

**Combined Meeting of
Tipton County Board of Commissioners Meeting
Tipton County Redevelopment Commission
Tipton County Plan Commission
3-30-2016**

Meeting held at the Tipton County Foundation 1020 W. Jefferson St., Tipton, Indiana at 5pm.

The Tipton County Board of Commissioners was called to order by President VanBibber with roll called. Members present: Joe VanBibber, Mike Cline, Gerald Shuck

The Tipton County Redevelopment Commission was called to order by President Shuck with roll called. Members present: Gerald Shuck, Jim Ashley, Dennis Henderson, Tom McKinney, Beth Roach, John Graham

The Tipton County Plan Commission was called to order by President Henderson with roll called. Members present: Jason Henderson, Emily Otto-Tice, Mike Terry, Ken Ziegler, Gerald Shuck

Tipton County Redevelopment Commission Resolution RDC2016-01

RESOLUTION NO. RDC2016-01
DECLARATORY RESOLUTION OF THE
TIPTON COUNTY REDEVELOPMENT COMMISSION

WHEREAS, the Tipton County Redevelopment Commission ("Commission") has investigated, studied and surveyed economic development areas within the corporate boundaries of Tipton County, Indiana ("County"); and

WHEREAS, the Commission has selected an economic development area to be developed under IC 36-7-14 and IC 36-7-25 (collectively, "Act"); and

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

WHEREAS, the Commission has caused to be prepared:

1. **A map and plat showing:**

(A) ***the boundaries of the area; and,***

(B) ***the location of various parcels of property, streets, alleys, and other features that may affect the clearance, replatting, replanning, rezoning or economic development of the area;***

2. **List of the owners of the various parcels of property proposed that may be affected by the establishment of the area as shown on Exhibit B; and**

3. **An estimate of the costs, if any, to be incurred by the Commission for the economic development of the area; and**

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

NOW, THEREFORE, BE IT RESOLVED BY THE TIPTON COUNTY REDEVELOPMENT COMMISSION THAT:

4. **The Commission has selected as an economic development area an area within its corporate boundaries, which area the Commission is hereby designating as the U.S. 31 Interchange Economic Development Area ("Area"), and which Area is described in Exhibit A.**

5. **The Commission finds that the Plan for the Area:**

- (A) **Assists in the promotion of significant opportunities for the gainful employment of the citizens of the County;**
- (B) **Assists in the attraction of new business enterprises to the County;**
- (C) **Benefits the public health, safety, morals and welfare of the citizens of the County;**
- (D) **Increases the economic well-being of the County and the State of Indiana; and**
- (E) **Serves to protect and increase property values in the County and the State of Indiana.**

6. **The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under IC 36-7-14 because of the lack of local public improvements and the costs of construction of local public improvements such as road and other infrastructure improvements that are necessary and contemplated by the Plan, that prevent the improvements from being undertaken solely by private enterprise. There is no regulatory process available to provide funds for these improvements nor to provide incentives to encourage economic growth in the Area.**

7. **The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by providing road and other infrastructure improvements in the Area, which are reasonably expected to stimulate private investment and enhance the Area.**

8. **The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by a reasonable expectation of:**

- (F) **The attraction of permanent jobs;**
- (G) **An increase in the property tax base;**
- (H) **Improved diversity of the economic base; and**

(I) **Other similar benefits, specifically by providing essential road and other infrastructure to support future industrial operations.**

9. The plan for the Area conforms to other development and redevelopment plans for the County.

10. The Commission does not now propose to acquire interests in real property within the boundaries of the Area. If the Commission determines that it is necessary to acquire real property in the Area, it will amend the Plan and this resolution prior to any acquisition.

(C) ***The Commission hereby finds that the property so described in Exhibit B is the property to be affected by the establishment of the Area because the properties are in the Area and property values would reasonably be expected to increase as a result of creating the Area and implementing the Plan.***

11. The Commission estimates that the initial costs of the infrastructure to be incurred for the economic development of property through accomplishment of the Plan is estimated to be approximately \$1,500,000, based on cost estimates provided by the Tipton County Economic Development Organization.

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

13. This paragraph shall be considered the allocation provision for the purposes of IC 36-7-14-39. The section of the Area designated in Exhibit C shall constitute the U.S. 31 & 28 East #1 Allocation Area and the section of the Area designated in Exhibit D shall constitute the U.S. 31 & 28 West #2 Allocation Area (collectively, Allocation Area") as defined in IC 36-7-14-39. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.

14. The Commission hereby finds that the adoption of the allocation provision is reasonably expected to result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision, as shown in the Report.

15. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area or Urban Renewal Area

may be exercised by the Commission in the Area, subject to the limitations in IC 36-7-14-43.

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

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

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

- (A) The estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 14 of this resolution.

19. The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners for its approval of the establishment of the Area.

20. This resolution shall be effective as of its date of adoption.

Adopted March 30, 2016.

TIPTON COUNTY REDEVELOPMENT COM-
MISSION

Gerald Shuck, President

Tom McKinney, Vice President

ATTEST:

Secretary

EXHIBIT A

Description of U.S. 31 Interchange Economic Development Area

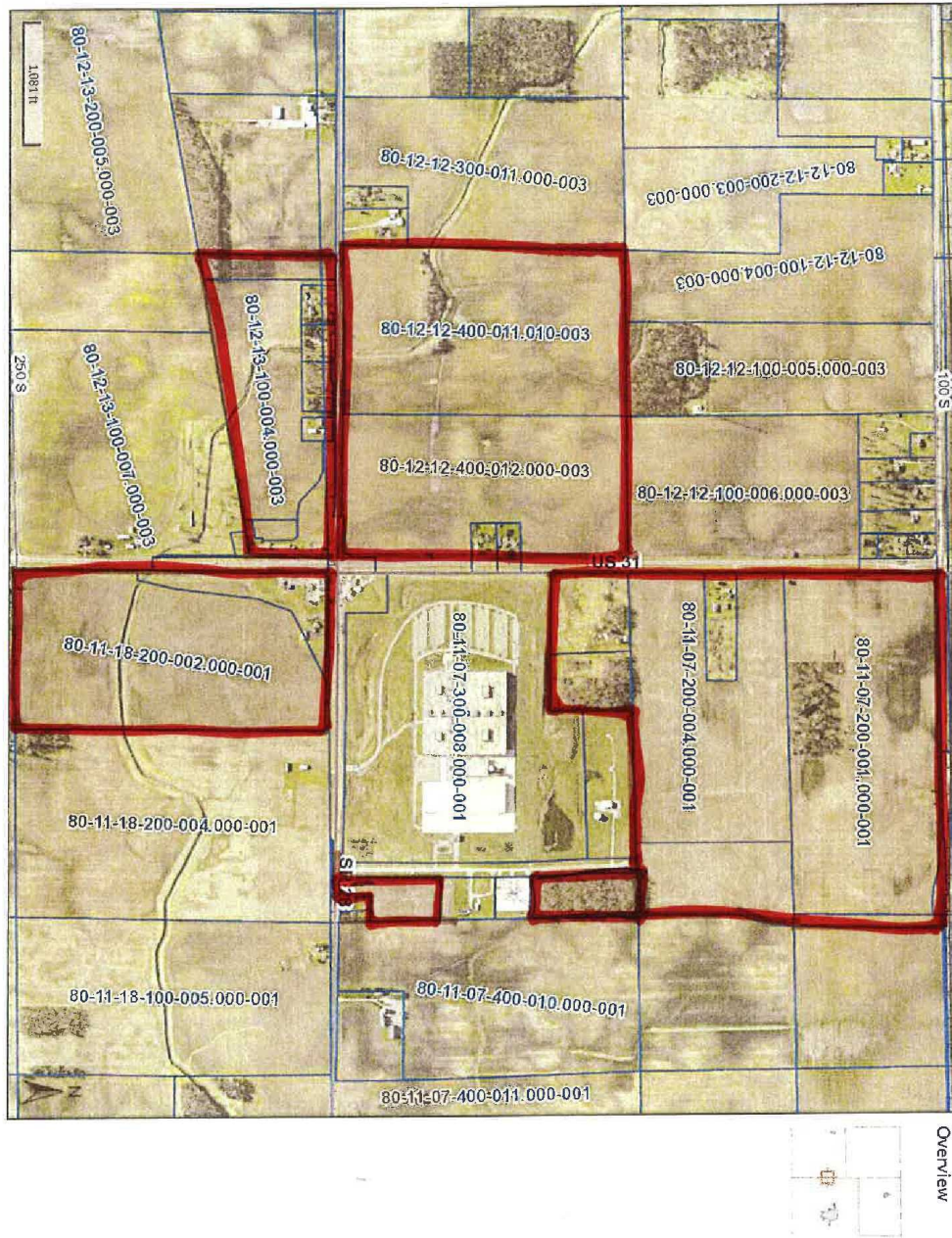


EXHIBIT B

List of Owners of Real Property Proposed to Be Acquired for, or Otherwise Affected By, the Establishment of the Area

Acquired Property

None.

Affected Property

All parcels of property in the Area are reasonably expected to be positively affected by accomplishment of the Plan due to an expected increase in property values if the Plan is implemented and the infrastructure constructed.

EXHIBIT C

Map and parcel list for the U.S. 31 & 28 East #1 Allocation Area

Parcel ID	Owner Property
80-11-18-200-002.000-001	Harlow, Jerry, Trustee Agbert Yeary Tsmt Trust
80-11-18-200-990.001-001	State of Indiana
80-11-07-200-001.000-001	Bowling, Larry Michael
80-11-07-300-008.020-001	Jones, Richard E
80-11-07-200-004.010-001	Scott, Mary Catherine
80-11-07-200-004.000-001	Stroup Trust
80-11-07-300-008.030-001	TEAM Properties, LLC
80-11-07-300-009.050-001	Tipton County Board of Commissioners
80-11-07-300-800.002-001	Tipton County Board of Commissioners
80-11-07-200-005.000-001	Tipton County Board of Commissioners
80-11-07-200-001.800-001	Board of Commissioners of Tipton County
80-11-07-300-800.003-001	Tipton County Board of Commissioners
80-11-07-300-009.070-001	City of Tipton and Tipton County Board of Commissioners

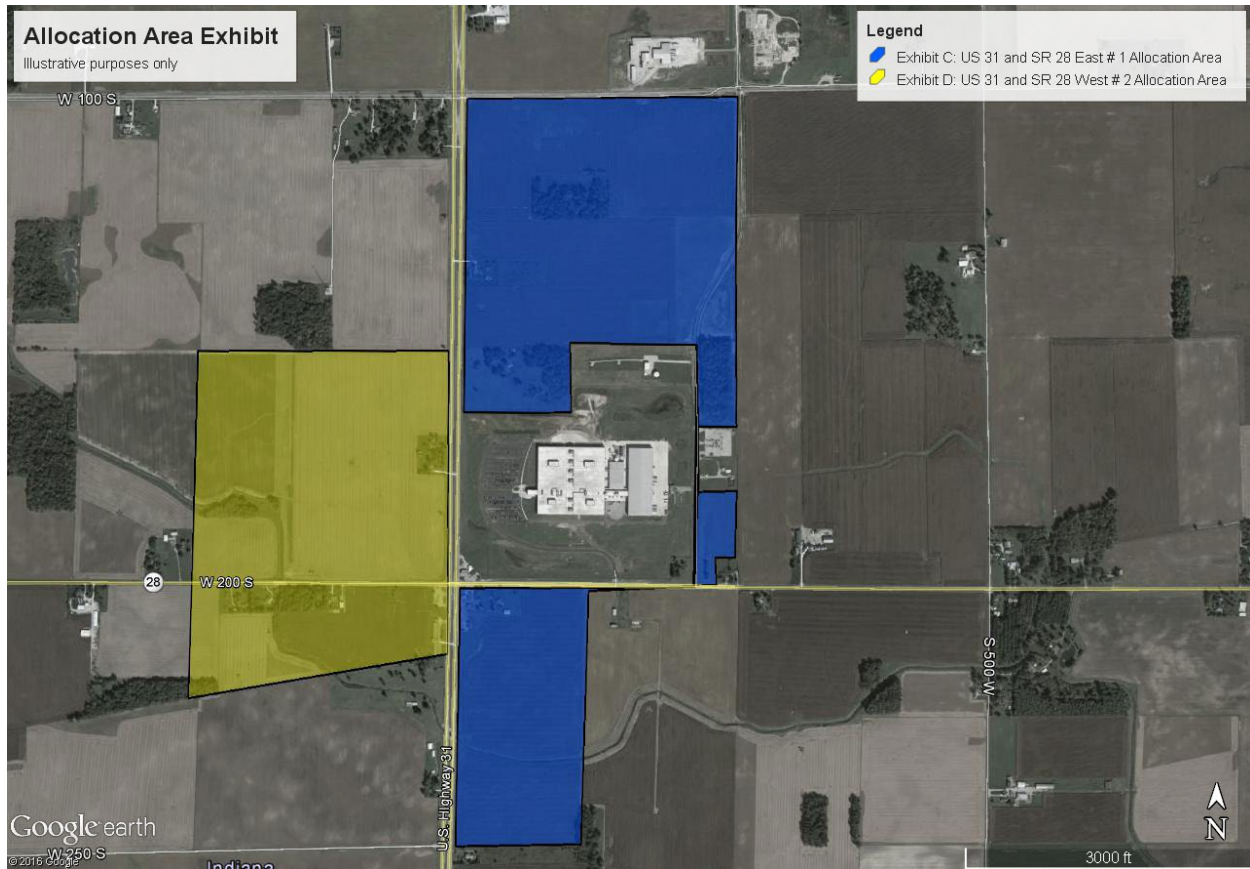
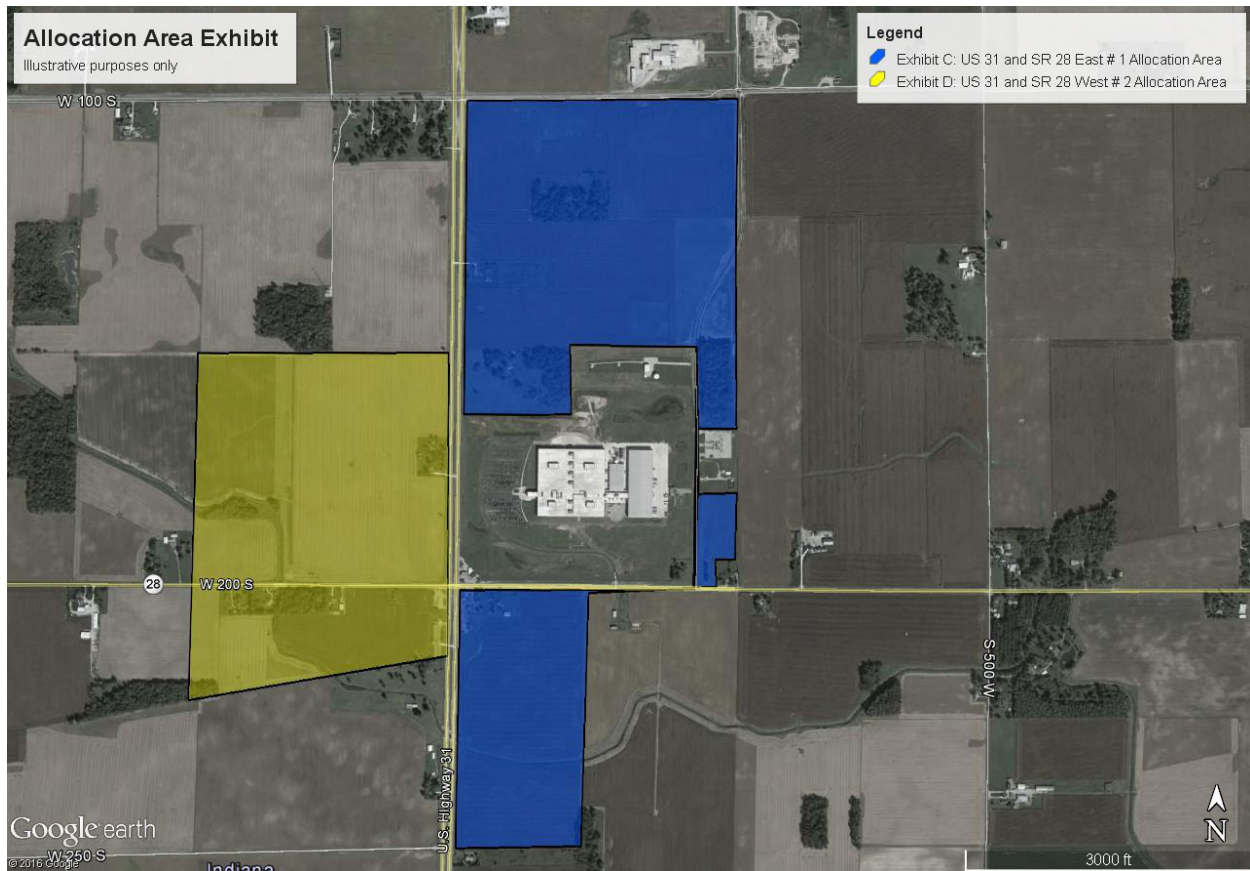


EXHIBIT D

Map and parcel list for the U.S. 31 & 28 West #2 Allocation Area

Parcel ID	Owner Property
80-12-12-400-017.060-003	Carter, Lawrence E & Karen L.
80-12-13-100-004.010-003	Carter, Lawrence E & Karen L.
80-12-13-100-015.000-003	Davenport, Phillip L.
80-12-12-400-020.000-003	Davenport, Phillip L.
80-12-12-400-020.990-003	Davenport, Phillip L.
80-12-13-100-004.040-003	Gamblin, Rodger & Marsha
80-12-12-400-017.010-003	Gamblin, Rodger & Marsha
80-12-12-400-990.002-003	Gamblin, Rodger & Marsha
80-12-13-100-004.002-003	Hoover, Jeffrey A. & Linda L.
80-12-12-400-017.050-003	Hoover, Jeffrey A & Linda L
80-12-12-400-017.100-003	Lee, Michel R & Penny A
80-12-13-100-004.090-003	Lee, Michel R & Penny A
80-12-12-400-017.080-003	Wilson, Orville R Fam Ltd Prtn
80-12-12-400-019.000-003	Wilson, Orville R Fam Ltd Prtn
80-12-13-100-004.000-003	Wilson, Orville R Fam Ltd Prtn
80-12-12-400-017.070-003	State of Indiana
80-12-12-400-017.030-003	State of Indiana
80-12-12-400-990.001-003	State of Indiana
80-12-13-100-990.001-003	State of Indiana
80-12-13-100-004.070-003	State of Indiana
80-12-12-400-990.001-003	State of Indiana
80-12-12-400-999.002-003	State of Indiana
80-12-12-400-999.003-003	State of Indiana
80-12-12-400-999.004-003	State of Indiana
80-12-12-400-011.020-003	State of Indiana
80-12-12-400-999.003-003	Campbell Family Limited Partnership I
80-12-12-400-999.004-003	Campbell Family Limited Partnership I
80-12-12-400-011.010-003	Campbell Family Limited Partnership I
80-12-12-400-012.000-003	Campbell Family Limited Partnership I



FACTUAL REPORT IN SUPPORT
OF FINDINGS CONTAINED IN
RESOLUTION NO. RDC2016-01 OF THE
TIPTON COUNTY REDEVELOPMENT COMMISSION

1. ***The Plan for the U.S. 31 Interchange Economic Development Area ("Area") will assist in the promotion of significant opportunities for the gainful employment of citizens of Tipton County, Indiana ("County") by providing road and other infrastructure improvements needed to support industrial operations and future expansion.***
2. ***The Plan is reasonably expected to attract new business enterprises to the County by providing the necessary infrastructure improvements needed to serve the Area.***
3. ***The planning, replanning, development, and redevelopment of the Area will increase the economic well-being of the County and the State of Indiana; and serve to protect and increase property values in the County and the State of Indiana by providing essential infrastructure needed to serve the Area.***
4. ***The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute) because of the lack of local public improvements and the cost of construction of road and other infrastructure improvements that are necessary and contemplated by the Plan, that prevent the improvements from being undertaken solely by private enterprise. Also, there is no regulatory process available to provide funds for such improvements nor to provide incentives to encourage growth in the Area.***
5. ***The accomplishment of the Plan for the Area will be of public utility and benefit as measured by a reasonable expectation of:***
 - (a) The attraction of permanent jobs;
 - (b) An estimated increase in the property tax base; and
 - (c) Improved diversity of the economic base with the development of industrial property.
6. ***The establishment of the allocation area and accomplishment of the Plan will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision through the construction of essential road and other infrastructure to make the Area "ready" for development. Completion of these improvements are reasonably expected to create an area that will attract development and generate private investment. Completion of these improvements are reasonably expected to create an area that will attract additional development.***
7. ***The Commission estimates that it may need to issue bonds or enter into a lease financing to implement the Plan because neither the County nor the Commission have funds on hand to complete the projects.***

ECONOMIC DEVELOPMENT PLAN
FOR THE U.S. 31 INTERCHANGE ECONOMIC DEVELOPMENT AREA

TIPTON COUNTY REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan ("Plan") for the U.S. 31 Interchange Economic Development Area ("Area") for Tipton County, Indiana ("County"). It is intended for approval by the Board of Commissioners, the Tipton County Area Plan Commission and the Tipton County Redevelopment Commission ("Commission") in conformance with IC 36-7-14.

Project Objectives.

The purposes of the Plan are to: (i) increase the economic well-being of the County and the State of Indiana; and (ii) serve to protect and increase property values in the County and the State of Indiana. The Plan is designed to: (i) assist in the promotion of significant opportunities for the gainful employment of citizens of the County; (ii) assist in attracting new business enterprises to the County; (iii) benefit the public health, safety, morals and welfare of the citizens of the County; (iv) provide for local public improvements in the Area; (v) attract permanent jobs; (vi) increase the property tax base; and (vii) improve the diversity of the economic base of the County.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Project Area.

The Area is located in the County (or as otherwise described in the Declaratory Resolution) and is described as that area contained in the maps and plats attached to this Plan. The general description of the Area is set forth on the Map attached as Exhibit A to the Declaratory Resolution.

Project Description.

The economic development of the Area is described as follows ("Projects"):

	<u>Estimated Costs</u>	
• Project Delta water/sewer infrastructure		\$300,000
	<u>Phase I</u>	<u>Phase II</u>
• Road extensions	\$335,000	\$555,000
• Drainage improvements	650,000	800,000
• Water and sewer line extensions	550,000	775,000

Additionally:

- Construct or reconstruct and extend sewer lines.
- Increase capacity of sewer treatment facilities.
- Construct or reconstruct and extend water and stormwater/wastewater lines and infrastructure.
- Construct a water tower.
- Construct or reconstruct electronic utilities.
- Increase capacity of water treatment systems.
- Construct or reconstruct alleyways.
- Construct or reconstruct sidewalks.
- Construct or reconstruct curbs.
- Construct or reconstruct storm water drainage systems.
- Construct or reconstruct buffer zones/mounding.
- Construct or reconstruct beneficial environmental projects.
- Construct or reconstruct public buildings or other buildings to attract new businesses to the Area.
- Construction or reconstruct signalization, traffic control and lighting.
- Construct or reconstruct electrical infrastructure.
- Construct or reconstruct gas facilities and infrastructure.
- Purchase or lease fire equipment, which will serve the Area.
- Parking and lighting for parking areas.
- Site preparation, excavation and drainage.
- Equipment that promotes economic development (subject to useful life and financing issues).
- Construct or reconstruct facilities to house electronics, high-speed telecommunication infrastructure and the installation of fiber optic cable.
- Construct or reconstruct roads, parking facilities, off-street parking and transportation infrastructure.
- Renovate existing structures.
- Construct or reconstruct parks and other recreational facilities.
- Construct or reconstruct rail infrastructure and facilities.
- Repair or maintain signage.
- Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavations.
- Job training program funding benefitting the district in coordination with local, state, and federal programs.
- Land and building acquisition.
- Financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issues by the Commission.

All Projects are in, physically connected to, serving or benefiting the Area.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property.

The Commission shall follow procedures in IC 36-7-14-19 in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

Procedures with respect to the Projects.

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the County to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property.

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

In the alternative, the Commission may follow any alternative procedures permitted by law.

Financing of the Projects.

It is the intention of the Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for property acquisition and completion of the Projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

- (a) **The total cost of all land, rights-of-way, and other property to be acquired and developed;**
- (b) **All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;**
- (c) **Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and**
- (d) **Expenses that the Commission is required or permitted to pay under IC 8-23-17.**

In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 36-7-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the County.

Amendment of the Plan.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the Area. However, any enlargement of the boundaries of the Area must be approved by the Board of Commissioners.

Present: Joe VanBibber, Mike Cline, Gerald Shuck

Motion to Adopt Resolution RDC2016-01 by Tom McKinney. Second by Beth Roach. Motion carries with unanimous approval.

Tipton County Redevelopment Commission Resolution RDC2016-02

RESOLUTION RDC2-016-02

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF TIPTON COUNTY, INDIANA ("COMMISSION") PERTAINING TO THE ACCEPTANCE OF THE TRANSFER OF THE PROPERTY

WHEREAS, the Board of Commissioners of Tipton County, Indiana (the "County") owns the property located at or near County Road 550 West and State Road 28 (the "Property") and as described in the evidence of transfer of property on Exhibit A attached hereto ("Conveyance"); and

WHEREAS, the County has terminated the option on the Property with the County Economic Development Organization; and

WHEREAS, the Commission has requested that the County transfer the Property to the Commission for economic development purposes in accordance with IC 36-1-11-8; and

WHEREAS, the County and Commission each are political subdivisions under Indiana Code 36-1-2-13 and are therefore eligible entities under IC 36-1-11 and have the authority to enter into an agreement to transfer property under IC 36-1-11-8; and

WHEREAS, the Commission has determined it would be advisable for the Commission to accept the Property; and

WHEREAS, the County and the Commission propose to approve the Conveyance; and

WHEREAS, the County has adopted or will adopt a substantially similar resolution to this resolution authorizing the transfer of the Property as required by IC 36-1-11-8.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

21. **The foregoing recitals and attached exhibit are incorporated herein by reference and are ratified, confirmed and approved.**

22. **The Commission hereby approves, confirms and ratifies the execution, delivery and performance of the Conveyance in the substantially final form presented to this meeting and authorizes the President, Gerald Shuck and/or the Vice President, Tom McKinney (collectively, the "Authorized Officers" and each an "Authorized Officer") singly or otherwise, to effectuate the Conveyance with such changes in form or substance as the Authorized Officers deem appropriate, their approval and acceptance of such changes to be evidenced by their delivery thereof.**

23. **The Commission hereby finds that the acceptance of the property by the Commission to be expedient and in the best interests of the Commission.**

24. **The Commission hereby approves, confirms authorizes and directs any Authorized Officer for and on behalf of and in the name of the Commission to do any and all other acts and things, and to execute and deliver any and all other documents, certificates, instruments, statements, and other items, as may be necessary or appropriate to perform all of the terms, provisions and conditions of this resolution.**

25. **The taking of any action or the execution of any instrument by the Authorized Officers in connection with the foregoing resolutions shall be conclusive of such Authorized Officers' determination that the same was necessary to serve the best interests of the Commission.**

26. **If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.**

27. **All resolutions and parts of resolutions in conflict herewith are repealed.**

28. **This resolution shall be in full force and effect from and after its passage and execution.**

Passed and adopted this 30th day of March, 2016.

TIPTON COUNTY REDEVELOPMENT COMMISSION

Presiding Officer

ATTEST:

Secretary

Jim Ashley stated that the description in Exhibit A would be finalized with correct metes and bounds before completion of the deed. The property is located west of CR560W north of the treatment plant. Upon inquiry by Beth Roach, Board of Commissioner President VanBibber agreed that the Board of Commissioners would pay for the appraisals, which could be reimbursed by TIF receipts.

Motion to Approve Resolution RDC2016-02, with the contingency that the Board of Commissioners pay for the appraisals out of EDIT money, by Jim Ashley. Second by Dennis Henderson. Motion carries with only Beth Roach voting in opposition.

Tipton County Redevelopment Commission Resolution RDC2016-03

TIPTON COUNTY REDEVELOPMENT COMMISSION

RESOLUTION NO. RDC2016-03

WHEREAS, the Tipton County Redevelopment Commission ("Commission") has created the U.S. 31 Interchange Economic Development Area ("Area");

WHEREAS, the Commission desires to promote economic development and redevelopment in the Area through the construction of local public improvements such as road and other infrastructure improvements in, serving or benefiting the Area (collectively, "Projects");

WHEREAS, the Commission finds that the Projects will promote economic development by stimulating private investment and enhancing the Area by providing support for future industrial operations; and

WHEREAS, the Commission currently owns fee simple title to the land described in Exhibit A upon which the Projects may be constructed ("Property"); and

WHEREAS, the Commission desires to authorize the appointment of two independent appraisers to determine the fair market value of the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE TIPTON COUNTY REDEVELOPMENT COMMISSION, THAT:

29. **The Commission hereby authorizes the appointment of two independent appraisers, Access Valuation and American United Company, with David Cain as alternate, to determine the fair market value of the Property on which the Projects may be constructed. The Tipton County Board of Commissioners will pay for the appraisals.**

30. **This resolution shall be effective upon passage.**

Adopted this 30th day of March, 2016.

TIPTON COUNTY REDEVELOPMENT COMMISSION

President

APPROVED:

Secretary

EXHIBIT A

(11.37 acres more or less located at or near County Road 550 West and State Road 28)

Motion to approve Resolution RDC2016-03 by Beth Roach. Second by Tom McKinney. Motion carries with unanimous vote.

Plan Commission President Henderson introduced Ken Ziegler who will fill a vacant seat through December 31, 2016. He reported that the Plan Commission had appointed Emily Otto-Tice to fill their vacancy on the Board of Zoning Appeals. He reported the resignation of Planning Director AJ Bytnar, effective April 15, 2016.

Approval of Declaratory Resolution and Plan

ORDER OF THE TIPTON COUNTY PLAN COMMISSION DETERMINING
THAT A DECLARATORY RESOLUTION AND ECONOMIC
DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE TIPTON
COUNTY REDEVELOPMENT COMMISSION CONFORMS TO THE PLAN
OF DEVELOPMENT AND APPROVING THAT RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN

WHEREAS, the Tipton County ("County") Redevelopment Commission ("Commission") on the 30th day of March, 2016, initially approved an Economic Development Plan ("Plan") for the U.S. 31 Interchange Economic Development Area ("Area") in the County and adopted a Declaratory Resolution declaring that the Area is an economic development area And subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the act requires approval of the Declaratory Resolution and the Plan ("Plan") by the Tipton County Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE TIPTON COUNTY PLAN COMMISSION, AS FOLLOWS:

1. The Declaratory Resolution and Plan for the Area conform to the Plan of development for the County.
 2. The Declaratory Resolution and the Plan are in all respects approved.
 3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the permanent minutes of this meeting.
- Passed by the Tipton County Plan Commission, this 30th day of March, 2016.

President

ATTEST:

Secretary

Motion to issue a Favorable Recommendation and Approval of the Declaratory Resolution and Plan by Mike Terry. Second by Emily Otto-Tice. Motion carries unanimously.

Board of Commissioners Resolution BOC2016-03

TIPTON COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. BOC2016-03

A RESOLUTION OF THE TIPTON COUNTY BOARD OF COMMISSIONERS REGARDING THE U.S. 31 INTERCHANGE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Tipton County, Indiana ("County") Redevelopment Commission ("Commission") adopted a Declaratory Resolution on March 30, 2016 ("Declaratory Resolution"), initially approved an Economic Development Plan ("Plan") for the U.S. 31 Interchange Economic Development Area ("Area") and declared that the Area is an economic development area subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Tipton County Plan Commission ("Plan Commission") approved the Plan and the Declaratory Resolution on March 30, 2016, which approving order is attached hereto as Exhibit A; and

WHEREAS, the Act requires the approval of the action of the Plan Commission by the Board of Commissioners of the County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF TIPTON COUNTY, INDIANA, THAT:

31. **The action of the Plan Commission on March 30, 2016, determining that the Plan and the Declaratory Resolution conform to the comprehensive plan of the County are in all respects hereby approved by the Board of Commissioners.**

32. **The Auditor is hereby directed to file a copy of the Declaratory Resolution, the Plan and the order of the Plan Commission with the permanent minutes of this meeting.**

33. **This resolution shall be effective from and after its passage.**

Passed and adopted by the Board of Commissioners of Tipton County, Indiana, this 30th day of March, 2016, by a vote of _____ ayes and _____ nays.

BOARD OF COMMISSIONERS OF TIPTON COUNTY,
INDIANA

Joe Vanbibber, President

Mike Cline

Gerald Shuck

ATTEST:

Gregg A. Townsend, Auditor

Tipton County, Indiana

Motion to approve Resolution BOC2016-03 by Mike Cline. Second by Gerald Shuck. Motion carries.

Board of Commissioners Resolution BOC2016-04

RESOLUTION BOC2016-04

RESOLUTION OF THE BOARD OF COMMISSIONERS OF TIPTON COUNTY, INDIANA PERTAINING TO THE ACCEPTANCE OF THE TRANSFER OF THE PROPERTY

WHEREAS, the Board of Commissioners of Tipton County, Indiana (the "County") owns property of 11.37 acres more or less, located at or near County Road 550 West and Indiana State Road 28 (the "Property") and as described in the evidence of transfer of property on Exhibit A attached hereto ("Conveyance"); and

WHEREAS, the County has terminated the option on the Property with the County Economic Development Organization; and

WHEREAS, the Tipton County Redevelopment Commission ("Commission") has requested that the County transfer the Property to the Commission for economic development purposes in accordance with IC 36-1-11-8; and

WHEREAS, each of the County and Commission each are political subdivisions under Indiana Code 36-1-2-13 and are therefore eligible entities under IC 36-1-11 and have the authority to enter into an agreement to transfer and exchange property under IC 36-1-11-8; and

WHEREAS, the Commission has determined it would be advisable for the Commission to accept the Property; and

WHEREAS, the County and the Commission propose to approve the Conveyance; and

WHEREAS, the Commission has adopted a substantially similar resolution to this resolution authorizing the transfer of the Property as required by Indiana Code 36-1-11-8.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY THAT:

SECTION 1. The foregoing recitals and attached exhibit are incorporated herein by reference and are ratified, confirmed and approved.

34. **SECTION 2. The County hereby approves, confirms and ratifies the execution, delivery and performance of the Conveyance in the substantially final form presented to this meeting and authorizes any of the three (3) County Commissioners, Joe VanBibber, Gerald Shuck or Mike Cline (collectively, the "Authorized Officers" and each an "Authorized Officer") singly or otherwise, to effectuate the Conveyance with such changes in form or substance as the Authorized Officers deem appropriate, their approval and acceptance of such changes to be evidenced by their delivery thereof.**

35. **SECTION 3. The County hereby finds that the transfer of the Property to the Commission to be expedient and in the best interests of the County, and desirable or necessary for the proper serving of the constituents of the County.**

36. **SECTION 4.** The County hereby approves, confirms authorizes and directs any Authorized Officer for and on behalf of and in the name of the County to do any and all other acts and things, and to execute and deliver any and all other documents, certificates, instruments, statements, and other items, as may be necessary or appropriate to perform all of the terms, provisions and conditions of this resolution.

37. **SECTION 5.** The taking of any action or the execution of any instrument by the Authorized Officers in connection with the foregoing resolutions shall be conclusive of such Authorized Officers' determination that the same was necessary to serve the best interests of the County.

38. **SECTION 6.** If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

39. **SECTION 7.** All resolutions and parts of resolutions in conflict herewith are repealed.

40. **SECTION 8.** This resolution shall be in full force and effect from and after its passage and execution.

Passed and adopted this 30th day of March, 2016.

**BOARD OF COMMISSIONERS OF TIPTON
COUNTY, INDIANA**

Joe VanBibber, President

Gerald Shuck, Vice President

Mike Cline, Member

ATTEST:

Gregg A. Townsend, Auditor
Tipton County, Indiana

EXHIBIT A

Evidence of Transfer of Property

(11.37 acres more or less, to be provided by survey)

Motion to approve Resolution BOC2016-04 by Mike Cline. Second by Gerald Shuck. Motion carries.

Motion by Beth Roach to set a Public Hearing of the Tipton County Redevelopment Commission on April 16, 2016 at 6pm in the John Tipton Room, second floor of the Tipton County Courthouse, concerning the Declaratory Resolution and the Projects to be included in the Economic Development Plan. Second by Jim Ashley. Motion carries.

A tax impact statement will be sent to affected tax units.

Motion to Adjourn the Tipton County Redevelopment Commission meeting by Tom McKinney. Second by Dennis Henderson. Motion carries.

Motion to Adjourn the Tipton County Board of Commissioners meeting by Mike Cline. Second by Gerald Shuck. Motion carries.

Motion to Adjourn the Tipton County Plan Commission meeting by Mike Terry. Second by Jason Henderson. Motion carries.

Approved this _____ day of _____, 2016

BOARD OF COMMISSIONERS OF TIPTON COUNTY, INDIANA

Joe VanBibber, President

Attest:

Gerald Shuck, Vice President

Gregg A. Townsend, Auditor

Mike Cline, Member

Respectfully submitted by
Gregg A. Townsend

TIPTON COUNTY REDEVELOPMENT COMMISSION

Presiding Officer

ATTEST:

Secretary

TIPTON COUNTY PLAN COMMISSION

Presiding Officer

ATTEST:

Secretary