

RESOLUTION NO. 7-2020

A RESOLUTION OF THE CITY OF BEECH GROVE REDEVELOPMENT COMMISSION AUTHORIZING THE PREPARATION OF DATA DESCRIBED IN INDIANA CODE § 36-7-14-15(b) IN ORDER TO EXPLORE THE POSSIBILITY OF AMENDING THE REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA WITHIN THE CITY

WHEREAS, the City of Beech Grove Redevelopment Commission (“Commission”), as the governing body for the City of Beech Grove Redevelopment Department, pursuant to Indiana Code § 36-7-14-15, as amended (the “Act”), adopted Resolution No. 2008-11-13-1 incorporating an area known as the Beech Grove Regional Medical Center Property into the redevelopment plan for the City of Beech Grove and declaring the redevelopment of the same as consistent with the redevelopment plan, and designating all of such area as an allocation area known as the Beech Grove Regional Medical Center Redevelopment Allocation Area (the “Regional Medical Center”) pursuant to Section 39 of the Act;

WHEREAS, the Commission has been made aware of certain commercial development planned for the Regional Medical Center, namely, the relocation of CrossRoads Engineers, P.C. to a parcel in the Regional Medical Center formerly owned by the Sisters of St. Francis and recently split from parcel no. 49-10-21-131-002.000-102;

WHEREAS, the Commission is aware of certain nearby parcels in need of redevelopment;

WHEREAS, the Commission has learned that certain parcels in the Regional Medical Center are contributing to a decrement in the Commission’s tax increment financing (“TIF”) annual allocation; and

WHEREAS, the Commission deems it advisable to explore the possibility of amending the Regional Medical Center and/or creating a new redevelopment allocation area in order to maximize the tax increment financing benefit that will flow to the citizens of the City of Beech Grove if the Consolidated Allocation Area were to be amended.

NOW, THEREFORE, BE IT RESOLVED by the City of Beech Grove Redevelopment Commission, as the governing body of the City of Beech Grove Redevelopment Department, as follows:

1. The Commission hereby finds that the Regional Medical Center and nearby properties are areas in the territory under its jurisdiction needing redevelopment.
2. The Commission further finds that conditions described in Indiana Code § 36-7-1-3 cannot be corrected in the area by regulatory processes or the ordinary operations of private enterprise without resort to this chapter.
3. The Commission further finds that public health and welfare will be benefited by the amendment of the resolution or plan, or both, for an existing redevelopment project area, including amendment of the Regional Medical Center.
4. The Commission further finds that proposed amendment to the plan or existing redevelopment project area is reasonable and appropriate when considered in relation to the original resolution or plan and the purposes of Indiana Code § 36-7-14, and the resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit.
5. Based on the findings set forth in paragraphs 1-5 herein, the data described in Indiana Code § 36-7-14-15 shall be prepared in order to further the Commission's consideration of amending Regional Medical Center or other allocation areas that may so be duly established by the Commission.
6. The data to be prepared shall include, where applicable, the following:
 - a. Maps and plats showing:
 - (i) the boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area; or the amendment of the resolution or plan for an existing area;
 - (ii) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the area, indicating any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area; or the amendment of the resolution or plan for an existing area; and
 - (iii) the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the redevelopment plan;

- b. Lists of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the establishment of an area or the amendment of the resolution or plan for an existing area; and
- c. An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property.

7. The Provisions of this Resolution shall be subject in all respects to the Act as amended.

8. This Resolution shall take effect immediately upon its adoption by the Commission.

Adopted this 22nd day of October, 2020.

**CITY OF BEECH GROVE
REDEVELOPMENT COMMISSION**

Elizabeth Lamping, President

Nathan Rinks, Vice President

Cathy Chappell, Secretary

Bonnie Dickinson, Member

James Siegman, Member