

RESOLUTION NO. 041222

MCCORDSVILLE TOWN COUNCIL

APPROVING AN AMENDING DECLARATORY RESOLUTION OF THE MCCORDSVILLE REDEVELOPMENT COMMISSION AND APPROVING THE ORDER OF THE MCCORDSVILLE PLAN COMMISSION

WHEREAS, the McCordsville ("Town") Redevelopment Commission ("Commission") did on July 3, 2014, adopt a declaratory resolution, establishing the Broadway Economic Development Area ("Broadway Area") as amended on May 5, 2016 (as amended, "Broadway Declaratory Resolution"), and the Broadway Declaratory Resolution was confirmed by a confirmatory resolution adopted on September 4, 2014, as amended on July 7, 2016 (as amended, and collectively with the Broadway Declaratory Resolution, the "Broadway Area Resolution"); and

WHEREAS, the Broadway Area Resolution approved the Economic Development Plan ("Original Broadway Plan") which Original Broadway Plan contained specific recommendations for economic development in the Broadway Area; and

WHEREAS, the Broadway Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Broadway Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Broadway Allocation Area; and

WHEREAS, the Commission did on April 4, 2019, adopt a declaratory resolution declaring an area as an economic development area, as amended on October 6, 2020 (as amended, "Mt. Comfort Declaratory Resolution") establishing the McCordsville Mt. Comfort Corridor Economic Development Area ("Mt. Comfort Area") and the Mt. Comfort Declaratory Resolution was confirmed by a confirmatory resolution adopted on September 3, 2019, as amended on December 1, 2020 (as amended, and collectively with the Mt. Comfort Declaratory Resolution, the "Mt. Comfort Area Resolution"); and

WHEREAS, the Mt. Comfort Area Resolution approved the Economic Development Plan ("Original Mt. Comfort Plan") which Original Mt. Comfort Plan contained specific recommendations for economic development in the Mt. Comfort Area; and

WHEREAS, the Mt. Comfort Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Aurora Way Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Aurora Way Allocation Area; and

WHEREAS, the Broadway Area Resolution and the Mt. Comfort Area Resolution are hereinafter collectively referred to as the "Area Resolutions;" and

WHEREAS, the Original Broadway Plan and the Original Mt. Comfort Plan are hereinafter collectively referred to as the "Original Plans;" and

WHEREAS, On March 1, 2022, the Commission adopted a declaratory resolution amending the Area Resolutions and the Original Plans to: (i) consolidate the Broadway Area and the Mt. Comfort Area to be known as the "Broadway/Mt. Comfort Economic Development Area" via the right-of-way of County Road 600 (commonly known as Mt. Comfort Road); (ii) consolidate the Broadway Allocation Area and the Aurora Way Allocation Area to be known as the "Broadway/Aurora Way Allocation Area" via the right-of-way of County Road 600; (iii) remove the real property shown on the map on Exhibit A attached thereto (and currently within parcel number 30-01-25-200-010.000-018 to be the privately owned mixed-use portion of the project commonly known as "McCord Square") to be subsequently subdivided and recorded via secondary plat, which subsequent parcel number or numbers will be certified and recorded prior to January 1, 2023 ("Parcel") from the Broadway Allocation Area in order to create a new tax allocation area to be identified as the "McCord Square Allocation Area"; and (iv) add the construction of a mixed-use development consisting of multi-family housing, commercial/retail space and governmental buildings, together with all necessary infrastructure, green and recreational space to the Original Plans (as amended, "2022 Plan") ("Amending Declaratory Resolution"); and

WHEREAS, the McCordsville Plan Commission ("Plan Commission") approved the Amending Declaratory Resolution and 2022 Plan on March 15, 2022; and


WHEREAS the Act requires approval of the Amending Declaratory Resolution and the action of the Plan Commission by the Town Council of the Town;


NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA, AS FOLLOWS:


1. The Amending Declaratory Resolution and 2022 Plan is in all respects approved by the Town Council.
2. The action of the Plan Commission approving the Amending Declaratory Resolution and 2022 Plan is in all respects approved by the Town Council.
3. The Clerk-Treasurer is hereby directed to file a copy of the Amending Declaratory Resolution and the approving Order of the Plan Commission with the permanent minutes of this meeting.
4. This resolution shall be effective from and after passage.


PASSED AND ADOPTED by the Town Council of the Town of McCordsville, Indiana,
this 12th day of April, 2022.

MCCORDSVILLE TOWN COUNCIL

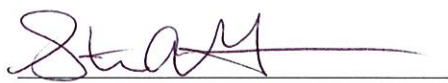








ATTEST:



Clerk-Treasurer