

 ORIGINAL

RESOLUTION NO. 1, 2003
DECLARATORY RESOLUTION OF THE
VALPARAISO REDEVELOPMENT COMMISSION

WHEREAS, the City of Valparaiso ("City") Redevelopment Commission ("Commission") has investigated, studied and surveyed blighted areas within the corporate boundaries of the City; and

WHEREAS, the Commission has selected a blighted area to be redeveloped under IC 36-7-14 and IC 36-7-25 (collectively, "Act"); and

WHEREAS, the Commission has prepared a redevelopment plan ("Plan") for the selected blighted area, which Plan is attached to and incorporated by reference in this resolution; and

WHEREAS, the Commission has caused to be prepared:

(1) Maps and plats showing:

(A) the boundaries of the redevelopment area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the area, indicating that all parcels of property are to be excluded from the acquisition list except those parcels listed in Exhibit B attached hereto and incorporated herein; and

(B) the parts of the acquired areas that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan;

(2) Lists of the owners of the various parcels of property proposed to be acquired; and

(3) An estimate of the cost of acquisition and redevelopment; and

WHEREAS, the Commission has caused to be prepared a factual report ("Report") in support of the findings contained in this resolution, which Report is attached to and incorporated by reference in this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

(1) The Commission has selected as a blighted area an area within its corporate boundaries, which area the Commission is hereby designating as the North Central Redevelopment Area ("Area"), and which Area is described in Exhibit A.

(2) The Commission finds that the Area is a menace to the social and economic interest

of the City and its inhabitants; it will be of public utility and benefit to acquire portions of the Area and redevelop it under the Act; and the Plan conforms to other development and redevelopment plans for the City.

(3) The Commission further finds that:

(A) The Area is an area in which normal development and occupancy are undesirable or impossible because of lack of development, cessation of growth, deterioration of improvements, character of occupancy, age, obsolescence, substandard buildings, or other factors that impair values or prevent a normal use or development of property;

(B) The Area has become blighted to an extent that cannot be corrected by regulatory processes or the ordinary operations of private enterprise without resort to the powers allowed under the Act for the reasons set forth in the Report; and

(C) The public health and welfare will be benefited by the acquisition and redevelopment of the Area for the reasons set forth in the Report.

(4) The Commission proposes to acquire a portion of the interests in land within the Area. The list of owners of the various parcels of property proposed to be acquired is attached as Exhibit B.

(5) The Commission estimates that the cost of implementing the Plan will be approximately \$14,000,000.

(6) The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

(7) This paragraph shall be considered the allocation provision for the purposes of IC 36-7-14-39. The entire Area shall constitute an allocation area as defined in IC 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 30 years after the effective date of this resolution.

(8) The presiding officer of the Commission is hereby authorized and directed to submit this resolution, the Plan, and the Factual Report to the Valparaiso Plan Commission ("Plan Commission") for its approval.

(9) The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission, which has been approved by the Common Council to publish

notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrance and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

(10) The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area, including the following:

(A) The estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 10 of this resolution.

(11) This Resolution shall be effective as of its date of adoption.

Adopted February 12, 2003.

VALPARAISO REDEVELOPMENT COMMISSION

Stuart Summers

Jim Jorgensen

Aaron Carlberg

Fred Kruger

John Bowker

ATTEST:

Secretary