

RESOLUTION NO. 060424C

**DECLARATORY RESOLUTION OF THE TOWN OF MCCORDSVILLE
REDEVELOPMENT COMMISSION UPDATING CERTAIN PARCEL
INFORMATION RELATING TO THE ALLOCATION AREA FOR THE
MCCORDSVILLE – CITYSCAPE ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Town of McCordsville Redevelopment Commission (the “Commission”), a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), has investigated, studied and surveyed economic development areas within the Town of McCordsville, Indiana (the “Town”); and

WHEREAS, on April 11, 2023, the Commission adopted its Resolution No. 041123A, a declaratory resolution (the “Declaratory Resolution”), establishing the McCordsville – Cityscape Economic Development Area (the “Area”) and an allocation area which consisted of the portion of the Area as reflected on the map attached hereto as Exhibit A (the “Allocation Area”), all in accordance with the Act for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area and approving the economic development plan for the Area (the “Plan”); and

WHEREAS, the Declaratory Resolution was confirmed by the Commission by the adoption on June 6, 2023, of its Resolution No. 060623 (the “Confirmatory Resolution”, together with the Declaratory Resolution, the “Area Resolution”); and

WHEREAS, when the Area Resolution was adopted the Allocation Area consisted of a portion of one parcel numbered at the time as parcel number 30-05-01-100-007.000-021; and

WHEREAS, since the adoption of the Area Resolution, a new parcel number has been assigned to the Allocation Area which is now parcel number 30-05-01-100-007.001-021 and the Commission desires to adopt this resolution to amend the Area Resolution and Plan to so reflect such new parcel number for the Allocation Area; and

WHEREAS, for the avoidance of doubt, aside from updating the parcel number for the Allocation Area, the Area Resolution and the Plan, including the boundaries of the Area and the Allocation Area, shall remain in full force and affect; and

WHEREAS, in accordance with Indiana Code 36-7-14-15, prior to the adoption of this resolution, the Commission has considered evidence presented to it that (a) the proposed resolution is reasonable and appropriate when considered in relation to the Area Resolution, the Plan and purposes of the Act, and (b) the Area Resolution, as amended by this resolution, and the Plan conform to the comprehensive plan for the Town;

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

Section 1. The foregoing recitals are hereby incorporated by reference.

Section 2. The description of the Allocation Area in the Area Resolution and the Plan is hereby amended to reflect such Allocation Area as consisting of parcel number 30-05-01-100-007.001-021. Any reference in the Area Resolution and the Plan as to the Allocation Area consisting of a portion of parcel number 30-05-01-100-007.000-021 is hereby deleted. For the avoidance of doubt, aside from updating the parcel number for the Allocation Area, the Area Resolution and the Plan, including the boundaries of the Area and the Allocation Area, shall remain in full force and affect. The Allocation Area is reflected in the map and parcel list in Exhibit A attached hereto and incorporated herein by reference.

Section 3. With respect to this resolution, in taking into account the amendment described in Section 2 hereof, the Commission hereby ratifies and confirms its findings in the Area Resolution in all respects.

Section 4. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan, as amended hereby, to the Town of McCordsville Plan Commission (“Plan Commission”) for its approval.

Section 5. 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 Town Council of the Town to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the Town 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 Town’s department of development 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 proposed project and will determine the public utility and benefit of the proposed project.

Section 6. The Commission further directs the presiding officer to submit this resolution to the Town Council of the Town for its approval.

Section 7. All resolutions and parts of resolutions in conflict herewith are hereby repealed.

Section 8. The amendments hereby made to the Area Resolution are reasonable and appropriate when considered in relation to the Area Resolution, the Plan, and the purposes of the Act.

Section 9. 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.

Section 10. The Secretary of the Commission is hereby authorized to communicate the adoption of this resolution to the various departments of Hancock County, Indiana, including but not limited to the Auditor’s office, the Treasurer’s office and the Assessor’s office, and to take

such actions as necessary in connection therewith to ensure the recordkeepers of any such offices have such information as necessary and appropriate to correctly identify the Area and the Allocation Area, including the respective parcels located therein and the respective boundaries thereof.

Section 11. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the Town of McCordsville Redevelopment Commission this 4th day of June 2024.

TOWN OF MCCORDSVILLE
REDEVELOPMENT COMMISSION

Alex Jordan, President

Ruth Hess, Vice President

Larry J. Longman, Member

Dale E. Needleman, Member

Peter Murphy, Member

ATTEST:

Allyson Hamlin, Recording Secretary

EXHIBIT A

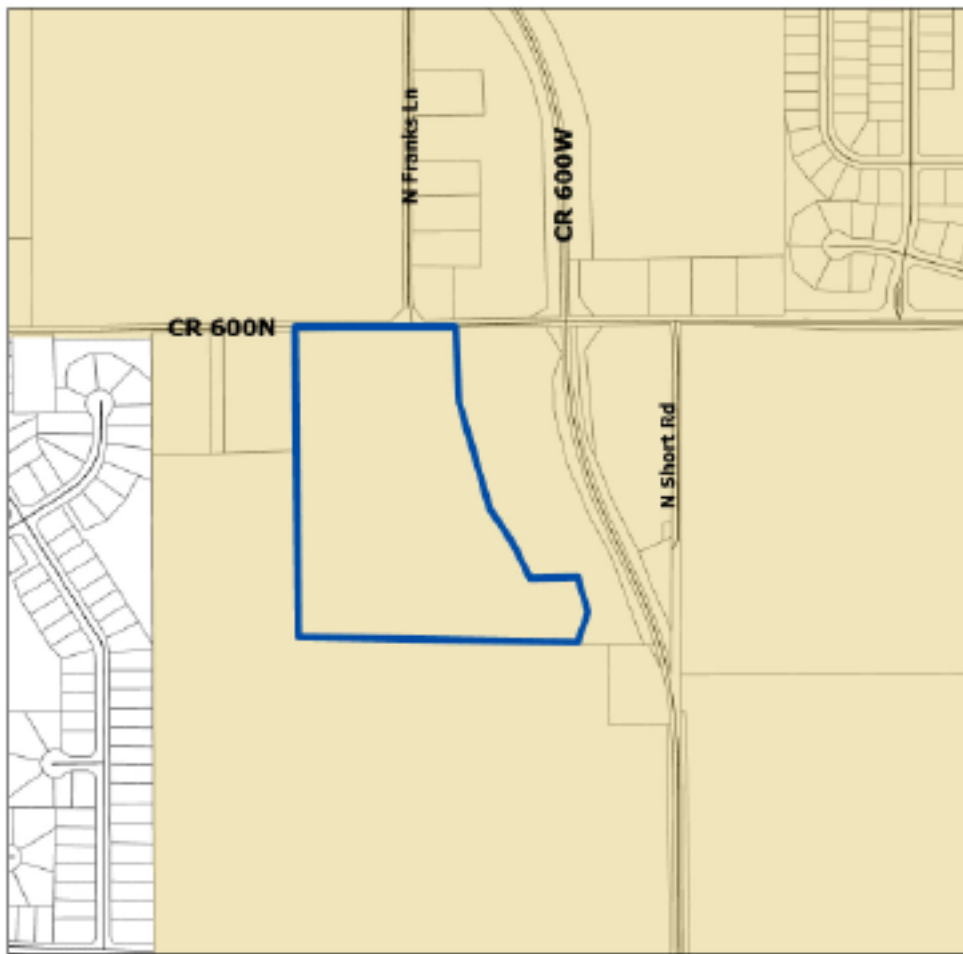
Map and Parcel List for the Allocation Area

Parcel:

30-05-01-100-007.001-021	Mt Comfort Road Properties Inc.
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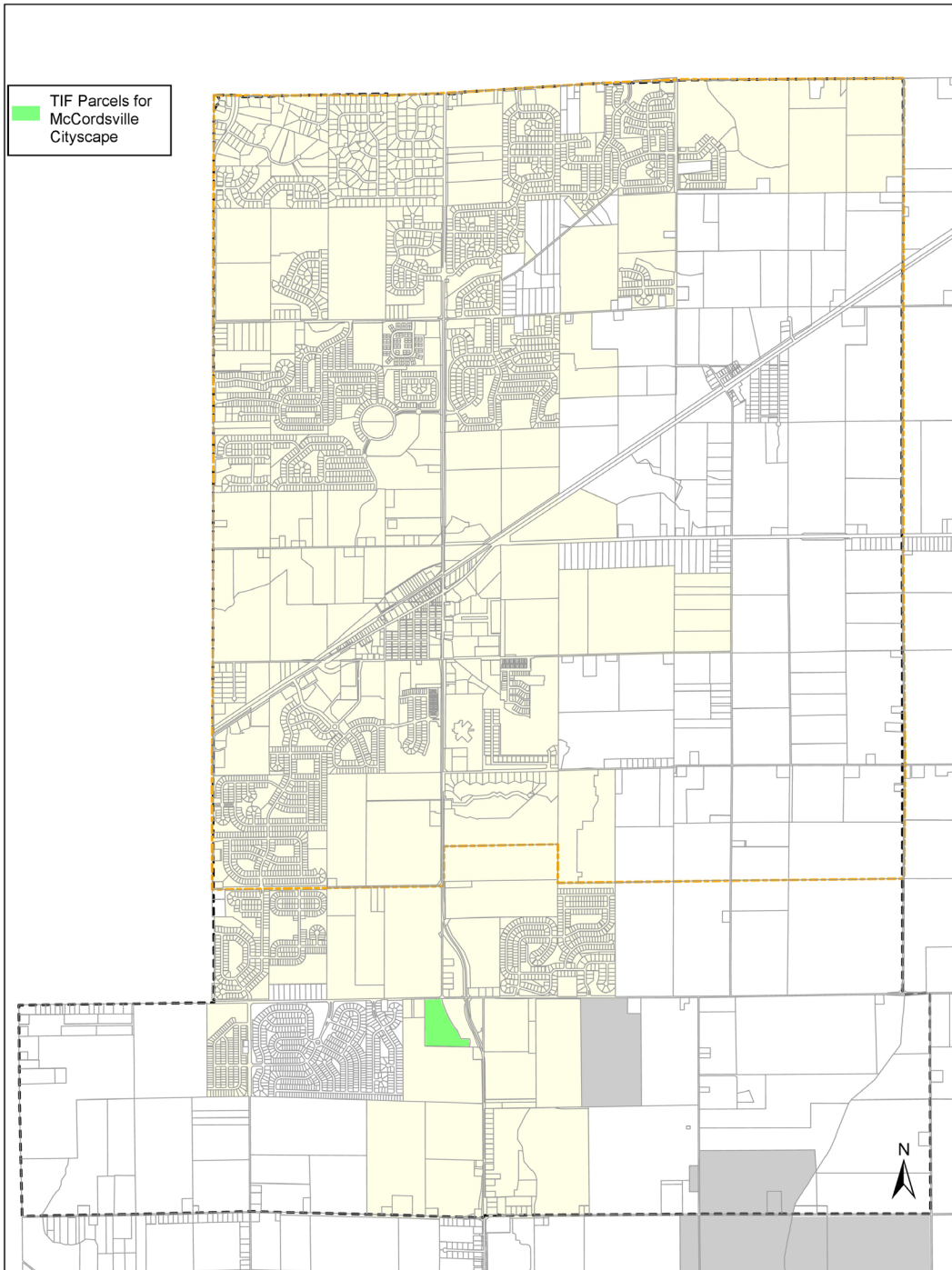
****Any reference to the Allocation Area consisting of a portion of parcel number 30-05-01-100-007.000-021 is hereby deleted****

Map



- Legend**
-  = McCordsville Corporate Limits
 -  = Cityscape Allocation Area





TIF Parcels for
McCordsville
Cityscape

Corporate Limits

Sanitary Sewer Territory

Planning Area