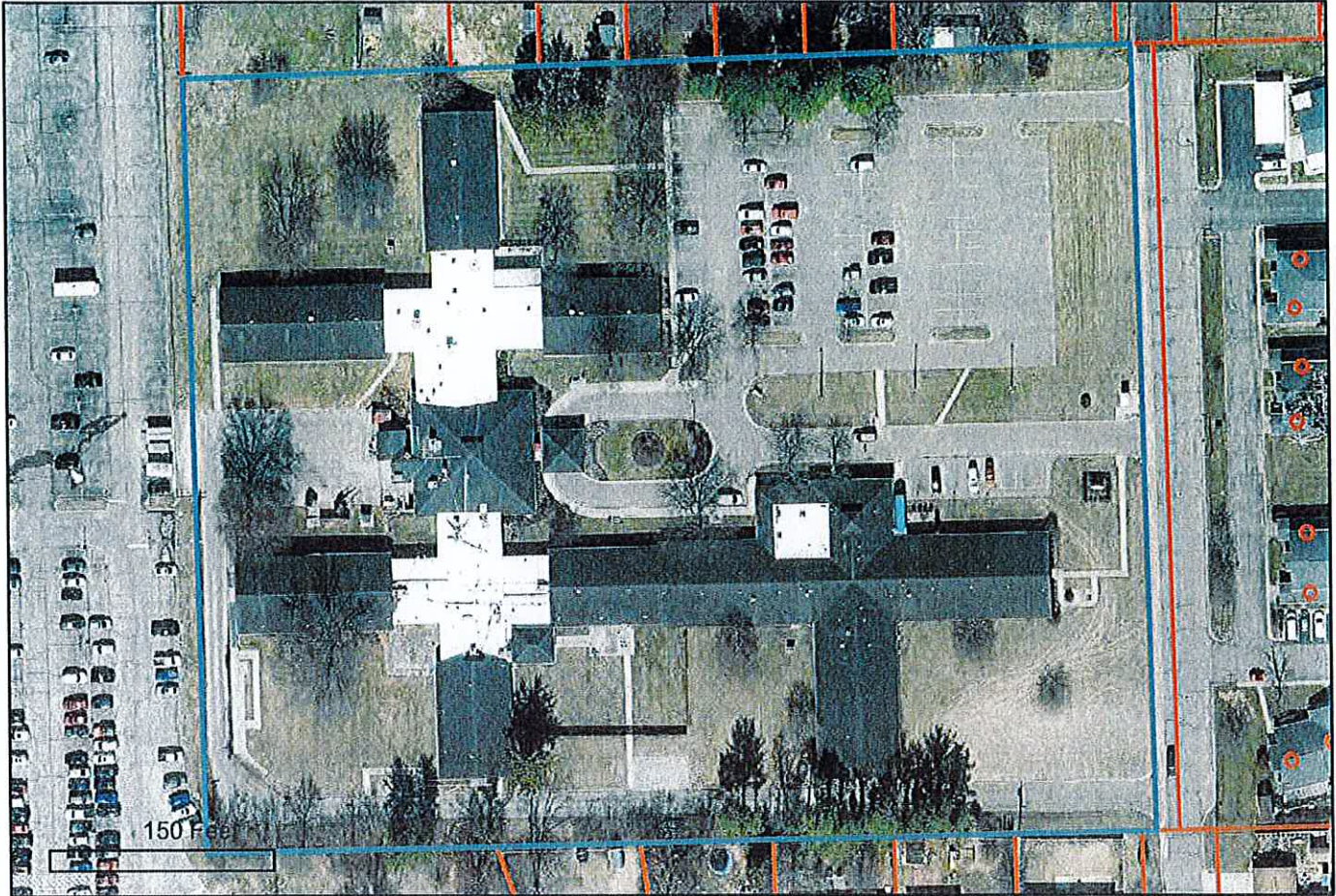
1531 13th Street, Suite
G900
Columbus, Indiana
47201-1302
812-372-6918
Toll Free 1-866-644-6407
Fax 812-372-7846
www.thrive-alliance.org



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? ¹ If YES, please attach an explanation of the circumstances.			<input type="checkbox"/> YES ¹ <input checked="" type="checkbox"/> NO
Are all taxes current and paid with regard to the project property? ² If NO, please attach an explanation of the circumstances.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ²
Has the company been awarded local abatement or other incentive support in any of the prior years? ³ 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 ³ <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 Ehleke	Title:	Owner, Gratus Development, LLC
	Email: jonathan@gratusdevelopment.com	Phone:	317-987-2700

SECTION B LOCATION AND STATUS OF PROPOSED PROJECT

Township (Tax District) <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		What type of investment are you seeking support for? (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
Zoning (Current) <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 th 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 <u>IC 6-1.1-12.1-1</u>	<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		#	
TOTAL	\$ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has the building been vacant for at least one year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input checked="" type="checkbox"/> 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, manufacturing, R&D, logistics, and I.T. 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	
TOTAL	\$ 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. 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.
TOTALS & BLENDED AVERAGES	#	\$ 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

☒ Health/Medical ☒ Dental/Vision ☒ Life Ins. ☒ 401K/Retirement
☐ Tuition Reimbursement ☒ Paid Vacation/Sick/Personal ☐ 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:

Click here to enter text.

Training
Budget: \$ 0.00

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 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:

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

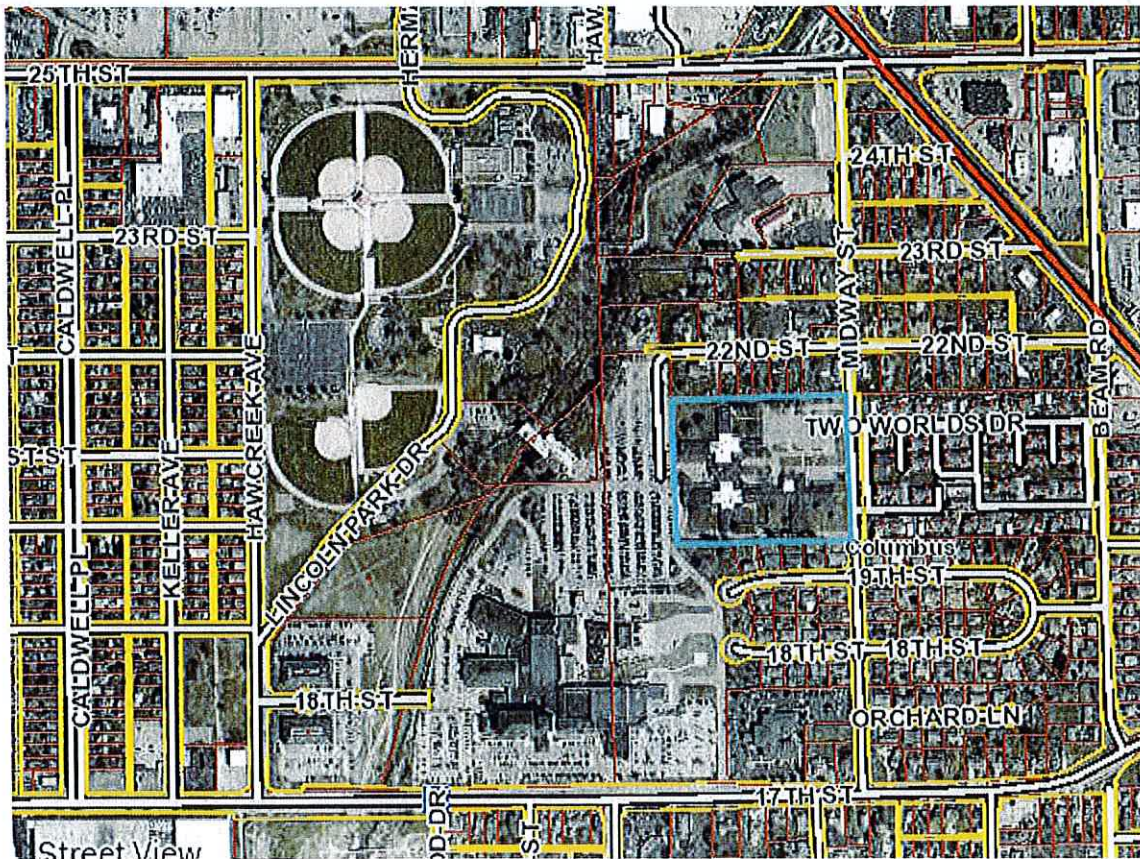


Exhibit B



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:

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.

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 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 6-1.1-12.1-1.1 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	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
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.
2501 South Cooperative Way | Bloomington, IN 47403 | 812.876.2021 | HoosierEnergy.com | 



MEMORANDUM

TO: Columbus City Council Members

FROM: Heather Pope

DATE: July 3, 2024

RE: Thrive / Midway Project – TIF request

The Redevelopment Commission would like to request the addition of the Thrive Midway Project TIF grant resolution for consideration at the July 16th City Council meeting.

Summary:

Housing Partnerships, Inc. (HPI), dba Thrive Alliance, is pursuing a multi-family affordable housing development located at 2100 Midway. Their development will include an approximately 64-unit multi-family residential complex, including a new building for childcare services, for individuals and families in the City whose income is at or below the unit's median income for individuals and families (respectively). They are currently pursuing 9% federal low-income housing tax credits (LIHTC) from the Indiana Housing and Community Development Authority ("IHCD") and also pursuing an award of READI grants in the requested amount of \$3,325,386. The current request is for the Columbus Redevelopment Commission and City Council to approve a grant Not-to-Exceed (NTE) \$4,650,000.00 from the Central Allocation Area in order to provide the remaining financial assistance to support the Midway Project. HPI/Thrive is classified as a non-profit, neighborhood development corporation, a classification that supports the receipt of granted TIF funds as outlined in the Resolution. Thrive intends to submit their LIHTC application by the end of this month. Financial contributions committed to this project through public dollars and/or READI will support a more favorable scoring as they pursue the award of LIHTC.

Attached you will find the City Council resolution for consideration at the 7/16 meeting. I have also attached the executed CRC resolution on this matter, as well as the architectural site plans and diagrammatic floor plans provided by Thrive.

RESOLUTION NO. _____

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA APPROVING THE EXPENDITURE OF CERTAIN TAX INCREMENT
REVENUES TO PROVIDE FINANCIAL ASSISTANCE FOR AN AFFORDABLE
HOUSING PROJECT AND MATTERS RELATED THERETO**

WHEREAS, Indiana Code §36-7-14-1 *et seq.* (the "Act") provides that a city may establish a Department of Redevelopment to be controlled by a redevelopment commission; and

WHEREAS, the City of Columbus (the "City"), through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (the "Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, the Commission is committed to improving Columbus by administering and funding projects that support economic development, public infrastructure, and neighborhood revitalization; and

WHEREAS, the Commission has previously adopted a declaratory resolution, as subsequently confirmed and amended, which (i) created the Central Economic Development Area (the "Central Economic Development Area") as an economic development area pursuant to Section 41 of the Act, (ii) designated a portion of the Central Economic Development Area as an allocation area pursuant to Section 39 of the Act (the "Central Allocation Area"), for the purpose of capturing property tax proceeds derived from incremental assessed valuation of real property in such allocation area which is in excess of the "base assessed value" (such property tax proceeds, hereinafter referred to as "Central TIF Revenue"), (iii) created the Central Allocation Area Fund (the "Central Allocation Fund") into which all Central TIF Revenue is deposited, all pursuant to and as described Section 39 of the Act, and (iv) approved an economic development plan for the Central Economic Development Area (the "Plan"); and

WHEREAS, Housing Partnerships, Inc., doing business under the name of "Thrive Alliance" (hereafter, "HPI"), is an Indiana non-profit corporation organized and established for the purposes, among others, of (i) building and rehabilitating housing units for persons of low-to-moderate income, including single-family units or multi-family units, and renting or selling such housing units, without profit, to persons and families not otherwise able to obtain housing that is decent, safe and sanitary, and (ii) soliciting and accepting gifts in furtherance of its objects and purposes; and

WHEREAS, HPI constitutes a neighborhood development corporation, under Section 12.2(a)(25) of the Act, which is engaged in assisting individuals and families in the City whose income is at or below the City's median income for individuals and families, respectively, in the purchase or lease of residential units in multiple unit residential structures within the City; and

WHEREAS, HPI is proposing to design, develop, construct and/or rehabilitate a former nursing home complex into an approximately 64-unit multi-family residential complex, including a new building for childcare services, for individuals and families in the City whose income is at

or below the City's median income for individuals and families, respectively (collectively, the "Midway Project"); and

WHEREAS, the Midway Project is in furtherance of the City's desired goal to create additional workforce housing options for residents of the City; and

WHEREAS, in order to assist with the financing of the Midway Project, HPI has applied, or will apply, for (1) an award of 9% federal low-income housing tax credits in the amount of \$13,000,000 (the "LIHT Credits") from the Indiana Housing and Community Development Authority (the "IHCDA"), and (2) an award of a Regional Economic Acceleration & Development Initiative grant in the amount of \$3,325,386 (the "READI Grant") through the South Central Indiana Housing and Community Development Corporation (the "SCIHCDC") and

WHEREAS, HPI has requested that the Commission make a grant to HPI in order to provide HPI with additional financial assistance for the Midway Project; and

WHEREAS, the Commission has determined, with the financial advice of its financial advisor, that it has a sufficient balance on deposit in the Central Allocation Fund to contribute Central TIF Revenue toward costs of Midway Project, which will directly serve and benefit, or be physically located in or connected to, the Central Allocation Area; and

WHEREAS, on June 24, 2024, the Commission adopted its resolution authorizing the contribution of unobligated funds from the Central Allocation Fund to the cost of the Midway Project, which will be located in or directly serve and benefit the Central Economic Development Area in accordance with the Plan, in an amount not to exceed \$4,650,000 (the "CRC Grant"), subject to: (a) approval by the Common Council of the City (the "Common Council") with respect to the expenditure of Central TIF Revenue to fund the CRC Grant, (b) evidence of an award of LIHT Credits for the Midway Project from the IHCDA, and (c) the review of HPI's proforma by, and a favorable recommendation from, the Commission's municipal advisor; and

WHEREAS, pursuant to the ordinance adopted by the Common Council which created the Commission and the Department, any expenditure by the Commission of amounts in excess of \$500,000 are subject to the prior approval of the Common Council.

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

1. The Common Council hereby approves the Commission's proposed expenditure of Central TIF Revenue to make the CRC Grant to HPI to be applied toward the cost of the Midway Project, in an amount not to exceed \$4,650,000, subject to the following conditions: (a) evidence of an award of LIHT Credits for the Midway Project from the IHCDA, and (b) the review of HPI's proforma by, and a favorable recommendation from, the Commission's municipal advisor.

2. The Common Council's approval of the Commission's proposed expenditure of Central TIF Revenue to fund the CRC Grant shall be automatically reduced by an amount equal to any READI Grant awarded by the SCIHCDC for the Midway Project in excess of \$2,000,000. For example and the avoidance of doubt, if HPI receives a READI Grant in the amount of

\$3,000,000, the maximum expenditure of Central TIF Revenue to fund the CRC Grant authorized herein shall be automatically reduced to \$3,650,000.

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-Treasurer

Presented by me to the Mayor of the City of Columbus for his or 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-Treasurer

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-Treasurer

RESOLUTION NO. 23-2024

**A RESOLUTION OF THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION
AUTHORIZING THE EXPENDITURE OF CERTAIN TAX INCREMENT REVENUES
TO PROVIDE FINANCIAL ASSISTANCE FOR AN AFFORDABLE HOUSING
PROJECT AND MATTERS RELATED THERETO**

WHEREAS, pursuant to Indiana Code 36-7-14-1, et seq., as amended (the "Act"), the City of Columbus, Indiana (the "City"), has previously created and established the City of Columbus Department of Redevelopment controlled by the Columbus Redevelopment Commission (the "Commission"), which also serves as the governing body of the City of Columbus Redevelopment District, which constitutes a separate special taxing district, with boundaries coterminous with the boundaries of the City, for the purposes of undertaking economic development and redevelopment activities as provided in the Act; and

WHEREAS, the Commission is committed to improving the City by administering and funding projects that support economic development, public infrastructure, and neighborhood revitalization; and

WHEREAS, the Commission has previously adopted a declaratory resolution, as subsequently confirmed and amended, which (i) created the Central Economic Development Area (the "Central Economic Development Area") as an economic development area pursuant to Section 41 of the Act, (ii) designated a portion of the Central Economic Development Area as an allocation area pursuant to Section 39 of the Act (the "Central Allocation Area"), for the purpose of capturing property tax proceeds derived from incremental assessed valuation of real property in such allocation area which is in excess of the "base assessed value" (such property tax proceeds, hereinafter referred to as "Central TIF Revenue"), (iii) created the Central Allocation Area Fund (the "Central Allocation Fund") into which all Central TIF Revenue is deposited, all pursuant to and as described Section 39 of the Act, and (iv) approved an economic development plan for the Central Economic Development Area (the "Plan"); and

WHEREAS, Housing Partnerships, Inc., doing business under the name of "Thrive Alliance" (hereafter, "HPI"), is an Indiana non-profit corporation organized and established for the purposes, among others, of (i) building and rehabilitating housing units for persons of low-to-moderate income, including single-family units or multi-family units, and renting or selling such housing units, without profit, to persons and families not otherwise able to obtain housing that is decent, safe and sanitary, and (ii) soliciting and accepting gifts in furtherance of its objects and purposes; and

WHEREAS, HPI constitutes a neighborhood development corporation, under Section 12.2(a)(25) of the Act, which is engaged in assisting individuals and families in the City whose income is at or below the unit's median income for individuals and families, respectively, in the purchase or lease of residential units in multiple unit residential structures within the City; and

WHEREAS, HPI is proposing to design, develop, construct and/or rehabilitate a former nursing home complex into an approximately 64-unit multi-family residential complex, including a new building for childcare services, for individuals and families in the City whose income is at

or below the unit's median income for individuals and families, respectively (collectively, the "Midway Project"); and

WHEREAS, the Midway Project is in furtherance of the City's desired goal to create additional workforce housing options for residents of the City; and

WHEREAS, in order to assist with the financing of the Midway Project, HPI has applied, or will apply, for (1) an award of 9% federal low-income housing tax credits in the amount of \$13,000,000 (the "LIHT Credits") from the Indiana Housing and Community Development Authority (the "IHCD"), and (2) an award of a Regional Economic Acceleration & Development Initiative grant in the amount of \$3,325,386 (the "READI Grant") through the South Central Indiana Housing and Community Development Corporation (the "SCIHCDC") and

WHEREAS, HPI has requested that the Commission make a grant to HPI in order to provide HPI with additional financial assistance for the Midway Project; and

WHEREAS, the Commission has determined, with the financial advice of its financial advisor, that it has a sufficient balance on deposit in the Central Allocation Fund to contribute Central TIF Revenue toward costs of Midway Project; and

WHEREAS, the Commission now desires to authorize the contribution of unobligated funds from the Central Allocation Fund to the cost of the Midway Project, which will be located in or directly serve and benefit the Central Economic Development Area in accordance with the Plan, in an amount not to exceed \$4,650,000 (the "CRC Grant"), subject to the terms and conditions hereof.

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

1. The Commission hereby finds and determines that the Midway Project, and the use of Central TIF Revenue to contribute toward the costs thereof, will directly serve and benefit the Central Economic Development Area, furthers the purposes for which the Central Economic Development Area was created, and helps accomplish the Plan.

2. The Commission hereby authorizes the expenditure of Central TIF Revenue to make a grant to HPI to be applied toward the cost of the Midway Project, in an amount not to exceed \$4,650,000, subject to the following conditions: (a) approval by the Common Council of the City with respect to the expenditure of Central TIF Revenue to fund the CRC Grant, (b) evidence of an award of LIHT Credits for the Midway Project from the IHCD, and (c) the review of HPI's proforma by, and a favorable recommendation from, the Commission's municipal advisor.

3. The amount of the CRC grant authorized herein shall be automatically reduced by an amount equal to any READI Grant awarded by the SCIHCDC for the Midway Project in excess of \$2,000,000. For example and the avoidance of doubt, if HPI receives a READI Grant in the amount of \$3,000,000, the maximum amount of the CRC Grant authorized herein shall be automatically reduced to \$3,650,000.

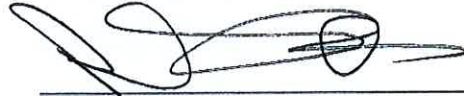
4. The Commission hereby authorizes the President, Vice President or any other officer of the Commission to enter into a grant or project agreement, which defines the respective duties and obligations of the parties in the development of the Midway Project (the "Grant Agreement") in the form and substance acceptable to such officer based upon the advice and recommendation of the Commission's legal counsel and municipal advisor, so long as such Grant Agreement does not commit the Commission to contribute more than \$4,650,000 toward the Midway Project, less any READI Grant awarded by the SCIHCD for the Midway Project in excess of \$2,000,000.

5. The Commission hereby authorizes the President, Vice President or any other officer of the Commission to enter into any ancillary or related contracts or agreements with HPI, the City and/or others as may be necessary or appropriate to facilitate the financing and construction of the Midway Project as contemplated by the Grant Agreement, in a form and substance approved by such officer with the advice of the Commission's legal counsel and financial advisor.

6. This resolution shall take effect immediately upon adoption by the Commission.

Adopted the 24th day of June, 2024.

CITY OF COLUMBUS REDEVELOPMENT
COMMISSION



President



Vice President



Secretary



Member



Member



MEMORANDUM

TO: Columbus City Council Members

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

DATE: June 27, 2024

RE: Jeremy & Cynthia Thompson Annexation & Rezoning
(*Plan Commission Case #ANX-2024-006 and #RZ-2024-007*)

At its June 12, 2024 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded each to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

The applicants request that an area of +/-18.79 acres be annexed to the City of Columbus and rezoned from AP (Agriculture: Preferred) to I3 (Industrial: Heavy) for future industrial development. The property is located on the west side of 300 West, generally between its intersections with State Road 58 and Tuttle Drive (at 6520 South 300 West). These requests include 2 of the 8 parcels in this area along 300 West that are currently in agricultural zoning and residential use and are outside of the city limits. This group of 8 properties is adjoined on all sides by property that has previously been annexed and rezoned to industrial.

No neighbors spoke at the Plan Commission's public hearing on the rezoning. However, the residential neighbor to the south provided a letter stating his opposition.

The Plan Commission's favorable recommendation on the rezoning includes commitments that require buffering and prohibit the most intense industrial uses, consistent with other recent rezonings in the area, for the benefit of the remaining residents. Additional commitments are included that require right-of-way dedication along 300 West at the time of development and restrict the use of 300 West until needed improvements to the road have been made.

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

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

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

ORDINANCE NO.: _____, 2024

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the Jeremy & Cynthia Thompson Annexation
Plan Commission Case No. ANX-2024-006**

WHEREAS, a petition has been filed by Jeremy & Cynthia Thompson for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on June 12, 2024, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

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

SECTION 1: Property Annexed

The following described property, including a total of +/- 18.79 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

Lot Numbered Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

And

Thirty (30) acres by parallel lines off the North end of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East, situated in Wayne Township, Bartholomew County, State of Indiana.

EXCEPT: A part of the NE¼ NE¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the northeast corner of the northeast quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter, to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of the tract.

ALSO: A part of the NE ¼ NE ¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the Northeast corner of the Northeast Quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe; thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660

feet, along the North line of the Northeast Quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of tract

ALSO: A part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East lying in Wayne Township, Bartholomew County, Indiana and described as follows: Commencing at the Northeast corner of said quarter and in County Road 300 West; thence South 00°07'45" West (assumed bearing) along the East line of said quarter and road a distance of 961.02 feet to the point of beginning; thence continuing along said East line and road a distance of 44.09 feet; thence North 89°40'36" West a distance of 1357.83 feet to a point on the West line of the East half of said quarter; thence North 00°01'01" East along said West line a distance of 47.97 feet; thence South 89°30'47" East a distance of 1357.94 feet to the point of beginning containing 1.43 acres more or less and subject to all legal rights of way and easements.

EXCEPTING THEREFROM: Lots Numbered One (1), Two (2) and Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

CONTAINING IN ALL, AFTER SAID EXCEPTIONS, 11.42 acres, more or less, as the AG REMAINDER.

The annexation area includes the parcel(s) numbered as follows: 03-85-16-000-000.201-020 and 03-85-16-000-000.200-020

SECTION 2: Common Council District

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

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 after publication of its adoption 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

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-2024-006

of the City of Columbus, Indiana Plan Commission

regarding
**case number ANX-2024-006 (Jeremy & Cynthia Thompson),
a proposal to annex +/-18.79 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Jeremy & Cynthia Thompson; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of Indiana Code Section 36-4-3-5.1 for voluntary annexation; and

WHEREAS, the Plan Commission did, on June 12, 2024, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; 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:

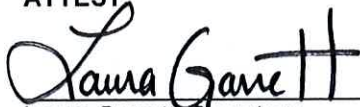
The annexation of the property subject to the application (approximately 18.79 acres located on the west side of 300 West, 560 feet south of its intersection with Tuttle Drive (at 6520 South 300 West)) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12th DAY OF JUNE, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.



Dennis W. Baute, Presiding Officer

ATTEST:



Laura Garrett, Secretary

ORDINANCE NO.: _____, 2024

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

**To be known as the: Jeremy & Cynthia Thompson Rezoning
Plan Commission Case No.: RZ-2024-007**

WHEREAS, this rezoning was requested by Jeremy & Cynthia Thompson 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 AP (Agriculture: Preferred) to I3c (Industrial: Heavy with commitments):

Lot Numbered Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

And

Thirty (30) acres by parallel lines off the North end of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East, situated in Wayne Township, Bartholomew County, State of Indiana.

EXCEPT: A part of the NE ¼ NE ¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the northeast corner of the northeast quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter, to an iron pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of the tract.

ALSO: A part of the NE ¼ NE ¼ of Section 16, Twp. 8N, Rge. 5E, in Wayne Township, Bartholomew County and more particularly described: Beginning at an iron pipe in the center of County Road 300 W which marks the Northeast corner of the Northeast Quarter of said section; thence S 0° W (bearing assumed) 200 feet, along the East line of said quarter and road, to an iron pipe; thence N 89°39'20" W 660 feet, parallel to the North line of the Northeast Quarter to an iron

pipe; thence N 0° E 200 feet; parallel to the East line of the Northeast Quarter, to an iron pipe in the North line of the Northeast Quarter and an existing fence line; thence S 89°39'20" East 660 feet, along the North line of the Northeast Quarter and said fence line, to the point of beginning, containing 3.03 acres and subject to right-of-way for County Road 300 West running along the East side of tract

ALSO: A part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 5 East lying in Wayne Township, Bartholomew County, Indiana and described as follows: Commencing at the Northeast corner of said quarter and in County Road 300 West; thence South 00°07'45" West (assumed bearing) along the East line of said quarter and road a distance of 961.02 feet to the point of beginning; thence continuing along said East line and road a distance of 44.09 feet; thence North 89°40'36" West a distance of 1357.83 feet to a point on the West line of the East half of said quarter; thence North 00°01'01" East along said West line a distance of 47.97 feet; thence South 89°30'47" East a distance of 1357.94 feet to the point of beginning containing 1.43 acres more or less and subject to all legal rights of way and easements.

EXCEPTING THEREFROM: Lots Numbered One (1), Two (2) and Three (3) in Conrad/Thompson Minor Subdivision as recorded on February 15, 2002, in Plat Book "Q", at page 309D, as Instrument No. 2002-2934, in the Office of the Recorder of Bartholomew County, Indiana.

CONTAINING IN ALL, AFTER SAID EXCEPTIONS, 11.42 acres, more or less, as the AG REMAINDER.

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

The following commitments shall apply to the use and development of the subject property:

1. The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - a. Sewage Treatment Facility
 - b. Truck Stop / Travel Center
 - c. Agricultural Products Terminal
 - d. Agricultural Products Processing
 - e. Agri-Industrial Facility
 - f. Concrete / Asphalt Production Facility
 - g. Hazardous Material Production
 - h. Power Generation Facility
 - i. Truck Freight Terminal
 - j. Waste Disposal Facility
 - k. Agriculture Supply Facility
2. A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.
3. No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.

- a. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
- b. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).

The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.

4. As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

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

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance ____, 2024 annexing the subject property to the City of Columbus is filed and recorded, 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-2024-007

of the City of Columbus, Indiana Plan Commission

regarding

case number RZ-2024-007

(Jeremy & Cynthia Thompson Rezoning),

a proposal to rezone +/-18.79 acres

from AP (Agriculture: Preferred) to I3 (Industrial: Heavy)

WHEREAS, the Plan Commission has received the application referenced above from Jeremy & Cynthia Thompson; 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 18.79 acres located on the west side of 300 West, 560 feet south of its intersection with Tuttle Drive (at 6520 South 300 West)) is forwarded to the Common Council with a favorable recommendation. The favorable recommendation includes the following commitments:
 - a) The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - i. Sewage Treatment Facility
 - ii. Truck Stop / Travel Center
 - iii. Agricultural Products Terminal
 - iv. Agricultural Products Processing
 - v. Agri-Industrial Facility
 - vi. Concrete / Asphalt Production Facility
 - vii. Hazardous Material Production
 - viii. Power Generation Facility
 - ix. Truck Freight Terminal
 - x. Waste Disposal Facility
 - xi. Agriculture Supply Facility
 - b) A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the

residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.

- c) No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.
 - i. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
 - ii. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).

The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.

- d) As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

- 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 12th DAY OF JUNE, 2024 BY A VOTE OF 10 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: ANX-2024-006 / RZ-2024-007 (Jeremy & Cynthia Thompson)
Staff: Noah Pappas
Applicant: Jeremy & Cynthia Thompson
Property Size: Annexation: 18.79 Acres
Rezoning: 18.79 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: I3 (Industrial: Heavy)
Location: On the west side of 300 West, 560 feet south of its intersection with Tuttle Drive, in Wayne Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of preparing the parcels for future industrial development.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

1. To what extent are buffering and/or use restrictions needed to protect adjacent residences from industrial development at this location?
2. Is 300 West, in its current condition, suitable as the route for industrial traffic to these properties? If not, what steps should be taken to limit industrial traffic on 300 West and/or ensure the necessary improvements?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council with the following commitments:

1. The allowed uses of the subject property (permitted and conditional) shall be listed in the I3 (Industrial: Heavy) Zoning District by the Zoning Ordinance effective on June 12, 2024, with the exception of the following uses, which shall be prohibited:
 - a. Sewage Treatment Facility
 - b. Truck Stop / Travel Center
 - c. Agricultural Products Terminal
 - d. Agricultural Products Processing
 - e. Agri-Industrial Facility
 - f. Concrete / Asphalt Production Facility
 - g. Hazardous Material Production
 - h. Power Generation Facility
 - i. Truck Freight Terminal
 - j. Waste Disposal Facility
 - k. Agriculture Supply Facility

2. A buffer shall be installed and maintained on the subject property along the northern property line of the adjoining property at 6700 South 300 West, where it abuts the subject property, so long as 6700 South 300 West is used as a residential property. The buffer shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum of 5 feet in height at planting and are spaced 10 feet on center on top of the berm; and a total setback of 150 feet from the property line. The berm shall be located in that portion of the buffer area that is closest to the residential property. Other than the required evergreen trees, the buffer area shall be maintained as a mowed lawn or allowed to become a natural area. As an alternative to the buffer with berm described above and where existing woods are present on the property, those woods may be maintained in their current natural state for a minimum depth of 150 feet from the property line. No lighting, fencing, or other aspects of development shall encroach into the required buffer area. The buffer shall be installed as part of the development of the property and be complete prior to its occupancy.
3. No use other than agriculture or single-family residential shall occur on the subject property until adequate industrial access can be provided. That appropriate access is most likely created through one of the following options.
 - a. The improvement of the entire length of 300 West on both sides of the road, between Deaver Road and State Road 58 consistent with the recommendations of the Columbus Thoroughfare Plan. This includes improvements appropriate for industrial traffic at the intersection of Deaver Road and 300 West.
 - b. Primary access to the subject property is provided from State Road 58 via a new access created through the adjacent property (currently addressed as 4650 West 450 South).
The adequacy of industrial access meeting this commitment shall be determined by the Planning Director, but shall be appealable to the Plan Commission.
4. As part of any redevelopment of the subject property, right-of-way consistent with the recommendations of the Columbus Thoroughfare Plan shall be dedicated along its 300 West frontage. The right-of-way dedication shall be complete prior to the issuance of any Zoning Compliance Certificate for the proposed redevelopment.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & rezoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either 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 annexation & rezoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 65.2% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.

7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Rezoning):

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 has identified the future land use of this location as industrial. Further, the Plan encourages new development to be contiguous or in close proximity to existing development in order to facilitate the provision of infrastructure and services. The subject property is located near the existing Woodside Northwest Industrial Park and adjacent to property previously annexed and rezoned to I3 (Industrial: Heavy).

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

Preliminary Staff Comments: The current condition of and character of the area is agricultural, residential, and industrial. There are both developed and undeveloped parcels with industrial zoning to the east, west, and north and agriculture zoning and single family use to the south. All city services are either available to the site or can be made available. If sufficient buffering can be provided to the adjacent home and the land uses are limited to exclude the uses most likely to create a nuisance to the neighboring home this consideration can be satisfied.

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

Preliminary Staff Comments: The Comprehensive Plan identifies this area as industrial. The Comprehensive Plan desires to promote continued industrial development in the Woodside/Walesboro area. Being adjacent to the Woodside Northwest Industrial park, nearby the Woodside South Industrial Park, and the close proximity to I-65 at 1 mile makes this a desirable use for the subject property, provided that suitable access to the property can be achieved that does not damage the neighboring residential properties and/or create unsafe conditions on 300 West.

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

Preliminary Staff Comments: If an appropriate buffer is in place to provide separation between the subject property and the adjacent residential property and access can be provided without damaging the residential properties nearby, rezoning the subject property will have little to no effect on City-wide property values.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the subject property to I3 (Industrial: Heavy) represents responsible growth and development provided that adequate access to the property can be provided and adequate buffering is afforded to the adjacent home. The property is contiguous with an existing industrial area and is clustered with other industrial development. The property is close to the I-65 interchange, which is appropriate for industrial development.

Current Property Information:	
Existing Land Use:	Single-Family Residential
Existing Site Features:	Woods
Flood Hazards:	None
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	300 West (Collector, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I3c (Industrial: Heavy with commitments) AP (Agriculture Preferred)	Large Lot Single-Family Residential Agriculture
South:	AP (Agriculture: Preferred) I3c (Industrial: Heavy with commitments)	Single-Family Residential Agriculture
East:	I3c (Industrial: Heavy with commitments)	Industrial
West:	I3c (Industrial: Heavy) with commitments	Agriculture

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: I3
Zoning District Intent:	To provide an area suitable for agriculture and agriculture related uses. This district is further intended to preserve the viability of agricultural operations and limit non-agricultural development in areas with minimal incompatible infrastructure.	To provide locations for industrial manufacturing production, 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.

Permitted Uses:	<ul style="list-style-type: none"> • Farm • Single-Family Home • Nature Preserve / Conservation Area 	Agriculture Uses <ul style="list-style-type: none"> • Farm Communications / Utilities Uses <ul style="list-style-type: none"> • Communication • Sewage Treatment Plant • Utility Substation • Water Tower Public / Semi-Public Uses <ul style="list-style-type: none"> • Parking Lot / Garage (as a primary use) • Police, Fire, or Rescue Station Park Uses <ul style="list-style-type: none"> • Nature Preserve / Conservation Area Commercial Uses <ul style="list-style-type: none"> • Conference Center Industrial Uses <ul style="list-style-type: none"> • Agricultural Products Processing • Agri-Industrial Facility • Concrete / Asphalt Production Facility • Contractors Office / Workshop • Dry Cleaners (commercial) • Food & Beverage Production • General Industrial Production • Light Industrial Assembly & Distribution • Research & Development Facility • Truck Freight Terminal • Warehouse & Distribution Facility
Water and Sewer Service:	Not Required	Required.
Lot and/or Density Requirements:	1 acre or as needed to provide 2 viable septic sites, whichever is greater.	1 acre

Setbacks Required:	Side Yard Setback: 30 feet Rear Yard Setback: 30 feet Front Yard Setback: Collector Street: 25 Feet	Side Yard Setback: 20 feet Rear Yard Setback: 20 feet Front Yard Setback: Collector Street: 35 feet
Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 60 feet Accessory Structure: 40 feet
Floor Area Requirements:	1,000 square feet	Not applicable.
Primary Permanent Signs:	Signs are only permitted for Conditional Uses	Wall Signs: 2 per frontage, 15% of all front walls or 350 square feet, whichever is less. Freestanding Sign: 1 per frontage Maximum Height: 10 feet. Maximum Area 75 feet.

Interdepartmental Review:	
City Engineering:	(Upon development) right-of-way consistent with the Columbus Thoroughfare Plan shall be dedicated and widening to a 12-foot travel lane with 2-foot curb and gutter shall be provided along the 300 West frontage.
City Utilities:	No issue with the proposed annexation and rezoning. There is water service available adjacent to the site. There is sewer nearby, but a sewer main extension would be required when the site develops. Sewer could be provided upon annexation to the house, but it would require a sewer main extension. There is currently no sewer main adjacent to the property for them to connect to.
Parks Department:	No response.
Police Department:	No response.
Fire Department:	The Columbus Fire Department will be able to provide fire protection to this proposed annexation.

Public Works Department:	<p>The requested annexation on 300W would be low impact on DPW at this time. Long term the impact from a potential future industrial park would be on the street and traffic departments as roads and signage would need to be maintained and snow removal completed. We currently provide these services to the surrounding area.</p> <p>We could serve the home but it would be an inconvenience to sanitation routes. There are two existing homes north of the annexation site which could be served by Public Works but have not yet requested service. The nearest home that we would serve is located in the Brookside Housing Addition. Servicing this home would require multiple trucks (Trash, Recycle, Yard Waste, Brush, and Bulky Collections) to provide collections. It would not require any additional manpower or equipment just time, and wear and tear on equipment.</p>
Animal Care Services:	No response.
Human Rights Department:	No response.
City Administration:	No response.

Comprehensive Plan Consideration(s):

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

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

1. Policy A-2-6: The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.
Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
2. Policy A-2-11: Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to the surroundings.
3. Policy A-2-13: Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pickup, and it would strain facilities such as schools and parks.
4. Policy A-4-6: Encourage wise use of infrastructure dollars.
There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.
5. Policy A-4-7: Require new development to take place in an orderly fashion to facilitate efficient provision of service at reasonable cost.
Public services, such as police and fire protection, school busing, trash pickup, road maintenance, and snow removal all cost more when development is scattered rather than compact.
6. Policy D-1-3: Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.
Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.

7. Policy J-2-3: Encourage development adjacent to already developed areas.
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 compatibility of adjacent uses.
8. Goal J-3: Provide for continued industrial growth while protecting the agricultural sector of the economy by retaining expanses of productive agricultural land.
9. Policy J-3-1: Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.
The city needs to continue its industrial growth for long-term economic health. Much of this growth will take place on land that now is used for farming. While it is recognized that some farmland will be lost to this growth, the city should minimize the impacts on farm operations.
10. 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.
11. 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.
12. 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 the provision of infrastructure and services.
Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.
13. Policy J-4-3: Designate the land bounded by CR 350 South, 400 West, 700 South and State Road 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.
14. Goal J-9: Ensure that new development has appropriate infrastructure and services are available or can be provided at reasonable cost.
15. Policy J-9-1: Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at reasonable cost.
Healthy industrial development needs appropriate infrastructure and services. Adequate sewer and water service, police and fire protection, and convenient transportation networks are all important. These facilities and services are costly to provide and locational decisions should be made in a manner which conserves resources.

This property is located in the Woodside / Walesboro Character Area. The following Planning Principle(s) apply to this application:

1. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
2. New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
3. Require new development to be served by public sewer and water to be annexed to the city wherever possible.

Planning Consideration(s):

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

1. The applicants are requesting to annex and rezone the subject property from AP (Agriculture: Preferred) to I3 (Industrial: Heavy). The applicants have indicated there is not a proposed development for the properties at this time.
2. One of the subject parcels is occupied by a single-family residential dwelling. Both parcels include areas of agriculture and dense woods.

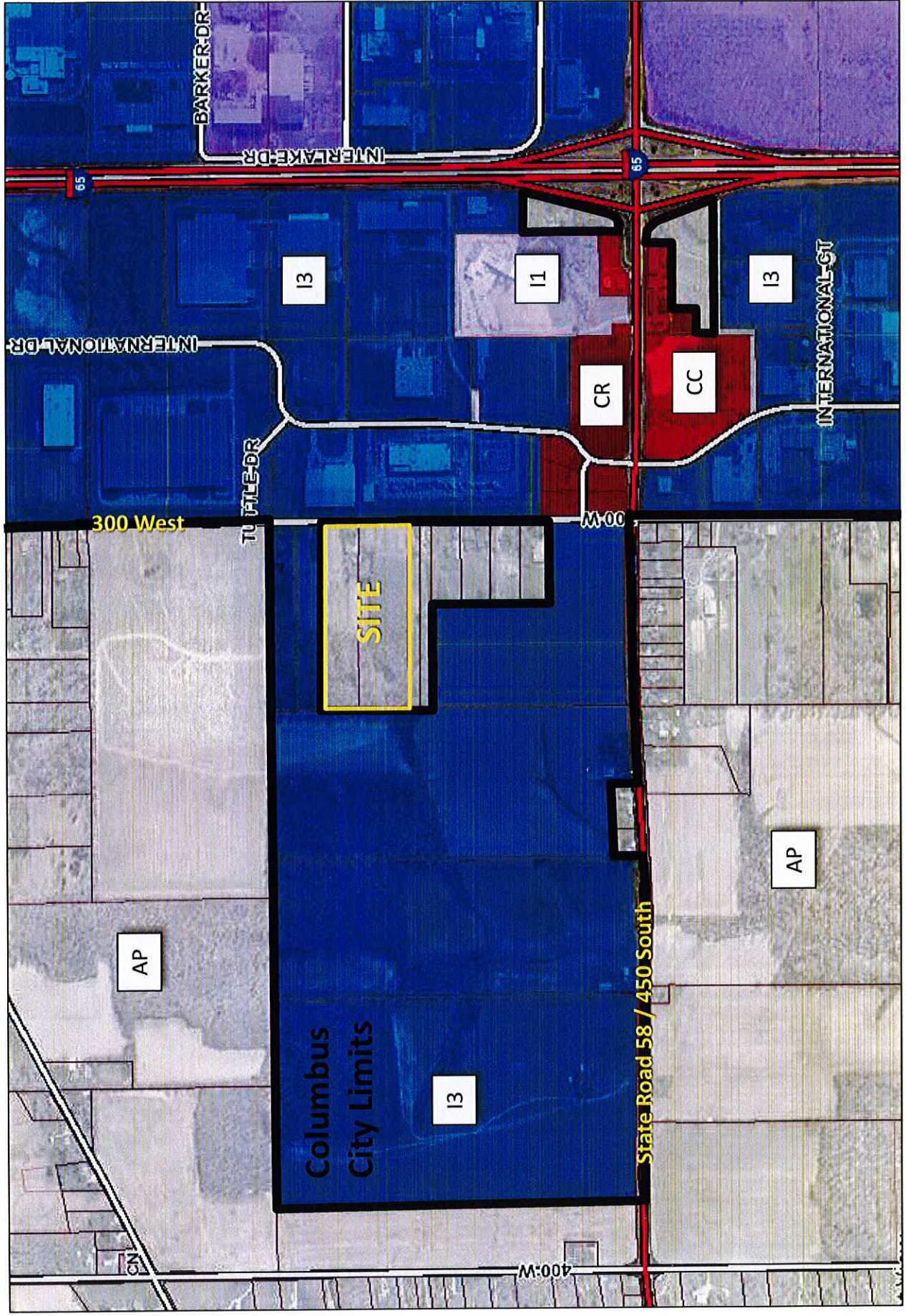
3. The annexation and rezoning area is directly west of the Woodside Northwest Industrial Park and east of the Deakard Family Trust property which was annexed and rezoned to I3 (Industrial: Heavy) in 2020 (Plan Commission Cases ANX-19-06 and RZ-19-09). It is also directly south of the Blanton – Sailor properties which were annexed and rezoned to I3 (Industrial: Heavy) in 2021 (Plan Commission Cases ANX-2021-002 and RZ-2021-002).
4. The subject properties are a part of a group of 10 large-lot residential properties that are mostly surrounded by industrial zoning. If the current annexation and rezoning request is approved, 6 of the original 10 parcels will remain outside of the City limits and in agricultural zoning. The neighboring property to the south of the subject property is one of those zoned agriculture and has a home approximately 31 feet from the south property line of the subject property.
5. Buffers to mitigate impacts on adjoining residences, specifically the group of homes that includes the current subject properties, were required on the adjacent industrial properties at the time of their rezoning. The buffers addressed two types of residential areas which would be impacted differently by the anticipated industrial development. On properties without natural buffering, a landscape buffer was required on the subject property. That buffer was required to include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; 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 total setback of 150 feet from the property lines. The berm was also required to be located in that portion of the buffer area closest to the residential properties. Other than the required evergreen trees the buffer area was required to be maintained as a mowed lawn or allowed to become a natural area without lighting, fencing or other development. On properties with a natural buffer provided by existing woods, the additional buffer was required to include a berm that is a minimum of 8 feet in height with a 3 to 1 slope and a total setback of 50 feet from the property line. This buffered area was likewise required to remain free of lighting, fencing, or other development.
6. County Road 300 West is constructed as a county road with insufficient right-of-way and lacking the improvements that would be sufficient and typical for industrial traffic. The current and recommended conditions on 300 West at the frontage of the subject properties are described by the table below:

	Existing Conditions Along Subject Property	Current Thoroughfare Plan Recommendation	Required of Development on east side of 300 West
Traffic Lanes	9 foot	12 foot	12 foot
Bicycle Lanes	None	4 feet	None
Curb and Gutter	None	2 foot Curb and Gutter	2 foot Curb and Gutter
Tree Lawn	None	5 feet	None
Street Trees	None	Permitted	None
Sidewalk	None	5 feet	None
Half Right-of-Way	15 to 25 feet	30 feet	25 to 30 feet

Generally the east side of 300 West has been improved as part of development that has occurred on that side of the road. For most, but not all, of its length between Deaver Road and SR 58, 300 West has been upgraded with sufficient right-of-way and pavement width. Those improvements do not extend to critical areas near the intersections with each of those roads. On the west side of 300 West, however, some additional right-of-way has been dedicated over time, but no road pavement widening or other improvements have occurred. Incremental improvements along the west side of the road, similar to what has occurred on the east side, are less likely do to the large number of property owners and number of residential properties unlikely to redevelop. It is impossible for a future developer of the current subject properties to make complete improvements along 300 West because there is insufficient right-of-way to make such improvements. All previous properties that have been developed for industrial use along 300 West also have access to SR 58 which enabled the industrial use. The current subject properties have no other readily available options for obtaining safe and adequate access for industrial development.

7. The Columbus Strategic Growth Study, completed by the Planning Department in 2017, looked to provide analysis and recommendations regarding the city's growth. The primary constraints to industrial development at this location were sewer availability and road conditions on 300 West. Key recommendations from the Strategic Growth Study are to consider an upgrade to the Woodside Sanitary Sewer Lift Station to support industrial development and improve 300 West.

Location & Zoning Context (Case #ANX-2024-006 & #RZ-2024-007: Thompson)





MEMORANDUM

TO: Columbus City Council Members

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

DATE: July 3, 2024

RE: JOLI Development / Aciukewicz / Lentell Properties Annexation
(Plan Commission Case #ANX-2024-002)

At its February 14, 2024 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with no recommendation by a vote of 8 in favor and 2 opposed. The three petitioners, JOLI Development LLC, Joshua Aciukewicz, and Lentell Properties LLC are requesting that an area of +/-261.44 acres be annexed to the City of Columbus.

The proposed annexation area is located along State Road 46 / State Street to the southeast of the current city limits. It includes not only the three parcels owner by the petitioners, but also 4 additional parcels owned by 2 non-petitioners – Mark Rediker and Clifty Creek Farms. All properties proposed for annexation are currently zoned AP (Agriculture: Preferred) and rezoning is not proposed at this time. Indiana law allows for both annexations where all property owners are petitioners, which is most common, as well as those, such as this, where only some of the property owners are petitioners. In this case, the three petitioners have included property owned by others in the annexation request in order to comply with Indiana law requirements regarding the contiguity of the annexation area with the existing city limits. The inclusion of these other property owners is the reason for the Plan Commission's no recommendation on this request.

Please note that the annexation process specified by Indiana law is different in this case due to the inclusion of the non-petitioner property owners. The Planning Department has previously provided required information sessions for those property owners. Also, the City Council consideration will include three steps (1) an introduction of the annexation ordinance, (2) a public hearing on the annexation ordinance, and (3) the possible adoption of the annexation ordinance and fiscal plan.

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

1. the proposed ordinance approving the annexation,
2. the resolution certifying the recommendation 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 ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the JOLI Development / Aciukewicz / Lentell Properties Annexation
Plan Commission Case No. ANX-2024-002**

WHEREAS, a petition has been filed by JOLI Development, Joshua Aciukewicz, and Lentell Properties, LLC for the annexation of the property described by Section 1 below; and

WHEREAS, the property subject to the request lies outside of, but is adequately contiguous to, the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on February 14, 2024, reviewed the request for annexation and forwarded no recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

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

SECTION 1: Property Annexed

The following described property, including a total of +/- 261.44 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

JOLI Development, LLC

Parent Tract Remainder in JOLI-PORTER ADMINISTRATIVE SUBDIVISION recorded in Plat Book "R", page 234D as Instrument No. 2010-9941 in the Office of the Recorder of Bartholomew County, Indiana.

And,

Joshua Aciukewicz

Lot Number 1 in Linwood Subdivision, Section One, as shown in Plat Book "E", pages 188-189, in the Office of the Recorder of Bartholomew County, Indiana.

And,

Lentell Properties, LLC

All that part of the East half of the Northwest Quarter of Section 33, Township 9 North of Range Six East situated Northerly and Easterly of the center line of Indiana State Highway No. 7 as now located, EXCEPT therefrom the following tract described as follows to-wit:

Beginning at a point in the West line of the Northeast Quarter of the said Northwest Quarter of said Section 33, Township and Range as aforesaid, 453.5 feet North of the Southwest corner of said quarter quarter and said point being the intersection of said west line of said half quarter Section and the center line of Indiana State Highway No. 7; thence North and along said West line a distance of 865 feet, more or less, to the North line of said half-quarter section: thence East along the North line of said half quarter Section a distance of 335 feet: thence South parallel to the West line of said half quarter Section a distance of 1,013.08 feet more or less, to the center line of said Indiana State Highway No. 7; thence Northwesterly and along said center line on a curve of 3°55' 56" per 100' a distance of 187.26' to a point of tangent; thence N 21°58' 54" West and along said tangent and center line a distance of 179.32' to the place of beginning, containing 7.12 acres,

more or less, and containing in the real estate herein conveyed after said exception above described approximately 34.1 acres, more or less.

And,

Mark Rediker

The Southwest quarter of the Northwest quarter of Section Thirty-three (33), in Township Nine (9) North, in Range Six, (6) East, containing Forty (40) acres, more or less.

Also, the undivided one-half of the following, to-wit: A strip of land sixteen and one-half (16-1/2) feet wide, to commence at the Northwest corner of the East half of the Southwest quarter of Section Thirty-three (33), Township Nine (9) North, of Range Six (6) East, to run East from said point to the center of said Section Thirty-three (33), Township and Range aforesaid, thence North along the North and South center line of said Section until it strikes the Columbus and Burnsville Turnpike Road.

Also, about one-half (1/2) acre described as follows: Commencing at the Northwest corner of the Southwest quarter of Section Thirty-three (33), in Township Nine (9) North, of Range Six (6) East; thence South Eight (8) rods; thence East Ten (10) rods; thence North Eight (8) rods; thence West Ten (10) rods to the place of beginning.

And,

Clifty Creek Farm, LLC

A tract of land lying in the Southeast Quarter of Section 29, Township 9 North, Range 6 East in Bartholomew County, Indiana, described as follows:

Beginning at a point in the South line of said Quarter Section and 533.4 feet East and 510 feet North of the Southwest corner of said Southeast Quarter and in the center line of State Road No. 7; thence North along a line parallel to the North and South center line of said Section 29, a distance of 2138.5 feet to the East and West center line of said Section 29; thence East along the said East and West center line a distance of 1108.4 feet; thence South along a line parallel to the North and South center line of said Section 29, a distance of 2648.2 feet to the South line of said Southeast Quarter; thence West along the South line of said Southeast Quarter a distance of 519.4 feet to the center line of State Road No. 7; thence in a Northwesterly direction and along the center line of said State Road No. 7 to the place of beginning, containing 64.21 acres, more or less.

EXCEPT: A tract of land lying in the Southeast Quarter of Section 29, Township 9 North, Range 6 East, and described as follows:

Beginning at a point 533.4 feet East of and 510 feet North of the Southwest corner of said Southeast Quarter and in the center line of State Road No. 7; thence North and parallel to the North and South center line of said Section 29, a distance of 910 feet; thence to the right and at an angle of 90 degrees with the last described line a distance of 640 feet; thence to the right and at an angle of 90 degrees with the last described line a distance of 330 feet; thence to the right and at an angle of 50 degrees 49 minutes with the last described line extended a distance of 172.4 feet; thence to the left and at an angle of 16 degrees 54 minutes with the last described line extended a distance of 331.4 feet; thence to the left and at an angle of 33 degrees 55 minutes with the last described line, extended a distance of 450 feet to the center line of State Road No. 7; thence in a Northwesterly direction and along the center line of State Road No. 7 to the place of beginning, recently platted and now known as Bernice L. Wehmeier's Addition to East Columbus, Indiana, containing 12.21 acres, more or less.

ALSO EXCEPT: Beginning at a point 533.4 feet East and 1430 feet North of the Southwest corner of the Southeast Quarter of Section 29, Township 9 North, Range 6 East (said point being the Northeast corner of Lot 16 in Bernice L. Wehmeier's Addition to East Columbus); thence continuing North and parallel to the North and South center line of said Section 29, a distance of 1228.5 feet to the East and West center line of said Section 29; thence East along said East and West center line a distance of 825 feet; thence South and parallel to the said North and South

center line a distance of 1372.9 feet; thence in a Southwesterly direction and with an angle of 50 degrees 49 minutes to the right a distance of 174.2 feet; thence South and parallel to said North and South center line a distance of 140 feet; thence in a Southwesterly direction with an angle of 47 degrees 16 minutes a distance of 154 feet; thence in a Westerly direction with an angle to the right 42 degrees 25 minutes a distance of 34.8 feet; thence North with an angle to the right of 90 degrees a distance of 50 feet; thence in an Easterly direction with an angle to the right of 90 degrees a distance of 30 feet; thence in a Northeasterly direction with an angle to the left 42 degrees 45 minutes a distance of 143 feet; thence in a Northerly direction with an angle to the left of 47 degrees 16 minutes and along the East line of Bernice L. Wehmeier's Addition 348 feet to the Northwest corner of Lot 44 in said Addition; thence West along the North line of said Addition 640 feet to the place of beginning, containing 24.57 acres, more or less.

ALSO EXCEPT: Beginning at a point at the Southeast corner (which point is 111 feet and 4 inches South of the Northeast corner of said lot) of Lot No. 35 in Bernice L. Wehmeier's Addition to the Town of East Columbus, Indiana as recorded in Plat Book D, page 96 in the Recorder's Office of Bartholomew County, Indiana; thence East parallel with the North Line of said lot, or the South line of Jenny Lee Street, 25 feet; thence in a Southwesterly direction 107 feet more or less to a point, which point is 25 feet East of and 10 feet South of the Southwest Corner of said above Lot No. 35; thence West parallel with the North line of said Lot 35, 25 feet to the West line of said above Lot No. 35; thence in a Northeasterly direction along the South line of said Lot 35, 99.5 feet to the place of beginning, containing .06 of an acre, more or less.

ALSO EXCEPT: Commencing at the Northeast corner of Lot Numbered 36 in Bernice L. Wehmeier's Addition to the Town of East Columbus, Indiana, as recorded in Plat Book D, page 96; thence East 30 feet along an extension of the North line of said lot; thence Southwesterly 135 feet; thence West 25 feet to the Southerly apex of said Lot No. 36; thence in a Northeasterly direction along the Southeast line of Lot No. 36, 134.4 feet to the place of beginning, containing .09 of an acre, more or less.

ALSO EXCEPT: Beginning at a point that is 825 feet east of the Northwest corner of Wehmeier's Second Addition to the Town of East Columbus, in Bartholomew County, Indiana, thence east a distance of 175 feet; thence South and along a line that is parallel to the east line of Wehmeier's Second Addition, a distance of 1298.9 feet; thence West and at right angles to the last described line a distance of 175 feet to the east line of said Wehmeier's Second Addition; thence North and along said east line a distance of 1298.9 feet to the place of beginning, containing 5.21 acres, more or less.

Note: This above exception is modified from the property deed to also except from the annexation the previously annexed parcel #03-96-29-410-000.100-005, being an unplatted parcel immediately north of Wehmeier's 3rd Addition Lot #176 consisting of 0.10 acres and measuring 23.9 feet north-to-south and 175 feet east-to-west.

ALSO EXCEPT: A part of the Southeast Quarter of Section 29, Township 9 North, Range 6 East, Bartholomew County, Indiana, more fully described as follows:

Beginning at a steel rod located at the Southeast corner of Lot Numbered 160 in Wehmeier's Third Subdivision, adjacent to the City of Columbus in Bartholomew County, Indiana, as recorded in Plat Book E, page 7, in the Office of the Recorder of Bartholomew County, Indiana; thence South, an assumed bearing, along the projection of the East line of said Wehmeier's Third Subdivision 154.10 feet to a 5/8" x 30" steel rod; thence South 47°46' West 549.92 feet to a 5/8" x 30" steel rod; thence North 20°55' West 150.00 feet to a 5/8" x 30" steel rod located on the South line of Jenny Lee Street as platted in said Wehmeier's Second Addition and 34.8 feet East of the Northeast corner of Lot numbered 36 as platted in the Bernice L. Wehmeier Addition to East Columbus, as recorded in Plat Book D, Page 96, in the Office of the Recorder of Bartholomew County, Indiana; thence North 69°05' East along the Southeast line of Jenny Lee Street as platted in said Wehmeier's Second Addition 161.20 feet to a 5/8" x 30" steel rod; thence North 00°08' East along the East line of Clifty Drive as platted in said Wehmeier's Second Addition 140.00 feet to a 5/8" x 30" steel rod; thence North 50°49' East along the Southeast line of said Clifty Drive 174.20 feet to a 3/4" steel tubing (found in place); thence North 00°00' East along the East line of said Clifty Drive 74.80 feet to a 3/4" steel tubing (found in place) at the Southwest corner of Lot numbered 160 in said Third Addition; thence North 89°36' East along the South line of said lot

numbered 160 and the South line of said Wehmeier's Third Addition, 174.80 feet to the place of beginning, containing 2.43 acres, and being subject to all legal rights-of-way and easements.

AND

Being a part of the East Half of Section 32, Township 9 North, Range 6 East, more particularly described as follows:

Beginning at the Northeast corner of the East Half of Section 32, Township and Range aforesaid; thence West along the North line thereof 1495.5 feet to a point on said North line; thence South 0 degrees 33 minutes East 2664.0 feet to a point on the East and West center line of said Section 32; thence continuing South 0 degrees 33 minutes East 508 feet to a stone on the North right of way of the P.C.C. & St. L. Railroad; thence South 50 degrees 33 minutes East with the said right of way 190 feet to a point where said right of way crosses the center line of Clifty Creek; thence following the meanders of said Creek North 85 degrees 30 minutes East 60 feet, North 73 degrees 15 minutes East 380 feet; thence North 63 degrees 15 minutes East 815 feet; North 48 degrees 15 minutes East 220 feet to a point where the said Creek crosses the East line of Section 32; thence North 1 degree East along the said East line 2641 feet to the place of beginning and containing 103 acres, more or less, but subject to all legal highways.

EXCEPT: A part of the Northeast Quarter of Section 32, Township 9 North, Range 6 East, Bartholomew County, Indiana, described as follows:

Beginning at a point on the east line of said section South 0 degrees 09 minutes 22 seconds West 552.45 feet from the northeast corner of said section, which point is on the southwestern boundary of S.R. 7; thence South 0 degrees 09 minutes 22 seconds West 46.98 feet along said section line; thence North 78 degrees 14 minutes 48 seconds West 197.45 feet; thence North 71 degrees 04 minutes 30 seconds West 259.88 feet; thence North 63 degrees 47 minutes 20 seconds West 401.74 feet; thence North 62 degrees 36 minutes 18 seconds West 54.45 feet to the southeastern line of Lot 1 in Krieg's Administrative Subdivision, the plat of which is recorded in Plat Book O, page 37, in the Office of the Recorder of Bartholomew County, Indiana; thence North 10 degrees 39 minutes 16 seconds East 7.21 feet along said southeastern line to the southwestern boundary of S.R. 7; thence along the boundary of said S.R. 7 Southeasterly 58.64 feet along an arc to the right having a radius of 3,784.72 feet and subtended by a long chord having a bearing of South 70 degrees 52 minutes 14 seconds East and a length of 58.64 feet; thence South 63 degrees 54 minutes 24 seconds East 99.45 feet along said boundary; thence along said boundary Southeasterly 53.88 feet along an arc to the right having a radius of 3,774.72 feet and subtended by a long chord having a bearing of South 68 degrees 31 minutes 05 seconds East and a length of 53.87 feet; thence South 68 degrees 06 minutes 33 seconds East 159.96 feet along said boundary; thence along said boundary Southeasterly 389.20 feet along an arc to the left having a radius of 2,336.83 feet and subtended by a long chord having a bearing of South 72 degrees 52 minutes 50 seconds East and a length of 388.75 feet; thence South 77 degrees 02 minutes 07 seconds East 135.46 feet along said boundary to the point of beginning and containing 0.700 acres, more or less.

ALSO EXCEPT: A part of the Northeast Quarter of Section 32, Township 9 North, Range 6 East, Bartholomew County, Indiana, described as follows:

Beginning at a point on the east line of said section South 0 degrees 09 minutes 22 seconds West 447.52 feet from the northeast corner of said section, which point is on the northern boundary of S.R. 7; thence North 86 degrees 17 minutes 53 seconds West 139.50 feet along the boundary of said S.R. 7; thence along said boundary Northwesterly 351.26 feet along an arc to the right having a radius of 2,256.83 feet and subtended by a long chord having a bearing of North 72 degrees 34 minutes 05 seconds West and a length of 350.01 feet; thence North 68 degrees 06 minutes 33 seconds West 159.96 feet along said boundary; thence along said boundary Northwesterly 260.40 feet along an arc to the left having a radius of 3,854.72 feet and subtended by a long chord having a bearing of North 70 degrees 02 minutes 40 seconds West and a length of 260.35 feet; thence South 77 degrees 34 minutes 27 seconds East 202.64 feet; thence South 68 degrees 28

minutes 11 seconds East 299.84 feet; thence South 75 degrees 35 minutes 45 seconds East 194.52 feet; thence South 81 degrees 54 minutes 56 seconds East 204.04 feet to the east line of said Section 32; thence South 0 degrees 09 minutes 22 seconds West 31.90 feet along said east line to the point of beginning and containing 0.549 acres, more or less.

ALSO EXCEPT: Lot Numbered One (I) in Krieg's Administrative Subdivision, as recorded in Plat Book 0, Page 37, in the Office of the Recorder of Bartholomew County, Indiana.

And,

Adjacent Right-of-Way

All road right-of-way of that adjoins the road frontages of the included parcels described above, including that of State Road 46 / State Street, 250 East, and 100 South, as shown on the attached Exhibit "A".

The annexation area includes the parcel(s) numbered as follows:

1. 03-96-33-000-001.700-004 (JOLI Development)
2. 03-96-33-000-001.900-004 (Joshua Aciukewicz)
3. 03-96-33-000-001.000-004 (Lentell Properties, LLC)
4. 03-96-33-000-001.600-004 (Mark Rediker)
5. 03-96-32-000-000.200-004 (Clifty Creek Farm, LLC) per the deed description recorded as Instrument #201400011365 in the Office of the Recorder of Bartholomew County
6. 03-96-32-000-000.100-004 (Clifty Creek Farm, LLC)
7. 03-96-29-000-000.500-004 (Clifty Creek Farm, LLC)

SECTION 2: Common Council District

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 1st Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

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 after publication of its adoption 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

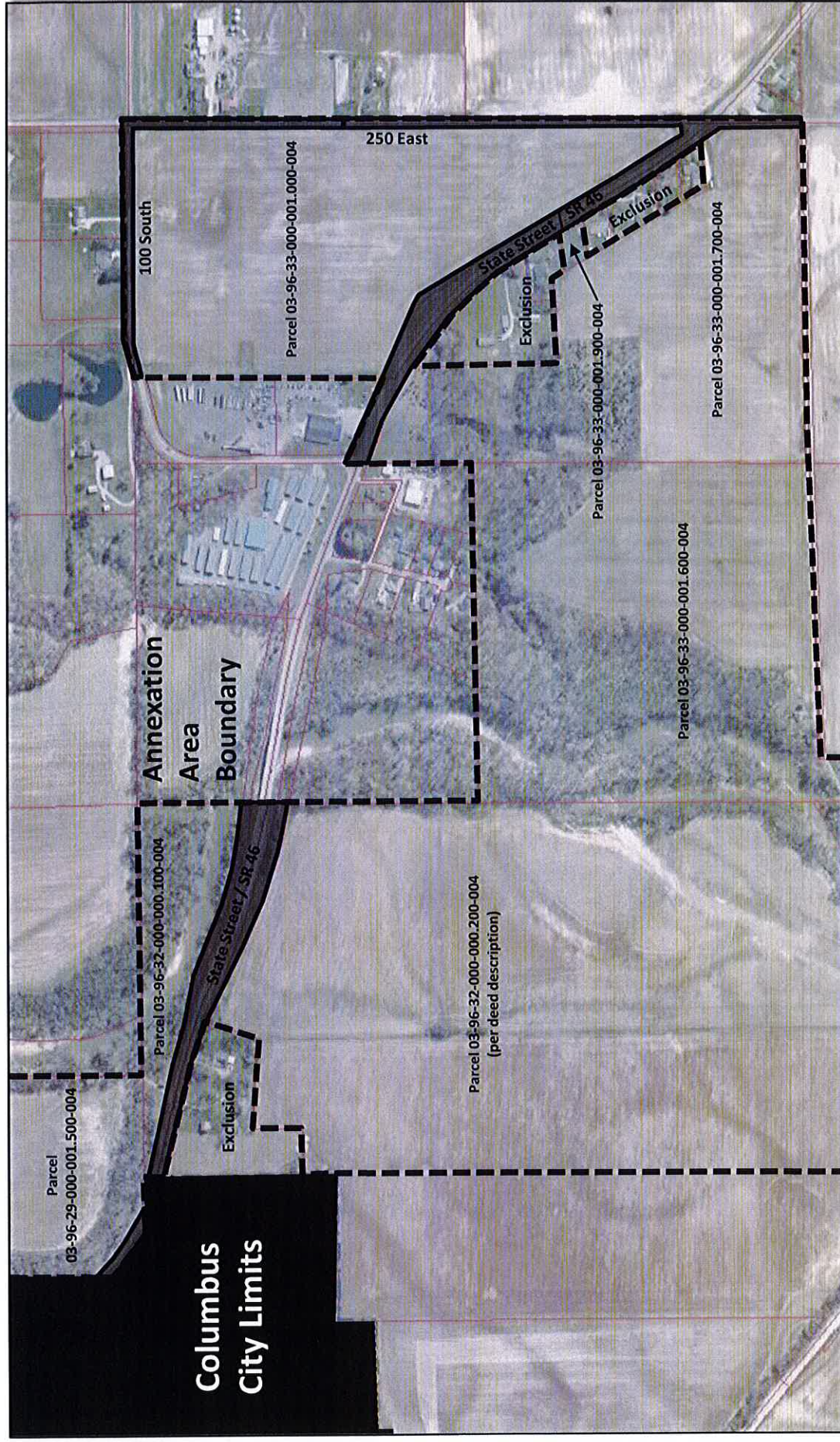
Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at
_____ o'clock _____.m.

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

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

Exhibit "A" – Included Right-of-Way
JOLI Development / Aciukewicz / Lentell Properties Annexation



RESOLUTION: ANX-2024-002

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-2024-002 (JOLI Development / Aciukewicz / Lentell Properties),
a proposal to annex +/-289.44 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from JOLI Development, Joshua Aciukewicz, and Lentell Properties, LLC; and

WHEREAS, the applicant(s) represent at least 51% of the property owners involved in the annexation request, which meets the requirements of Indiana Code Section 36-4-3-5(b); and

WHEREAS, the Plan Commission did, on February 14, 2024, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; 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:

The annexation of the property subject to the application (approximately 289.44 acres located on the north and south sides of State Street / State Road 46, generally between Fairview Drive and 250 East) is forwarded to the Common Council with no recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF
FEBRUARY, 2024 BY A VOTE OF 8 IN FAVOR AND 2 OPPOSED.**


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 14, 2024 Meeting)

Docket No. / Project Title: ANX-2024-002 (JOLI Development)
Staff: Andres M. Nieto
Applicant(s): JOLI Development (Joseph W. Conner), Joshua Aciukewicz, and Lentell Properties, LLC (John Whittington)
Property Size: +/- 289.44 Acres
Current Zoning: AP (Agriculture: Preferred)
CC (Commercial: Community)
Location: To the southeast of the current Columbus city limits along State Street/State Road 46 beginning at approximately Fairview Drive and extending to County Road 250 East, in Columbus Township.

Background Summary:

The applicants have indicated that the proposed annexation is for the purpose of long-term future residential development of their properties, which include approximately 64 acres. The remaining acreage has been included in the annexation petition to satisfy Indiana law requirements for the contiguity of the annexation area with the existing city limits. The proposed annexation includes two property owners, Clifty Creek Farm, LLC and Mark Rediker, who are not petitioners.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is this property a logical and appropriate addition to the City of Columbus.

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

Plan Commission Options:

In reviewing a request for annexation 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 request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation applications.

Considerations / Decision Criteria:

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 18% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.

3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Current Property Information:	
Existing Land Use:	Agriculture
Existing Site Features:	Woods, Clifty Creek, A Single-Family Home (Farm Dwelling)
Flood Hazards:	Floodway, 100-year floodway fringe, 500-year floodway fringe.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	N/A
Vehicle Access:	State Street / State Road 46 (Principle Arterial, Residential / Commercial, Suburban / Rural) 250 East (Collector, Residential, Rural) 100 South (Collector, Residential, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I1 (Industrial: Light) CC (Commercial: Community) P (Public/Semi-Public Facilities) AP (Agriculture: Preferred)	Agriculture, Storage facility, Single-family residential, Clifty Park
South:	AP (Agriculture: Preferred)	Agriculture
East:	AP (Agriculture: Preferred)	Agriculture, Single-family residential

West:	I2 (Industrial: General) CC (Commercial: Community) RS4 (Residential: Single-family 4)	Single-family residential (Wehmeier Addition), MacAllister Rentals.
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Interdepartmental Review:	
City Engineering:	No response.
City Utilities:	City Utilities can provide sanitary sewer service to the area proposed for annexation in the same manner as provided to similar properties within the City limits. We will work with the developers to determine the best way to serve the area for short- and long-term growth.
Parks Department:	Parks has no issues as of now with the properties being undeveloped/agriculture for the short-term. Long-term, when there is residential development, we would have comments.
Police Department:	No response.
Fire Department:	CFD will be able to provide fire protection for these properties through our automatic/mutual aid agreements with the surrounding township fire departments. The length of the driveway to the (Rediker) home will require us to utilize long hose lays and possibly dump tanks to supply sufficient water for a working structure fire. The apparatus requirements can be included in our dispatch notes to ensure the dispatchers send the proper equipment in the event of an emergency at this location.
Public Works Department:	Looking as if this property were to be developed it would require us to reroute our Sanitation routes and possibly add a new route as this area is isolated from the existing route. Sanitation routes are not just trash collection; we have multiple collections on a single day for residents including curbside recycling, brush collection, yard waste collection, and bulky collections. This annexation added along with multiple other recent annexations and additional neighborhoods would require additional manpower to continue offering quality service as expected. Initial budget impact – Increased tonnage for trash and recycle collections, additional toter purchase would need to be considered as well (potentially of up to 3 toters per resident depending on services selected), fuel, and equipment maintenance. Street Department will see an impact regarding snow removal and road repairs. Biggest impact is slower response time trying to cover more area with same amount of staff and equipment.
Animal Care Services:	No response.

Human Rights Department:	No response.
City Administration:	No response.
Eastern Bartholomew Water Corporation:	EBWC would be able to meet the necessary requirements for fire protection, keeping in mind that we are not a "fire rated" system.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Agriculture.

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

1. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.
Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
2. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.
3. **POLICY A-4-3:** Prevent urban sprawl.
Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.
4. **POLICY A-4-6:** Encourage wise use of infrastructure dollars.
There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.
5. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.
6. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
7. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate growth. *New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*
8. **POLICY D-1-2:** Use road and utility expansion to control direction growth. *Development tends to follow infrastructure such as streets and utilities. The city should use its investments in this infrastructure to direct growth in accordance with an overall plan.*
9. **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.*

Portions of the annexation area are located in the East Columbus character area. The following Planning Principle(s) apply to this application:

1. Encourage new housing development.
2. Because the agricultural area is in the likely path of future development, conversion of farmland to nonfarm uses should be considered as utilities and other infrastructure become available. Such land should be annexed to Columbus before any developments takes place.

Portions of the annexation area are located in the Eastern Rural character area. The following Planning Principle(s) apply to this application:

1. Agriculture should continue to be the dominant use in the area.
2. All non-farm related development relying on septic systems should be prohibited.
3. Residential development should be permitted only in areas contiguous to existing developed areas and should be annexed to the City of Columbus wherever possible. Strip residential development should be prohibited.

The western portion of the annexation area (west of Clifty Creek) was included in the State Street Corridor Plan Element's study area. The Plan calls for future retail-commercial development, "especially as residential neighborhoods revitalize and new housing is built in and around the corridor". It adds "new retail development often locates in areas with certain residential densities and demographic make-up" and "as the residential population around State Street grows over time, new retail will likely become more viable".

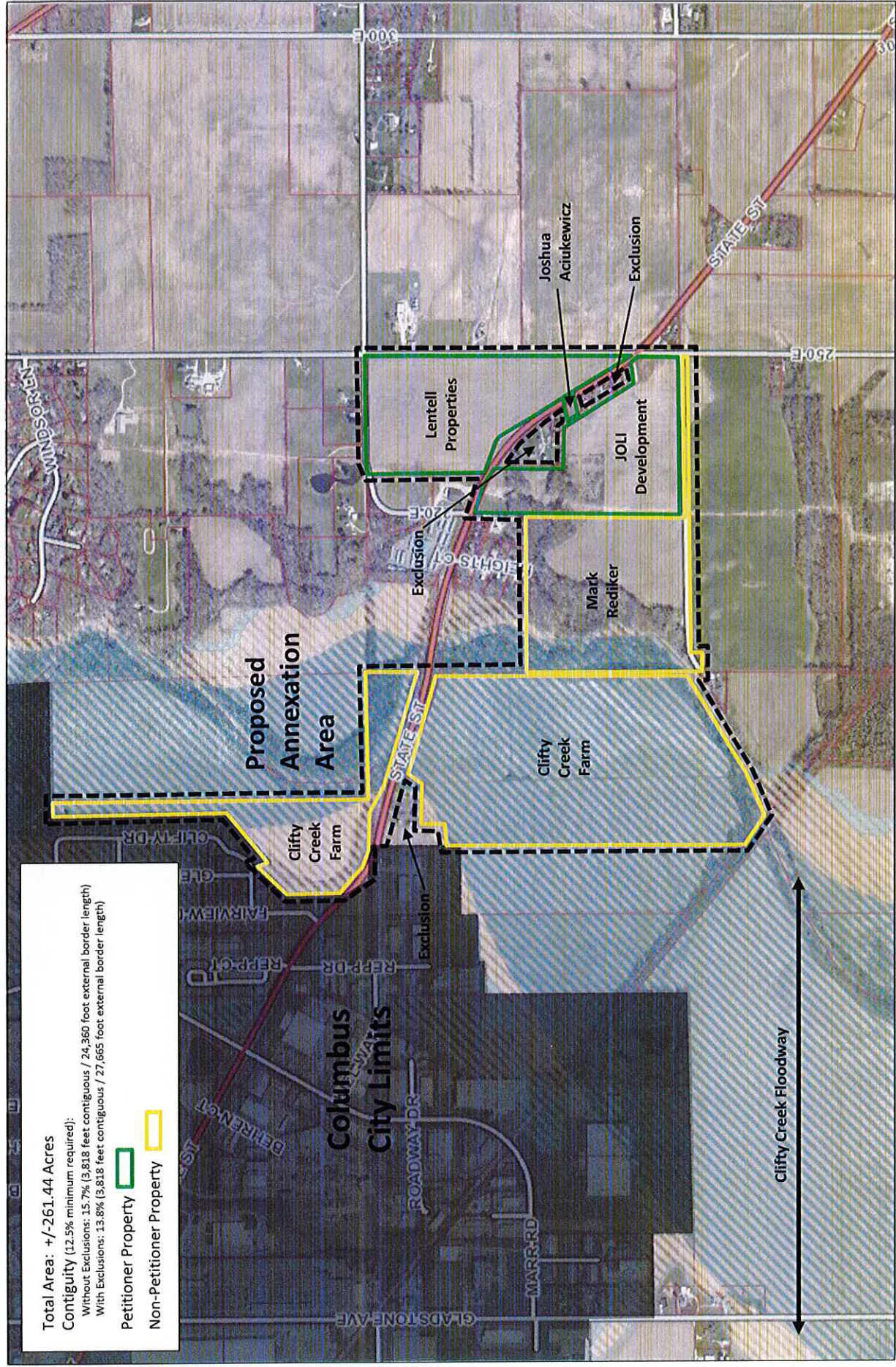
Planning Consideration(s):

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

1. The applicants have indicated that the proposed annexation is for the purpose of long-term future residential development of their properties, which include approximately 64 acres.
2. The majority of the property in the proposed annexation area is zoned AP (Agriculture: Preferred). Approximately 5.3 acres located at the northwest corner of State Street and County Road 250 East is zoned CC (Commercial: Community).
3. This annexation will include approximately 3,780 feet of State Street (3/4 mile), 1,000 feet of County Road 100 South (1/5 mile), and 2,640 feet of County Road 250 East (1/2 mile). A total of 1.4 miles of additional roads will be added to the City as an immediate result of the annexation.
4. The proposed annexation would result in 7 properties becoming surrounded by Columbus city limits while remaining unincorporated. The Planning Department has contacted these property owners by mail inviting their participation in the annexation.
5. The proposed annexation represents a unique opportunity to extend the city limits across the Clifty Creek floodplain and expand opportunities for long-term City growth.
6. Future residential development along the State Street Corridor will in-directly support re-investment in the State Street corridor by adding additional residents / consumers to the area.
7. The properties adjacent on the east side of the City of Columbus corporate limits are partially or completely located in the Clifty Creek floodway and floodplain – this includes the properties owned by the non-petitioners Clifty Creek Farms, LLC and Mark Rediker. Any development or land-altering activity is prohibited in the floodway by the zoning ordinance.
8. The property included in this annexation request is currently used almost exclusively as agriculture – the only exception is a vacant lot along State Street. The only home in the annexation area is the farm dwelling located on the Rediker property.
9. The Columbus Strategic Growth Study, completed by the Planning Department in 2017, looked to provide analysis and recommendations regarding the City's long-term growth. The non-floodplain properties included in this annexation area are primarily identifies as Tier 2 growth areas, with few or minor constraints to long-term growth. Water and sewer service were identified then as the primary constraints. Both Columbus City Utilities (sewer service) and Eastern Bartholomew Water Corporation (water service) have indicated that the annexation area can now be adequately served.



Location & Context (Case #ANX-2024-002: JOLI Development / Aciukewicz / Lentell Properties)





Community Development

MEMORANDUM

TO: Members of Common Council
FROM: Robin S. Hilber
RE: Tuesday, July 16, 2024 Council Meeting
Resolution – Support of PILOT for TWG Development
DATE: July 8, 2024

Good morning, Councilors. TWG Development has been exploring affordable housing opportunities in Columbus and has a parcel at 14th and Michigan under contract. They are applying to IHCD for 4% tax credits along with Affordable and Workforce State Tax Credits. The application process is highly competitive. Indiana has five regions and only one project is awarded credits in each region. TWG would like to submit a strong application which will score well and provide them the maximum number of points so, as part of the award, are asking for local contribution via a PILOT (payment in lieu of taxes) agreement, allowing them to claim tax savings toward their total development costs.

To elaborate on this project – TWG is proposing a 110 unit multi-family affordable housing project with an onsite, licensed daycare center. The four-story facility is planned with 35 one-bedroom units, 50 two-bedroom units, and 25 three-bedroom units, all at 60% of the average median income. This means that an individual can currently earn up to \$39,360, a two-person household can earn up to \$44,940, and a three-person household can earn up to \$50,580, and be eligible to live at Flats on 14th which is the placeholder name for this development.

TWG does not plan to ask for TIF funding or tax abatement. Furthermore, they will own and manage the property after construction for at least 15 years and will provide at least 40 years of affordable housing to the community as well as providing much needed childcare.

With your approval of this resolution, TWG will submit their application to IHCD by the July 29, 2024 deadline. Awards will be made by November 21, 2024. If TWG is successful, we will present the PILOT agreement to Council in early 2025 for approval.



Community Development

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

Best Regards,

A handwritten signature in black ink, appearing to read "Robin S. Hilber".

Robin S. Hilber
Director of Community Development

Attachment

cc: Mayor Mary K. Ferdon
Eric Frey, Executive Director of Administration
Frank Miller, President, Common Council
Alex Whitted, City Attorney
Jeff Rocker, Common Council Attorney

RESOLUTION NO. ____, 2024

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA, IN SUPPORT OF TWG DEVELOPMENT LLC PILOT
PURSUANT TO INDIANA CODE 6-1.1-10-16.7 ("PROPERTY TAX EXEMPTION
STATUTE")**

WHEREAS, pursuant to Ind. Code 6-1.1-10-16.7 ("Property Tax Exemption Statute") for assessment dates after December 31, 2021, all or part of the real property is exempt from property taxation if:

- (1) The improvements on the real property were constructed, rehabilitated, or acquired for the purpose of providing housing to income eligible persons under the federal low income housing tax credit program under 26 U.S.C. 42;
- (2) The real property is subject to an extended use agreement under 26 U.S.C. 42 as administered by the Indiana Housing and Community Development Authority; and
- (3) The owner of the property has entered into an agreement to make payments in lieu of taxes under IC 36-1-8-14.3, IC 36-2-6-23, or IC 36-3-2-12.

WHEREAS, TWG Development, LLC is an Indiana limited liability company, and has entered into a purchase agreement for property in Columbus, IN to acquire, develop, construct, and operate Flats on 14th, an affordable multi-family housing project that is expected to satisfy the requirements under 26 U.S.C. 42 ("Project");

WHEREAS, the Project is expected to be subject to an extended use agreement under 26 U.S.C. 42 as administered by Indiana Housing and Community Development Authority

WHEREAS, the Common Council of the City of Columbus finds the Project to be in the best interest of the City and desires to show its support for the Project and for a Payment in Lieu of Taxes ("PILOT") pursuant to the Property Tax Exemption Statute.

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

- (1) TWG Development, LLC. (TWG) is an Indiana limited liability company, and has entered into a purchase agreement for property in Columbus, IN to acquire, develop, construct, and operate Flats on 14th, an affordable multi-family housing project ("Project").
- (2) Upon TWG meeting the required statutory provisions under I.C. 6-1.1-10-16.7(a)(1)-(a)(2), the City desires to enter into a Payment in Lieu of Taxes (PILOT) Agreement and intends to pass the required Ordinances and/or Resolutions.
- (3) The City intends for this Resolution to show its full support of the Project and willingness to further support the Project with a PILOT agreement.

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:

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