

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

ECONOMIC DEVELOPMENT PLAN FOR THE VALPARAISO ECONOMIC DEVELOPMENT AREA

ADDENDUM #8

SEPTEMBER 7, 2016

PREPARED FOR THE:

Valparaiso Redevelopment Commission
166 West Lincolnway
Valparaiso, Indiana 46383

PREPARED BY:

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Addendum #8 to the Consolidated Plan was prepared to: (i) expand the Consolidated Valparaiso Area Economic Development Area; (ii) include in the Plan identified economic development projects and project costs anticipated within the Expansion Areas; and (iii) expand the Consolidated Valparaiso Allocation Area for the Expansion Areas.



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Submitted for:

Valparaiso Redevelopment Commission for an Amending Declaratory Resolution (September 7, 2016)
Valparaiso Plan Commission Written Order and Resolution (RES xx-xxx, _____, 2016)
Valparaiso Common Council Approval of Plan Commission Written Order (Resolution No. xx-2016, _____, 2016)
Valparaiso Redevelopment Commission Public Hearing (_____, 2016)
Valparaiso Redevelopment Commission Confirmatory Resolution (_____, 2016)

Adopted and Confirmed By

City of Valparaiso Redevelopment Commission
Declaratory Resolution No. x-xx-2016-xx, Dated September 7, 2016
Confirmatory Resolution No. x-xx-2016-xx, Dated _____, 2016

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**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

**Economic Development Plan for the Valparaiso Economic Development Area:
Addendum #8**

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INTRODUCTION

The Valparaiso Redevelopment Commission (the "**Commission**") has prepared this addendum to the Consolidated Valparaiso Area Economic Development Plan (the "**Original Consolidated Plan**"¹, Addendum #1, Addendum #2, Addendum #3, Addendum #4, Addendum #5, Addendum #6 and Addendum #7 collectively known as the Consolidated Valparaiso Area Economic Development Plan or the "**Consolidated Plan**") as originally adopted and approved on December 8, 2004 (Resolution No. 12-8-2004-1²) and as amended on February 9, 2005 (Resolution No. 2-9-2005-1³); on October 11, 2007 (Resolution No. 10-11-2007-1⁴); on February 21, 2008 (Resolution No. 2-21-2008-1⁵); on May 8, 2008 (Resolution No. 5-8-2008-01⁶); on August 8, 2012 (Resolution No. 8-08-2012-01⁷), on January 15, 2014 (Resolution No. 2014-01⁸) and on July 13, 2015 (Resolution No. 7-13-2015-01), respectively.

This Addendum #8 ("**Addendum #8**") amends the Consolidated Plan to: (i) expand the Consolidated Valparaiso Area Economic Development Area ("**Consolidated Area**") for certain identified expansion areas; (ii) include in the Consolidated Plan identified economic development projects ("**Projects**") and project costs anticipated; (iii) expand the Consolidated Valparaiso Allocation Area ("**Consolidated Allocation Area**") for the said expansion areas; (iv) expand the Consolidated Area to include the North Central Redevelopment Area, the Thormahlen Economic Development Area, the North Coast Economic Development Area and the Medical Office Technology Economic Development Area; (v) expand the Consolidated Allocation Area to include the North Central Allocation Area, the Thormahlen Allocation Area, the North Coast Allocation Area and the Medical Office Technology Allocation Area.

The North Central Redevelopment Plan, the Economic Development Plan for the Thormahlen Economic Development Area, the Economic Development Plan for the North Coast Economic Development Area and the Economic Development Plan for the Medical Office Technology Economic Development Area, as consolidated in the Consolidated Plan herein, shall be henceforth known and referred to as the Consolidated Plan. The expansion area for Addendum #8, including the North Central Redevelopment Area, the Thormahlen Economic Development Area, the North Coast Economic Development Area and the Medical Office Technology Economic Development Area, shall be henceforth known and referred to, in this Consolidated Plan, as the **Expansion Areas**.

Addendum #8 was prepared in response to economic development and land redevelopment opportunities made available to or considered by the City and the Commission to implement its mission for the Redevelopment District to benefit the public health and welfare.

Addendum #8 furthermore has been prepared in accordance with and in compliance with Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions (the "**Act**") but more specifically Sections 17.5(f), 41 and 43 for the purpose of designating and establishing an economic development area and Section 39 (also including compliance with the Indiana Administrative Code 50 IAC 8-2-2) for the purpose of amending the Consolidated Allocation Area in order to utilize tax increment financing and tax increment from an allocation fund for qualified expenditures⁹.

¹ Consolidated Valparaiso Area Economic Development Plan. Valparaiso Redevelopment Commission. December 8, 2004.

² As filed and recorded with the Office of the Porter County Recorder on January 27, 2005 (Document No. 2005-002392).

³ Addendum #1 filed and recorded with the Office of the Porter County Recorder on April 4, 2005 (Document No. 2005-010945).

⁴ Addendum #2 filed and recorded with the Office of the Porter County Recorder on October 16, 2007 (Document No. 2007-031416).

⁵ Addendum #3 filed and recorded with the Office of the Porter County Recorder on February 28, 2008 (Document No. 2008-005453).

⁶ Addendum #4 filed and recorded with the Office of the Porter County Recorder on June 19, 2008 (Document No. 2008-016767).

⁷ Addendum #5 filed and recorded with the Office of the Porter County Recorder on August 13, 2012 (Document No. 2012-019997).

⁸ Addendum #6 filed and recorded with the Office of the Porter County Recorder on January 23, 2014 (Document No. 2014-001083).

⁹ Reference Indiana Code 36-7-14-39(b)(2) Version b effective July 1, 2005 and Indiana Administrative Code 50 IAC 8-2-13 titled Tax Increment; Use.



Addendum #8 amends the Consolidated Plan and has been prepared in accordance with the Act for approval by the Commission upon a public hearing and adoption of a confirming resolution thereby. Addendum #8 upon approval by the Commission and its appropriate filing and recording, together with the Consolidated Plan, Addendum #1, Addendum #2, Addendum #3, Addendum #4, Addendum #5, Addendum #6 and Addendum #7, hereafter shall be known as the “Consolidated Plan.”

Addendum #8 has been prepared as a result of the Commission’s continued efforts to:

- Promote significant opportunities for gainful employment of its citizens;
- Attract new major business to and retain or facilitate expansion of significant business enterprise existing in the City;
- Provide for community and economic development initiatives and programs for economic development and redevelopment; and
- Improve the public utility and benefit of the Redevelopment District and the quality of life for residents of the City through the implementation of this Consolidated Plan for the Consolidated Area.

The process to approve this Addendum #8 will be conducted in compliance with the approval procedures set forth in the Act, more specifically Sections 15, 16 and 17 as indicated in Section 41(a).

COMMISSION AUTHORITY

The Common Council of the City established the Commission as the governing body of the Department of Redevelopment of the City (the “**Department**”) and the Redevelopment District of Valparaiso (the “**District**”) to exist and operate under the provisions of Indiana Code (“IC”) 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions (the “**Act**”) *et seq.*, as amended from time to time. The Department and the Commission were established on November 22, 1993 (Ordinance No. 93-23) pursuant to the provisions of the Redevelopment of Cities and City Act of 1953 which has been codified in the Act and as ordained by the City Council.

The Commission, with the assistance of an executive director as Department staff, works closely with elected officials of the City and with land-use planning and capital improvement project staff. This voluntary collaboration is designed to determine planning, replanning, redevelopment and economic development strategies for those areas identified as redevelopment project areas (more specifically: (i) redevelopment areas, (ii) economic development areas, or (iii) urban renewal areas) for the purposes of either (a) eliminating those conditions and factors which prevent normal use or development and occupancy or (b) achieve the Consolidated Plan by resorting to the powers allowed under Section 41 of the Act and Sections 2.5 and 43 of the Act due to the lack of local improvements, the existence of improvements or conditions that lower the value of land below that of nearby land, multiple ownership or other similar conditions¹⁰.

The Commission was established for the purposes of and the mission to:

- Redevelop areas needing redevelopment¹¹;
- Develop economic areas for the benefit of public health, safety, morals and welfare;
- Increase the economic well-being of the Valparaiso community; and
- Protect and increase property values.

This purpose empowers the Commission to: (i) identify “areas needing redevelopment” or economic development opportunity; (ii) prepare redevelopment and economic development plans, which shall be formulated through study of

¹⁰ Reference IC 36-7-14-41(b)(2).

¹¹ Previously referenced as “blighted areas” in the Act and as amended to mean “areas needing redevelopment”.



the District or a geographical area: (iii) prepare for the implementation of a plan; and (iv) interact with City administration, community development and planning personnel and economic development officials.

STATEMENT OF PURPOSE

The Commission recognizes that there are certain areas in the City for which economic development opportunities presented to the City and the Commission will stimulate economic development and leverage public capital investment with private investment benefitting the public health and welfare for an economic development area as measured by: (i) the attraction or retention of permanent jobs; (ii) an increase in the property tax base; (iii) the diversification of the City's economic base; or (iv) other similar public benefits¹².

As a result, it is the responsibility of the Commission to first protect the social and public welfare of the District and the City followed by Porter County (the "County") and the State of Indiana (the "State") and its residents whose lives are enhanced by Commission redevelopment and economic development projects and programs through its efforts related to job creation and business attraction and retention.

The Commission, therefore, finds that the planning, replanning, development and redevelopment through the implementation of **Addendum #8 to the Consolidated Plan** for economic development purposes related to general business enterprise development will promote significant employment opportunities and attract major new business(es) to the District. In addition, implementation of Addendum #8 is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise because of: (i) the necessity for requiring the proper use of the land so as to best serve the interests of the City and its citizens and (ii) the costs of the project¹³.

The Commission further finds that the planning, replanning, development and redevelopment of said certain Expansion Areas identified herein is in compliance with the Act and is a public use and public purpose¹⁴ for which public money may be spent and private property may be acquired¹⁵ for which appreciable benefits will be provided to the District, City, County and State, but not limited to, job creation and retention and increased municipal and state tax revenues.

As with other exercises in redevelopment and economic development planning, it is the purpose of the Commission to coordinate Addendum #8 with the intention to form a whole greater than the sum of its parts. To effectuate this Addendum #8, the City invokes its rights, powers, privileges and immunities exercisable to the Consolidated Area to promote economic development in accordance with IC 36-7-14-43. Consistent with IC 36-7-13-41 titled Economic Development Area; Determination, the Commission determines that the geographic area in the District is an economic development area if it finds that:

- Addendum #8 as the plan to the Consolidated Area as an economic development area:
 - Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the District;
 - Retains or expands a significant business enterprise in the boundaries of the District; and

¹² Reference IC 36-7-14-41(b)(4).

¹³ Reference IC 36-7-14, more specifically Section 2.5(a).

¹⁴ Promoting economic development is a traditional and long accepted governmental function, and there is no principled way of distinguishing it from the other public purposes, as recognized by the Supreme Court of the United States. See, e.g., *Berman*, 348 U. S., at 24.

¹⁵ Reference IC 36-7-14, more specifically Section 2.5(c); however, the Commission may not use its power of eminent domain under IC 36-7-14-20 to carry out [planning, replanning, development and redevelopment] activities under the Act in an economic development area per IC 36-7-14-43(a)(7).



- Meets the other purposes of Section 2.5, 41 and 43 of the Act;
- Addendum #8 cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act, more specifically Sections 2.5, 41 and 43 because of:
 - The lack of local public improvements;
 - Existence of improvements or conditions that lower the value of the land below that of nearby land;
 - Multiple ownership of land; and
 - Other similar conditions;
- The public health and welfare will be benefited by accomplishment of this Addendum #8 as the plan to the Consolidated Area as an economic development area; and
- The accomplishment of this Addendum #8 will be a public utility and benefit as measured by:
 - The attraction or retention of permanent jobs;
 - An increase in the property tax base;
 - Improved diversity of the economic base; and
 - Other similar public benefits.

Addendum #8 conforms to the other development and redevelopment plans for the District and official planning documents of the City.

Addendum #8 has been prepared in compliance with the Act, Commission authority and its purposes.

GOALS AND OBJECTIVES

It is the goal of Addendum #8 to address the underutilization of land and the barriers to its economic development and redevelopment through public investment in the Consolidated Area. Planning requires a set of goals and objectives, identification of economic development opportunities, strategic land-use planning, and interaction between the Commission, the City's Plan Commission, City administrators and key policy makers.

Goals are long-term accomplishments the Commission desires to attain. Foremost, it is the goal of the Consolidated Plan and Addendum #8 to facilitate and encourage economic development and new private investment in developing local business to leverage public capital investment by the Commission or the City in the Consolidated Area as expanded under Addendum #8.

Additional goals include:

- Creation of an environment within the Consolidated Area as expanded under Addendum #8 which will contribute to the health, safety and general welfare of the City and enhance the value of properties in and adjacent to the Consolidated Area as expanded under Addendum #8.
- Provision for community and economic development initiatives to stimulate not only economic development but redevelopment and private investment.
- Implementation of projects and/or programs developed to stimulate not only economic development but redevelopment and private investment.
- Improvement of the quality of life through the implementation of economic development and



- redevelopment opportunities presented to the City;
- Encouragement and facilitation of reinvestment in the Consolidated Area as expanded under Addendum #8 conducive to attracting quality private investment that sets the standard and the trend for healthy economic growth serving local, regional and transient consumers, all to leverage future development and private investment in the District.
- Strengthen and enhance the economic base and diversity of the District and the City.

Objectives are specific and statements detailing how to achieve the Commission's goals for the Consolidated Area as expanded under Addendum #8. The following objectives have been established to guide the economic development, redevelopment and replanning of the Consolidated Area as expanded under Addendum #8:

- Attract major new business, office, technology and related enterprise(s) to the Consolidated Area, more specifically the District and City.
- Attract and promote permanent jobs and employment opportunities that are a public utility and benefit to the District, City, County and State.
- Stimulate increases in assessed valuation (property tax base) in the Area as a public utility and benefit to the City.
- Diversify the City's economic base as a public utility and benefit to the District, City, County and State.
- Encourage private investment in the Consolidated Area to the extent feasible under the Act and when within the goals and objectives of the Commission and the City for the District.
- Eliminate any non-conforming land-uses; substandard, dilapidated and obsolete buildings and structures, including its causes and conditions or its influences.
- Establish a general pattern of land-use within the Consolidated Area that is an arrangement of complementary uses to increase efficiency or operation and economic relationships based upon form, land-use density and zoning implementation.
- Facilitate the assembly of land into developable parcels which are functionally adaptable with respect to shape and size for disposition, economic development and redevelopment in accordance with contemporary development needs and standards.
- Achieve economic development and redevelopment which is integrated both functionally and aesthetically with adjacent land-uses and developments that currently exist and that are intended to continue to exist in the Consolidated Area in order to benefit the City and District.
- Encourage high standards of development architectural design, improving the aesthetic appearance and economic welfare of the Consolidated Area which may include the establishment of special design and development standards to ensure that new or expanded development complements the architecture, adjacent land-uses, building scale and size, and overall character of the area and the City including buffers for any existing adjacent residential development.
- Provide for the orderly physical and economic growth of the Consolidated Area through closely-monitored economic development and redevelopment projects and programs.
- Provide a safe, efficient and attractive traffic circulation systems to the Consolidated Area which: (i) are sensitive to adjacent land-use developments; (ii) minimize conflicts between different forms of traffic such as, but not limited to, pedestrians, bike paths, automobiles, transit, and service vehicles within the Consolidated Area; and (iii) coordinate efficient ingress and egress.
- Implementation of the Consolidated Plan and Addendum #8 as a catalyst for future private investment and economic development not only in the Consolidated Area resulting in increased private investment in the District and City from economic development and the creation of new employment opportunities for City, County and State residents.



These goals and objectives have been developed to guide the Commission, the City's Plan Commission, City administrators and key policymakers and developers in the economic development and redevelopment initiatives for the Consolidated Area.

ECONOMIC DEVELOPMENT DEFINED

Economic development refers to a sustainable increase in living standards and implies increased per capita income, better education and health as well as environmental protection. In addition, economic development is the process of improving the quality of human life through increasing per capita income, reducing poverty, and enhancing individual economic opportunities. It is at times broadly defined to include better education, improved health and nutrition, conservation of natural resources, a cleaner environment, and a richer cultural life that may include public capital investment to stimulate private investment.

Through its stated goals and objectives for the Consolidated Plan and Addendum #8, the Commission is committed to the economic development of the Consolidated Area.

GENERAL DESCRIPTION OF THE EXPANSION AREAS

The Commission has identified an area for expansion of the Consolidated Area for which economic development activities are anticipated, economic development projects and programs are planned, or prospective economic development prospects and opportunities that have been identified. The inclusion of the Expansion Areas within the Consolidated Area will continue the Commission commitment to implement its mission for the District.

Addendum #8 has been prepared to expand the Consolidated Area for the following area, the certain Expansion Areas within the District, which are tangential to and physically connected to the Consolidated Area.

General Boundary Description of the Expansion Areas

Part of the Expansion Areas is located in Washington Township and is generally bounded by the City of Valparaiso corporate boundaries to the east, south and north, and State Road 2 to the west, consisting of 750.52 acres more or less.

In addition, the Expansion Areas also include the boundary of the, former, North Central Redevelopment Area and Thormahlen Economic Development Area.

Detailed boundary descriptions and maps for the Expansion Areas are provided in **APPENDIX A: Boundary Description and Map**.

EXISTING ZONING OF THE EXPANSION AREAS

The Commission has identified the zoning district classifications for the Expansion Areas to the Consolidated Area for which economic development activities are anticipated, economic development projects and programs planned, or prospective economic development prospects and opportunities that have been identified. The zoning district classifications provided herein have been identified to show compliance with existing official plans of the City.

The Expansion Areas is zoned as Commercial, General (CG), Light Industrial (INL), Heavy Industrial (INH), Business Park (BP), Residential, Urban (UR) and Planned Unit Development (PUD) per the City of Valparaiso Unified Development Ordinance. Purposes of the district are as follows:



Commercial, General (CG)

General. This district is the primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.

Character. This district has an auto-urban character, generally characterized by a large amount of parking (which often exceeds the building coverage). Landscape buffers and landscaping within parking areas are required to soften the impact of large areas of pavement. Building form regulations apply that encourage and require creativity in building design. These regulations are intended to prevent visual degradation that results from "logo building" architecture, and from very large buildings with large blank walls, little or no building articulation, and little or no attention to architectural detail or design elements.

Uses. This district is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to retail, office, restaurant, entertainment, and service.

Infrastructure. Water and sewer service is provided by public utilities.

Light Industrial (INL)

General. This district provides for a range of light industrial uses that have fewer off-site impacts than heavy industries and, therefore, require fewer performance standards to ensure that public safety, community character, public infrastructure, and land use compatibility are protected.

Character. This district is generally utilitarian buildings, buffered from views outside of the district by landscape buffers and buildings with attractive architecture. Open spaces are required for on-site or shared stormwater detention and treatment areas.

Uses. This district is intended to provide for light industrial uses, including but not limited to product assembly, wholesaling (but not membership wholesale clubs), transportation and storage, food preparation and packaging, utility substations and communications infrastructure, and electrical generation using non-combustible energy sources (e.g., solar). Limited outdoor storage is permitted.

Infrastructure. Water and sewer service is provided by public utilities.

Heavy Industrial (INH)

General. This district provides for a range of heavy industrial uses. The district provides performance standards that protect public safety, community character, public infrastructure, and land use compatibility. Areas to be designated as INH should be selected with care to ensure that the location, soils, and other physical features of the site are compatible with the intended uses, without posing unnecessary risks to the public health and safety.

Character. This district is generally utilitarian buildings and structures, buffered from views outside of the district by extensive landscape buffers. Open spaces are required for on-site or shared stormwater detention and treatment areas.

Uses. This district is intended to provide for heavy industrial uses, including but not limited to heavy construction contractors (with heavy equipment storage); seafood or meat preparation and packaging; stone, clay, tile, and glass cutting; salvage yards, concrete mixing, and electrical generation using non-combustible energy sources (e.g., wind and solar).

Infrastructure. Water and sewer service is provided by public utilities.

Business Park (BP)

General. This district is intended to provide for business park environments that combine limited light industrial and professional office uses.



Character. This district is intended to be an office park, with office buildings and limited light industrial uses in a landscaped suburban setting.

Uses. This district is intended to provide an environment for a broad range of office uses and low-impact light industrial uses (e.g., assembly).

Infrastructure. Water and sewer service is provided by public utilities.

Residential, Urban (UR)

General. This district is the highest intensity residential district. It is intended to permit a wide range of residential uses and encourage a variety of housing types.

Character. This district has an urban character, which is characterized by residential buildings that cover a large percentage of the lot and are spaced closely enough to create the perception of street enclosure.

Uses. This district is intended to create higher density residential neighborhoods to meet the community's housing needs, particularly for higher density and infill housing development. Institutional and recreational uses that serve this urban neighborhood environment are permitted and encouraged.

Infrastructure. Water and sewer service is provided by public utilities.

Central Business District (CBD)

General. This district is for the historic downtown area. It is intended to permit a range of ground floor retail and service uses, as well as residential-over-retail and office-over-retail uses. This district is not appropriate or warranted in any location other than the historic downtown area and potentially immediately adjacent blocks to the south and west, and should not be applied in other areas.

Character. This district has an urban character, which is characterized by multi-story connected buildings that define the street and create a sense of enclosure. Buildings are the dominant visual element. Landscaping is formal, with regular street trees, planters, and the lawn areas around the courthouse comprising the dominant "green" elements. Parking areas are generally located behind buildings, screened from view from Lincolnway. A minimum height of two stories and zero (or minimal) front and side setbacks are necessary to preserve the urban character. A maximum building height that emphasizes the significance of the courthouse is important to preserve the scale of the City's traditional downtown. Structured parking is highly desirable.

Uses. This district is intended to encourage mixed use infill development and adaptive re-use. Retail, restaurants, and service businesses are desired on the street level. Upper levels should provide office and residential uses. A mix of uses that provides for the optimal 24-hour use of parking lots is desirable.

Infrastructure. Water and sewer service is provided by public utilities.

Planned Unit Development (PUD)

Plot and lot sizes, dimensions, and structure heights, and locations may be freely disposed and arranged in conformity to the overall density standards recommended by the Plan Commission or stated in this Article. Minimum lot size and frontage, and maximum lot coverage are not specified but the Plan Commission may be guided by standards set in other Zoning Ordinances and by common good practice.

EXHIBIT 1 titled Zoning for the Expansion Areas graphically identifies the Expansion Areas.

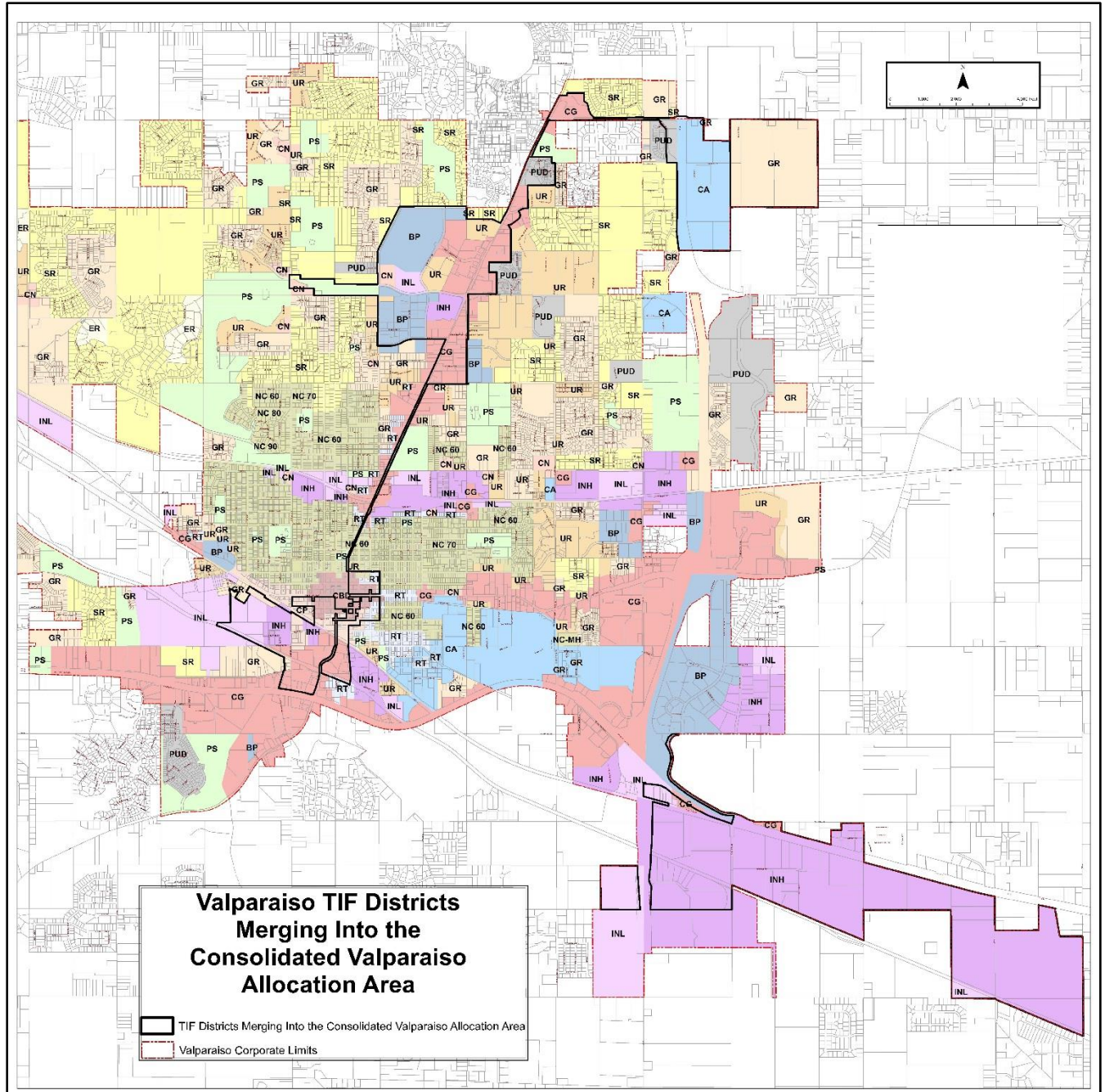


EXHIBIT 1



LAND-USE PLAN FOR THE EXPANSION AREAS

The Expansion Areas consist of land that is currently located in Washington Township within City limits. Real property within the Expansion Areas should be improved with viable and desirable land-use activities permitted under the current Zoning Ordinance of the City based upon economic and market conditions. Land-use activity types shall be located in appropriate and complementary areas of the Expansion Areas to provide for an efficient, attractive, convenient, and safe physical environment.

Although Addendum #8 does not present a specific land-use plan for real property adjacent to the Expansion Areas, there may be instances whereby development proposals to the Commission may not be in compliance with official plans for the City nor complement adjacent land-use activities. In such instances, proposals to the Commission and City shall be considered on a case-by-case basis to insure procedural compliance and conformance with other official plans for the City.

PLANNED ACTIONS FOR THE EXPANSION AREAS

The Commission intends to initiate, apply, or utilize - individually or in combination - the following economic development and redevelopment actions in order to clear, redevelop, replan, rehabilitate and/or revitalize real property public right-of-way, its improvements, and structures in the Expansion Areas.

Economic development activities and investment proposed and planned for the Expansion Areas (including but not limited to site and infrastructure improvements, demolition, etc. as discussed later) are designed to meet the goals and objective of Addendum #8 as stated herein (reference 'Goals and Objective of the Plan').

Addendum #8 is the City's opportunity through the Commission to improve certain high traffic and high average daily traffic volume corridors in order to: (i) act as a catalyst for economic development adjacent to the Expansion Areas, (ii) meet the anticipated market demands of land development and redevelopment, (iii) take advantage of other economic development opportunities presented to the City, and (iv) improve general appearance and the quality of life for residents of and travelers through northwest Indiana.

The following is a description of the economic development opportunities and parameters proposed for the Expansion Areas.

Economic Development and Redevelopment Activities for the Expansion Areas

The Commission intends to implement the following economic development projects and programs within the Expansion Areas.

- **Infrastructure and Site Improvements**

The Commission and City may assist and facilitate with the following infrastructure improvements, as necessary but not limited to, in the Expansion Areas in order to enhance its potential for attracting new significant business development opportunities and to retain existing business enterprise.

- Stormwater detention and conveyance systems.
- Sanitary sewer extensions, lift stations and connections.
- Water main extensions and fire loop to insure redundancy.
- Improvements along street corridors.
- Gateway and traffic signal improvements.
- Planning, engineering and construction of street and roadways.



- Construction and extension of pedestrian walkways and bicycle paths and its links to existing walkways and paths, including surface parking related to of pedestrian walkways and bicycle paths.
 - Street lighting, including landscaping features in public areas.
 - Monument, street and way finding signage.
 - Utility improvements (including telephone, cable, satellite and telecommunications, etc.).
 - Demolition and land clearance.
 - Surveying and recording.
 - Environmental testing and environmental and wetland remediation.
 - Additional site preparation work, as may be deemed necessary to the development of the Expansion Areas.
 - Parking facilities and structures that address parking needs of transit oriented development (T.O.D.) and economic development in the Expansion Areas.
- Public/Private Partnerships
The Commission may utilize its limited Commission funds in a manner that will leverage significant new private investment in the Expansion Areas. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in Addendum #8.

Funds the Commission utilizes for site improvements must lead to development activities financed by the private sector. Outside funding may include conventional equity investment, long-term debt financing, or other “soft money” sources such as private foundations, state grants, or national programs designed to stimulate economic development or redevelopment activities in the Expansion Areas.

The Commission reserves the right to consider and implement the use of tax increment financing (“TIF”) as an option for funding redevelopment activities in the Expansion Areas, assuming the Consolidated Valparaiso Allocation Area is expanded and is designated as an allocation area in accordance with the Act.

STATEMENT ON STATUTORY FINDINGS – ECONOMIC DEVELOPMENT AREA

In accordance with IC 36-7-14-2.5(a), the planning, replanning, development, and redevelopment of the Consolidated Area as expanded under Addendum #8 as economic development area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise due to:

- The necessity for requiring the proper use of the land to best serve the interests of the County and its citizens; and
- The costs of these projects.

In accordance with IC 36-7-14-2.5(b), the planning, replanning, development, and redevelopment of the Consolidated Area as an economic development area will:

- Benefit the public health, safety, morals, and welfare;
- Increase the economic well-being of the City and State; and
- Serve to protect and increase property values in the unit and State.

In accordance with IC 36-7-14-2.5(c), the planning, replanning, development, and redevelopment of the Consolidated Area and as economic development areas are public uses and purposes for which public money may be spent and private property may be acquired.



In accordance with IC 36-7-14-41(b) the Commission determines that the Consolidated Plan and Addendum #8 is an economic development area based upon the following statutory findings that:

- Under Section 41(b)(1) the Consolidated Plan and Addendum #8:
 - Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the unit;
 - Retains or expands a significant business enterprise existing in the boundaries of the unit; or
 - Meets other purposes of Section 2.5 (as previously discussed) and 43;
- Under Section 41(b)(2) the Consolidated Plan and Addendum #8 cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Section 2.5 (as previously discussed) and Section 43 due to:
 - Lack of local public improvements;
 - Existence of improvements or conditions that lower the value of the land below that of nearby land;
 - Multiple ownership of land; or
 - Other similar conditions.
- Under Section 41(b)(3) the public health and welfare will be benefited by accomplishment of the Consolidated Plan and Addendum #8 as an economic development plan.
- Under Section 41(b)(4) the accomplishment of the Consolidated Plan and Addendum #8 will be a public utility and benefit as measured by:
 - The attraction or retention of permanent jobs;
 - An increase in the property tax base;
 - Improved diversity of the economic base; or
 - Other similar public benefits.
- Under Section 41(b)(5) the Consolidated Plan and Addendum #8 conforms to other development and official plans of the City and Commission.

A description of the economic development opportunities and projects for the Expansion Areas included in this Addendum #8 have been discussed and outlined in the section titled 'Planned Actions for the Expansion Areas', the counterpart to this section which quantifies the specifics of the economic development activities as proposed in order to meet statutory findings to designate the Expansion Areas as economic development areas.

BUDGET FOR ADDENDUM #8

The Commission prepared a budget as its fiscal policy and plan to implement Addendum #8, specifically for projects and programs discussed in the previous section. This budget presents the revenues and other sources of resources needed to meet anticipated expenditures for those projects and programs listed.

It is important to keep in mind that the budget presented herein is a dynamic fiscal plan and policy proposal for the accomplishment of projects and programs related to Addendum #8, including estimates of resources required, together with those sources of resources available. Revisions are anticipated to meet the demands and priorities of projects and programs initiated and implemented by the Commission over the ten-year period of the budget. City



administrative policy, Commission priorities and market factors will all impact the budget. **APPENDIX B: Budget for Addendum #8** details the Commission's fiscal plan to implement the Consolidated Plan and Addendum #8.

FUNDING AND FINANCING

This section describes several financing mechanisms for consideration with the City and Commission to implement the Consolidated Plan and Addendum #8. They are presented only as potential options and do not necessarily represent all options or a commitment to such financing.

- General Obligation Bonds

General Obligation bond financing of the District may be used for funding public redevelopment and economic development projects undertaken for a valid public purpose. These bonds are obligations payable out of taxes levied and collected on all taxable property. However, the total debt carried may not exceed two percent (2%) of one-third of the net assessed valuation of the City and may be subject to the referendum requirements and controlled project provisions of HEA 1001 (2008), effective July 1, 2008.

- Tax Increment Financing Revenue Bonds/Economic Development Revenue Bonds

The establishment of an allocation area or separate unique allocation areas within the Consolidated Area as expanded under Addendum #8 provides for the temporary allocation of tax increment or increases in real property tax proceeds for redevelopment or economic development within the Allocation Area and is a key element of Addendum #8.

Tax increment financing ("TIF") permits communities to use increased property tax revenue stimulated by redevelopment and economic development activities to pay for the costs incurred to initiate said activities. When an allocation area is established, real property assessments are "frozen" within the allocation area as the "base assessment" for the previous assessment date preceding the approval and adoption of a declaratory resolution or an amending declaratory resolution by the Commission.

Counties, cities and town's redevelopment commissions may issue TIF Revenue Bonds to finance all or a portion of public improvement constructed for the purposes to stimulate redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

Counties', cities' and towns' may issue Economic Development Revenue Bonds through Economic Development Commissions with a pledge of tax increment to debt service (principal and interest) on the bond from a redevelopment commission bonds to financially incentivize all or a portion of a private improvement constructed for the purposes to stimulate redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of the allocation area.

As private investment increases in an allocation area, the tax increment will be set aside to retire the debt service on the TIF Revenue Bonds or the Economic Development Revenue Bonds issued to implement an economic development or redevelopment plan. Once the full debt is retired, the allocation area may be dissolved and all taxing units enjoy the full benefits of increases in assessed valuation and lower property taxes.

The City and Commission, through the adoption of Addendum #8, may consider the designation of an allocation area or an expansion of the currently designated Consolidated Valparaiso Allocation Area, which



may be conterminous with the boundaries of the Expansion Areas or only may be a part of the Expansion Areas as described herein.

PROPERTY ACQUISITION AUTHORITY AND ACQUISITION LIST

In accordance with IC 36-7-14-12.2, the Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of “areas needing redevelopment” located within the corporate boundaries of the City;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of “areas needing redevelopment” on the terms and conditions that the Commission considers best for the City and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the City or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests in real property to be acquired¹⁶.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Area for economic development and public purpose to improve the overall quality of life for the City. The acquisition list which documents detailed data related to each parcel of real property is included in **APPENDIX C: Property Acquisition List**, which may be amended in accordance with the Act.

The Property Acquisition List, which may be amended from time to time, shall serve as a guide to focus economic development and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the Consolidated Area as expanded under Addendum #8.

PROHIBITED USE OF EMINENT DOMAIN AND CONDEMNATION AUTHORITY

In accordance with IC 36-7-14-20 effective July 1, 2014, if the legislative body of the unit that established the Department (the City Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the City Council shall pass a resolution setting out its determination to exercise that

¹⁶ Reference: IC 36-7-14-19(b).



power and directing its attorney to file a petition in the name of the unit on behalf of the Department, in the Circuit Court of the County in which the property is situated.

PROCEDURE FOR MODIFICATION

The Consolidated Plan and Addendum #8 may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Consolidated Plan and Addendum #8 must be in conformity with the Act.

OTHER STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws have been complied with during the preparation and development of Addendum #8. Upon a confirmatory resolution and recording of Addendum #8 in accordance with the Act, Addendum #8 constitutes an official land-use plan of the City as a supplement to and part of the Consolidated Plan.

APPLICABILITY OF LAND-USE OBJECTIVES, PROVISIONS AND REQUIREMENTS

Every effort will be made by the Commission to apply the land-use objectives, provisions and requirements stated herein to real property not to be acquired within the Consolidated Area as expanded under Addendum #8.

STATEMENT OF SUBSTANTIAL BENEFITS OF ADDENDUM #8

The Commission, by virtue of developing and preparing Addendum #8, substantiates that the elimination of those conditions and factors that prevent normal use and development in the Consolidated Area will benefit the District and City in the following ways:

1. Stimulating local public improvement as a catalyst to private investment in the Consolidated Area as expanded under Addendum #8;
2. Increase the value of land and improvements in the Consolidated Area and land adjacent to the Consolidated Area as expanded under Addendum #8;
3. Diversify the economic base of the District and City;
4. Increase economic development and private investment opportunities in the Consolidated Area and land adjacent to the Consolidated Area as expanded under Addendum #8; and
5. The improvement in the overall quality of life for residents of the District and City.

ADDENDUM #8 CONFORMITY TO OTHER PLANS OF THE CITY

As part of the development and preparation of Addendum #8, the Consultant has reviewed the Comprehensive Plan for the City and the Zoning Ordinance to apply accepted land-use development policies and recommendations and land-use regulations and standards whenever necessary to insure its conformity and compliance. The plan for the Porter County Airport, "In Plane View" has also been reviewed and development should also be in conjunction with the plan



The Comprehensive Plan includes extensive data, information and future land-use planning related to Addendum #8. Overall, the Comprehensive Plan makes several land-use development and growth management recommendations for the Expansion Areas identified in Addendum #8, which are addressed to meet this compliance.

RECORDING THE DOCUMENT

Office of the Porter County Recorder

In accordance with IC 36-7-14-17(d), after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of Addendum #8, confirming, modifying and confirming, or rescinding the amending declaratory resolution.

The final action taken by the Commission shall be recorded with the Office of the Porter County Recorder (the “Recorder”) and is final and conclusive.

The original date and record number stamped “Document on File” with the Recorder shall be filed with the Secretary of the Commission.

Office of the Porter County Auditor

If the amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall file a copy of Addendum #8, the Confirming Resolution and a list of real property key numbers within the Expansion Areas’ Allocation Area as established with the Porter County Auditor.

Department of Local Government Finance

If the amending Declaratory Resolution establishing an allocation area is confirmed upon a public hearing by adoption of a Confirmatory Resolution, the Commission shall notify the Indiana Department of Local Government Finance as to the establishment of allocation areas within the Consolidated Area.

Dissemination of the Document

The Commission, by adopting an amending Declaratory Resolution:

1. Declares that certain areas within the City designated as the Consolidated Area as expanded under Addendum #8 are economic development areas within the meaning of IC 36-7-14; and
2. Approves Addendum #8 to the Consolidated Plan.

Therefore, in accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution will be filed in the offices of the City of Valparaiso’s Redevelopment Commission, Plan Commission, Economic Development Commission, Board of Zoning Appeals, City Administration, Department of Public Works and Safety, Park Board, and Building Commissioner, and any other departments, bodies, or officers of the unit having to do with unit planning, variances from zoning ordinances, land-use, or the issuance of building permits. These entities and its officers shall take notice of the pendency of the hearing and, until the Commission confirms, modifies and confirms, or rescinds the resolution, or the confirmation of the resolution is set aside on appeal, may not:

1. Authorize any construction on property or sewers in the Consolidated Area as expanded under Addendum #8 described in the amending Declaratory Resolution, including substantial modifications, rebuilding, conversion, enlargement, additions, and major structural improvements; or



2. Take any action regarding the zoning or rezoning of property, or the opening, closing, or improvement of streets, alleys, or boulevards in the Consolidated Area described in the amending Declaratory Resolution.

IC 36-7-14-17(b) does not prohibit the granting of improvement (building) permits for ordinary maintenance or minor remodeling, or for changes necessary for the continued occupancy of buildings in the Consolidated Area.

PUBLIC AVAILABILITY OF THE DOCUMENT

Upon adoption by the Commission of Addendum #8 to the Consolidated Plan as an official economic development and redevelopment planning policy for the City and the Commission, the City will have copies of Addendum #8 available to the public for review and purchase upon request in the Office of the Redevelopment Commission located at 166 Lincolnway, Valparaiso, IN 46383.

**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

**Economic Development Plan for the Valparaiso Economic Development Area:
Addendum #8**

**APPENDIX A:
Boundary Description and Map**



The following is a general description and parcel list of the Addendum #8 Expansion Areas. A map showing the Expansion Areas is shown below.

BOUNDARY DESCRIPTION

Part of the Expansion Areas includes only the right-of-way of the following roadways identified herein.

The southwest corner of a parcel identified as parcel number 64-10-32-152-001.000-029, being the **Point of Origin**; thence north along the east right-of-way of Indiana State Road 49 approximately 3,980.9 feet to the northwest corner of a parcel identified as parcel number 64-10-29-351-002.000-029; thence along the southern right-of-way of U.S. Route 30 approximately 2,671.6 feet to the eastern right-of-way of Industrial Drive; thence north approximately 303.3 feet to a point on the corporate boundary of the City of Valparaiso; thence east, following the corporate boundary of the City of Valparaiso to the northwest corner, as extended, of a parcel identified as parcel number 64-10-32-400-005.000-029; thence south approximately 745.6 feet to the northeast corner of a parcel identified as parcel number 64-10-32-301-002.000-029; thence west approximately 2,442.4 feet along the northern boundary of said parcel to the southwest corner of a parcel identified as parcel number 64-10-32-152-001.000-029 being the **Point of Origin**, consisting of **750.52** acres more or less.

Also including (Expansion Area-expansion of former Medical Office Technology Economic Development Area):

The northwest corner of a parcel identified as parcel number 64-10-08-200-001.000-029, being the **Point of Origin**; thence south along the west boundary line of said parcel approximately 2,648 feet to the southwest corner of a parcel identified as parcel number 64-10-08-200-005.000-029; thence east along the southern boundary line of said parcel approximately 2,648 feet to the southeast corner of a parcel identified as parcel number 64-10-08-200-008.000-029; thence north along the east boundary line of said parcel approximately 2,648 feet to the northeast corner of said parcel; thence west along the north boundary line of said parcel approximately 2,648 feet to the northwest corner of a parcel identified as parcel number 64-10-08-200-001.000-029, being the **Point of Origin**, consisting of **161.81** acres more or less.

Also including (Expansion Area-proposed T.O.D. Development Area):

The southwest corner of a parcel identified as parcel number 64-09-26-231-003.000-004, being the **Point of Origin**; thence east along the northern right-of-way of U.S. Route 30 approximately 1,016.2 feet to the southeast corner of a parcel identified as parcel number 64-09-25-104-007.000-004; thence north along the western right-of-way of Washington Street approximately 670.4 feet to the southern right-of-way of the Norfolk Southern Railroad; thence east along the right-of-way of said railroad approximately 999.6 feet to the eastern right-of-way of Franklin Street; thence north along said right-of-way approximately 1,712.2 feet to the southwest corner of a parcel identified as parcel number 64-09-24-381-013.000-004; thence east along the southern boundary of said parcel approximately 343 feet to the eastern right-of-way of Valparaiso Street; thence north along said right-of-way approximately 135.7 feet to the southern right-of-way of Monroe Street; thence east along said right-of-way approximately 590.5 feet to the eastern right-of-way of Valparaiso Street; thence north along said right-of-way approximately 1,493.7 feet to the northern right-of-way of Chicago Street; thence west along said right-of-way approximately 951.7 feet to the eastern right-of-way of Franklin Street; thence south approximately 1,146.4 feet to the southern right-of-way of Indiana Avenue; thence west along said right-of-way approximately 406.4 feet to the western right-of-way of Washington Street; thence north along said right-of-way approximately 368.3 feet to the southern right-of-way of Lincolnway; thence west along said right-of-way approximately 1,316.3 feet to the eastern right-of-way of Campbell Street; thence south along said right-of-way approximately 293.5 feet to the southwest corner of a parcel identified as parcel number 64-09-24-314-012.000-004; thence east along the southern boundary of said parcel approximately 668.6 feet to the eastern right-of-way of Napoleon Street; thence south along said right-of-way approximately 590.5 feet to the southern right-of-way of the CSX Transportation Railroad; thence northerly along said right-of-way approximately 1,984.5 feet to the northern point of a parcel identified as parcel number 64-09-23-436-001.000-004; thence southerly



along the boundary line of said parcel to a point on the northern boundary line of a parcel identified as parcel number 64-09-23-451-002.000-004; thence northerly to the southeast corner of a parcel identified as parcel number 64-09-23-407-008.000-004; thence west along the boundary line of said parcel to the eastern right-of-way of Stokes Street; thence south along said right-of-way, as extended, approximately 1,009.2 feet to a point on the northern boundary line of a parcel identified as parcel number 64-09-23-452-001.000-004; thence west along the northern boundary line of said parcel approximately 389 feet to the northern right-of-way of the Norfolk Southern Railroad; thence south to the southern right-of-way of the Norfolk Southern Railroad; thence along said right of way approximately 2,296.3 feet to the northwest corner of a parcel identified as parcel number 64-09-26-227-005.000-004; thence south along the western boundary of said parcel to the northwest corner of a parcel identified as parcel number 64-09-26-227-007.000-004; thence south along said boundary line, following the western right-of-way, as extended, of Horseparrie Avenue approximately 787.4 feet to the northern right-of-way of U.S. Route 30, also being southwest corner of a parcel identified as parcel number 64-09-26-231-003.000-004, being the **Point of Origin**; less parcels already designated in the Consolidated Valparaiso Allocation Area, consisting of **187.33** acres, more or less.

Also including (former North Central Redevelopment Area):

An irregularly shaped area of land located in Sections 11, 12, 13 and 24 in Township 35 North, Range 6 West of the Second Principal Meridian, and in Sections 7 and 18 in Township 35 North, Range 5 West of the Second Principal Meridian, said parcel located in the City of Valparaiso, County of Porter, Indiana, and described as follows:

Beginning at the intersection of the south right-of-way ("ROW") line of Glendale Boulevard with the west ROW line of Calumet Avenue as the **Point of Origin**. Thence southwesterly along the west ROW line of Calumet Avenue approximately 5,740 feet, more or less, to its intersection with the west ROW line of Franklin Street; thence south along the west ROW line of Franklin Street approximately 432 feet, more or less, to its intersection with the north ROW line of Chicago Street; thence east along the north ROW line of Chicago Street to its intersection with the east ROW line of Franklin Street; thence north along the east ROW line of Franklin Street approximately 415 feet, more or less, to its intersection with the east row line of Calumet Avenue; thence northeasterly along the east ROW line of Calumet Avenue approximately 5,760 feet, more or less, to its intersection with the south ROW line of Glendale Boulevard; thence east along said south ROW line(s) to the east ROW line of Roosevelt Road; thence north along said east ROW line to the south line of the SW 1/4, NW 1/4 of said section 18; thence west along said south line to the west line of said SW 1/4, NW 1/4; thence north along said west line to the north line of said SW 1/4, NW 1/4; thence east along said north line to the east ROW line of said Roosevelt Road; thence north along said east ROW line(s) and the northerly prolongation of said east line to the north ROW line of Vale Park Road; thence east along said north ROW line(s) to the west line of "Lake Pointe Gardens", a recorded subdivision, the plat for said subdivision filed in plat file 23-B-1 in the Porter County Recorder's Office; thence along the boundary of said "Lake Pointe Gardens" the following five courses: N. 00°38'37"E. To a corner on said boundary, said corner being 676.02 feet north of south line of the SW 1/4, SW 1/4 of said section 7; thence s. 89°57'13"W. A distance of 236.00 feet; thence N. 00°38'37"E. A distance of 296.58 feet; thence N. 89°57'13"E. A distance of 660.55 feet; thence N. 00°38'37"E. A distance of 332.22 feet to the northwest corner of the SE 1/4, SW 1/4, of said section 7, said corner also being the southwest corner of "Chandana Point", a recorded subdivision, the plat for said subdivision filed in plat files 19-B-2 and 19-B-2A in said Recorder's Office; thence N. 00°40'00"E. Along a westerly boundary of said "Chandana Point" a distance of 663.21 feet to a corner of said boundary of "Chandana Point" said corner also being the southeast corner of lot 92 in "Chandana Point replat of vacated lot E and part of vacated lots B, D, and F", a recorded commercial planned unit development, the plat for said development filed in plat file 19-B-2B in said Recorder's Office; thence N. 32°13'24"W. Along the easterly line of said lot 92 a distance of 153.68 feet to the centerline of Pointe Drive, a private ingress/egress and utility easement in said development; thence northeasterly, northerly, and northwesterly along said centerline to the south ROW of Country Club Road; thence northeasterly and easterly along said south ROW line(s) to an intersection with the southerly prolongation of the east line of lot H, parcel two in said "Chandana Point"; thence northerly along said prolongation and said east line to the north line of the S1/4 of the SE 1/4, NW 1/4 of said



section 7; thence east or west, as required, along said north line to the southeast corner of a parcel owned by Porter-Starke Services, Inc. As described per a warranty deed recorded in deed record 453, page 337 in said Recorder's Office; thence north along the east line of said Porter-Starke parcel to the south line of a tract of land owned by First National Bank Valparaiso as trustee under land trust #13-2644 per a trustee's deed recorded as instrument number 1999-002095 in said Recorder's Office; thence east along the south line of said First National tract to the southeast corner of said tract; thence north along the east line of said tract to the northeast corner of said tract; thence west along the north line of said tract a distance of 107.75 feet to the southeast corner of a lot owned by H. Jonathon Costas per warranty deed recorded as instrument number 2000-026322 in said Recorder's Office; thence north along the east line of said Costas lot a distance of 183.99 feet to the northeast corner of said lot; thence west along the north line of said lot a distance of 671.04 feet to the centerline of Calumet Avenue (formerly State Road 49) and the northwest corner of said Costas lot; thence west on the westerly prolongation of the preceding course to the west ROW line of said Calumet Avenue; thence southwesterly along said west ROW line(s) to the northeasterly line of a 5.75 acre parcel of land owned by the Porter County Council of Churchwomen, per a warranty deed recorded in deed record 181, page 75 in said Recorder's Office; thence northwesterly along said northeasterly line to a point that is 322.23 feet distant along said line from the centerline of State Road 49, now Calumet Avenue, said point being a corner on the northerly boundary of said Churchwomen parcel and also being 350 feet south of the north line of the SW 1/4 of said section 7; thence west on a line parallel with and 350 feet south of said north line to the west line of said SW 1/4; thence north along said west line to the NW corner of said SW 1/4; thence north along the west line of the NW 1/4 of said section 7 to the north ROW line of Bullseye Lake Road; thence west along said north ROW line(s) to the west ROW line of Valparaiso Street; thence south, southwest and south along said west ROW line(s) to the north line of a tract of land owned by Meridian Meadows, Inc. Per a warranty deed recorded in deed record 257, page 372 in said recorder's office; thence along the northerly boundary lines of said Meridian Meadows tract the following three courses: west along said north line to the west line of the SE 1/4, SW 1/4 of said section 12 and the east line of the SW 1/4, SW 1/4 of said section 12; thence north along said west line to the north line of the south 15 acres of said SW 1/4, SW 1/4; thence west along said north line to the southeast corner of a lot owned by Audrey Clifford per an order of court recorded in probate book 6, page 110 in said Recorder's Office; thence north 125 feet to the NE corner of said lot; thence west along the north line of said lot, 295 feet to the NW corner of said lot and the west line of said SW 1/4, SW 1/4 of section 12; thence west on the westerly prolongation of said north line to the west ROW line of Campbell Street; thence south along said west ROW line(s) to the westerly prolongation of the north line of a parcel of land owned by Christ Lutheran Church per a warranty deed recorded in deed record 238, page 167 in said Recorder's Office; thence east along said prolongation and said north line to the northeast corner of said Christ Lutheran Church parcel; thence south along the east line of said parcel to the south line of said Meridian Meadows tract and the south line of said SW 1/4 section 12; thence east along said south line to the west ROW line of Valparaiso Street; thence south along said west ROW line(s) to the westerly prolongation of the south ROW line of Wall Street; thence easterly along said prolongation and said south ROW line(s) to the west ROW line of Calumet Avenue; thence southwesterly along said west ROW line(s) to the **Point of Origin**, consisting of **389.97** acres more or less.

Also including (former Thormahlen Economic Development Area):

Original Survey West 2/3 Lot 4 Block 21, as located in the City of Valparaiso, Porter County, Indiana consisting of **0.1318** acres (5,740 square feet), more or less.

Also including (former North Coast Economic Development Area):

An area of land located in part of the Southeast ¼ of the Northeast ¼ of Section 31 in Township 35 North, Range 5 West of the Second Principal Meridian in Center Township, said area located in the City of Valparaiso, Porter County, Indiana, and described as follows:



Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31 in Township 35 North, Range 5 West except for a parcel sold to the state of Indiana, consisting of 36.84 acres in area (real property key number 64-10-31-200-006.000-004) more specifically described as

Beginning at the southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31 in Township 35 North, Range 5 West of the Second Principal Meridian in Center Township, being the **Point of Origin**:

Thence north approximately 1,325.83 to the south line of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31; thence east along the south line of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31 approximately 1,131.5 feet to the west right-of-way line of State Route 49; thence south approximately 217.89 feet and further southeasterly approximately 1,111.43 feet to a point being the southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, also being 110 feet west of the centerline of State Route 49; thence west along the south line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31 approximately 1,362.4 to the southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, also being the **Point of Origin**, consisting of **36.845 acres**, more or less.

Also including (former Medical Office Technology Economic Development Area):

An area of land located in parts of the South $\frac{1}{2}$ of Section 5 and the North $\frac{1}{2}$ of Section 8, Township 35 North, Range 5 West of the Second Principal Meridian in Washington Township and the South $\frac{1}{2}$ of Section 6 and the North $\frac{1}{2}$ of Section 7, Township 35 North, Range 5 West of the Second Principal Meridian in Center Township, said area located in the City of Valparaiso, Porter County, Indiana, and described as follows:

Beginning in the Northwest $\frac{1}{4}$ of Section 7 at the intersection of the east right-of-way line of Calumet Avenue and the southern right-of-way line of Burlington Beach Road (County Road 500 North), being the **Point of Origin**:

Thence southwest along the eastern right-of-way line of Calumet Avenue approximately 1,250 feet to its intersection with the north line of North Hampstead, a subdivision in Center Township, plat file 50-1-4, document number 2006-0011646 (also being tangential to the existing North Central Redevelopment Area as amended and restated in the Consolidated Valparaiso Area Economic Development Plan dated December 8, 2004); thence west approximately 60 feet along the north lot line of said subdivision, as extended, to the west right-of-way of Calumet Avenue; thence northeast along the west right-of-way line of Calumet Avenue approximately 1,310 feet to the north right-of-way line of Burlington Beach Road (County Road 500 North) in the South $\frac{1}{2}$ of Section 6; thence further northeasterly on and along the west right-of-way line of Calumet Avenue approximately 770 feet to its intersection with the north lot line of Flintville lot 13 (3-c-3) (also being the south lot line of lot 5 of Flintville), as extended west to the west right-of-way line of Calumet Avenue; thence east on the north lot line of said lot 13, as extended west to its intersection with the west right-of-way line of Calumet Avenue; thence continuing easterly the following distances on and along the north lot line of said lot 13: east approximately 230, north approximately 70 and east approximately 515 feet to its intersection with the northeast corner of said lot 13; thence south and then meandering southeasterly along the west lot line of said lot 13 to its intersection with the north right-of-way line of Burlington Beach Road (County Road 500 North); thence east along the north right-of-way line of Burlington Beach Road (County Road 500 North) in the South $\frac{1}{2}$ of Section 6 to its intersection with the west right-of-way line of State Road 49 (also being the corporate limits of the City of Valparaiso, Porter County, Indiana) in the South $\frac{1}{2}$ of Section 5; thence continuing east along said north right-of-way line of Burlington Beach Road (County Road 500 North, also being said corporate limits) approximately 1,014 feet to its intersection with the east lot line of a tract described in document number 2000-016614, as extended north to said north right-of-way line of



Burlington Beach Road (County Road 500 North, also being said corporate limits); thence south along said east lot line of a tract described in document number 2000-016614, as extended north to said north right-of-way line of Burlington Beach Road (County Road 500 North) in the South $\frac{1}{2}$ of Section 5, approximately 40 feet to the south right-of-way line of Burlington Beach Road (County Road 500 North) in the North $\frac{1}{2}$ of Section 8; thence continuing south on and along said east lot line of a tract described in document number 2000-016614 approximately 660 feet to the southwest corner of a tract of land described in document number 2004-007242 in said office of the recorder; thence easterly on and along the south line of said tract described in document number 2004-007242 approximately 808.71 feet to the intersection with the east line of the Northwest $\frac{1}{4}$ of said Section 8; thence south on and along the east line of the Northwest $\frac{1}{4}$ of said Section 8 approximately 1,955 feet to its intersection with the center of said Section 8; thence south on and along the east line of the Southwest $\frac{1}{4}$ of said Section 8 approximately 1,321 feet to the south line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence west on and along the south line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8 approximately 1,483 feet, more or less, to the southwest corner of a tract of land described to the state of Indiana in deed record 337, page 202 all in said Office of the Recorder (also being the west right-of-way line of State Road 49); thence north on and along the west right-of-way line of State Road 49 to its intersection with the south line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 8 (also being the south lot line of lot 36 of the Executive Park subdivision); thence west on and along the south line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 8 (also being the south lot line of lot 36 of the Executive Park subdivision) approximately 301.62 feet to the west lot line said lot 36 of the Executive Park subdivision; thence north on and along the west lot line said lot 36 of the Executive Park subdivision approximately 404.51 feet to its intersection with the west right-of-way line of Executive Drive in the Executive Park subdivision; thence continuing northly along said west right-of-way line of Executive Drive approximately 980.51 feet to its intersection with the south right-of-way line of Burlington Beach Road (County Road 500 North) in the North $\frac{1}{2}$ of Section 8; thence west on and along the south right-of-way line of south right-of-way line of Burlington Beach Road (County Road 500 North) approximately 3,335 feet to its intersection with the east right-of-way line of Calumet Avenue in the Northwest $\frac{1}{4}$ of Section 7, also being the **Point of Origin**, consisting of **168 acres**, more or less



PARCEL LIST

This parcel list includes parcels that are not in the North Central Redevelopment Area, Thormahlen Economic Development Area, Medical Office Technology Economic Development Area or North Coast Economic Development Area.

64-10-29-351-002.000-029	64-10-33-101-005.000-029	64-09-25-126-006.000-004
64-10-29-351-003.000-029	64-10-33-101-006.000-029	64-09-25-126-003.000-004
64-10-29-351-004.000-029	64-10-33-101-007.000-029	64-09-26-227-005.000-004
64-10-29-351-005.000-029	64-10-33-101-008.000-029	64-09-25-126-005.000-004
64-10-29-351-006.000-029	64-10-33-101-009.000-029	64-09-25-126-004.000-004
64-10-29-351-007.000-029	64-10-33-101-011.000-029	64-09-25-101-003.000-004
64-10-29-351-008.000-029	64-10-33-101-012.000-029	64-09-25-126-002.000-004
64-10-29-351-009.000-029	64-10-33-102-001.000-029	64-09-26-228-003.000-004
64-10-29-351-010.000-029	64-10-33-151-001.000-029	64-09-25-101-002.000-004
64-10-29-351-014.000-029	64-10-33-151-002.000-029	64-09-26-228-002.000-004
64-10-29-351-814.000-029	64-10-33-176-001.000-029	64-09-25-101-006.000-004
64-10-29-352-001.000-029	64-10-33-200-023.000-029	64-09-25-101-007.000-004
64-10-32-101-001.000-029	64-10-33-200-024.000-029	64-09-26-228-001.000-004
64-10-32-101-002.000-029	64-10-33-200-025.000-029	64-09-25-101-001.000-004
64-10-32-126-001.000-029	64-10-33-400-003.000-029	64-09-24-358-005.000-004
64-10-32-126-002.000-029	64-10-33-400-004.000-029	64-09-25-126-001.000-004
64-10-32-151-001.000-029	64-10-33-400-008.000-029	64-09-24-385-001.000-004
64-10-32-151-002.000-029	64-10-34-300-004.000-029	64-09-24-358-004.000-004
64-10-32-151-003.000-029	64-10-08-200-005.000-029	64-09-23-476-004.000-004
64-10-32-151-004.000-029	64-10-08-200-004.000-029	64-09-23-478-005.000-004
64-10-32-151-005.000-029	64-10-08-200-008.000-029	64-09-24-358-015.000-004
64-10-32-151-006.000-029	64-10-08-200-003.000-029	64-09-24-358-014.000-004
64-10-32-151-007.000-029	64-10-08-200-009.000-029	64-09-23-476-002.000-004
64-10-32-152-001.000-029	64-10-08-200-006.000-029	64-09-24-358-001.000-004
64-10-32-176-001.000-029	64-10-08-200-001.000-029	64-09-24-358-002.000-004
64-10-32-177-001.000-029	64-09-26-231-004.000-004	64-09-24-358-003.000-004
64-10-32-177-002.000-029	64-09-26-231-003.000-004	64-09-24-358-006.000-004
64-10-32-177-003.000-029	64-09-25-106-002.000-004	64-09-24-358-007.000-004
64-10-32-200-001.000-029	64-09-25-104-006.000-004	64-09-24-384-001.000-004
64-10-32-200-002.000-029	64-09-25-104-007.000-004	64-09-24-358-012.000-004
64-10-32-200-008.000-029	64-09-26-231-002.000-004	64-09-24-358-010.000-004
64-10-32-200-009.000-029	64-09-25-126-009.000-004	64-09-24-358-009.000-004
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64-10-32-200-011.000-029	64-09-25-126-008.000-004	64-09-24-357-005.000-004
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64-10-32-200-015.000-029	64-09-25-104-001.000-004	64-09-24-380-009.000-004
64-10-32-200-016.000-029	64-09-25-103-002.000-004	64-09-24-380-005.000-004
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64-10-32-200-019.000-029	64-09-25-103-001.000-004	64-09-24-355-001.000-004
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64-09-24-379-005.000-004	64-09-24-344-002.000-004	64-09-24-336-008.000-004
64-09-24-378-004.000-004	64-09-24-343-009.000-004	64-09-24-336-011.000-004
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64-09-24-379-003.000-004	64-09-24-343-007.000-004	64-09-24-336-007.000-004
64-09-24-379-001.000-004	64-09-24-343-006.000-004	64-09-24-336-010.000-004
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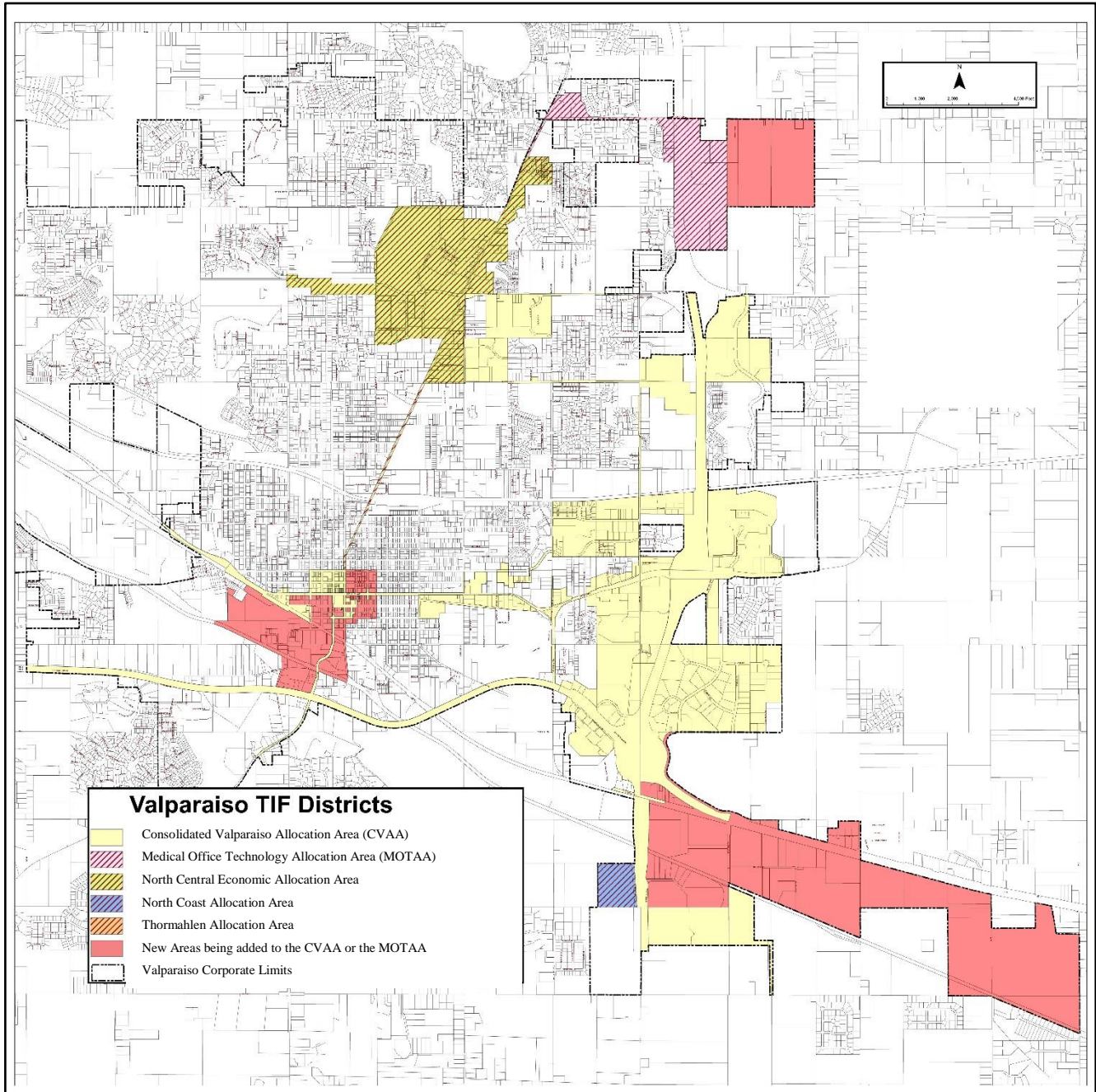


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64-09-24-335-005.000-004	64-09-24-335-005.000-004	64-09-24-358-013.000-004
64-09-24-337-003.000-004	64-09-24-335-001.000-004	64-09-24-315-006.000-004
64-09-24-336-002.000-004	64-09-24-315-009.000-004	64-09-24-315-005.000-004
64-09-24-335-004.000-004	64-09-25-106-001.000-004	64-09-24-315-014.000-004
64-09-24-335-002.000-004	64-09-25-104-009.000-004	64-09-24-315-013.000-004
64-09-24-337-001.000-004	64-09-24-316-801.000-004	64-09-24-315-012.000-004
64-09-24-336-006.000-004	64-09-25-101-004.000-004	64-09-24-340-009.000-004
64-09-24-336-005.000-004	64-09-25-101-008.000-004	
64-09-24-336-001.000-004	64-09-25-101-005.000-004	

See **MAP 1: Addendum #8 Expansion Areas**



Map 1: Addendum #8 Expansion Areas



**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

**Economic Development Plan for the Valparaiso Economic Development Area:
Addendum #8**

**APPENDIX B:
Budget for Addendum #8**



The Commission prepared a list of project and program recommendations including cost estimates for implementation in the Consolidated Area over the next ten-year period (2016 through 2026). The recommended projects and programs are developed to address those conditions and factors that prevent normal use and development of the Consolidated Area and to overcome its causes to improve the overall quality of life for the City. The projects and programs include private and public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment adjacent to the Consolidated Area.

Commission use of Consolidated Valparaiso Allocation Area funds resulting from annual tax increment distributions may include reimbursement for capital expenditures made by the City for the purchase of, for example, public safety equipment, such as police cars and fire trucks, or other non-recurring capital expenditures, such as pathways, bike paths, sidewalk paths, municipal parking lot improvements or other one-time public works, public safety, public health or economic development projects that the Commission determines are either in, serve or are physically connected to the Consolidated Valparaiso Allocation Area and are in furtherance of its economic development purposes of Addendum #8.

PUBLIC INVESTMENT

○ Public Utility Connections & Extensions –	
○ Water, Stormwater, and Sanitary, including:	
▪ Septic system amelioration and stormwater detention	\$ 150,000
○ Other Public Utility Improvements,	
○ Including telephone, cable, satellite, telecommunications, fiber optics, etc.	100,000
○ Right-of-Way Property Acquisition for Public Improvements and Utilities	150,000
○ Roadway and Rail Improvements	2,000,000
○ Demolition and Land Clearance	300,000
○ Surveying and Recording	50,000
○ Environmental Testing	50,000
○ Environmental and Wetland Remediation/Mitigation	50,000
○ Additional/Miscellaneous Site Preparation Work	50,000
Estimated Public Investment (Plan Budget):	<u>\$ 2,900,000</u>

PRIVATE INVESTMENT

Proposed Intermodal Facility (\$8.9M in Real and \$1.2M in Personal Property)	\$ 10,100,000
Estimated Private Investment (Plan Budget):	<u>\$10,100,000</u>

TOTAL PUBLIC & PRIVATE INVESTMENT: PLAN BUDGET for Expansion Areas **\$ 13,000,000**

**CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION**

**Economic Development Plan for the Valparaiso Economic Development Area:
Addendum #8**

**APPENDIX C:
Property Acquisition List**



The Commission, in accordance with IC 36-7-14-12.2, has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of "areas needing redevelopment" that are located within the corporate boundaries of the City;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of "areas needing redevelopment" on the terms and conditions that the Commission considers best for the City and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the City or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests to be acquired¹⁷. In accordance with IC 36-7-14-20 effective July 1, 2014, if the legislative body of the unit that established the Department (the City Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the City Council shall pass a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the Department, in the Circuit Court of the Porter County in which the property is situated.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Consolidated Area for economic development and public purpose to improve the overall quality of life for the City.

However, should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of Addendum #8 or its implementation; the Commission may amend this Acquisition List in accordance with the Act to include property acquisition to this Property Acquisition List as provided below.

Addendum #8: Property Acquisition List				
Real Property Key Number	Property Address	Owner (Most Current)	(Acres) Land Area	Estimated Cost of Acquisition
64-09-24-357-004.000-004	256 Washington Street	Von Tobel Corporation	1.041	\$ TBD
64-09-23-476-007.000-004	258 Campbell Street	Worstell Business Trust	6.570	TBD
			TOTAL ESTIMATED COST	\$ _____

¹⁷ Reference: IC 36-7-14-19(b).