

RESOLUTION NO. 5-2010

A PRELIMINARY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, DESIGNATING AN ECONOMIC REVITALIZATION AREA

WHEREAS, the Common Council of the City of Valparaiso, Indiana, is empowered pursuant to Ind. Code § 6-1.1-12.1 *et seq.* to establish economic revitalization areas ("ERA") within the City of Valparaiso, Indiana; and

WHEREAS, consistent with the provisions of Ind. Code § 6-1.1-12.1 the Common Council previously designated all industrially zoned land within the City of Valparaiso as an ERA by the adoption of Resolution No. 12, 1995; and

WHEREAS, on March 9, 2009, the Common Council adopted Ordinance No. 8, 2009, repealing the City of Valparaiso Zoning Ordinance and Zoning Map and Adopting the City of Valparaiso Unified Development Ordinance and Zoning Map; and

WHEREAS, the adoption of Ordinance No. 8, 2009, created new zoning districts within the City of Valparaiso; and

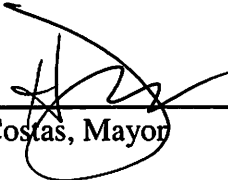
WHEREAS, in an effort to attract new quality jobs, retain existing quality jobs, broaden the tax base and foster the City of Valparaiso's economic vitality the Common Council is desirous of re-establishing and expanding the ERA created by the adoption of Resolution No. 12, 1995, to include all land zoned Campus ("CA") (excluding real estate owned by the Lutheran University Association), Light Industrial ("INL"), Heavy Industrial ("INH") and Business Park ("BP") as an ERA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO THAT:

1. The Common Council finds and provides as follows:
 - A. Attached as **Exhibit A** to this Resolution is a map and general legal description of the designated ERA.
 - B. It is the finding of the Council that such area described in **Exhibit A** meets the definition of an ERA, as such term is defined under Indiana Code § 6-1.1-12.1-1(1).
 - C. Consistent with Indiana Code § 6-1.1-12.1-2.5(b), the City's Economic Development Director or his designee is directed to provide the appropriate notice to the County Assessor and to affected taxing units, and take other steps as required under the statute.
 - D. A Public Hearing on this matter is scheduled for **May 10, 2010 at 7 p.m.**, or at such time as established by this Council.

This Resolution shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, on the 26th day of April, 2010.



Jon Costas, Mayor

Attest:

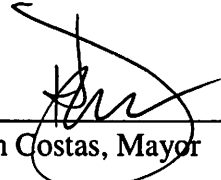

Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 26th day of April, 2010, at 7 o'clock p.m.



Sharon Swihart, Clerk-Treasurer

This Resolution approved and signed by me this 26th day of April, 2010, at 7 o'clock p.m.



Jon Costas, Mayor

ERA Description for Properties Zoned CA, BP, INL and INH within Valparaiso, Indiana

The ERA is composed of all of the properties within the City of Valparaiso zoned CA (Campus - excluding the Valparaiso University area), BP (Business Park), INH (Heavy Industrial) and INL (Light Industrial) per the 2009 City of Valparaiso's Unified Development Ordinance* (2009 Ordinance Numbers 8 & 9 and 21 & 22), said ERA properties consisting of eight generalized areas found within the Corporation Limits of Valparaiso, Indiana, and are more particularly described as:

Area 1: Contains the parcels zoned BP, INL and INH located in the north side of Valparaiso south of Bullseye Lake Road, west of Calumet Avenue, north and south of Wall Street and east of Valparaiso Street. Area 1 includes the CSI property, several Urschel properties and includes most properties within the Vale Park South Subdivision.

Area 2: Contains the parcels zoned BP (Porter Hospital parcels) located at the northeast corner of Roosevelt Road and Glendale Boulevard.

Area 3: Contains the parcels zoned BP, INL and INH located in a corridor near the Canadian National Railroad extending through the central part of Valparaiso from approximately State Road 49 on the east side to Madison Street on the west side. Most of these properties are located north of Bond Avenue, Bush and Elm Streets and south of Evans Avenue, except for the parcels Zoned INH (Opportunity Enterprise parcels) at the northeast corner of Evans Avenue and Silhavy Road. This corridor also includes properties zoned BP, INL and INH south of said railroad, west of State Road 49, north of LaPorte Avenue and east of the residential properties east of Sturdy Road. These ERA parcels are located on or near Beech Street, Cascade Drive, Chicago Street, Grand Trunk Drive and Silhavy Road.

Area 4: Contains the parcels zoned INL (West Farm LLC properties) located on the west side of Valparaiso north of State Road 130, south of the Canadian National Railroad and to the east and west of Froberg Road.

Area 5: Contains the parcels zoned BP, INL and INH located on the southeast side of Valparaiso. This area is generally south of LaPorte Avenue (State Road 2) and east of State Road 49 and extends to the eastern and southern corporate limits of Valparaiso. This area also contains some parcels located at the southwest corner of State Road 49 and U.S. Highway 30, north of the Norfolk Southern Railroad and south and east of Wal-Mart. Many of the parcels found in this area are located within the following subdivisions: Aero Center, Airport Industrial Park East, Eastport Centre, Montdale Industrial Park and the 49er Partners Subdivision.

Area 6: Contains the parcels zoned BP, INL and INH located along or near a corridor of the Rail America Railroad and Norfolk Southern Railroad located in the southwest side of Valparaiso. The Southeast part of Area 6 contains parcels zoned INH and INL, said southeast area begins at the intersection of Lincolnway and Joliet Road, and is located south of Joliet Road, east of Westside Park, north of West Street, east of Washington street (south of West Street), north of U.S. Highway 30 (east of Washington Street and west of the Rail America Railroad) and south of the Rail America Railroad (from U.S. Hwy. 30 to Joliet Road). The northwest part of Area 6 contains several parcels zoned BP and INL, said northwest area begins at the intersection of Joliet Road and the Rail America Railroad, and is located north said railroad, west of Joliet Road and Center Street, south of Park Avenue to Yellowstone Road and north along Yellowstone Road to Valparaiso's corporate limits and follows said corporate limits back to the Rail America Railroad. The BP parcels are located in the properties previously known as the Valparaiso Technical Institute properties north of the Rail America Railroad. The INL property is located west of Emmetsburg Avenue and north of Lincolnway and was previous known to be part of the Landgrebe property.

Area 7: Contains the parcels zoned CA located at the southeast corner of State Road 49 and Burlington Beach Road (500 North) all found within the west ½ of Section 8, Township 35 North, Range 5 West.

Area 8: Contains the parcels zoned CA located at the southeast corner of Silhavy Road and Vale Park Road (400 North) all found within the NW ¼ of Section 17, Township 35 North, Range 5 West.

*The text and map for the Valparaiso UDO can be found at:

<http://www.kendigkeast.com/ourfirm/featuredprojects/code-valparaiso.htm>