

RESOLUTION NO. 11-10-16

**RESOLUTION OF THE CITY OF VALPARAISO REDEVELOPMENT COMMISSION CONFIRMING CERTAIN AMENDMENTS TO THE RESPECTIVE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OR REDEVELOPMENT PLAN FOR THE CITY'S EXISTING CONSOLIDATED VALPARAISO ECONOMIC DEVELOPMENT AREA, NORTH CENTRAL REDEVELOPMENT AREA, NORTH COAST ECONOMIC DEVELOPMENT AREA, MEDICAL OFFICE TECHNOLOGY ECONOMIC DEVELOPMENT AREA, AND THORMAHLEN ECONOMIC DEVELOPMENT AREA, RE-DESIGNATING THE NORTH CENTRAL REDEVELOPMENT AREA AS AN ECONOMIC DEVELOPMENT AREA, EXPANDING THE EXISTING CONSOLIDATED VALPARAISO ECONOMIC DEVELOPMENT AREA AND THE EXISTING MEDICAL OFFICE TECHNOLOGY ECONOMIC DEVELOPMENT AREA AND RELATED ALLOCATION AREAS, CONSOLIDATING SUCH ECONOMIC DEVELOPMENT AREAS AND RELATED ALLOCATION AREAS AND THE ECONOMIC DEVELOPMENT PLANS RELATED THERETO, AND RELATED MATTERS**

**WHEREAS**, within the City of Valparaiso, Indiana, a governmental unit and political subdivision of the State (the "**City**"), there has been created the City of Valparaiso Redevelopment District (the "**District**"), governed by the City of Valparaiso Redevelopment Commission (the "**Commission**"); and

**WHEREAS**, the Commission has previously created (1) the Consolidated Valparaiso Economic Development Area and related allocation area; (2) the North Central Redevelopment Area and related allocation area; (3) the North Coast Economic Development Area and related allocation area; (4) the Medical Office Technology Economic Development Area and related allocation area; and (5) the Thormahlen Economic Development Area and related allocation area (such five allocation areas being referred to herein as the "Allocation Areas") under I.C. 36-7-14 and I.C. 36-7-25 (collectively, the "**Act**"); and

**WHEREAS**, the Commission has adopted the respective redevelopment plan or economic development plan for the respective Allocation Areas (as previously amended from time to time, the "**Original Plans**"), which set forth various economic development and redevelopment projects for the respective Allocation Areas; and

**WHEREAS**, the Commission, on September 7, 2016, adopted an Amending Declaratory Resolution (the "**Amending Declaratory Resolution**") amending the Consolidated Valparaiso Economic Development Area, the North Central Redevelopment Area, the North Coast Economic Development Area, the Medical Office Technology Economic Development Area and the Thormahlen Economic Development Area, the Allocation Areas and the Original Plans to: (i) expand the Consolidated Valparaiso Economic Development Area, the Medical Office Technology Economic Development Area, and the related allocation areas as shown in the map, parcel list and boundary descriptions attached to the Amending Declaratory Resolution as **Exhibit A** (the "**Expansion Areas**"); (ii) re-characterize the North Central Redevelopment Area as an economic development area and the North Central Redevelopment Plan as an economic development plan; (iii) consolidate the North Central Redevelopment Area, as re-characterized, the Medical Office Technology Economic Development Area, as so expanded, the North Coast Economic Development Area, the Thormahlen Economic Development Area, and the Valparaiso Economic Development Area, as so expanded, into a single economic development area designated as the "Valparaiso Economic Development

Area," (iv) consolidate such five allocation areas and the Expansion Areas into a single allocation area designated as the "Valparaiso Economic Development Area Allocation Area;" (v) consolidate the North Central Redevelopment Plan, as re-characterized, the North Coast Economic Development Plan, the Medical Office Technology Economic Development Plan, the Thormahlen Economic Development Plan and the Consolidated Valparaiso Economic Development Plan into a single economic development plan designated as the "Economic Development Plan for the Valparaiso Economic Development Area: Addendum #8" (the "**Addendum #8**"), attached as **Exhibit B** of the Amending Declaratory Resolution; and (vi) change the base assessment date of those parcels listed in **Exhibit C** of the Amending Declaratory Resolution, which parcels are contained in the existing North Central Redevelopment Area and related allocation area, to January 1, 2016; and

**WHEREAS**, pursuant to Section 16 of the Act, the Valparaiso Plan Commission, on September 13, 2016, adopted a Resolution (the "**Plan Commission Order**") determining that the Amending Declaratory Resolution and Addendum #8 conform to the plan of development for the City of Valparaiso and approving the Amending Declaratory Resolution and Addendum #8; and

**WHEREAS**, pursuant to Section 16 of the Act, the Common Council of the City of Valparaiso, Indiana, on September 26, 2016, adopted a Resolution which approved the Amending Declaratory Resolution, Addendum #8 and the Plan Commission Order; and

**WHEREAS**, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

**WHEREAS**, pursuant to Sections 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Amendments and filed a copy of said Notice in the offices of all departments, bodies or officers of the City having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

**WHEREAS**, at the hearing (the "Public Hearing") held by the Commission on October 13, 2016, the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

**WHEREAS**, the Commission now desires to take final action determining the public utility and benefit of the Amendments and confirming the Amending Declaratory Resolution, in accordance with Section 17 of the Act.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Valparaiso Redevelopment Commission that:

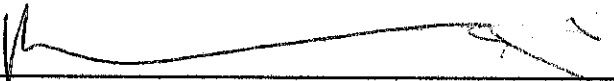
**Section 1.** After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings, determinations, designations and approving and adopting actions contained in the Amending Declaratory Resolution.

**Section 2.** After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the Amendments and proposed projects set forth in Addendum #8, and Addendum #8 is hereby approved in all respects.


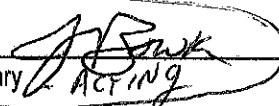
- Section 3.** The Amending Declaratory Resolution is hereby confirmed in all respects.
- Section 4.** This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of Addendum #8 and the proposed projects, and confirming the Amending Declaratory Resolution.
- Section 5.** The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Sections 17(d) of the Act.
- Section 6.** This resolution shall take effect immediately upon its adoption by the Commission.

**ADOPTED** at a meeting of the Commission held on the **10th day of November, 2016**, in Valparaiso, Indiana.


**CITY OF VALPARAISO  
REDEVELOPMENT COMMISSION**

  
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Rob Thorgren, President

- ABSENT -  
\_\_\_\_\_  
Rick Urschel, Vice President

ABSENT  
  
\_\_\_\_\_  
Jon Diston, Secretary  ACTING

  
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John Bowker, Commissioner

  
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Matt Murphy, Commissioner