CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

ECONOMIC DEVELOPMENT PLAN FOR THE THORMAHLEN ECONOMIC DEVELOPMENT AREA:

November 21, 2014

PREPARED FOR THE:
Valparaiso Redevelopment Commission
166 West Lincolnway
Valparaiso, Indiana 46383

Submitted for:

Valparaiso Redevelopment Commission for a Declaratory Resolution (December 10, 2014)
Valparaiso Plan Commission Written Order and Resolution (RES 15- xx , January 13, 2015)
Valparaiso Common Council Approval of Plan Commission Written Order (Resolution No. 2015, January 26, 2015)
Valparaiso Redevelopment Commission Public Hearing (February 11, 2015)
Valparaiso Redevelopment Commission Confirmatory Resolution (February 11, 2015)

<u>Adopted and Confirmed By</u>
City of Valparaiso Redevelopment Commission

Declaratory Resolution No. 2014 - XX Confirmatory Resolution No. 2015 - XX

PREPARED BY:



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CITY OF VALE BAYO, BUNA COMM SION

Economic Development Plan for the Thormahlen Economic Development Area

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CITY OF VALE BAYO, BUMA COMMUSION

Economic Development Plan for the Thormahlen Economic Development Area

INTRODUCTION

The City of Valparaiso, Indiana (the "City") Redevelopment Commission (the "Commission") has prepared an economic development plan for a certain identified area in City in response to economic development and land redevelopment opportunities made available to or considered by the City and the Commission.

This economic development plan has been prepared to implement the Commission's mission for the redevelopment district to benefit the public health and welfare. The Economic Development Plan (the "Plan") for the Thormahlen Economic Development Area (the "Economic Development Area") has been prepared in accordance with and in compliance with Indiana Code 36-7-14 (the "Act") titled REDEVELOPMENT OF AREAS NEEDING REDEVELOPMENT GENERALLY; REDEVELOPMENT COMMISSIONS, but more specifically Sections 15 through 17, including Sections 41 and 43 for the purpose of designating and establishing the Economic Development Area and approving the Plan¹.

This Plan is the Commission's continued efforts to:

- Promote significant opportunities for gainful employment of its citizens;
- Retains and facilitates the expansion of a 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 Plan for the Economic Development Area.

The process to approve this Plan 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 the Act 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 Citles 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, the Department of Economic Development and the Planning Department including 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 goals and objections of the 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 conditions².

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



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



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

- Redevelop areas needing redevelopment³;
- 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.

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 benefits⁴.

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 the Commission's 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 the **Economic Development Plan for the Thormahlen Economic Development Area** for economic development purposes related to general business enterprise development as determined for each expansion area identified herein will promote significant employment opportunities and attract major new business(es) to the District. In addition, implementation of the Plan 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 project⁶.

The Commission further finds that the planning, replanning, development and redevelopment of the area identified herein is in compliance with the Act and is a public use and public purpose⁶ for which public money may be spent and private property may be acquired⁷ 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.

³ Previously referenced as "blighted areas" in the Act and as amended to mean "areas needing redevelopment"."

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

⁵ Reference Indiana Code 36-7-14, more specifically Section 2.5(a).

⁶ 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, <u>348 U. S., at 24</u>.

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).

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As with other exercises in redevelopment and economic development planning, it is the purpose of the Commission to coordinate the Plan with the intention to form a whole greater than the sum of its parts. To effectuate the Plan, the City invokes its rights, powers, privileges, and immunities exercisable in each expansion area to the Area to promote economic development in accordance with Section 43 of the Act. Consistent with Section 41 of the Act titled Economic Development Area; Determination, the Commission determines that the geographic area – the Economic Development Area - in the District is an economic development area if it finds that:

- A plan for an economic development area:
 - o Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the District;
 - o 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;
- A plan for 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;
 - o Existence of improvements or conditions that lower the value of the land below that of nearby land;
 - Multiple ownership of land;
 - Other similar conditions;
- The public health and welfare will be benefited by accomplishment of an economic development plan;
- The accomplishment of a plan for the 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.
- The plan for an economic development area conforms to the other development and redevelopment plans for the District and official plans of the City.

This **Economic Development Plan for the Thormahlen Economic Development Area** has been prepared in compliance with the Act and Commission authority pursuant to the Act and its purposes.

GOALS AND OBJECTIVES

It is the goal of this Plan to address the underutilization of land and the barriers to its economic development and redevelopment. 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, the goals of this Plan are to:

- (i) Facilitate and encourage economic development to retain, expand and/or promote business and private investment in the Economic Development Area; and
- (ii) Leverage public capital investment by the Commission or the City in the Economic Development Area.



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Additional goals identified as part of this Plan include:

- Creation of an environment within the Economic Development Area which will contribute to the health, safety and general welfare of the City and enhance the value of properties in the Economic Development Area and adjacent to the Economic Development Area;
- Provision for community and economic development initiatives to stimulate not only economic
 development and private investment in the Economic Development Area;
- Establish a thriving business environment that provides employment opportunities and enhances the Citv's long-term tax base and net assessed valuation diversification:
- Ameliorate and improve the existing central business district of the City ("Downtown") through architecturally aesthetic structures which includes the development of urban residential units to meet a wide range of economic and residential opportunities;
- Facilitate a sustainable approach to doing business in Valparaiso that reduces operational costs, enhances the environment, and contributes to a positive image of the City;
- Promote the retention of existing, active businesses where appropriate; and
- Enhance buildings, parking and service areas, signage, and landscaping on all business properties throughout the City.

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.

GENERAL DESCRIPTION OF THE CITY

The City is located in Porter County, Indiana at the southern tip of Lake Michigan and is located approximately 55 miles east of Chicago, Illinois, allowing for access to the greater Chicago metropolitan job base, 58 miles west of South Bend and 150 miles north of Indianapolis, Indiana.

As of the most recent 2010 U.S. Census, the City had a population of 31,730. The City population is estimated to have increased 15.68 percent from 2000 to 2010. The average household size is 2.28 persons and the average family size is 2.99. Of the total population, 22,3298 persons are 21 years or older. Of the population 16 years and over, 61.8 percent or 15,666 persons are in the labor force. The median household income is estimated to be \$50,182; the median family income is estimated to be \$68,626 and the per capita income is estimated to be \$24,8949.

As of February 11, 2014, the certified net assessed valuation ("NAV") of the City was \$1,484,850,18310 or \$46,796 NAV per capita.

10 Porter County 2013 Pay 2014 Budget Order.



⁸ U.S. Bureau, American FactFinder. 2010 Census Data. Valparaiso, Indiana.

⁹ American Community Survey, 2008-2012 Data. Valparaiso, Indiana.



GENERAL BOUNDARIES OF THE ECONOMIC DEVELOPMENT AREA

The Economic Development Area is primarily located at 202 Lincolnway in Valparaiso, Indiana with the parcel number 64-09-24-344-001.000-004. The boundary description is as follows:

 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.

APPENDIX A provides a map showing the location of the Economic Development Area.

EXISTING ZONING OF THE ECONOMIC DEVELOPMENT AREA

The Economic Development Area is located in a CBD - Central Business District per the Valparaiso Unified Development Ordinance.

- A. **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.
- B. 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.
- C. **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.
- D. **Infrastructure**. Water and sewer service is provided by public utilities.

LAND-USE PLAN FOR THE ECONOMIC DEVELOPMENT AREA

The Economic Development Area consists of 0.1318 acres of land located in downtown Valparaiso in Center Township. Real property within the 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 Area to provide for an efficient, attractive, convenient, and safe physical environment.

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.





The final development plan for the Economic Development 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 Plan does not present a specific land-use plan for real property adjacent to the Economic Development 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 ECONOMIC DEVELOPMENT 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 Economic Development Area.

Economic development activities and investment proposed and planned for the Economic Development Area (including but not limited to site and infrastructure improvements, demolition, etc. as discussed later) are designed to meet the goals and objective of the Plan.

This Plan is the City's opportunity through the Commission to improve the real property improvements at 202 Lincolnway that were destroyed by fire in and subsequently razed. The proposed plan for this consists of:

- First floor Retail shops;
- Second floor Residential;
- Third floor Residential; and
- Underground parking.

The proposed cost of this reconstruction is \$2.4 million with completion of the project anticipated in FY 2015 with first full assessment of real property improvements for the March 1, 2016 assessment date.

Funds the Commission utilized 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.

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 Economic Development Area as under this Plan as economic development area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise because of:

- 1. The necessity for requiring the proper use of the land so as to best serve the interests of the county and its citizens; and
- 2. The costs of these projects.

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

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



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

- 1. Under Section 41(b)(1), the Plan:
 - o Promotes significant opportunities for the gainful employment of its citizens;
 - Attracts a major new business enterprise to the unit:
 - o 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;
- 2. Under Section 41(b)(2), the Plan 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;
- 3. Under Section 41(b)(3), the public health and welfare will be benefited by accomplishment of the Plan as an economic development plan;
- 4. Under Section 41(b)(4), the accomplishment of the Plan 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
- 5. Under Section 41(b)(5), the Plan conforms to other development and official plans of the City and the Commission.

A description of the economic development opportunities and projects for the Economic Development Area included in this Plan have been discussed and outlined in the section titled Planned Actions for the Economic Development 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 area as an Economic Development Area.

BUDGET FOR THE PLAN

The Commission prepared a budget as its fiscal policy and plan to implement this Plan, 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 the Plan, 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 period of the budget. City administrative policy, Commission priorities and market factors will all impact the budget. **APPENDIX B:** Budget for the Plan details the Commissions fiscal plan to implement the Plan.

FUNDING AND FINANCING

This section describes several financing mechanisms for consideration with the City and the Commission to implement the Plan. 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 may be used for funding 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.

<u>Tax Increment Financing Revenue Bonds.</u>

The establishment of an allocation area or separate unique allocation areas within the Economic Development Area provides for the temporary allocation of tax increment or increases in real property tax proceeds for redevelopment or economic development within said allocation area(s).

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 towns may issue TIF bonds to finance all or a portion of public ("Tax Increment Revenue Bonds") or private ("Economic Development Revenue Bonds" issued by the City through it Economic Development Commission from a pledge of tax increment) redevelopment or economic development activities from anticipated tax increment generated by the new development and increases in assessed value above the base assessment of an 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 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.

• Deductions of Assessed Valuation ("Tax Abatement") in an Economic Revitalization Area

Certain types of businesses may qualify for tax incentives associated with deductions of assessed valuation ("Tax Abatement") if located in an Economic Revitalization Area ("ERA"). Within the Town, business owners located in the ERA may be eligible to deduct a portion of their real or personal property investment that is new to the area. The abatement is allowed on qualified real and personal property and is calculated only on the increases of assessed value.





Conventional Financing

The City anticipates that most private developers/investors who propose approved redevelopment and economic development activities within the Economic Development Area may require conventional financing from private lending institutions. The City will cooperate, to the best of its ability, with the developers/investors to secure conventional financing, if necessary. Specifically, the City may provide proof of its financial commitment to a developer/investor in order to assist the developer/investor with securing conventional financing for a project.

Equity Investment

The City's objective within the Economic Development Area is to facilitate private investment. Whenever possible, the City will seek equity investments from private developers/investors who propose to implement approved activities within the Economic Development Area. The City may financially assist projects primarily with gap financing when possible.

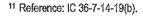
PROPERTY ACQUISITION AUTHORITY AND ACQUISITION LIST

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

- 1. Acquire by purchase, exchange, gift, grant, condemnation, 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 acquired¹¹.

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 gulde 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 Economic Development Area.

PROHIBITED USE OF EMINENT DOMAIN AND CONDEMNATION AUTHORITY

In adherence with I.C. 36-7-14-43(a)(7), the Commission <u>may not use its power of eminent domain</u> under I.C. 36-7-14-20 to carry out economic development and redevelopment activities in the Area as designated as an economic development area under I.C. 36-7-14, Sections 15 through 17.5 and 41.

PROCEDURE FOR MODIFICATION

This Plan may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to the Plan, must be carried out in accordance 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 Plan for the Area. Upon a confirmatory resolution and recording of this Plan for the A Economic Development rea in accordance with the Act, the Plan constitutes an official land use plan of the City.

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 Plan.

STATEMENT OF SUBSTANTIAL BENEFITS OF THE PLAN

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

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

PLAN CONFORMITY TO OTHER PLANS OF THE CITY

As part of the development and preparation of this Plan, 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 Plan. Overall, the Comprehensive Plan makes several land-use development and growth management recommendations for the Economic Development Area identified in the Plan, 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 Plan, 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 Plan, the Confirming Resolution and a list of real property key numbers within the Economic Development 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 under the Plan.

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 Area under this plan are economic development areas within the meaning of Indiana Code 36-7-14; and
- 2. Approves this Plan.

PUBLIC AVAILABILITY OF THE DOCUMENT

Upon adoption by the Commission of this 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 Plan 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 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

<u>Telephone Number</u> (219) 462-1161



CITY OF VALPARAISO, INDIANA VALPARAISO REDEVELOPMENT COMMISSION

Economic Development Plan for the Thormahlen Economic Development Area

APPENDIX A:

Boundary Description and Map

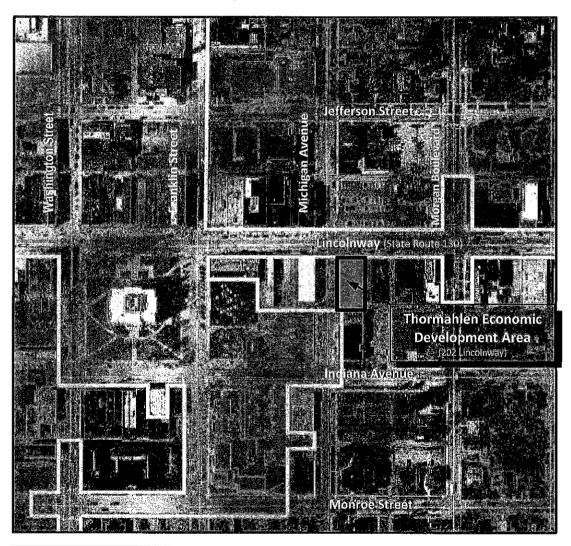
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BOUNDARY DESCRIPTION

The Thormahlen Economic Development Area is primarily located at 202 Lincolnway in Valparaiso, Indiana with the parcel number 64-09-24-344-001.000-004. The boundary description is as follows:

• 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.

See a map of the Thormahlen Economic Development Area below.



Consolidated Valparaiso Economic Development Area

CITY OF VALPARAISO, INDIANA
VALPARAISO REDEVELOPMENT COMMISSION

Economic Development Plan for the Thormahlen Economic Development Area

APPENDIX B:

Budget for the Plan

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The Valparaiso Redevelopment Commission prepared a list of project and program recommendations including cost estimates for implementation in the Economic Development Area over the next ten-year period (2014 through 2024). The recommended projects and programs are developed to address those conditions and factors that prevent normal use and development of the Economic Development 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 Economic Development Area.

PUBLIC INVESTMENT

Façade Grant of the Commission (Redevelopment Commission) \$ 50,000

Underground (Below Grade) Parking Grant (Redevelopment Commission) 150,000

TOTAL - Estimated Public Investment: \$ 200,000

PRIVATE INVESTMENT by the Developer

New construction of the Thormahlen Building (anticipated to be classified as a Class-A building) will consist of three (3) levels and underground parking, which based upon:

TOTAL - Estimated Private Investment: \$ 2,400,000



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Economic Development Plan for the Thormahlen Economic Development Area

APPENDIX C:

Property Acquisition List



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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 12. In adherence with I.C. 36-7-14-43(a)(7), the Commission may not use its power of eminent domain under I.C. 36-7-14-20 to carry out economic development and redevelopment activities in the Area as designated as an economic development area under I.C. 36-7-14-41.

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.

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

However, should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of this Plan 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.

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

¹² Reference: IC 36-7-14-19(b).





CITY OF VALPARAISO, INDIANA
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Economic Development Plan for the Thormahlen Economic Development Area

November 21, 2014

Prepared By

Cender & Company