

RESOLUTION #RC 98-08-05A

RESOLUTION OF THE ST. JOHN REDEVELOPMENT COMMISSION
AMENDING AN ECONOMIC DEVELOPMENT AREA PLAN
(SOUTH ECONOMIC DEVELOPMENT AREA)

WHEREAS, the St. John Redevelopment Commission, governing body of the St. John Department of Redevelopment, pursuant to I.C. 36-7-14, as amended, (the "Act") has thoroughly studied that area of the Town of St. John, Indiana described on Exhibit "A" attached hereto and incorporated herein (the "Area"); and

WHEREAS, normal development and occupancy in the Area are undesirable or impossible because of lack of local public improvements that cannot be corrected by regulatory processes or the ordinary operations of private enterprise without resort to the Act, and the public health and welfare will be benefitted without resort to the Act, and the public health and welfare will be benefitted by the acquisition and/or redevelopment of the Area under the Act; and

WHEREAS, the existing public infrastructure is inadequate to service anticipated demand in or near the Area; and

WHEREAS, this Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or redevelopment of the Area, indicating any parcels to be acquired and the owners thereof, the parts of the Area to be devoted to public ways, levees, sewerage, and other public purposes, together with an estimate of the costs of acquisition and redevelopment; and

WHEREAS, there has been presented to this meeting for consideration and approval of this Commission an amendment to the economic development plan for the Area, entitled "Amendment No. 1 to St. John South Economic Development Area Plan" (the "Plan"); and

WHEREAS, the Plan and supporting data were reviewed and considered at this meeting; and

WHEREAS, this Commission deems it advisable to apply the provisions of Sections 39, 41, and 43, of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOHN REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE ST. JOHN DEPARTMENT OF REDEVELOPMENT, as follows:

1. The Plan for the Area promotes significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to the Town of St. John, retention and expansion of significant business enterprises existing in the boundaries

of the Town, and meets other purposes of Sections 2.5, 41, and 43, of the Act, including without limitation benefiting public health, safety, and welfare, increasing the economic well being of the Town and the State of Indiana, and serving to protect and increase property values in the Town and the State.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41, and 43, of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the Town and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

4. The accomplishment of the Plan for the 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.

5. The Plan is reasonable and appropriate when considered in relation to the original economic development area plan for the Area and the purposes of the Act, and the Plan for the Area conforms to other development and redevelopment plans for the Town and to the comprehensive plan for the Town.


6. The Town of St. John Redevelopment District does not propose to acquire land or interests in land within the boundaries of the Area.

7. The Commission hereby adopts the specific findings set forth in the Plan, and the Plan is hereby in all respects approved. The secretary of this Commission is hereby directed to file a copy of the Plan with the minutes of this meeting.

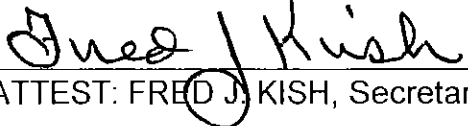
8. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

9. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

Adopted this 5th day of August, 1998.



JOHN R. TAYLOR, President



ATTEST: FRED J. KISH, Secretary

EXHIBIT A

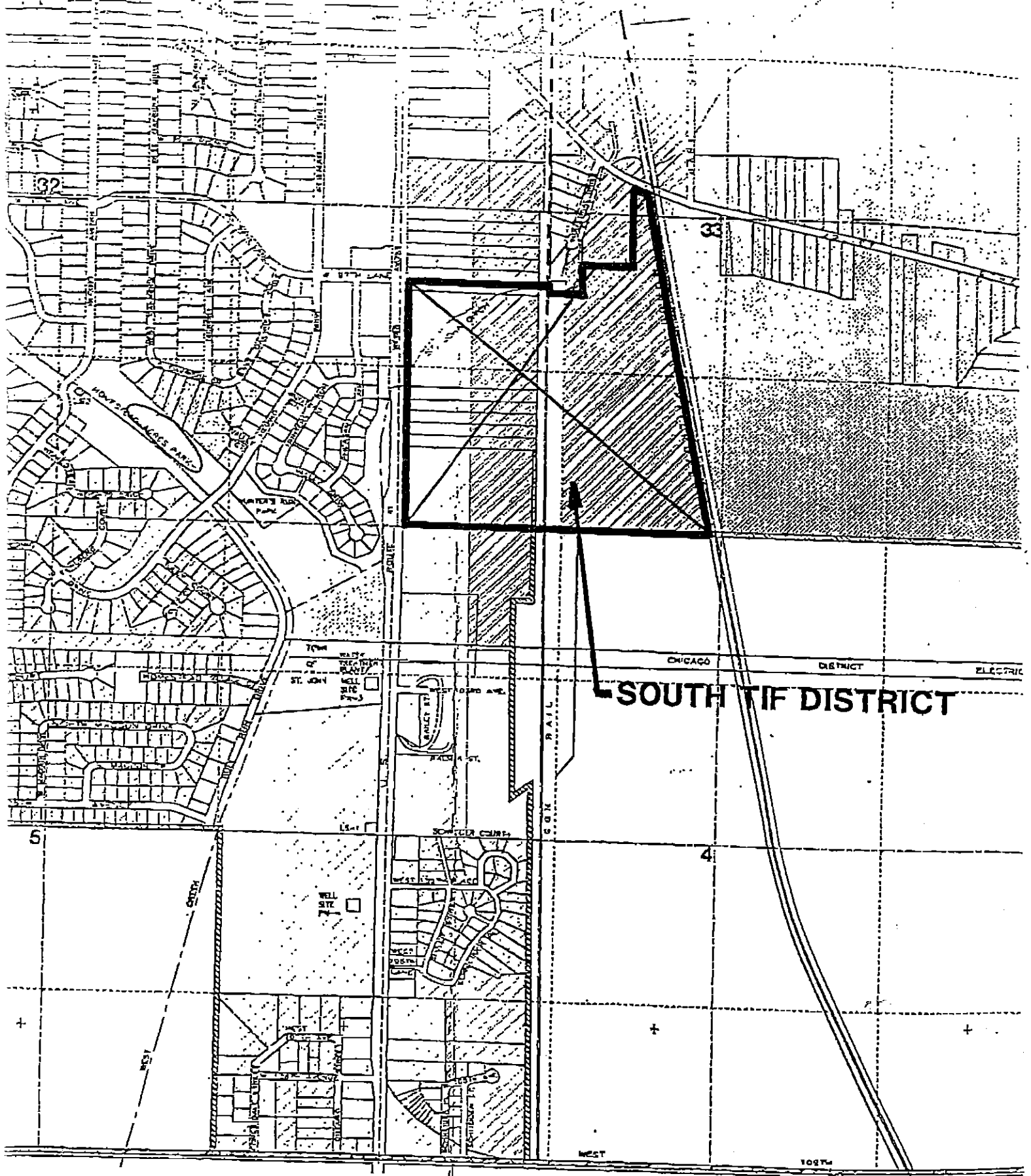
Description of the Area

68DS02.MCX 1/01SP

SOUTH TIF DISTRICT:

Beginning at the southwest corner of Section 33, T.35N., R.9W, thence northwards along the west line of Section 33 being in the right-of-way of U.S. Highway No. 41 a distance of approximately 2050 feet to the center line of W. 97th Lane, thence east to the centerline of the right-of-way of the Conrail Railroad, thence southward along said centerline to the south line of Section 33, thence westwards along the south Section line to the point of beginning, and also including the following:

Commencing at the southeast corner of the southwest 1/4 of Section 33, T.35N., R.9W., thence westward along the south line of Section 33 to the west right-of-way line of the Monon Railroad to the true point of beginning; thence along the south line of Section 33 to the centerline of the right-of-way of the Conrail Railroad, thence northward along said centerline to the south line of St. John Industrial Park South, thence eastward along said south property line to the southeast corner of the St. John Industrial Park South, thence northward along the east property line of the St. John Industrial Park South to the southwest corner of Pon & Co's Highway Farms Addition, thence eastward along the south property line to the east property line of a private road belonging to Pon & Co's Highway Farms Addition a distance of approximately 392 feet, thence northward along the east property line of said private road to the south right-of-way line of Joliet Street, thence southeastward along said right-of-way line to the west right-of-way line of the Monon Railroad, thence southward along said Monon Railroad right-of-way line to the point of beginning.



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