

RESOLUTION No. 1-2019

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. 1-2005 designating an area known as the City of Beech Grove Integrated Redevelopment Area as a redevelopment area pursuant to Sections 15, 16, and 17 of the Act and designating all of such area (the “Consolidated Allocation Area”) as an allocation area pursuant to Section 39 of the Act;

WHEREAS, the Commission subsequently duly amended the Consolidated Allocation Area;

WHEREAS, the Commission has been made aware of certain commercial development planned for that part of the City of Beech Grove formerly known as the CSX property, which is located roughly east of Emerson Avenue, south of Subway Street, and north-east of the Amtrak property, and which is currently included within the Consolidated Allocation Area (“old CSX property”);

WHEREAS, the Commission is aware of certain undeveloped parcels of land adjoining and nearby the old CSX property; and

WHEREAS, the Commission deems it advisable to explore the possibility of amending the Consolidated Allocation Area 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 old CSX property and adjoining and nearby parcels thereto is an area 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 acquisition and redevelopment of those parcels which may not presently be within the Consolidated Allocation Area under Indiana Code § 36-7-14 as a redevelopment project area.

4. 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 Consolidated Allocation Area.

5. 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.

6. 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 and/or adding additional parcels to the Consolidated Allocation Area or other allocation areas that may so be duly established by the Commission.

7. 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

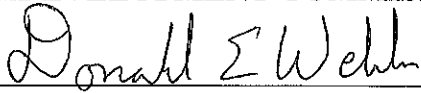
c. An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property.

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

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

Adopted this 15th day of August, 2019.

**CITY OF BEECH GROVE
REDEVELOPMENT COMMISSION**

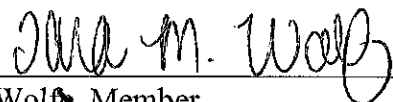


Donald Webb, President

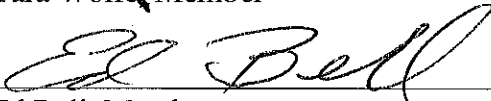
Ron Mote, Vice President



Cathy Chappell, Secretary



Tara Wolfe, Member



Ed Bell, Member