

ORDINANCE NO.

**ORDINANCE AUTHORIZING AND ESTABLISHING THE BOUNDARIES
OF A MUNICIPAL RIVERFRONT DEVELOPMENT DISTRICT**

WHEREAS, Indiana Code § 7.1-3-20-16 (“the Act”), authorizes municipalities, including the Town of McCordsville, Indiana, to establish a Riverfront Development District and establishes the qualifications for establishing the same; and

WHEREAS, the Act allows the Indiana Alcohol and Tobacco Commission to issue one-way, two-way, and three-way nontransferable permits to enterprises located within an authorized Municipal Riverfront Development District without regard to statutory permit quota restrictions; and

WHEREAS, the McCordsville Redevelopment Commission has recommended the creation of a Municipal Riverfront Development District within the Broadway Tax Increment Finance District as an aid and incentive to economic development areas contained therein; and

WHEREAS, numerous communities throughout Indiana have designated Municipal Riverfront Development Districts resulting in the issuance of permits, economic growth, and development; and

WHEREAS, the Town Council of the town of McCordsville, Indiana, has determined that the establishment of a Municipal Riverfront Development District will encourage economic growth and development, improve McCordsville’s reputation as an area with unique and pleasant dining experiences, further promote the development of Town Center and immediately benefit the Town of McCordsville, Indiana, and its citizens.

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that:

SECTION I

The above recitals are incorporated by reference.

SECTION II

The area shown on the map attached to this ordinance as Exhibit A is hereby designated as the McCordsville Municipal Riverfront Development District meeting all qualifications and requirements specified in the Act.

SECTION III

The McCordsville Redevelopment Commission is directed to develop Policies and Procedures for All Permit Applications in the McCordsville Riverfront Development District consistent with the requirements established in the Act and any regulations promulgated as a result of the Act.

SECTION IV

This Ordinance shall be in full force and effect, from and after its passage.

SECTION V

Introduced and filed on the ____ day of _____, 2020. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2020 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Barry A. Wood

Barry A. Wood

Larry J. Longman

Larry J. Longman

Gregory J. Brewer

Gregory J. Brewer

Branden D. Williams

Branden D. Williams

Thomas R. Strayer

Thomas R. Strayer

ATTEST:

Staci Starcher, Clerk-Treasurer

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock.

LEGAL DESCRIPTION ~ MUNICIPAL RIVERFRONT DEVELOPMENT DISTRICT

Part of the Town of McCordsville, Hancock County, Indiana, described as follows:

Lots numbered 1 and 2 of McCordsville Corner Shoppes Commercial Subdivision, containing ± 2.0 acres, more or less,

ALSO, part of Lots 9, 10, 11, 12, 13, 14, 15, and 16 of the Original Plat of McCordsville Addition; BEGINNING at the southeasterly intersection of the southeastern right of way line of South Railroad Street with the northeastern right of way line of North Ohio Street; thence northeasterly along said southeastern right of way line of South Railroad Street ± 321 feet to the west right of way line of County Road N 600 W; thence southerly along said west right of way line ± 326 feet to the northwesterly right of way line of West Broadway Street; thence southwesterly along said northwesterly right of way line ± 138 feet to the intersection of the northwesterly right of way line of West Broadway Street with the northeastern right of way line of North Ohio Street; thence northwesterly along the northeastern right of way line of North Ohio Street ± 262 feet to the PLACE OF BEGINNING, containing ± 1.4 acres, more or less,

ALSO, Part of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, described as follows:

BEGINNING at the southeast corner of the ± 35.753 acres Parcel ID 30-01-25-200-010.000-018; thence northerly along the east line thereof ± 1320 feet to the southwest corner of the ± 40 acres Parcel ID 30-01-25-200-001.003-018; thence easterly along the south line thereof to a 1500 feet buffer from the limits of Zone AE (Areas of 100-year flood) as said zone plots by scale on Community Panel No. 18059 C 0018 D of the Flood Insurance Rate Maps for the Town of McCordsville, Hancock County, Indiana dated December 4, 2007; thence in a northwesterly and northeasterly direction along said buffer to the south right of way line of State Road 234; thence westerly along said right of way line to the southeastern right of way line of State Road 67 and West Broadway Street; thence in a southwesterly direction along said right of way line to the western corner of the ± 1.382 acres Parcel ID 30-01-25-200-007.002-018; thence southeasterly along the southwest line of said parcel to the southern corner thereof on the west line of the ± 9.13 acres Parcel ID 30-01-25-200-005.000-018; thence in a southerly direction along said west line to the southwest corner thereof on the northern line of the ± 35.753 acres Parcel ID 30-01-25-200-010.000-018, the remaining courses follow the remaining northern, western, and southern courses of said parcel to the PLACE OF BEGINNING,

ALSO, Part of Section 24, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, described as follows:

BEGINNING at the southeast corner of the ± 42.976 acres Parcel ID 30-01-24-300-019.000-018; thence northeasterly along the southeastern line of the ± 33.264 acres Parcel ID 30-01-24-300-019.006-018 to a 1500 feet buffer from the limits of Zone AE (Areas of 100-year flood) as said zone plots by scale on Community Panel No. 18059 C 0018 D of the Flood Insurance Rate Maps for the Town of McCordsville, Hancock County, Indiana dated December 4, 2007; thence in a northwesterly direction along said buffer to the west line of the ± 26.208 acres Parcel ID 30-01-24-300-019.004-018; thence southerly along the west line thereof to the northwest corner of the ± 42.976 acres Parcel ID 30-01-24-300-019.000-018, the remaining courses follow the remaining perimeter courses of said parcel to the PLACE OF BEGINNING,

Containing in total, approximately 148 acres, more or less.

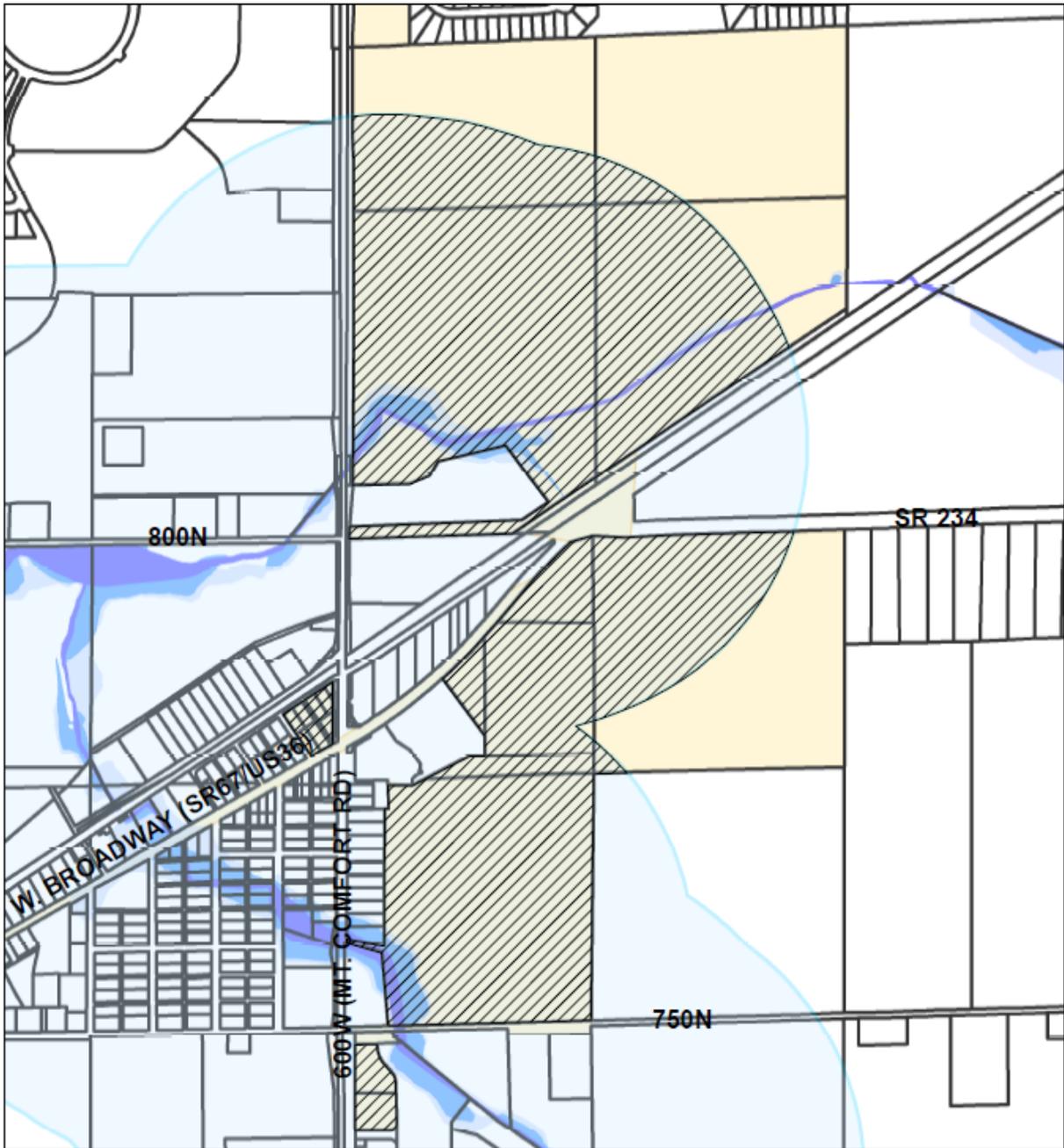
THIS LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH 865 IAC 1-12-12. IT IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

Municipal Riverfront Development District

THE TOWN OF
M^CCORDSVILLE



Next Step  Mc Cordsville



 1500' Buffer from Floodplain

 Riverfront District

 Broadway TIF District

