CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

CONSOLIDATED VALPARAISO AREA ECONOMIC DEVELOPMENT PLAN:

ADDENDUM #7 TO THE CONSOLIDATED PLAN

JULY 13, 2015

PREPARED FOR THE:
Valparaiso Redevelopment Commission
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CITY OF VALPARAISO
INDIANA

Addendum #7 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 Area; and (iii) expand the Consolidated Valparaiso Allocation Area for the Expansion Area.

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VALPARAISO REDEVELOPMENT COMMISSION

Consolidated Valparaiso Area Economic Development Plan:
Addendum #7 to the Consolidated Plan

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**Consolidated Valparaiso Area Economic Development Plan:
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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 and Addendum #6 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. 12-8-2004-1[2]) and as amended on February 9, 2005 (Resolution No. 2-9-2005-1[3]); on October 11, 2007 (Resolution No. 10-11-2007-1[4]); on February 21, 2008 (Resolution No. 2-21-2008-1[5]); on May 8, 2008 (Resolution No. 5-8-2008-01[6]); on August 8, 2012 (Resolution No. 8-08-2012-01[7]) and on January 15, 2014 (Resolution No. 2014-01[8]) respectively.

This ADDENDUM #7 to the Consolidated Plan ("**Addendum #7**") amends the Consolidated Plan to: (i) expand the Consolidated Valparaiso Area Economic Development Area ("**Consolidated Area**") for a certain identified Expansion Area; (ii) include in the Consolidated Plan identified economic development projects ("**Projects**") and project costs anticipated; and (iii) expand the Consolidated Valparaiso Allocation Area ("**Consolidated Allocation Area**") for the said expansion area.

Addendum #7 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 #7 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 expenditures[9].

Addendum #7 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 #7 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 and Addendum #6, hereafter shall be known as the "Consolidated Plan."

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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.

This Addendum #7 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 overall through the implementation of this Consolidated Plan for the Consolidated Area.

The process to approve this Addendum #7 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 of Valparaiso, Indiana (the "**City**") established the Valparaiso Redevelopment Commission (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 Common Council of the City.

The Commission, with the assistance of an executive director as Department staff, works closely 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 because of 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 conditions[10].

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

- Redevelop areas needing redevelopment[11];
- 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 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.

[10] Reference Indiana Code 36-7-14-41(b)(2).

[11] Previously referenced as "blighted areas" in the Act and as amended to mean "areas needing redevelopment'."

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 that benefits 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 benefits[12].

As a result, it is the responsibility of the Commission to protect the social and public welfare of the District and the City first and then Porter County and the State of Indiana 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 #7 to the Consolidated Plan** for economic development purposes related to general business enterprise development as determined for a certain expansion area identified herein will promote significant employment opportunities and attract major new business(es) to the District. In addition, implementation of Addendum #7 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 project[13].

The Commission further finds that the planning, replanning, development and redevelopment of said certain expansion area identified herein is in compliance with the Act and is a public use and public purpose[14] for which public money may be spent and private property may be acquired[15] for which appreciable benefits will be provided to the District, the City, Porter County and the State of Indiana, 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 #7 with the intention to form a whole greater than the sum of its parts. To effectuate this Addendum #7, the City invokes its rights, powers, privileges, and immunities exercisable in said certain expansion area 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 – more specifically said certain expansion area - in the District is an economic development area if it finds that:

- This Addendum #7 as the plan for said certain expansion area 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
    - Meets the other purposes of Section 2.5, 41 and 43 of the Act;

[12] Reference Indiana Code 36-7-14-41(b)(4).

[13] Reference Indiana Code 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 United States Supreme Court. See, *e.g., Berman*, 348 U. S., at 24.

[15] Reference Indiana Code 36-7-14, more specifically Section 2.5(c); however, the Commission may not use it 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).

- This Addendum #7 as the plan for the said certain expansion area to the Consolidated Area as an economic development area 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 #7 as the plan for said certain expansion area to the Consolidated Area as an economic development area; and
- The accomplishment of this Addendum #7 as the plan for said certain expansion area to the Consolidated Area as an economic development area 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.

This Addendum #7 as the plan for said certain expansion area to the Consolidated Area as an economic development area conforms to the other development and redevelopment plans for the District and official planning documents of the City.

This **Addendum #7 to the Consolidated Plan** has been prepared In compliance with the Act, Commission authority and its purposes.

GOALS AND OBJECTIVES

It is the goal of Addendum #7 to address the underutilization of land and the barriers to its economic development and redevelopment through public investment in the said certain expansion area to the Consolidate 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 this Addendum #7 is 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 #7.

Additional goals identified as part of the Consolidated Plan and this Addendum #7 include:

- Creation of an environment within the Consolidated Area as expanded under Addendum #7 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 #7;

- 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 #7 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 #7. The following objectives have been established to guide the economic development, redevelopment and replanning of the Consolidated Area as expanded under Addendum #7.

- Attract major new business, office, technology and related enterprise(s) to the Consolidated Area as expanded under Addendum #7, but more specifically the District and the City.
- Attract and promote permanent jobs and employment opportunities that are a public utility and benefit to the District, the City, Porter County and the State of Indiana.
- 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, the City, Porter County and the State of Indiana.
- Encourage private investment in the Consolidated Area as expanded under Addendum #7 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 as expanded under Addendum #7 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 as expanded under Addendum #7 in order to benefit the City and the District.

- Encourage high standards of development architectural design, improving the aesthetic appearance and economic welfare of the Consolidated Area as expanded under Addendum #7 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 as expanded under Addendum #7 through closely monitored economic development and redevelopment projects and programs.
- Provide a safe, efficient and attractive traffic circulation systems to the Consolidated Area as expanded under Addendum #7 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 as expanded under Addendum #7; and (iii) coordinate efficient ingress and egress.
- Implementation of the Consolidated Plan and this Addendum #7 as a catalyst for future private investment and economic development not only in the Consolidated Area as expanded under Addendum #7 resulting in increased private investment in the District and the City from economic development and the creation of new employment opportunities for City, Porter County and State of Indiana residents.

These goals and objectives have been developed to guide the Commission, the City's Plan Commission, City administrators and key policy makers and developers in the economic development and redevelopment initiatives for the Consolidated Area as expanded under Addendum #7.

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 also sometimes 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 this Addendum #7, the Commission is committed to the economic development of the Consolidated Area as expanded under Addendum #7.

GENERAL DESCRIPTION OF THE EXPANSION AREA

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 this expansion area within the Consolidated Area will continue the Commission commitment to implement its mission for the Redevelopment District.

This Addendum #7 has been prepared to expand the Consolidated Area for the following area, the certain expansion area within the District, which are tangential to and physically connected to the Consolidated Area.

General Boundary Description of the Expansion Area

The expansion area is located in Washington Township and is generally bounded by the City of Valparaiso corporate boundaries to the west, Indiana State Road 2 to the North, and Eastport Centre Drive to the south and east, consisting of 14.11 acres more or less (the Addendum Area #7 Expansion Area or "**Expansion Area**").

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

EXISTING ZONING OF THE EXPANSION AREA

The Commission has identified the zoning district classifications for the Expansion Area 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 Area is zoned Business Park per the City of Valparaiso Unified Development Ordinance. Purposes of the district are as follows:

> **General.** This district is intended to provide for business park environments that combine limited light industrial and professional office uses.
>
> **Character.** The character of 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.

EXHIBIT 1 titled Zoning for the Expansion Area graphically identifies the Expansion Area

LAND-USE PLAN FOR THE EXPANSION AREA

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

Business Park/Light Industrial-Office. This area is currently classified as a BP (Business Park) Zoning District as proposed for a light industrial-office/business park development.

Planned Unit Development Supplement

Recognizing that there may be unique circumstances that affect how a parcel or multiple parcels may be developed, traditional zoning classifications may not provide the flexibility that may be required in providing future City needs. This flexibility may be necessary in order to adapt to the unusual topographical constraints, unusually shaped parcels of land, environmentally sensitive or natural areas, brownfield or contaminated land, new building methods, materials, etc., or the desire to secure the benefits of solar orientation, climate control or additional privacy.

Therefore, a development plan or planned unit development may be an appropriate alternative to regulate and control land-use development within specific areas adjacent to the Expansion Area to secure greater convenience to the public through improved methods planning to meet economic demand and in the best interest of efficient land-use of the City as it grows and matures. However, the final development plan for the Expansion Area as approved by the Commission, the Plan Commission and the City will dictate and determine the appropriate land-uses, its development, regulation and standards.

Although the Addendum #7 does not present a specific land-use plan for real property adjacent to the Expansion Area, 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 the 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 AREA

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 Area.

Economic development activities and investment proposed and planned for the Expansion Area (including but not limited to site and infrastructure improvements, demolition, etc. as discussed later) are designed to meet the goals and objective of Addendum #7 as stated herein (reference *Goals and Objective of the Plan*).

This Addendum #7 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 Area, (ii) to meet the anticipated market demands of land development and redevelopment, (iii) to take advantage of other economic development opportunities presented to the City, and (iv) to 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 Area.

Proposed Economic Development of the Expansion Area

The Commission's economic development efforts in Expansion Area are include providing multi-tenant industrial and warehouse buildings on the southern half of the Expansion Area. This will include two 50,000 square foot buildings. Each building will also provide office space with the remaining being the warehouse area. The buildings will be done in two phases.

Economic Development and Redevelopment Activities for the Expansion Area

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

- Infrastructure and Site Improvements
  The Commission and the City may assist and facilitate with the following infrastructure improvements, as necessary but not limited to, in the Expansion Area 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 Area.
- Public/Private Partnerships.
  The Commission may utilize its limited Commission funds in a manner that will leverage significant new private investment in the Expansion Area. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in Addendum #7.

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 Area.

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 Area, 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 #7 as economic development area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise because of:

- The necessity for requiring the proper use of the land so as 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 expanded under Addendum #7 as an economic development area will:

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

In accordance with IC 36-7-14-2.5(c), the planning, replanning, development, and redevelopment of the Consolidated Area as expanded under Addendum #7 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 this Addendum #7 is an economic development area based upon the following statutory findings that:

- Under Section 41(b)(1), the Consolidated Plan and this Addendum #7:
    - 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 this Addendum #7 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 because of:
    - 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 this Addendum #7 as an economic development plan;
- Under Section 41(b)(4), the accomplishment of the Consolidated Plan and this Addendum #7 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; and

- Under Section 41(b)(5), the Consolidated Plan and this Addendum #7 conforms to other development and official plans of the City and the Commission.

A description of the economic development opportunities and projects for the Expansion Area included in this Addendum #7 have been discussed and outlined in the section titled Planned Actions for the Expansion Area, 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 Area as economic development areas.

BUDGET FOR ADDENDUM #7

The Commission prepared a budget as its fiscal policy and plan to implement this Addendum #7, specifically for projects and programs discussed in 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 #7, 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 #7 details the Commissions fiscal plan to implement the Consolidated Plan and this Addendum #7.

FUNDING AND FINANCING

This section describes several financing mechanisms for consideration with the City and the Commission to implement the Consolidated Plan and this Addendum #7. 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 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 #7 provides for the temporary allocation of tax increment or increases in real property tax proceeds for redevelopment or economic development within the Allocation Area as expanded for the expansion area allocation areas and is a key element of Addendum #7.

  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 the Commission, through the adoption of Addendum #7 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 Area or only may be a part of the Expansion Area 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 acquired[16].

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

[16] Reference: IC 36-7-14-19(b).

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 #7.

PROHIBITED USE OF EMINENT DOMAIN AND CONDEMNATION AUTHORITY

In accordance with I.C. 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.

PROCEDURE FOR MODIFICATION

The Consolidated Plan and this Addendum #7 may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Consolidated Plan and this Addendum #7, 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 this Addendum #7. Upon a confirmatory resolution and recording of this Addendum #7 in accordance with the Act, Addendum #7 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 #7.

STATEMENT OF SUBSTANTIAL BENEFITS OF ADDENDUM #7

The Commission, by virtue of developing and preparing this Addendum #7, substantiates that the elimination of those conditions and factors that prevent normal use and development in the Consolidated Area as expanded under Addendum #7 will benefit the District and the City in the following ways:

1. Stimulating local public improvement as a catalyst to private investment in the Consolidated Area as expanded under Addendum #7;
2. Increase the value of land and improvements in the Consolidated Area and land adjacent to the Consolidated Area as expanded under Addendum #7.
3. Diversify the economic base of the District and the City;
4. Increase economic development and private investment opportunities in the Consolidated Area and land adjacent to the Consolidated Area as expanded under Addendum #7; and
5. The improvement in the quality of life for residents of the District and the City overall.

ADDENDUM #7 CONFORMITY TO OTHER PLANS OF THE CITY

As part of the development and preparation of this Addendum #7, the Consultant has reviewed the Comprehensive Plan for the City of Valparaiso, Indiana 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 Comprehensive Plan includes extensive data, information and future land-use planning related to this Addendum #7. Overall, the Comprehensive Plan makes several land-use development and growth management recommendations for the Expansion Area identified in Addendum #7, 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 this Addendum #7, 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 and is final and conclusive.

The original date and record number stamped "Document on File" with the Office of the Porter County 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 this Addendum #7, the Confirming Resolution and a list of real property key numbers within the Expansion Area' 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 as expanded under Addendum #7.

Dissemination of the Document

The Commission, by adopting an amending Declaratory Resolution:

1. Declares that certain areas within the City of Valparaiso, Indiana, designated as the Consolidated Area as expanded under Addendum #7 are economic development areas within the meaning of Indiana Code 36-7-14; and
2. Approves this Addendum #7 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 #7 described in the amending Declaratory Resolution, including substantial modifications, rebuilding, conversion, enlargement, additions, and major structural improvements;
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 as expanded under Addendum #7 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 as expanded under Addendum #7.

PUBLIC AVAILABILITY OF THE DOCUMENT

Upon adoption by the Commission of this Addendum #7 to the Consolidated Plan as an official economic development and redevelopment planning policy for the City of Valparaiso, Indiana and the Valparaiso Redevelopment Commission, the City will have copies of this Addendum #7 available to the public for review and purchase upon request in the Office of the Redevelopment Commission located at 166 Lincolnway, Valparaiso, IN 46383.

For further information related to this Addendum #7 to the Consolidated Plan, the public may contact the following Commission representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except holidays):

Name of Representative
John Shepherd
Executive Director,
Valparaiso Redevelopment Commission

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

**Consolidated Valparaiso Area Economic Development Plan:
Addendum #7 to the Consolidated Plan**

APPENDIX A:

Expansion Area' Boundary Descriptions and Map

The following is a general description of the Addendum #7 Expansion Area. A map showing the Expansion Area is shown below.

BOUNDARY DESCRIPTION

The Expansion Area includes only the right-of-way of the following roadways identified herein.

A parcel of land being the northeast ½ of the southwest quarter of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana, described as commencing at the southwest corner of said parcel, being the **Point of Beginning**; thence north along the west boundary line of said parcel approximately 1,500 feet to the southern right-of-way of Mariposa Drive; thence east along the southern right-of-way of Mariposa Drive to the northeast corner of a parcel identified as parcel number 64-10-20-327-001.000-029; thence south along the eastern boundary line of said parcel approximately 1,970 feet to the southeast corner of a parcel identified as parcel number 64-10-20-376-002.000-029; thence west along the southern boundary line of said parcel approximately 370 feet to the **Point of Beginning**, consisting of **14.11** acres more or less;

See **MAP 1: Addendum #7 Expansion Area**

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Consolidated Valparaiso Area Economic Development Plan:
Addendum #7 to the Consolidated Plan

APPENDIX B:

Budget for Addendum #7

The Valparaiso Redevelopment Commission prepared a list of project and program recommendations including cost estimates for implementation in the Consolidated Area as expanded for Addendum #7 over the next ten-year period (2015 through 2025). The recommended projects and programs are developed to address those conditions and factors that prevent normal use and development of the Consolidated Area as expanded for Addendum #7 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 as expanded for Addendum #7.

Commission use of Consolidated Valparaiso Allocation Area funds resulting from annual tax increment distributions may include reimbursement for capital expenditures made by the City of Valparaiso 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 #7.

PUBLIC INVESTMENT

o Public Utility Connections & Extensions –	
o Water, Stormwater, and Sanitary, including:	
▪ Septic system amelioration and stormwater detention	$ 50,000
o Other Public Utility Improvements,	
o Including telephone, cable, satellite, telecommunications, fiber optics, etc.	50,000
o Right-of-Way Property Acquisition for Public Improvements and Utilities	50,000
o Demolition and Land Clearance	250,000
o Surveying and Recording	25,000
o Environmental Testing	25,000
o Environmental and Wetland Remediation/Mitigation	25,000
o Additional/Miscellaneous Site Preparation Work	25,000
TOTAL - Estimated Public Investment (Plan Budget):	**$ 500,000**

PRIVATE INVESTMENT

Business Park Development

The proposed development will consist of two 50,000 square foot multi-tenant industrial/warehouse buildings. It is anticipated that each building will have approximately 20% office space with the remainder being warehouse area.

TOTAL - Estimated Private Investment (Plan Budget):	**$ 8,000,000**
TOTAL PUBLIC & PRIVATE INVESTMENT: PLAN BUDGET for Expansion Area	**$ 8,500,000**

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Consolidated Valparaiso Area Economic Development Plan:
Addendum #7 to the Consolidated Plan

APPENDIX C:

Property Acquisition List

The Valparaiso Redevelopment 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 acquired[17]. In accordance with I.C. 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 as expanded for Addendum #7 for economic development and public purpose to improve the overall quality of life for the City.

At this time, the Commission has not identified any real property for potential acquisition as a means of implementing this Addendum #7.

However, should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of this Addendum #7 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 #7:
Property Acquisition List

Real Property Key Number	Property Address	Owner (Most Current)	(Acres) Land Area	Estimated Cost of Acquisition
				$
		TOTAL ESTIMATED COST		$

[17] Reference: IC 36-7-14-19(b).

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Consolidated Valparaiso Area Economic Development Plan: Addendum #7 to the Consolidated Plan

July 13, 2015

Prepared By

Cender & Company LLC