

**RESOLUTION NO. RC-2022-1**

**DECLARATORY RESOLUTION OF THE CITY OF HUNTINGTON  
REDEVELOPMENT COMMISSION AMENDING AN ECONOMIC  
DEVELOPMENT PLAN FOR THE 2008 CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA TO AMEND THE 2008 CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA, TO AMEND THE 2008 CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA ALLOCATION AREA, AND TO DESIGNATE AN  
ALLOCATION AREA**

WHEREAS, the City of Huntington Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Huntington Department of Redevelopment (the "Department") previously has adopted a declaratory resolution (as subsequently confirmed and amended, the "Declaratory Resolution") pursuant to Indiana Code 36-7-14, as amended (the "Act"), which established the 2008 Consolidated Economic Development Area (the "Economic Development Area") as an economic development area pursuant to Section 41 of the Act, established the 2008 Economic Development Area Allocation Area (the "Original Allocation Area"), and approved an economic development plan for the Economic Development Area (the "Economic Development Plan"); and

WHEREAS, the Redevelopment Commission has thoroughly studied the areas described on the exhibits to this Resolution and, pursuant to Sections 15 through 17.5 of the Act, desires to further amend the Declaratory Resolution and the Economic Development Plan by (i) expanding the Economic Development Area to include the area described on Exhibit A hereto (the "Expansion Area"); (ii) removing the areas described on Exhibit B hereto from the Economic Development Area (iii) removing the areas described on Exhibit C hereto which are currently within the Original Allocation Area from the Original Allocation Area; (iv) incorporating the areas described on Exhibit D hereto (the "Original Allocation Area Expansion Parcels") into the Original Allocation Area (v) designating the area described on Exhibit E hereto as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area" and along with the Original Allocation Area, as expanded, the "Allocation Areas") and (vi) amending the Economic Development Plan for the Economic Development Area as identified in Exhibit F hereto; (clauses (i) through and including (vi) collectively, the "Amendments"); and

WHEREAS, in regards to those portions of the proposed Riverfork Allocation Area which are not within the boundaries of the City, the City reasonably expects to obtain the consent of Huntington County, Indiana to exercise jurisdiction over such areas; and

WHEREAS, the Redevelopment Commission has thoroughly studied the portions of the City of Huntington, Indiana and of Huntington County, Indiana described on Exhibit A, Exhibit B, Exhibit C, Exhibit D, and Exhibit E attached hereto; and

WHEREAS, the Redevelopment Commission has caused to be prepared maps and plats showing the boundaries of the Allocation Areas, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or development of the Allocation Areas, and the parts of the Allocation Areas acquired that are to be devoted to public ways and other public purposes under the Amendments, lists of the owners of

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HUNTINGTON COUNTY, IN

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HUNTINGTON COUNTY, IN

the various parcels of property to be acquired, and an estimate of the cost of the acquisition and development; and

WHEREAS, the Amendments have been presented to this meeting for consideration and approval of the Redevelopment Commission; and

WHEREAS, the Amendments and supporting data were reviewed and considered by the Redevelopment Commission at this meeting; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Redevelopment Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, the Redevelopment Commission deems it advisable to apply the provisions of said Sections 15 - 17.5, 39, 41, and 43 of the Act to the approval of the Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Huntington Redevelopment Commission, as follows:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41, and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic wellbeing of the City and the State of Indiana, serving to protect and increase property values in the City and the State.

2. The Amendments 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 conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions.

3. The Redevelopment Commission finds that the public health and welfare will be benefited by the amendment of the Declaratory Resolution and the Economic Development Plan as provided herein and in the Amendments, all as authorized under the Act.

4. The accomplishment of the Amendments 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 Amendments to the Economic Development Plan and the Declaratory Resolution, as amended by this Resolution, conform to any comprehensive plan for the City.

6. The Economic Development Plan, as amended by the Amendments, does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Allocation Areas. If in the future, the Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.

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

8. The findings and determinations set forth in the Declaratory Resolution and the Economic Development Plan are hereby reaffirmed.

9. The Declaratory Resolution is hereby amended to expand the existing 2008 Consolidated Economic Development Area to include the area identified in Exhibit A hereto which comprises the Expansion Area.

10. The Declaratory Resolution is hereby amended to remove those parcels described on Exhibit B hereto from the 2008 Consolidated Economic Development Area.

11. Except as amended herein, the previous resolutions establishing the Economic Development Area shall remain in full force and effect with all references therein to the Economic Development Area deemed to apply to the entire area comprising the Economic Development Area and the Expansion Area described herein less those parcels removed from the Economic Development Area by Section 10 hereof.

12. The Declaratory Resolution is hereby amended to remove all parcels within the Original Allocation Area identified in Exhibit C hereto from the Original Allocation Area.

13. The Declaratory Resolution is hereby amended to hereby incorporate the area described in Exhibit D hereto comprising the Original Allocation Area Expansion Parcels into the Original Allocation Area, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said Original Allocation Area Expansion Parcels shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Original Airport Allocation Area previously designated as the 2008 Economic Development Area Allocation Area Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not

be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

14. The allocation provision in Section 13 hereof shall apply to the Original Allocation Area Expansion Parcels portion of the Original Allocation Area. The foregoing allocation provision shall expire on the date that is twenty-five (25) years from the date on which this Resolution expanding the Original Allocation Area to incorporate the Original Allocation Area Expansion Parcels is confirmed or modified and confirmed pursuant to Indiana Code 36-7-14-17. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Original Allocation Area that would not have been generated but for the adoption of the allocation provision. The base assessment date for the Original Allocation Area Expansion Parcels is January 1, 2022.

15. The Declaratory Resolution is hereby amended by designating the Riverfork West Allocation Area as an “allocation area” pursuant to Sections 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Riverfork West Allocation Area hereby designated as the “Riverfork West Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

16. The allocation provision in Section 15 hereof shall apply to the Riverfork West Allocation Area and shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from such Riverfork West Allocation Area. The Redevelopment Commission hereby finds that the adoption of the allocation provision will result in new property taxes in the Riverfork West Allocation Area that would not have been generated but for the adoption of the allocation provision. The base assessment date for the Riverfork West Allocation Area shall be January 1, 2022.

17. The Economic Development Plan is hereby amended to incorporate the Amendments, as laid out in Sections 1 to 13 of this Resolution and is further amended to incorporate the amendments identified on Exhibit F hereto.



18. The Amendments are hereby in all respects approved, and the secretary of the Redevelopment Commission is hereby directed to file a certified copy of this with Resolution the minutes of this meeting.

19. The officers of the Redevelopment Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Huntington County Auditor in connection with the creation of the Riverfork West Allocation Area.

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

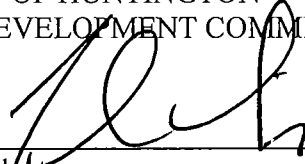
21. This Resolution, together with any supporting data and together with the Amendments, shall be submitted to the City of Huntington Plan Commission (the "Plan Commission") and the Common Council of the City of Huntington, Indiana (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

22. Except as stated herein, the terms of the Declaratory Resolution and the Economic Development Plan remain in full force and effect.

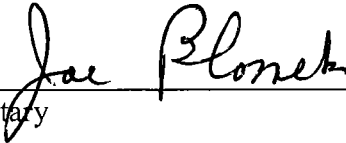
23. This Resolution shall take effect immediately upon adoption hereof by the Redevelopment Commission.

Adopted the 7<sup>th</sup> day of October, 2022.

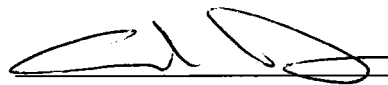
CITY OF HUNTINGTON  
REDEVELOPMENT COMMISSION



President



Secretary



Member



Member



Member

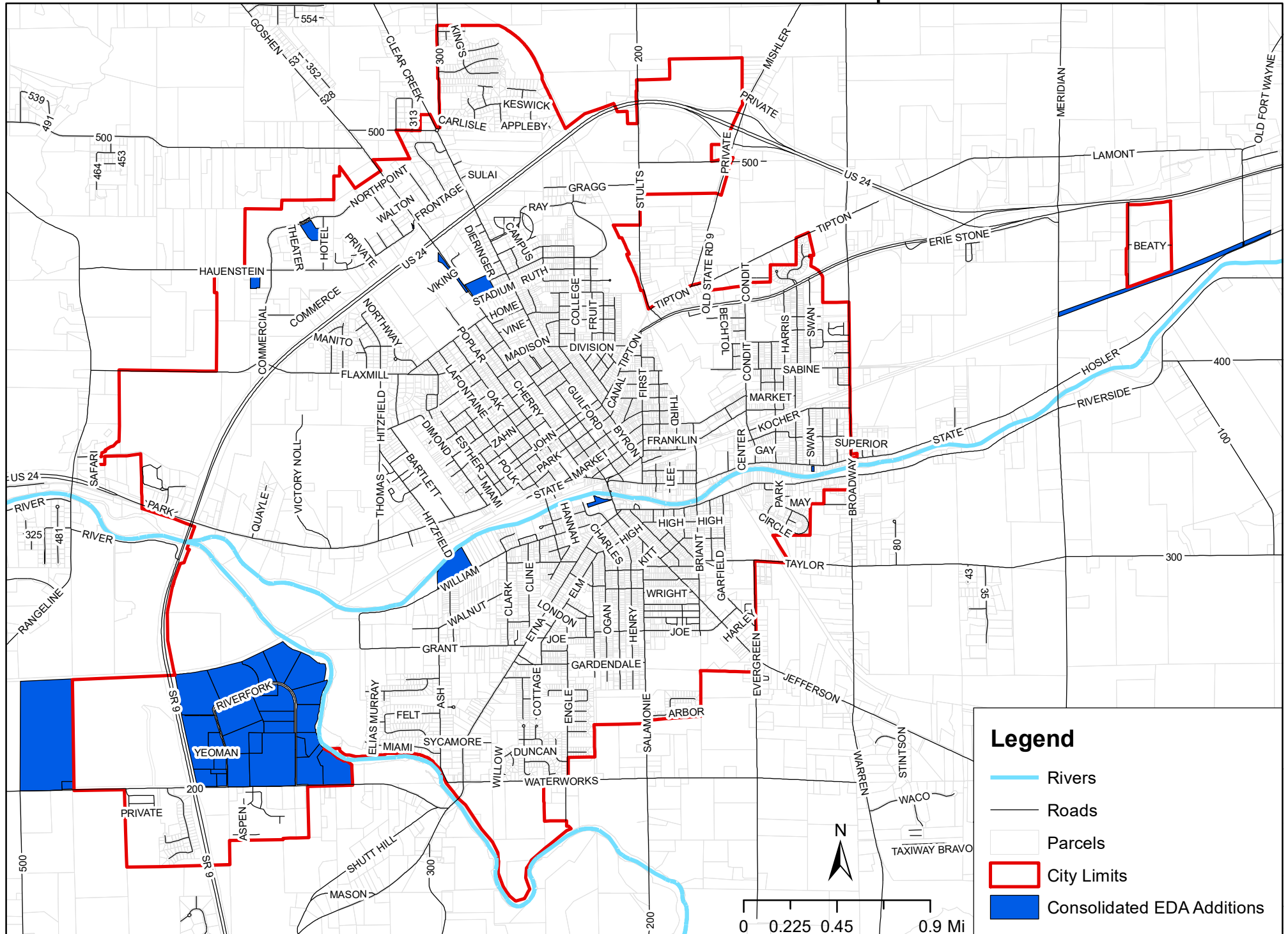
**EXHIBIT A**

**DESCRIPTION OF THE HEREIN DESCRIBED EXPANSION AREA EXPANDING  
THE ECONOMIC DEVELOPMENT AREA**

Parcel No.

35-05-04-400-779.115-005	35-05-20-400-240.200-005
35-05-09-100-769.802-005	35-05-20-400-325.500-005
35-05-09-200-780.023-005	35-05-21-300-245.700-005
35-05-09-300-326.700-005	35-05-21-300-245.701-005
35-05-09-300-730.500-005	35-05-21-300-245.800-005
35-05-10-200-730.400-005	35-05-21-300-245.801-005
35-05-10-300-735.700-005	35-05-21-300-245.900-005
35-05-10-300-738.300-005	35-05-21-300-245.901-005
35-05-10-300-738.400-005	35-05-21-300-245.902-005
35-05-14-400-693.700-005	35-05-21-300-245.903-005
35-05-15-400-317.401-005	35-05-20-400-284.100-005
35-05-15-400-521.901-005	35-05-21-300-311.100-005
35-05-22-200-724.500-005	35-05-21-300-181.300-005
35-06-07-300-072.100-018	35-05-21-300-311.103-005
35-05-20-300-101.700-004	35-05-21-300-311.200-005
35-05-20-300-158.000-004	35-05-21-300-311.300-005
35-05-21-300-038.600-005	35-05-21-300-414.600-005
35-05-20-400-102.300-005	35-05-21-200-511.001-005
35-05-20-400-102.301-005	35-05-21-300-726.200-005
35-05-20-400-102.302-005	35-05-21-200-511.002-005
35-05-21-300-038.600-005	35-05-21-200-511.000-005
35-05-20-400-155.900-005	35-05-21-300-311.101-005

# Consolidated EDA Additions Map



## **EXHIBIT B**

### **DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ECONOMIC DEVELOPMENT AREA**

Parcel No.

35-05-02-400-007.700-004	35-05-08-100-112.301-004
35-05-02-400-007.701-004	35-05-08-100-112.302-004
35-05-02-400-041.700-004	35-05-08-100-112.303-004
35-05-02-400-154.400-004	35-05-08-100-112.304-004
35-05-03-400-125.001-004	35-05-08-100-112.305-004
35-05-04-200-198.700-004	35-05-08-100-127.700-004
35-05-04-300-007.000-004	35-05-08-100-127.701-004
35-05-04-300-007.002-004	35-05-08-100-134.900-004
35-05-04-300-032.000-004	35-05-08-100-163.101-004
35-05-04-300-035.100-004	35-05-08-100-163.102-004
35-05-04-300-042.601-004	35-05-08-100-170.600-004
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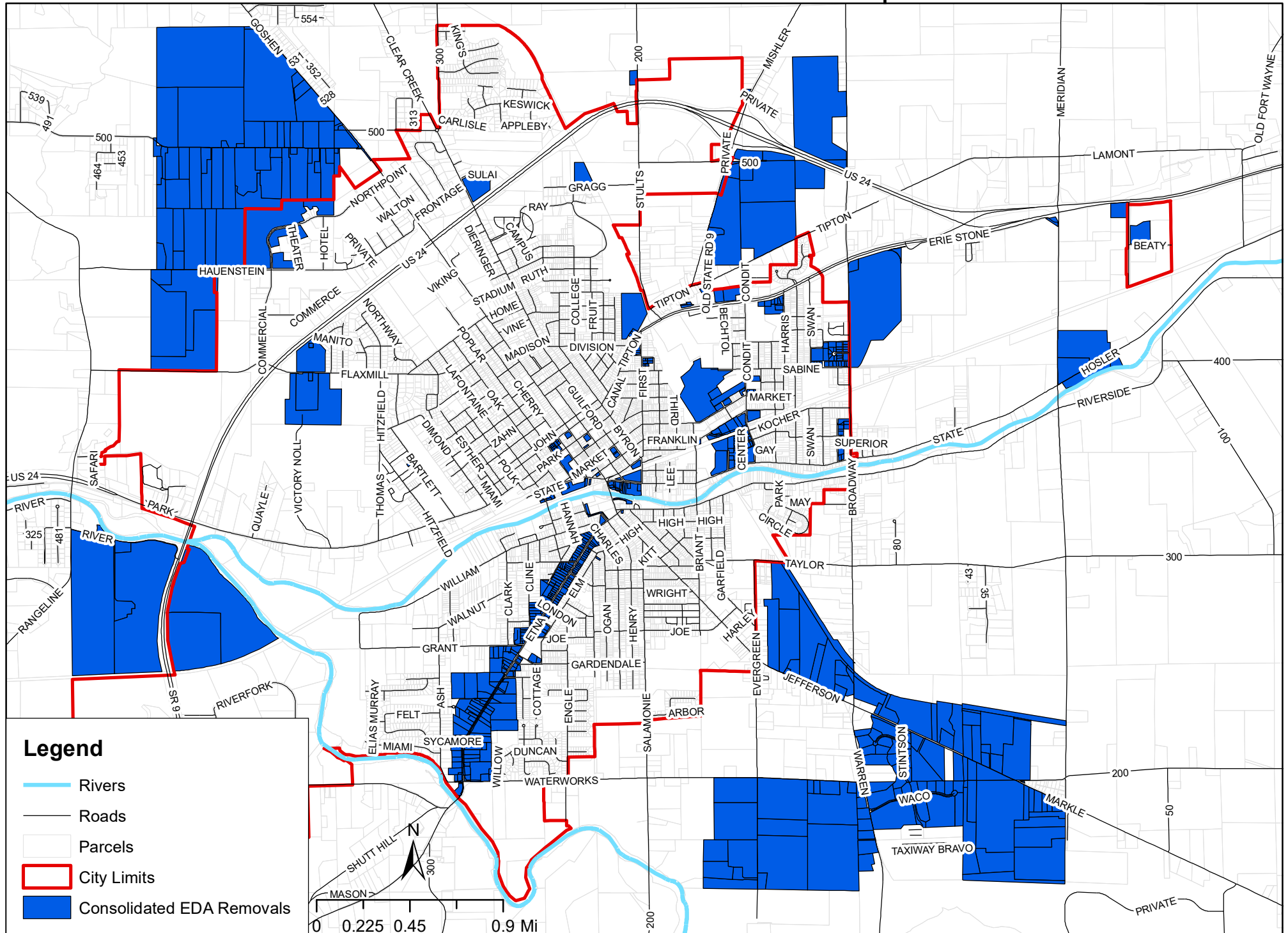
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35-05-15-100-216.100-005  
35-05-15-100-216.500-005  
35-05-15-400-633.600-005  
35-05-09-200-780.100-005  
35-05-09-200-116.300-004

# Consolidated EDA Removals Map



## **EXHIBIT C**

### **DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ORIGINAL ALLOCATION AREA**

Parcel No.

35-05-02-400-007.700-004	35-05-08-100-112.301-004
35-05-02-400-007.701-004	35-05-08-100-112.302-004
35-05-02-400-041.700-004	35-05-08-100-112.303-004
35-05-02-400-154.400-004	35-05-08-100-112.304-004
35-05-03-400-125.001-004	35-05-08-100-112.305-004
35-05-04-200-198.700-004	35-05-08-100-127.700-004
35-05-04-300-007.000-004	35-05-08-100-127.701-004
35-05-04-300-007.002-004	35-05-08-100-134.900-004
35-05-04-300-032.000-004	35-05-08-100-163.101-004
35-05-04-300-035.100-004	35-05-08-100-163.102-004
35-05-04-300-042.601-004	35-05-08-100-170.600-004
35-05-04-300-042.800-004	35-05-08-400-093.400-004
35-05-04-300-051.100-004	35-05-08-400-093.401-004
35-05-04-300-078.700-004	35-05-08-400-093.402-004
35-05-04-300-079.100-004	35-05-08-400-093.404-004
35-05-04-300-083.700-004	35-05-09-100-070.901-004
35-05-04-300-099.900-004	35-05-09-200-007.001-004
35-05-04-300-099.901-004	35-05-09-200-007.003-004
35-05-04-300-099.902-004	35-05-09-200-007.004-004
35-05-04-300-111.600-004	35-05-09-200-038.700-004
35-05-04-300-135.000-004	35-05-09-200-038.800-004
35-05-04-300-149.600-004	35-05-09-200-042.600-004
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35-05-04-400-134.600-004	35-05-11-100-170.302-004
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35-05-05-400-006.700-004	35-05-11-200-093.701-004
35-05-05-400-140.800-004	35-05-11-200-093.702-004
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35-05-05-400-170.601-004	35-05-12-200-047.000-004
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35-05-05-400-186.200-004	35-05-12-300-004.900-004
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35-05-08-100-038.600-004	35-05-17-300-103.900-004
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35-05-08-100-112.300-004	35-05-20-100-120.900-004



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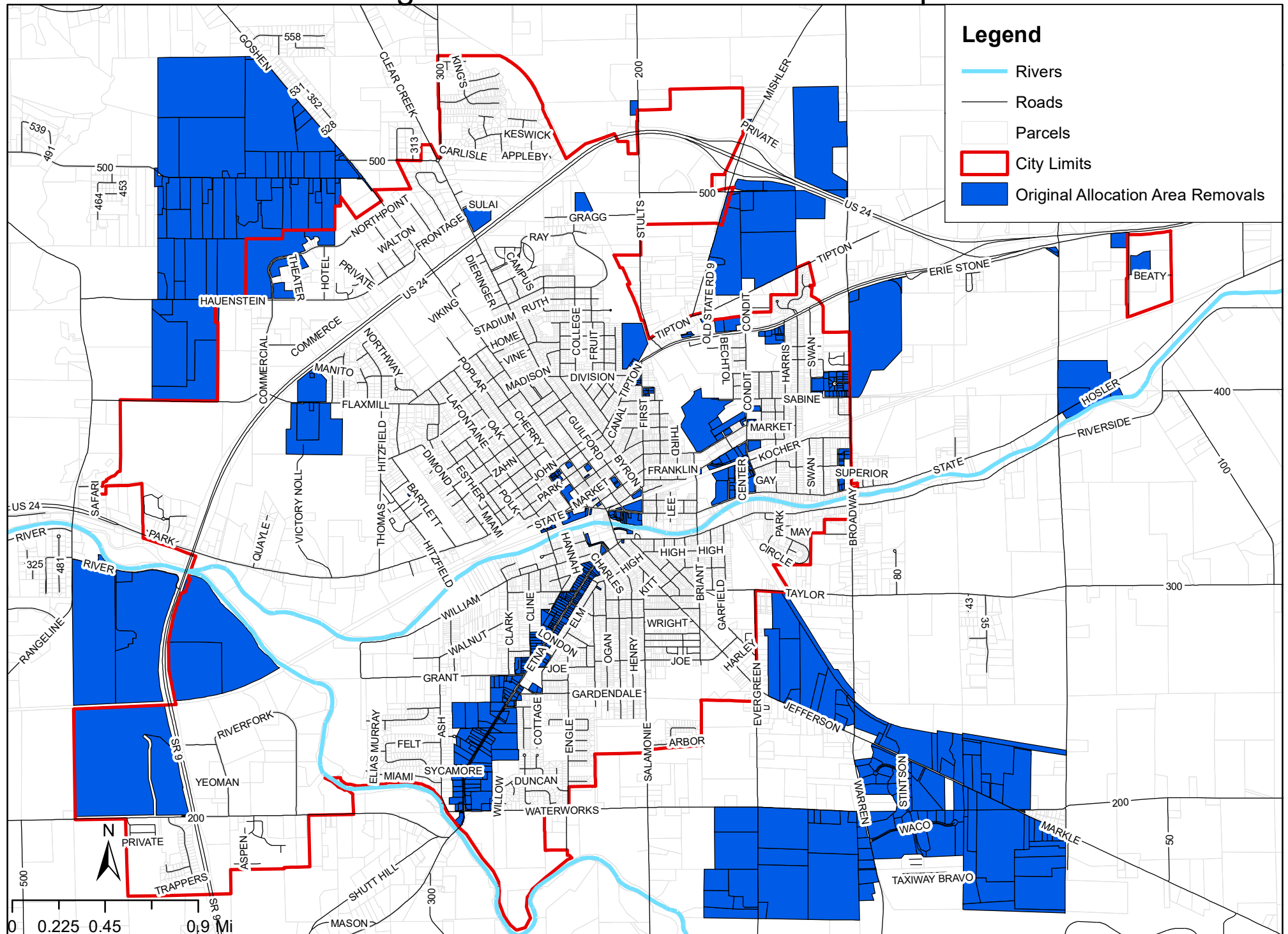
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# Original Allocation Area Removals Map



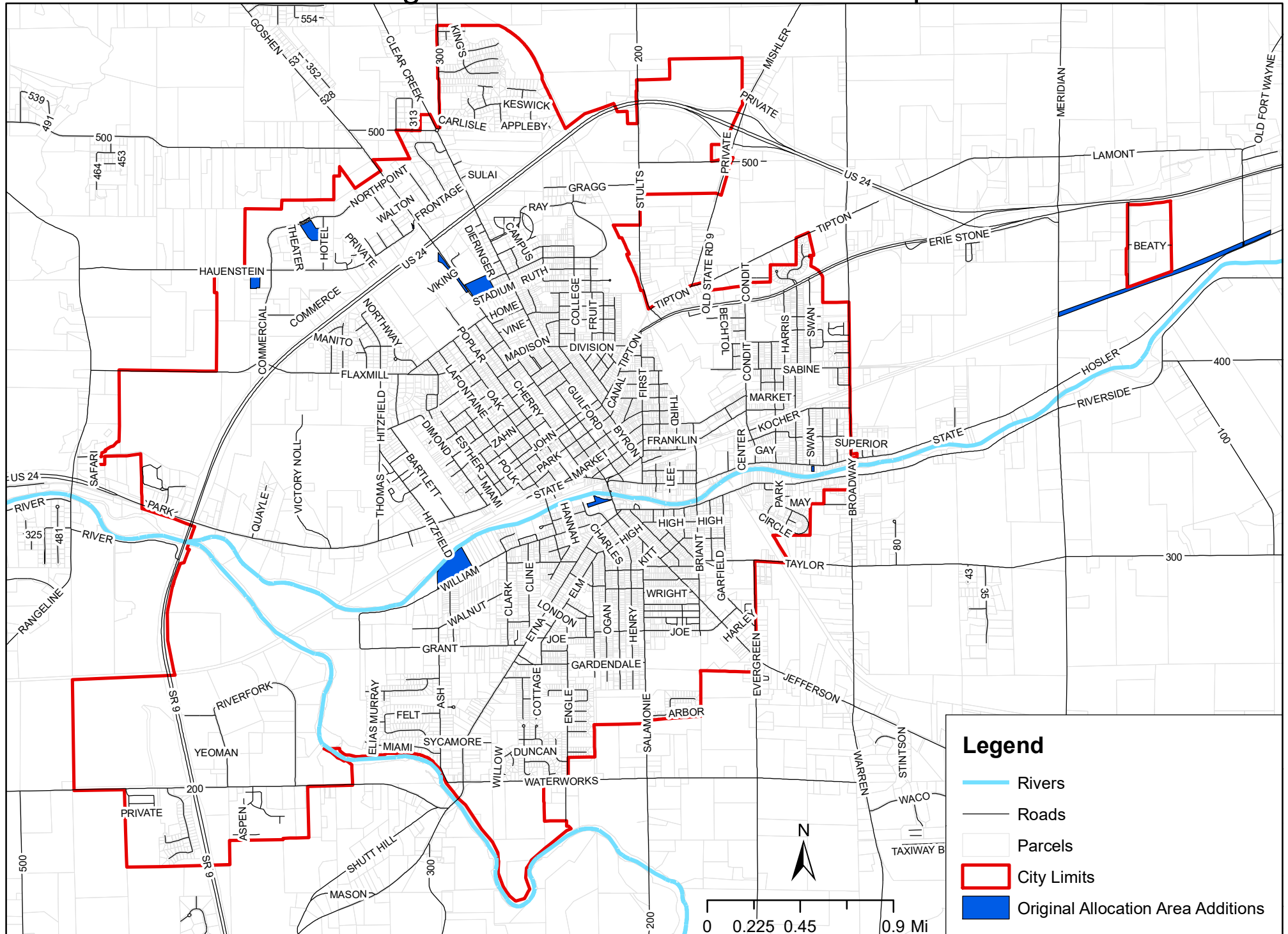
**EXHIBIT D**

**DESCRIPTION OF THE HEREIN DESCRIBED ORIGINAL ALLOCATION AREA  
EXPANSION PARCELS TO BE INCORPORATED INTO THE ORIGINAL  
ALLOCATION AREA**

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# Original Allocation Area Additions Map



**EXHIBIT E**

**DESCRIPTION OF THE RIVERFORK WEST ALLOCATION AREA**

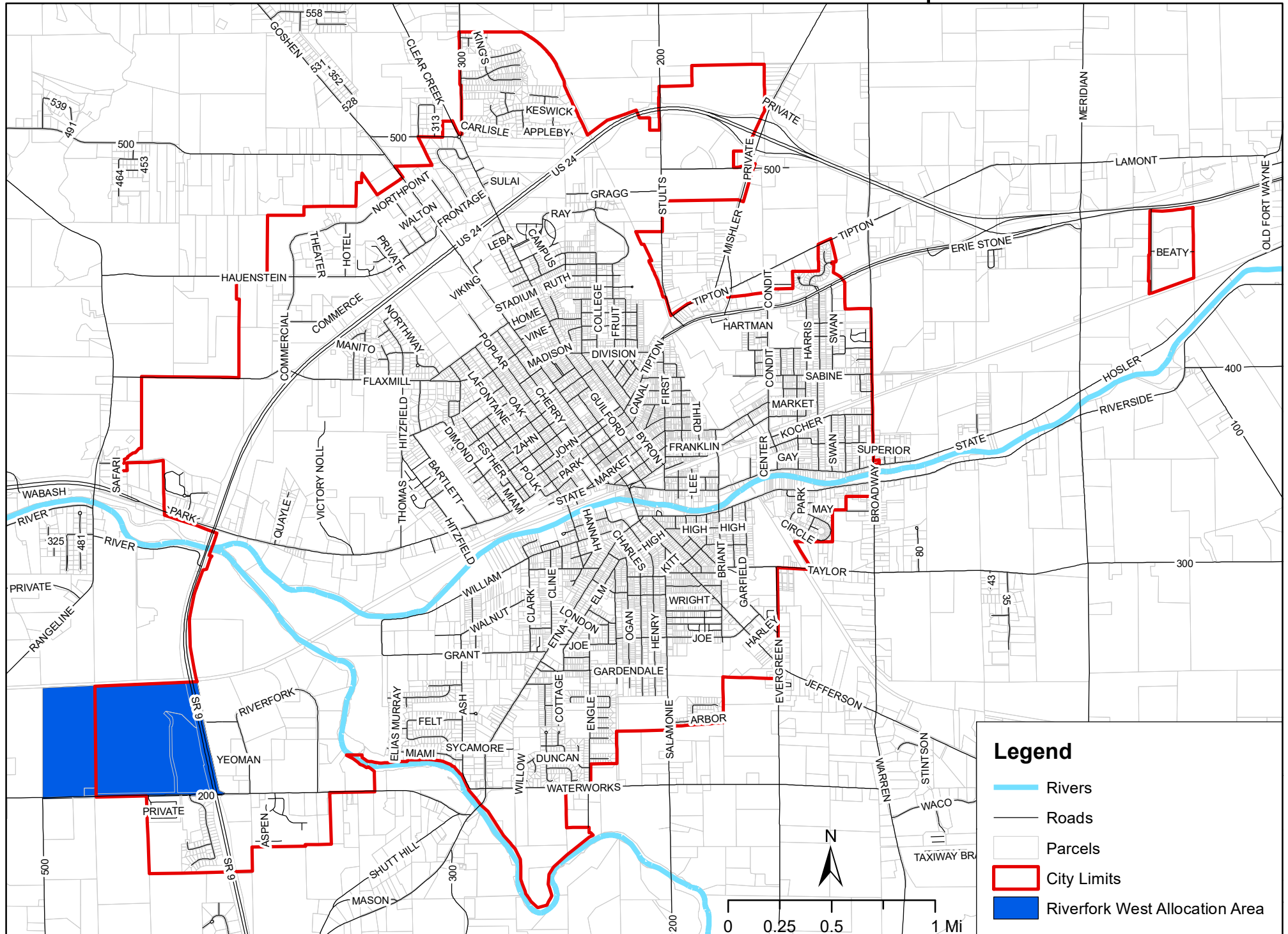
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# Riverfork West Allocation Area Map



**EXHIBIT F**

**AMENDMENTS TO THE ECONOMIC DEVELOPMENT PLAN FOR THE  
ECONOMIC DEVELOPMENT AREA**

**ECONOMIC DEVELOPMENT PLAN  
FOR THE HUNTINGTON CONSOLIDATED  
ECONOMIC DEVELOPMENT AREA**



**HUNTINGTON REDEVELOPMENT  
COMMISSION**

**Revised: November, 21, 2022**

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## **Purpose and Introduction**

This document is the Economic Development Plan ("Plan") for the Huntington Consolidated Economic Development Area ("Area") for the City of Huntington, Indiana ("City"). It is intended for approval by the City of Huntington Common Council ("Council"), the Huntington City Plan Commission ("Plan Commission") and the Huntington Redevelopment Commission ("Commission") in conformance with IC 36-7-14.

## **Project Objectives**

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

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 City and is described as that area set forth on the map attached as Exhibit A to the Amending Declaratory Resolution.

## **Project Description**

The economic development of the Area may include the capital improvements described as follows in, serving or benefitting the Area (collectively, "Projects"):

- 1) Construction or reconstruction of intersections;
- 2) Pedestrian crossings and other pedestrian friendly improvements;
- 3) Streetscape improvements, including street lighting;
- 4) Construction, reconstruction or resurfacing of roadways;
- 5) Reconstruction of alleyways;
- 6) Construction of railroad sidings and spurs;
- 7) Demolition, site preparation and excavation;
- 8) Construct or repair water towers;
- 9) Construction or reconstruction of water or sewer treatment plants;
- 10) Construction, reconstruction or extension of sewer infrastructure;
- 11) Construction, reconstruction or extension of water infrastructure;

- 12) Construction, reconstruction or extension of storm water drainage systems;
- 13) Utility relocation;
- 14) Construction of beneficial environmental projects, including brownfield redevelopment;
- 15) Redevelopment grants and other incentives;
- 16) River Greenway improvements;
- 17) Construction of public facilities and buildings;
- 18) Public parking facilities and lighting for parking areas;
- 19) Gateway beautification and identification/signage;
- 20) Parks and recreational facilities, including but not limited to, and trails to improve the quality of place for citizens in the Area; and
- 21) Landfill closure and compliance.

### **Acquisition of Property**

The Redevelopment Commission has no present plans to acquire any interests in real property for development, but may acquire real property rights-of-way and will follow applicable local and state laws and procedures in doing so.

The Redevelopment Commission shall follow procedures in IC 367-14-19 in any current or future acquisition of property, if applicable. The Redevelopment 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 City 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, approvals, 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**

The Commission may issue bonds 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:

- 1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- 2) 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;
- 3) 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
- 4) 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.

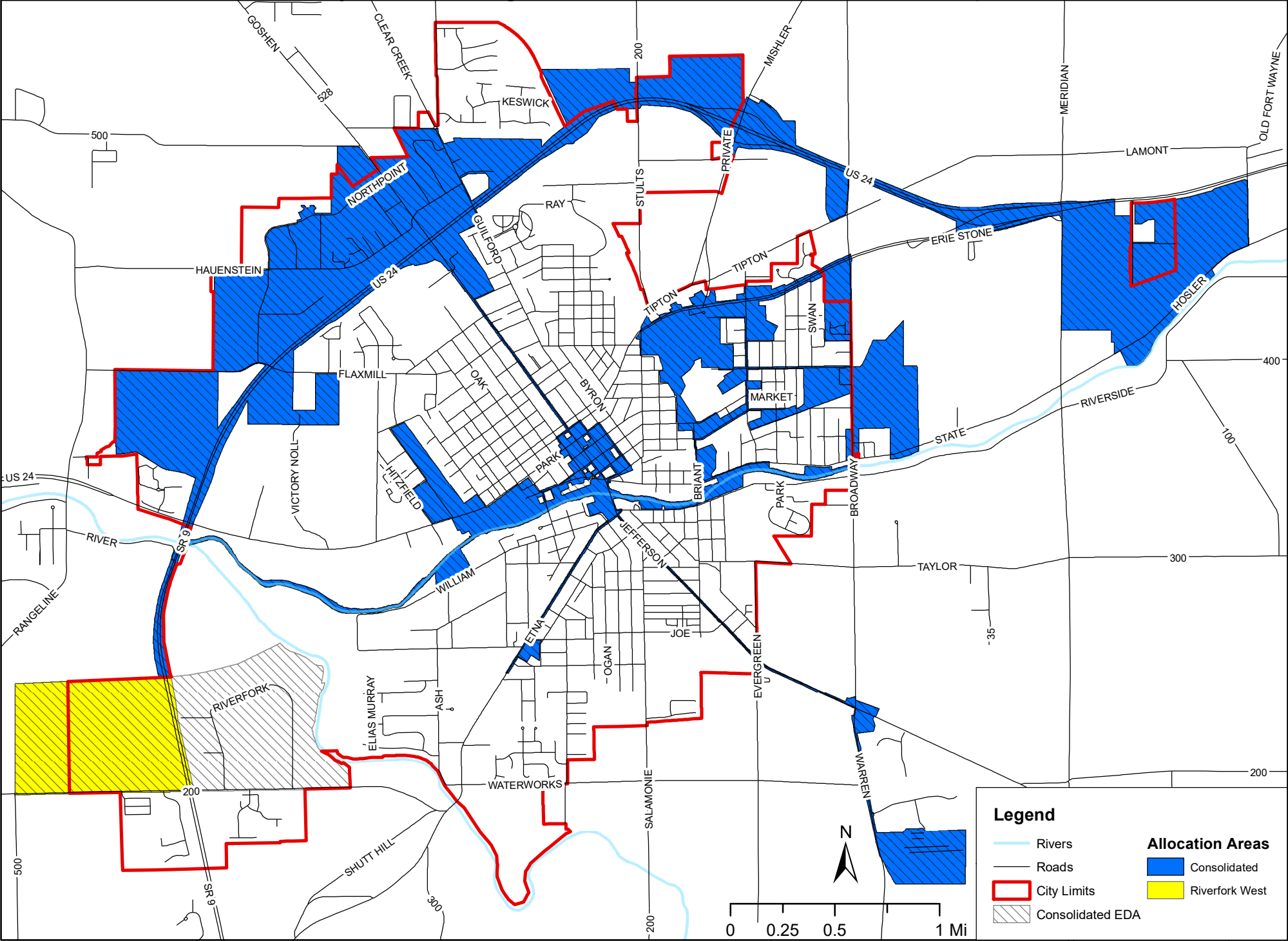
As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

### **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 Common Council.

# City of Huntington Consolidated EDA TIF Map

EXHIBIT A



RESOLUTION NO. 2022- 11

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HUNTINGTON  
COUNTY ASSIGNING JURISDICTION OVER A CERTAIN AREA TO THE CITY OF  
HUNTINGTON REDEVELOPMENT COMMISSION**

WHEREAS, the City of Huntington Redevelopment Commission (the "City RDC"), as the governing body for the Department of Redevelopment of the City of Huntington, Indiana (the "City"), pursuant to IC 36-7-14, as amended (the "Act"), adopted a Resolution on October 7, 2022 (the "Resolution"), amending and expanding an area known as the 2008 Consolidated Economic Development Area (the "Economic Development Area"), pursuant to Section 41 of the Act, and designating certain portions of such area, as amended and expanded, as allocation areas pursuant to Section 39 of the Act (the "Riverfork West Allocation Area"), such Resolution is attached hereto as Exhibit A; and

WHEREAS, certain portions of the amended and expanded Economic Development Area, the related Riverfork West Allocation Area, and related areas are not within the municipal boundaries of the City as identified on the map attached hereto as Exhibit B (such areas the "Unincorporated Area"); and

WHEREAS, the Unincorporated Area is located in unincorporated portions of Huntington County, Indiana which are within the jurisdiction of the Board of Commissioners of Huntington County, Indiana (the "Board of Commissioners"); and

WHEREAS, Huntington County (the "County") would like to assist in the undertaking of development in the Unincorporated Area which is contiguous to the City and which development would benefit the County; and

WHEREAS, the Board of Commissioners now desires to assign to the City RDC jurisdiction over the Unincorporated Area pursuant to IC 36-7-25-4.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA, as follows:

1. The Board of Commissioners hereby assigns to the City RDC jurisdiction over the Unincorporated Area pursuant to IC 36-7-25-4 for a period beginning on the date hereof and ending on such date as the Board of Commissioners rescinds this Resolution. For so long as the City RDC has jurisdiction over the Unincorporated Area, all tax increment revenue attributable to the assessed valuation of property located in the Unincorporated Area and the rate of taxation for property located in the County (including, without limitation, the tax rate imposed by the County) shall be collected and made available to the City RDC for such purposes are permitted under the Act.

2. This resolution shall be in full force and effect upon adoption and approval.

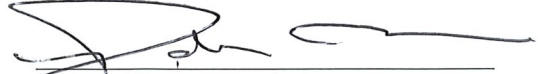
**FILED**

OCT 17 2022

AUDITOR  
HUNTINGTON COUNTY, IN

Adopted this 10th day of October, 2022

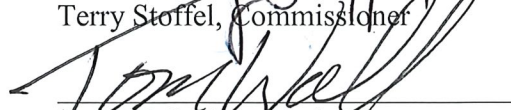
BOARD OF COMMISSIONERS  
OF HUNTINGTON COUNTY,  
INDIANA



Rob Miller, Commissioner



Terry Stoffel, Commissioner



Tom Wall, Commissioner



Jill Landrum  
Huntington County Auditor

FILED  
OCT 11 2022  
HUNTINGTON COUNTY, INDIANA  
CLERK OF COURTS



**PLAN COMMISSION  
RESOLUTION 1-R-22**

**ORDER OF THE CITY OF HUNTINGTON PLAN COMMISSION DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT APPROVED AND ADOPTED BY THE CITY OF HUNTINGTON REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND PLAN AMENDMENT**

WHEREAS, the City of Huntington Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Huntington Department of Redevelopment (the “Department”), previously adopted a declaratory resolution (as subsequently confirmed and amended, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “2008 Consolidated Economic Development Area” (the “Area”), designating all of the Area as an “allocation area” for purposes of Section 39 of the Act, such allocation area designated as the 2008 Economic Development Area Allocation Area (the “Original Allocation Area”), and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, on October 7, 2022, the Redevelopment Commission approved and adopted Resolution No. RC-2022-1 (the “Resolution”), which (i) expanded the Area to include the area described on Exhibit A to the Resolution (the “Expansion Area”); (ii) removed the areas described on Exhibit B to the Resolution from the Area; (iii) removed the areas described on Exhibit C to the Resolution which are currently within the Original Allocation Area from the Original Allocation Area; (iv) incorporated the areas described on Exhibit D to the Resolution (the “Original Allocation Area Expansion Parcels”) into the Original Allocation Area (v) designated the area described on Exhibit E to the Resolution as an allocation area under Section 39 of the Act (the “Riverfork West Allocation Area”) and (vi) amended the Economic Development Plan for the Economic Development Area as identified in Exhibit F to the Resolution; (clauses (i) through and including (vi) collectively, the “Amendments”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF HUNTINGTON PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Huntington, Indiana (the “City”).
2. That this Plan Commission hereby approves the Resolution and the Amendments.
3. That this Order hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.
4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.



Passed by the City of Huntington Plan Commission this 27th day of October, 2022.

CITY OF HUNTINGTON PLAN  
COMMISSION



\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary



**NOTICE OF PUBLIC HEARING OF THE  
CITY OF HUNTINGTON REDEVELOPMENT COMMISSION**

Notice is hereby given that the City of Huntington Redevelopment Commission (the “Commission”), being the governing body of the City of Huntington Department of Redevelopment (the “Department”), on October 7, 2022, adopted a resolution (the “Declaratory Resolution”), amending a declaratory resolution previously adopted by the Commission (the “Original Resolution”) which designated an area known as the 2008 Consolidated Economic Development Area (the “Economic Development Area”), as an economic development area pursuant to Indiana Code Section 36-7-14, as amended (the “Act”), and approved an economic development plan for the Economic Development Area (the “Original Plan”). The Declaratory Resolution, amends the Original Resolution and the Original Plan to (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution (the “Expansion Area”); (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the “Riverfork West Allocation Area” and along with the 2008 Economic Development Area Allocation Area, the “Allocation Areas”); and (vi) amending the Original Plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution (clauses, (i) through and including (vi) collectively, the “Amendments”) (the Original Plan, as amended, the “Amended Plan”).

Notice is hereby given that the Commission will conduct a public hearing on Monday, November 21, 2022, at 10:00 a.m., in the Council Chambers on the 3<sup>rd</sup> floor of the Huntington City Building, 300 Cherry Street, Huntington, Indiana, to receive and hear remonstrances and objections from all persons interested in or affected by the proposed Amendments. Written remonstrances against the proposed Amended Plan and Declaratory Resolution may be filed at any time before 5:00 p.m., on November 18, 2022, in the offices of the Clerk-Treasurer of the City, located at the Huntington City Building, 300 Cherry Street, Huntington, Indiana. At the public hearing, the Commission will hear any person who has filed a written remonstrance during this filing period, and receive and hear any remonstrances or objections from persons interested in or affected by the Amended Plan and Declaratory Resolution. Following the public hearing, the Commission may confirm, modify and confirm, or rescind the Declaratory Resolution.

The Commission will determine the public utility and the benefit of the proposed projects. Maps and plats have been prepared and, along with the Amended Plan, can be inspected at the offices of the Clerk Treasurer of the City, located at the Huntington City Building, 300 Cherry Street, Huntington, Indiana.

**CITY OF HUNTINGTON  
REDEVELOPMENT COMMISSION**



# CITY OF HUNTINGTON

## Redevelopment Commission

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 3, 2022

City of Huntington Board of Public Works & Safety  
C/O Mayor Richard Strick  
City of Huntington City Building  
300 Cherry Street  
Huntington, Indiana 46750

Members of the Board:

Attached to this letter is a Notice of Public Hearing (the "Notice"), relating to the consideration by the City of Huntington Redevelopment Commission (the "Commission") of a resolution, on November 21, 2022 (the "Confirmatory Resolution"), which may confirm, modify and confirm, or rescind the Declaratory Resolution adopted by Commission on October 7, 2022 (the "Declaratory Resolution") amending the resolution and economic development plan for the previously established 2008 Consolidated Economic Development Area (the "Amendments"). The Amendments would, (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution; (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area"); and (vi) amending the economic development plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution Please acknowledge receipt of this filing by signing and dating a copy of this letter in the space indicated below.

CITY OF HUNTINGTON REDEVELOPMENT  
COMMISSION

Received this 7<sup>th</sup> day of November, 2022.

CITY OF HUNTINGTON BOARD OF  
PUBLIC WORKS & SAFETY

By: 

Printed Name: Richard Strick



# CITY OF HUNTINGTON

## Redevelopment Commission

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 3, 2022

City of Huntington Building Commissioner  
C/O Shad Paul, Building Commissioner  
City of Huntington City Building  
300 Cherry Street  
Huntington, IN 46750

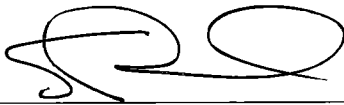
Dear Commissioner:

Attached to this letter is a Notice of Public Hearing (the "Notice"), relating to the consideration by the City of Huntington Redevelopment Commission (the "Commission") of a resolution, on November 21, 2022 (the "Confirmatory Resolution"), which may confirm, modify and confirm, or rescind the Declaratory Resolution adopted by Commission on October 7, 2022 (the "Declaratory Resolution") amending the resolution and economic development plan for the previously established 2008 Consolidated Economic Development Area (the "Amendments"). The Amendments would, (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution; (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area"); and (vi) amending the economic development plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution Please acknowledge receipt of this filing by signing and dating a copy of this letter in the space indicated below.

CITY OF HUNTINGTON REDEVELOPMENT  
COMMISSION

Received this 4 day of November, 2022

CITY OF HUNTINGTON BUILDING  
COMMISSIONER

By: 

Printed Name: SHAD PAUL



# CITY OF HUNTINGTON

## Redevelopment Commission

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 3, 2022

City of Huntington Board of Zoning Appeals  
City Building  
300 Cherry Street  
Huntington, Indiana 46750

Members of the Board:

Attached to this letter is a Notice of Public Hearing (the "Notice"), relating to the consideration by the City of Huntington Redevelopment Commission (the "Commission") of a resolution, on November 21, 2022 (the "Confirmatory Resolution"), which may confirm, modify and confirm, or rescind the Declaratory Resolution adopted by Commission on October 7, 2022 (the "Declaratory Resolution") amending the resolution and economic development plan for the previously established 2008 Consolidated Economic Development Area (the "Amendments"). The Amendments would, (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution; (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area"); and (vi) amending the economic development plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution Please acknowledge receipt of this filing by signing and dating a copy of this letter in the space indicated below.

CITY OF HUNTINGTON REDEVELOPMENT  
COMMISSION

Received this 7<sup>th</sup> day of November, 2022.

CITY OF HUNTINGTON BOARD OF  
ZONING APPEALS

By: \_\_\_\_\_

Printed Name: Chris Kaufman



# CITY OF HUNTINGTON

## Redevelopment Commission

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 3, 2022

City of Huntington Parks and Recreation Department  
C/O Steve Yoder, Superintendent  
City of Huntington City Services Building  
634 Webster Street  
Huntington, IN 46750

Superintendent Yoder:

Attached to this letter is a Notice of Public Hearing (the "Notice"), relating to the consideration by the City of Huntington Redevelopment Commission (the "Commission") of a resolution, on November 21, 2022 (the "Confirmatory Resolution"), which may confirm, modify and confirm, or rescind the Declaratory Resolution adopted by Commission on October 7, 2022 (the "Declaratory Resolution") amending the resolution and economic development plan for the previously established 2008 Consolidated Economic Development Area (the "Amendments"). The Amendments would, (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution; (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area"); and (vi) amending the economic development plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution Please acknowledge receipt of this filing by signing and dating a copy of this letter in the space indicated below.

CITY OF HUNTINGTON REDEVELOPMENT  
COMMISSION

Received this 7 day of November, 2022.

CITY OF HUNTINGTON PARKS AND  
RECREATION DEPARTMENT

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Steven Yoder



# CITY OF HUNTINGTON

## Redevelopment Commission

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 3, 2022

City of Huntington Plan Commission  
City Building  
300 Cherry Street  
Huntington, Indiana 46750


### Members of the Plan Commission:

Attached to this letter is a Notice of Public Hearing (the "Notice"), relating to the consideration by the City of Huntington Redevelopment Commission (the "Commission") of a resolution, on November 21, 2022 (the "Confirmatory Resolution"), which may confirm, modify and confirm, or rescind the Declaratory Resolution adopted by Commission on October 7, 2022 (the "Declaratory Resolution") amending the resolution and economic development plan for the previously established 2008 Consolidated Economic Development Area (the "Amendments"). The Amendments would, (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution; (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area"); and (vi) amending the economic development plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution Please acknowledge receipt of this filing by signing and dating a copy of this letter in the space indicated below.

CITY OF HUNTINGTON REDEVELOPMENT  
COMMISSION

Received this 7<sup>th</sup> day of November, 2022.

CITY OF HUNTINGTON PLAN  
COMMISSION

By: 

Printed Name: Ashley B. Allen



# CITY OF HUNTINGTON

## *Redevelopment Commission*

300 Cherry Street, Huntington, IN 46750  
Phone: (260) 356-5146 Fax: (260) 454-5211

November 4, 2022

OWNER NAME  
OWNER ADDRESS  
OWNER CITY/STATE/ZIP

Dear Property Owner:

You are receiving this letter and enclosed notice pursuant to IC 36-7-14-17.5(b) to notify you of a public hearing in the expansion of the 2008 Consolidated Economic Development Area, the amendment of the 2008 Economic Development Allocation Area, and the creation of the Riverfork West Allocation Area. You are indicated as the owner of the below parcel[s] as of November 3, 2022:

--PARCEL NUMBER--

Sincerely,

A handwritten signature in black ink, reading "Bryn Keplinger". The signature is written in a cursive, flowing style.

Bryn Keplinger, AICP, CFM  
*Director*



PIN	Area	Property Owner	Property Address	Mailing Name	Mailing Address	Mail City, State, Zip
35-05-21-300-245.901-005, 35-05-21-300-245.902-005	Consolidated EDA	9th St. LLC		9th St. LLC	1733 S Wabash, PO Box 238 St	Wabash, IN 46992
35-05-21-200-511.002-005	Consolidated EDA	Ackerman Huntington LLC	1750 Riverfork Dr W	Ackerman Huntington LLC	4120 W County Rd A	Janesville, WI 53548
35-05-21-300-245.700-005	Consolidated EDA	Auto Truck Group LLC	1640 Riverfork Dr E	Auto Truck Group LLC	1420 Brewster Creek Blvd	Bartlett, IL 60106
35-05-21-200-511.001-005, 35-05-21-300-038.600-005, 35-05-21-300-245.800-005, 35-05-21-300-311.300-005, 35-05-21-300-414.600-005	Consolidated EDA	Bendix Commercial Vehicle Systems LLC		Bendix Commercial Vehicle Systems LLC	35500 Chester Rd	Avon, OH 44011
35-05-20-400-325.500-005	Consolidated EDA	CSP of Indiana LLC	1890 Riverfork Dr	CSP of Indiana LLC	1890 Riverfork Dr	Huntington, IN 46750
35-05-21-300-245.900-005	Consolidated EDA	D K Enterprises LLC & Huntington Sheet Metal Inc	PO Box 151	D K Enterprises LLC & Huntington Sheet Metal Inc	PO Box 151	Huntington, IN 46750
35-05-21-300-245.903-005	Consolidated EDA	Danbar Properties LLC	1725 Riverfork Dr E	Danbar Properties LLC	PO Box 231	Huntington, IN 46750
35-05-20-400-155.900-005	Consolidated EDA	Felderman Properties 101 LLC	1870 Riverfork DR W	Felderman Properties 101 LLC	10504 Bayless Ln	Fort Wayne, IN 46804
35-05-20-300-158.000-004	Consolidated EDA, Riverfork West Allocation Area	Felix Properties LLC	4830 W 200 N	Felix Properties LLC	620 E Spear Rd	Columbia City, IN 46725
35-05-10-300-735.700-005	Consolidated EDA, Consolidated Allocation Area	Huntington County Community School Corp	2201 N Jefferson St	HSSCS	1063 E 900 S	Warren, IN 46792
35-05-20-400-189.900-005	Riverfork West Allocation Area	Huntington County United Economic Development	Progress Dr	HCUED	8 W Market St	Huntington, IN 46750
35-05-21-300-245.801-005, 35-05-21-300-311.200-005	Consolidated EDA	Incipio Devices, LLC		Incipio Devices, LLC	3650 W 200 N	Huntington, IN 46750
35-05-21-300-181.300-005, 35-05-21-300-311.100-005, 35-05-21-300-311.101-005	Consolidated EDA	Indiana Box LLC		Indiana Box LLC	1200 Riverfork Dr E	Huntington, IN 46750
35-05-20-400-284.100-005	Consolidated EDA	JHBC LLC	2080 Riverfork Dr W	JHBC LLC	615 S Meridian Rd	Huntington, IN 46750

35-05-20-300-101.700-004	Consolidated EDA, Riverfork West Allocation Area	Little, Richard & Betty	4846 W 200 N	Little, Richard & Betty	4950 W 200 N	Huntington, IN 46750
35-05-20-300-101.701-004	Consolidated EDA, Riverfork West Allocation Area	Little, Cory	4950 W 200 N	Little, Cory	4950 W 200 N	Huntington, IN 46750
35-05-20-400-240.200-005	Consolidated EDA	LKQ Lakenor Auto & Truck Salvage, Inc	3000 YEOMAN WAY	LKQ Lakenor Auto & Truck Salvage, Inc	5846 Crossings Blvd	Antioch, TN 37013
35-05-15-400-521.901-005	Consolidated EDA, Consolidated Allocation Area	Riverfront Plaza Huntington IN LLC	210 S Jefferson St	Riverfront Plaza Huntington IN LLC	371 Hoes Lane STE 201	Piscataway, NJ 08854
35-05-20-400-102.302-005	Consolidated EDA	Rogers Markets, Inc.	2010 Riverfork Dr	Rogers Markets, Inc.	521 W Washington Blvd	Fort Wayne, IN 46802
35-05-04-400-779.115-005	Consolidated EDA, Consolidated Allocation Area	Rural Huntington Regional Water & Sewer District	Bowen Professional Park PT LOT 9	RHWS D	PO Box 5066	Huntington, IN 46750
35-05-20-400-102.301-005	Consolidated EDA	Sprinkle, James R & Carol A	2060 Riverfork DR W	Sprinkle, James R & Carol A	4705 N 635 W	Huntington, IN 46750
35-05-09-100-769.802-005, 35-05-10-300-738.300-005, 35-05-10-300-738.400-005, 35-05-15-400-317.401-005	Consolidated EDA, Consolidated Allocation Area	State of Indiana		State of Indiana - Real Estate Div	100 N Senate Ave Room N758-RE	Indianapolis, IN 46204
35-05-21-300-311.103-005	Consolidated EDA	Sung, Ti-Chun	Riverfork Dr E	Sung, Ti-Chun	8130 Bayberry Rd #100	Jacksonville, FL 32256
35-05-20-400-189.901-005	Riverfork West Allocation Area	Teijin Automotive Technologies Inc.,	2025 Progress Dr	Teijin Automotive Technologies Inc.,	255 Rex Boulevard	Auburn Hills, MI 48326
35-05-21-300-245.701-005	Consolidated EDA	Tippmann & Dumas Property Partners LLP	1600 Riverfork Dr E	Tippmann & Dumas Property Partners LLP	9009 Coldwater Rd	Fort Wayne, IN 46825
35-06-07-300-072.100-018	Consolidated EDA, Consolidated Allocation Area	Wabash Railroad Company	E Hosler Rd	Wabash Railroad Company	PO Box 5651	Bismarck, ND 58506-5651
35-05-20-400-102.300-005	Consolidated EDA	Wabash Valley Power Association Inc	Riverfork Dr W	Wabash Valley Power Association Inc	6702 Intech Blvd	Indianapolis, IN 46278
35-05-21-200-511.000-005	Consolidated EDA	Waveland Development LLC	1700 Riverfork Dr W	Waveland Development LLC	10504 Bayless Ln	Fort Wayne, IN 46804

## **RESOLUTION 9-R-22**

*Synopsis: This Resolution, if adopted, would approve a Declaratory Resolution by the City of Huntington Redevelopment Commission concerning the following TIF elements: amending the 2008 Consolidated Economic Development Area, amending the 2008 Economic Development Area Allocation Area and creating the Riverfork West Allocation Area.*

### **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, APPROVING A RESOLUTION AMENDING THE DECLARATORY RESOLUTION FOR THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA, THE AMENDMENT OF THE 2008 ECONOMIC DEVELOPMENT AREA ALLOCATION AREA, THE CREATION OF THE RIVERFORK WEST ALLOCATION AREA, AND MATTERS RELATED THERETO**

**WHEREAS**, the City of Huntington Redevelopment Commission (the “Commission”), governing body of the Department of Redevelopment of the City of Huntington, Indiana (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing an economic development area known as the “2008 Consolidated Economic Development Area” (the “Area”), and designating certain portions of such Area as “allocation areas” for purposes of Section 39 of the Act including the 2008 Economic Development Area Allocation Area (the “Original Allocation Area”) and approving an economic development plan for the Area (the “Economic Development Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and

**WHEREAS**, on October 7, 2022, the Commission adopted a Resolution (the “Resolution”) further amending the Declaratory Resolution and the Economic Development Plan by (i) expanding the Area to include the area described on Exhibit A to the Resolution (the “Expansion Area”); (ii) removing the areas described on Exhibit B to the Resolution from the Area; (iii) removing the areas described on Exhibit C to the Resolution, which are currently within the Original Allocation Area, from the Original Allocation Area; (iv) incorporating the areas described on Exhibit D to the Resolution (the “Original Allocation Area Expansion Parcels”) into the Original Allocation Area; (v) designating the area described on Exhibit E to the Resolution as an allocation area under Section 39 of the Act (the “Riverfork West Allocation Area” and along with the Original Allocation Area, the “Allocation Areas”); and (vi) amending the Economic Development Plan as identified in Exhibit F to the Resolution (clauses (i) through hand including (vi) collectively, the “Amendments”); and

**WHEREAS**, the Board of Commissioners of Huntington County, Indiana on October 10, 2022 adopted a resolution assigning jurisdiction over portions of the Riverfork West Allocation Area which are not within the municipal boundaries of the City of Huntington, Indiana (the “City”) to the Commission; and

**WHEREAS**, the City of Huntington Plan Commission, on October 27, 2022, adopted a resolution (the “Plan Commission Order”) determining that the Resolution and the Amendments conform to the plan of development for the City, and approving the Resolution and the Amendments; and

**WHEREAS**, pursuant to Sections 16(b) and 41 of the Act, the Commission has submitted the Declaratory Resolution, the Amendments, and the Plan Commission Order to the Common Council of the City (the “Common Council”).

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA**, as follows:

1. Pursuant to Sections 16(b) and 41 of the Act, this Common Council hereby approves, in all respects, the Resolution, the Amendments, and the Plan Commission Order.
2. This resolution shall be in full force and effect from and after its adoption.

[SIGNATURE PAGE FOLLOWS]

Duly passed on first and final reading this 8 day of November, 2022 by a vote of 5 in favor and 0 in opposition

**CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL**

Voting in Favor:

Voting in Opposition:

Absent

[Signature]

[Signature]

[Signature]

Absent

[Signature]  
Paul Pike

Joe Blomeke

Charles Chapman  
(President)

PJ Felton

Dave Funk

Todd Johnson

Seth Marshall

Paul Pike

Attest:

Christi McElhaney  
City Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this 8 day of November, 2022.

Christi McElhaney  
City Clerk-Treasurer

This Resolution having been adopted by the Common Council and presented to me is  
[APPROVED or VETOED], this 8 day of November, 2022.

[Signature]  
Mayor of the City of Huntington

AFFP

NOTICE OF PUBLIC HEARING OF TH

**Affidavit of Publication**

STATE OF IN }  
COUNTY OF HUNTINGTON } SS

Shelva Garrison, being duly sworn, says:

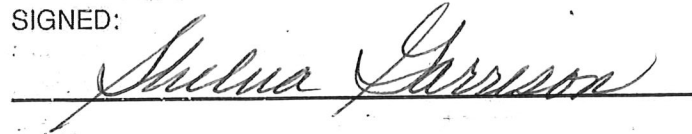
That she is Advertising Clerk of the Herald Press, a daily newspaper of general circulation, printed and published in Huntington, Huntington County, IN; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

November 09, 2022


Publication Fees: \$ 40.46

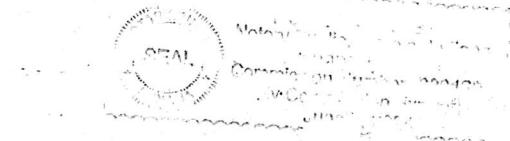
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 9th day of November 2022.

  
Hope R Stevens, Notary Public 06/07/2024



70057760 70514376

City of Huntington  
Community Development & Redevelopment  
300 Cherry St.  
Huntington, IN 46750

NOTICE OF PUBLIC HEARING OF THE  
CITY OF HUNTINGTON REDEVELOPMENT COMMISSION

Notice is hereby given that the City of Huntington Redevelopment Commission (the "Commission"), being the governing body of the City of Huntington Department of Redevelopment (the "Department"), on October 7, 2022, adopted a resolution (the "Declaratory Resolution"), amending a declaratory resolution previously adopted by the

Commission (the "Original Resolution") which designated an area known as the 2008 Consolidated Economic Development Area (the "Economic Development Area"), as an economic development area pursuant to Indiana Code Section 36-7-14, as amended (the "Act"), and approved an economic development plan for the Economic Development Area (the "Original Plan"). The Declaratory Resolution, amends the Original Resolution and the Original Plan to (i) expand the Economic Development Area to include the area described on Exhibit A to the Declaratory Resolution (the "Expansion Area"); (ii) remove the areas described on Exhibit B to the Declaratory Resolution which are currently within the Economic Development Area from the Economic Development Area (iii) remove the areas described on Exhibit C to the Declaratory Resolution which are currently within the 2008 Economic Development Area Allocation Area from the 2008 Economic Development Area Allocation Area; (iv) incorporate the areas described on Exhibit D to the Declaratory Resolution into the 2008 Economic Development Area Allocation Area; (v) designate the area described on Exhibit E to the Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area" and along with the 2008 Economic Development Area Allocation Area, the "Allocation Areas"); and (vi) amending the Original Plan for the Economic Development Area as identified in Exhibit F to the Declaratory Resolution (clauses, (i) through and including (vi) collectively, the "Amendments") (the Original Plan, as amended, the "Amended Plan").

Notice is hereby given that the Commission will conduct a public hearing on Monday, November 21, 2022, at 10:00 a.m., in the Council Chambers on the 3rd floor of the Huntington City Building, 300 Cherry Street, Huntington, Indiana, to receive and hear remonstrances and objections from all persons interested in or affected by the proposed Amendments. Written remonstrances against the proposed Amended Plan and Declaratory Resolution may be filed at any time before 5:00 p.m., on November 18, 2022, in the offices of the Clerk-Treasurer of the City, located at the Huntington City Building, 300 Cherry Street, Huntington, Indiana. At the public hearing, the Commission will hear any person who has filed a written remonstrance during this filing period, and receive and hear any remonstrances or objections from persons interested in or affected by the Amended Plan and Declaratory Resolution. Following the public hearing, the Commission may confirm, modify and confirm, or rescind the Declaratory Resolution.

The Commission will determine the public utility and the benefit of the proposed projects. Maps and plats have been prepared and, along with the Amended Plan, can be inspected at the offices of the Clerk-Treasurer of the City, located at the Huntington City Building, 300 Cherry Street, Huntington, Indiana.  
CITY OF HUNTINGTON  
REDEVELOPMENT COMMISSION  
HSPAXLP.11/09/2022



MUNICIPAL ADVISORS

Baker Tilly Municipal Advisors, LLC  
8365 Keystone Crossing, Ste 300  
Indianapolis, IN 46240  
United States of America

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bakertilly.com

November 9, 2022

Huntington County Commissioners  
c/o Ms. Jill Landrum, Auditor  
201 North Jefferson Street  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Ms. Landrum:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

The purpose of this statement is to disclose any potential impact of amending the 2008 Consolidated Economic Development Area Allocation Area and establishing the Riverfork West Allocation Area (collectively the "Allocation Areas"). The public hearing on the actions related to the Allocation Areas has been scheduled by the Commission for November 21, 2022, as set forth in the enclosed legal notice. Please let us know if you have any questions regarding the enclosed material.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

A handwritten signature in dark ink, appearing to read "Heidi L. Amspaugh".

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao



November 9, 2022

Members of the Huntington County Community School Corporation  
Board of Trustees  
c/o Mr. John Trout, Superintendent  
1063 East 900 South  
Warren, Indiana 46792

Baker Tilly Municipal Advisors, LLC  
8365 Keystone Crossing, Ste 300  
Indianapolis, IN 46240  
United States of America

T: +1 (317) 465 1500  
F: +1 (317) 465 1550  
bakertilly.com

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Mr. Trout:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

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Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao





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bakertilly.com

November 9, 2022

Members of the Union Township Board  
c/o Ms. Cindy Yeiter, Union Township Trustee  
2978 East 25 North  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Ms. Yeiter:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

The purpose of this statement is to disclose any potential impact of amending the 2008 Consolidated Economic Development Area Allocation Area and establishing the Riverfork West Allocation Area (collectively the "Allocation Areas"). The public hearing on the actions related to the Allocation Areas has been scheduled by the Commission for November 21, 2022, as set forth in the enclosed legal notice. Please let us know if you have any questions regarding the enclosed material.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

A handwritten signature in black ink, reading "Heidi L. Amspaugh".

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao



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November 9, 2022

Members of the Huntington City Council  
c/o Ms. Christi McElhaney, Clerk-Treasurer  
300 Cherry Street  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Ms. McElhaney:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

The purpose of this statement is to disclose any potential impact of amending the 2008 Consolidated Economic Development Area Allocation Area and establishing the Riverfork West Allocation Area (collectively the "Allocation Areas"). The public hearing on the actions related to the Allocation Areas has been scheduled by the Commission for November 21, 2022, as set forth in the enclosed legal notice. Please let us know if you have any questions regarding the enclosed material.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao



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United States of America

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November 9, 2022

Members of the Huntington Library Board  
c/o Ms. Rebecca Lemons, Library Director  
225 West Park Drive  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Ms. Lemons:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

The purpose of this statement is to disclose any potential impact of amending the 2008 Consolidated Economic Development Area Allocation Area and establishing the Riverfork West Allocation Area (collectively the "Allocation Areas"). The public hearing on the actions related to the Allocation Areas has been scheduled by the Commission for November 21, 2022, as set forth in the enclosed legal notice. Please let us know if you have any questions regarding the enclosed material.

Very truly yours,

BAKER TILLY MUNICIPAL

ADVISORS, LLC

A handwritten signature in black ink that reads "Heidi L. Amspaugh". The signature is written in a cursive, flowing style.

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao



MUNICIPAL ADVISORS

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bakertilly.com

November 9, 2022

Members of the Huntington County Solid Waste Management Board  
c/o Mr. Scott Husband, Director  
517 South 300 West  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area

Dear Mr. Husband:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

The purpose of this statement is to disclose any potential impact of amending the 2008 Consolidated Economic Development Area Allocation Area and establishing the Riverfork West Allocation Area (collectively the "Allocation Areas"). The public hearing on the actions related to the Allocation Areas has been scheduled by the Commission for November 21, 2022, as set forth in the enclosed legal notice. Please let us know if you have any questions regarding the enclosed material.

Very truly yours,

BAKER TILLY MUNICIPAL

ADVISORS, LLC

A handwritten signature in black ink, appearing to read "Heidi L. Amspaugh".

Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao

November 9, 2022

Members of the Huntington Township Board  
c/o Mr. E.J. Carroll, Township Trustee  
300 Cherry Street  
Huntington, Indiana 46750

Re: Amendment to 2008 Consolidate Economic Development Area Allocation Area  
and Establishment of Riverfork West Allocation Area



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Dear Mr. Carroll:

Enclosed please find a copy of the impact statement that was prepared by Baker Tilly Municipal Advisors, LLC on behalf of the Huntington Redevelopment Commission (the "Commission"). The Commission is required to provide an impact statement to each of the taxing units which overlap the 2008 Consolidated Economic Development Area Allocation Area and the proposed Riverfork West Allocation Area, including Huntington County, the Huntington County Community School Corporation, Union Township, Huntington Township, the Huntington Public Library, Huntington County Solid Waste Management, and the City of Huntington at least 10 days before the public hearing.

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Very truly yours,

BAKER TILLY MUNICIPAL

ADVISORS, LLC

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Heidi L. Amspaugh, Principal

Enclosures  
HLA/jao

## **HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION**

### **STATEMENT DISCLOSING THE IMPACT OF AMENDING THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND ESTABLISHING THE RIVERFORK WEST ALLOCATION AREA**

The City of Huntington, Indiana (the "City") Redevelopment Commission (the "Commission") is required by Indiana Code 36-7-14, as amended (the "Act"), to provide a statement disclosing the impact of establishing or amending a tax allocation area on the overlapping taxing units. This impact statement discloses and explains the impact on the overlapping taxing units caused by amending an allocation area and establishing an allocation area for the purposes of capturing Tax Increment (herein defined).

### **AMENDMENT OF THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND ECONOMIC DEVELOPMENT PLAN AND ESTABLISHMENT OF THE RIVERFORK WEST ALLOCATION AREA**

The Commission has previously adopted a declaratory resolution (the "Original Declaratory Resolution") establishing the 2008 Consolidated Economic Development Area (the "Economic Development Area") and the 2008 Economic Development Area Allocation Area (the "Original Allocation Area") for the purpose of capturing property taxes from the incremental assessed value of real property located in the Original Allocation Area, and approving an economic development plan (the "Original Economic Development Plan") for the Economic Development Area.

On October 7, 2022, the Commission adopted an amending declaratory resolution (the "Amending Declaratory Resolution") to amend the Original Declaratory Resolution and the Original Economic Development Plan (as amended, the "Plan") by (i) expanding the Economic Development Area to include the area described on Exhibit A of the Amending Declaratory Resolution (the "Expansion Area"); (ii) removing the areas described on Exhibit B of the Amending Declaratory Resolution from the Economic Development Area; (iii) removing the areas described on Exhibit C of the Amending Declaratory Resolution from the Original Allocation Area; (iv) incorporating the areas described on Exhibit D of the Amending Declaratory Resolution (the "Expansion Parcels") into the Original Allocation Area; (v) designating the area described on Exhibit E of the Amending Declaratory Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area", and along with the Original Allocation Area, as amended and expanded, the "Allocation Areas"); and (vi) amending the Original Economic Development Plan for the Economic Development Area as identified on Exhibit F of the Amending Declaratory Resolution (clauses (i) through and including (vi))(collectively, the "Amendments").

The Expansion Area and Expansion Parcels are located in the Huntington Township, Huntington Corporation, and Union Township taxing districts (the "Expansion Taxing Districts"). The Riverfork West Allocation Area is located in the Huntington Township and Huntington Corporation taxing districts (the "Riverfork Taxing Districts"). The Expansion Parcels portion of the Original Allocation Area will expire 25 years from the date on which the Amending Declaratory Resolution is confirmed to expand the Original Allocation Area to include the Expansion Parcels. The Riverfork West Allocation Area will expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Riverfork West Allocation Area.

The Commission finds in the Amending Declaratory Resolution that the Amendments are reasonable and appropriate for the purpose of the Act and conform to any comprehensive plan for the City. The adoption of the allocation provision designation for the Expansion Parcels and Riverfork West Allocation Area will result in new property taxes that would not have been generated but for the adoption of the allocation provision because of the lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions. The Commission also finds that the public health and welfare will be benefitted by the Amendments and will be of public utility and benefit as measured by the attraction and retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar public benefits.

The Amending Declaratory Resolution allows for the capture of incremental non-residential real property taxes from growth within the Allocation Areas. Tax Increment consists of all property tax proceeds from the assessed valuation of real property in the Allocation Areas as of the assessment date in excess of the base assessed valuation described in Section 39(b)(1) of the Act, multiplied by the current property tax rate, excluding any rate established by a post-2009 referendum and, for those allocation areas created post-2021, exclusive of any fire territory rate (referred to throughout as the "Tax Increment"). The base assessed value means the net assessed value of all property in the Allocation Areas as finally determined for the assessment date immediately preceding

## HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION

### **STATEMENT DISCLOSING THE IMPACT OF AMENDING THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND ESTABLISHING THE RIVERFORK WEST ALLOCATION AREA**

the effective date of the declaratory resolution establishing the allocation area pursuant to Section 39 of the Act. The base assessment date for the Expansion Parcels portion of the Original Allocation Area and the Riverfork West Allocation Area is January 1, 2022.

#### **PROJECT SUMMARY**

To accomplish the Plan, the Commission may undertake capital projects that are located in, serve, or benefit the Allocation Areas (the "Projects"). The Commission may issue bonds or enter into a lease payable from Tax Increment to fund the Projects. The Commission anticipates that funding the Projects will facilitate future development in the Riverfork West Allocation Area (the "Future Development") that would not occur otherwise.

#### **ESTIMATED TAX INCREMENT**

The Commission currently captures Tax Increment from real property in the Original Allocation Area. The pay 2023 incremental assessed value of the Original Allocation Area is \$66,338,879 and it generates Tax Increment of \$1,872,920 after the application of the Circuit Breaker Tax Credit (herein defined). Following the Amendments and the removal of certain parcels from the Original Allocation Area, it is estimated that the incremental assessed value will be \$76,612,039 and will generate \$2,167,700 of Tax Increment following the application of the Circuit Breaker Tax Credit.

The Commission intends to capture the real property Tax Increment from the Future Development in the Riverfork West Allocation Area. For the purposes of this impact analysis, the illustrative Tax Increment from the Future Development is based on an illustrative \$1,000,000 of new real property investment in each of the Riverfork Taxing Districts. The illustrative \$1,000,000 of incremental assessed value from the real property is estimated to generate illustrative total annual Tax Increment revenue of \$48,200 following the application of the Circuit Breaker Tax Credit.

The actual real property assessed value for any future development will be determined by the Huntington County Assessor upon completion of any future development. No adjustment for future statewide reassessments or trending was made in this analysis. Future tax rates and assessed value may differ from the tax rates and assessed values used in this analysis, and the differences could have a material impact on the actual Tax Increment. See the sections below for additional information about the Circuit Breaker Tax Credit as it relates to property tax changes.

#### ***Circuit Breaker Tax Credits (Property Tax Caps)***

Article 10, Section 1 of the Constitution of the State of Indiana (the "Constitutional Provision") provides that, for property taxes first due and payable in 2012 and thereafter, the Indiana General Assembly shall, by law, limit a taxpayer's property tax liability to a specified percentage of the gross assessed value of the taxpayer's real and personal property. Indiana Code 6-1.1-20.6 (the "Statute") authorizes such limits in the form of a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit (the "Circuit Breaker Tax Credit"). For property assessed as a homestead (as defined in Indiana Code 6-1.1-12-37), the Circuit Breaker Tax Credit is equal to the amount by which the property taxes attributable to the homestead exceed 1% of the gross assessed value of the homestead. Property taxes attributable to the gross assessed value of other residential property, agricultural property, and long-term care facilities are limited to 2% of the gross assessed value, property taxes attributable to other non-residential real property and personal property are limited to 3% of the gross assessed value. The Statute provides additional property tax limits for property taxes paid by certain senior citizens.

If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. Political subdivisions may not increase their property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

The Constitutional Provision excludes from the application of the Circuit Breaker Tax Credit property taxes first due and payable in 2012, and thereafter, that are imposed after being approved by the voters in a referendum.

## HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION

### **STATEMENT DISCLOSING THE IMPACT OF AMENDING THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND ESTABLISHING THE RIVERFORK WEST ALLOCATION AREA**

The Statute codifies this exception, providing that, with respect to property taxes first due and payable in 2012 and thereafter, property taxes imposed after being approved by the voters in a referendum will not be considered for purposes of calculating the limits to property tax liability under the provisions of the Statute.

In this analysis, the Circuit Breaker Tax Credit is not expected to reduce the Tax Increment for the Allocation Areas due to the fact that the net certified pay 2022 tax rate for the Expansion Taxing Districts and the Riverfork Taxing Districts is below the maximum threshold of 3% of gross assessed value for commercial property.

### **ESTIMATED IMPACT OF THE AMENDMENTS ON OVERLAPPING TAXING UNITS**

The schedule entitled "Estimated Impact of the Amendments on Overlapping Taxing Units" provides an estimate of the effect on the tax rates of the overlapping taxing units (*holding all other factors constant*) of amending the Original Allocation Area to remove certain parcels and establishing the Riverfork West Allocation Area to capture the incremental real property assessed value from the Future Development.

#### **Scenario I: Present Situation (Prior to the Amendments)**

Scenario I represents the current situation (based on payable 2022 and 2023 property tax information) prior to amending the Original Allocation Area and establishing the Riverfork West Allocation Area. Scenario I represents the taxes payable 2022 property tax levies and tax rates and taxes payable 2023 assessed values for the overlapping taxing units located in the Expansion Taxing Districts and Riverfork Taxing Districts. The Original Allocation Area is currently estimated to generate \$1,872,920 of Net Tax Increment after the application of Circuit Breaker Tax Credits.

#### **Scenario II: Assumes the Original Allocation Area is Amended, and the Riverfork West Allocation Area is Established**

Scenario II depicts the impact on the overlapping taxing units (*holding all other factors constant*) if the Original Allocation Area is amended to remove certain parcels and the Riverfork West Allocation Area is established. The Amendments are estimated to increase the amount of incremental assessed value captured in the Original Allocation Area by \$10,273,160 through the removal of negative incremental assessed value parcels, increasing the estimated Tax Increment to \$2,167,700 following the application of the Circuit Breaker Tax Credit. The illustrative incremental assessed value of the \$1,000,000 Future Development is estimated to generate an illustrative \$48,200 of Tax Increment following the application of the Circuit Breaker Tax Credit.

The amendment to the Original Allocation Area removing certain negative incremental assessed value parcels will result in an increase to the property tax rates for funds subject to the maximum levy in an estimated amount of \$0.1463 and an estimated reduction to the property tax levies for funds outside of the maximum levy limitations that are subject to rate controls in the estimated amount of \$1,842.

#### **Scenario III: Assumes the Amendments are not completed**

Scenario III represents the impact on the overlapping taxing units if the Original Allocation Area is not amended, the Riverfork West Allocation Area is not established, the Projects are not funded, and therefore, assumes that the Future Development does not occur. The City does not have any other method of funding the Projects (with the assumption that the City would not issue bonds payable from ad valorem property taxes levied on all taxpayers in the City or from another source of funding, without the prospect of replacing that source with Tax Increment). The lack of the amendment of the boundaries of the Original Allocation Area would leave the captured incremental assessed value unchanged.

#### **Impact Summary**

The Projects cannot be funded by the regulatory processes or by the ordinary operations of private enterprise without resort to the powers of the Commission under the Act because of the lack of local public improvements. Without the Amendments and establishment of the Riverfork West Allocation Area, the Commission lacks the ability to provide incentives to attract private investment and lacks the funding to construct the Projects necessary to encourage economic growth in the Allocation Areas. Neither the Commission nor the City has the financial



## HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION

### **STATEMENT DISCLOSING THE IMPACT OF AMENDING THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND ESTABLISHING THE RIVERFORK WEST ALLOCATION AREA**

capacity to finance the Projects (with the assumption that the City would not issue bonds payable from ad valorem property taxes levied on all taxpayers in the City or from another source of funding, without the prospect of replacing that source with Tax Increment). Therefore, the Commission does not believe that there is a significant impact on the taxpayers or the overlapping taxing units. The Projects cannot be funded without Tax Increment.

During the period of the Tax Increment capture, the tax base of the overlapping taxing units would remain the same following the adjustment for the Original Allocation Area amendment (*holding other factors constant*). After the expiration of the Allocation Areas, the incremental assessed value will be added to the property tax base of all the overlapping taxing units. Please note that for purposes of estimating the impact of tax increment financing, certain factors were held constant in this analysis. No other growth in real property assessed value was assumed to take place anywhere in the City or within the Allocation Areas. No increases in the budgets of the overlapping taxing units were assumed for purposes of this analysis. Potential impacts from future statewide reassessments or trending were not included in this analysis.

#### **Non-Property Tax Impacts**

Additional local income taxes could potentially be generated from the new jobs associated with the Future Development or new employees of business enterprises in the Allocation Areas, assuming the employees are residents of the City, or from incremental growth in wages and income of current and new employees. Increases in employees and wages, would, in turn, increase local spending and commercial activity. Additional revenue sources, which would potentially increase as a result of new business enterprises or residential development which locate in the Allocation Areas include food and beverage revenues, motor vehicle highway funds, local road and street funds and excise taxes.

**HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION**

**ESTIMATED IMPACT OF THE AMENDMENTS  
ON OVERLAPPING TAXING UNITS**

Huntington Township Taxing Unit	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
<b>SCENARIO I: <u>PRESENT SITUATION (1)</u></b>			
Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.			
Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651
Huntington Township	0.0406	651,320,560	264,437
Huntington Township Fire	0.0552	158,096,419	87,269
Huntington Township Cumulative Fire (2)	0.0250	158,096,419	39,524
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768
Huntington Library	0.2215	676,199,981	1,497,783
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690
Total Tax Rate (per \$100 AV)	<u>\$1.8877</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$1.8877	\$2,525,396	\$47,670	\$0	\$47,670

**SCENARIO II: ASSUMES THE ORIGINAL ALLOCATION AREA IS AMENDED AND THE RIVERFORK WEST ALLOCATION AREA IS ESTABLISHED**

Assumes the Original Allocation Area is amended and the Riverfork West Allocation Area is established. Assumes the Future Development occurs and the net assessed value for the overlapping taxing units reflects the removed parcels from the Original Allocation Area.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5456	\$1,696,282,367	\$9,254,651	\$0.0033	\$0
Huntington Township	0.0411	642,971,350	264,437	0.0005	0
Huntington Township Fire	0.0551	158,334,039	87,269	(0.0001)	0
Huntington Township Cumulative Fire (2)	0.0250	149,509,589	37,377	0.0000	(2,147)
Huntington County Community School Corporation	0.9940	1,696,282,367	16,860,768	0.0060	0
Huntington Library	0.2245	667,148,631	1,497,783	0.0030	0
Huntington County Solid Waste Management	0.0152	1,696,282,367	257,690	0.0001	0
Total Tax Rate (per \$100 AV)	1.9005			<u>\$0.0128</u>	<u>(\$2,147)</u>
Less: Huntington Township Fire Territory Rates (3)	<u>(0.0801)</u>				
Total Net Tax Rate (per \$100 AV)	<u>\$1.8204</u>				

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Future Development	\$1.8204 (4)	\$1,000,000	\$18,200	\$0	\$18,200
Original Allocation Area	1.9005	2,287,776	43,480	0	43,480

**SCENARIO III: ASSUMES THE AMENDMENTS ARE NOT COMPLETED**

Assumes the Original Allocation Area is not amended and the Riverfork West Allocation Area is not established, and as a result the Future Development does not occur because the Projects cannot be completed without the use of Tax Increment.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651	\$0.0000	\$0
Huntington Township	0.0406	651,320,560	264,437	0.0000	0
Huntington Township Fire	0.0552	158,096,419	87,269	0.0000	0
Huntington Township Cumulative Fire (2)	0.0250	158,096,419	39,524	0.0000	0
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768	0.0000	0
Huntington Library	0.2215	676,199,981	1,497,783	0.0000	0
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690	0.0000	0
Total Tax Rate (per \$100 AV)	<u>\$1.8877</u>			<u>\$0.0000</u>	<u>\$0.0000</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$1.8877	\$2,525,396	\$47,670	\$0	\$47,670

(1) Based on information provided from the 2022 Huntington County Budget Order.

(2) Tax rates are not adjusted for rate-driven funds. Assumes these funds are at their maximum rates.

(3) Pursuant to IC 36-7-14.7, tax rates attributable to Fire Territories are excluded from the Tax Increment calculation for allocation areas established after December 31, 2021.

(4) Represents the total tax rate for the Huntington Township taxing district after the Amendments of \$1.9005, less the Huntington Township Fire Territory rates of \$0.0801.

Note: Referendum-approved property tax rates are exempt from the tax increment calculation. This illustration does not take into account the impacts on the Circuit Breaker Tax Credits for the overlapping taxing units.

(Subject to the attached impact statement  
dated November 9, 2022 of Baker Tilly Municipal Advisors, LLC)

**HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION**

**ESTIMATED IMPACT OF THE AMENDMENTS  
ON OVERLAPPING TAXING UNITS**

Huntington Corporation Taxing Unit	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
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**SCENARIO I: PRESENT SITUATION (1)**

Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.

Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651
Huntington Township	0.0406	651,320,560	264,437
Huntington Civil City	2.5894	497,807,150	12,890,217
Huntington Civil City - Cumulative Capital Development (2)	0.0225	497,807,150	112,007
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768
Huntington Library	0.2215	676,199,981	1,497,783
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690
Total Tax Rate (per \$100 AV)	<u>\$4.4194</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund	\$4.4194	\$57,418,146	\$2,537,540	(\$814,990)	\$1,722,550
Original Allocation Area					

**SCENARIO II: ASSUMES THE ORIGINAL ALLOCATION AREA IS AMENDED AND THE RIVERFORK WEST ALLOCATION AREA IS ESTABLISHED**

Assumes the Original Allocation Area is amended and the Riverfork West Allocation Area is established. Assumes the Future Development occurs and the net assessed value for the overlapping taxing units reflects the removed parcels from the Original Allocation Area.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5456	\$1,696,282,367	\$9,254,651	\$0.0033	\$0
Huntington Township	0.0411	642,971,350	264,437	0.0005	0
Huntington Civil City	2.6386	488,518,180	12,890,217	0.0492	0
Huntington Civil City - Cumulative Capital Development (2)	0.0225	488,518,180	109,917	0.0000	(2,090)
Huntington County Community School Corporation	0.9940	1,696,282,367	16,860,768	0.0060	0
Huntington Library	0.2245	667,148,631	1,497,783	0.0030	0
Huntington County Solid Waste Management	0.0152	1,696,282,367	257,690	0.0001	0
Total Tax Rate (per \$100 AV)	<u>\$4.4815</u>			<u>\$0.0621</u>	<u>(\$2,090)</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund	\$4.4815	\$1,000,000	\$44,820	(\$14,820)	\$30,000
Future Development					
Original Allocation Area	4.4815	66,004,976	2,958,010	(977,860)	1,980,150

**SCENARIO III: ASSUMES THE AMENDMENTS ARE NOT COMPLETED**

Assumes the Original Allocation Area is not amended and the Riverfork West Allocation Area is not established, and as a result the Future Development does not occur because the Projects cannot be completed without the use of Tax Increment.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651	\$0.0000	\$0
Huntington Township	0.0406	651,320,560	264,437	0.0000	0
Huntington Civil City	2.5894	497,807,150	12,890,217	0.0000	0
Huntington Civil City - Cumulative Capital Development (2)	0.0225	497,807,150	112,007	0.0000	0
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768	0.0000	0
Huntington Library	0.2215	676,199,981	1,497,783	0.0000	0
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690	0.0000	0
Total Tax Rate (per \$100 AV)	<u>\$4.4194</u>			<u>\$0.0000</u>	<u>\$0.0000</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund	\$4.4194	\$57,418,146	\$2,537,540	(\$814,990)	\$1,722,550
Original Allocation Area					

(1) Based on information provided from the 2022 Huntington County Budget Order.

(2) Tax rates are not adjusted for rate-driven funds. Assumes these funds are at their maximum rates.

Note: Referendum-approved property tax rates are exempt from the tax increment calculation. This illustration does not take into account the impacts on the Circuit Breaker Tax Credits for the overlapping taxing units.

(Subject to the attached impact statement  
dated November 9, 2022 of Baker Tilly Municipal Advisors, LLC)

**HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION**

**ESTIMATED IMPACT OF THE AMENDMENTS  
ON OVERLAPPING TAXING UNITS**

Union Township Taxing Unit	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
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**SCENARIO I: PRESENT SITUATION (1)**

Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.

Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651
Union Township	0.0058	117,402,650	6,809
Union Township Fire	0.0125	109,747,986	13,718
Union Township Fire Equipment Debt	0.0127	109,747,986	13,938
Union Township Cumulative Fire (2)	0.0250	109,747,986	27,437
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690
Total Tax Rate (per \$100 AV)	<u>\$1.6014</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$1.6014	\$6,374,506	\$102,080	\$0	\$102,080

**SCENARIO II: ASSUMES THE ORIGINAL ALLOCATION AREA IS AMENDED AND THE RIVERFORK WEST ALLOCATION AREA IS ESTABLISHED**

Assumes the Original Allocation Area is amended and the Riverfork West Allocation Area is established. Assumes the Future Development occurs and the net assessed value for the overlapping taxing units reflects the removed parcels from the Original Allocation Area.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5456	\$1,696,282,367	\$9,254,651	\$0.0033	\$0
Union Township	0.0059	115,478,700	6,809	0.0001	0
Union Township Fire	0.0126	108,526,176	13,718	0.0001	0
Union Township Fire Equipment Debt	0.0128	108,526,176	13,938	0.0001	0
Union Township Cumulative Fire (2)	0.0250	108,526,176	27,132	0.0000	(305)
Huntington County Community School Corporation	0.9940	1,696,282,367	16,860,768	0.0060	0
Huntington County Solid Waste Management	0.0152	1,696,282,367	257,690	0.0001	0
Total Tax Rate (per \$100 AV)	<u>\$1.6111</u>			<u>\$0.0097</u>	<u>(\$305)</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$1.6111	\$7,596,316	\$122,380	\$0	\$122,380

**SCENARIO III: ASSUMES THE AMENDMENTS ARE NOT COMPLETED**

Assumes the Original Allocation Area is not amended and the Riverfork West Allocation Area is not established, and as a result the Future Development does not occur because the Projects cannot be completed without the use of Tax Increment.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651	\$0.0000	\$0
Union Township	0.0058	117,402,650	6,809	0.0000	0
Union Township Fire	0.0125	109,747,986	13,718	0.0000	0
Union Township Fire Equipment Debt	0.0127	109,747,986	13,938	0.0000	0
Union Township Cumulative Fire (2)	0.0250	109,747,986	27,437	0.0000	0
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768	0.0000	0
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690	0.0000	0
Total Tax Rate (per \$100 AV)	<u>\$1.6014</u>			<u>\$0.0000</u>	<u>\$0</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$1.6014	\$6,374,506	\$102,080	\$0	\$102,080

(1) Based on information provided from the 2022 Huntington County Budget Order.

(2) Tax rates are not adjusted for rate-driven funds. Assumes these funds are at their maximum rates.

Note: Referendum-approved property tax rates are exempt from the tax increment calculation. This illustration does not take into account the impacts on the Circuit Breaker Tax Credits for the overlapping taxing units.

(Subject to the attached impact statement  
dated November 9, 2022 of Baker Tilly Municipal Advisors, LLC)

**HUNTINGTON, INDIANA REDEVELOPMENT COMMISSION**

**ESTIMATED IMPACT OF THE AMENDMENTS  
ON OVERLAPPING TAXING UNITS**

Huntington Corporation Union Township Taxing Unit	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
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**SCENARIO I: PRESENT SITUATION (1)**

Represents 2021 taxes payable 2022 property tax levies, assessed valuation, and tax rates.

Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651
Union Township	0.0058	117,406,650	6,809
Huntington Civil City	2.5894	497,807,150	12,890,217
Huntington Civil City - Cumulative Capital Development (2)	0.0225	497,807,150	112,007
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768
Huntington Library	0.2215	676,199,981	1,497,783
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690
Total Tax Rate (per \$100 AV)	<u>\$4.3846</u>		

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$4.3846	\$20,831	\$910	(\$290)	\$620

**SCENARIO II: ASSUMES THE ORIGINAL ALLOCATION AREA IS AMENDED AND THE RIVERFORK WEST ALLOCATION AREA IS ESTABLISHED**

Assumes the Original Allocation Area is amended and the Riverfork West Allocation Area is established. Assumes the Future Development occurs and the net assessed value for the overlapping taxing units reflects the removed parcels from the Original Allocation Area.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5456	\$1,696,282,367	\$9,254,651	\$0.0033	\$0
Union Township	0.0059	115,482,700	6,809	0.0001	0
Huntington Civil City	2.6386	488,518,180	12,890,217	0.0492	0
Huntington Civil City - Cumulative Capital Development (2)	0.0225	488,518,180	109,917	0.0000	(2,090)
Huntington County Community School Corporation	0.9940	1,696,282,367	16,860,768	0.0060	0
Huntington Library	0.2245	667,148,631	1,497,783	0.0030	0
Huntington County Solid Waste Management	0.0152	1,696,282,367	257,690	0.0001	0
Total Tax Rate (per \$100 AV)	<u>\$4.4463</u>			<u>\$0.0617</u>	<u>(\$2,090)</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$4.4463	\$722,971	\$32,150	(\$10,460)	\$21,690

**SCENARIO III: ASSUMES THE AMENDMENTS ARE NOT COMPLETED**

Assumes the Original Allocation Area is not amended and the Riverfork West Allocation Area is not established, and as a result the Future Development does not occur because the Projects cannot be completed without the use of Tax Increment.

				Rate Difference From Scenario I	Levy Difference From Scenario I
Huntington County	\$0.5423	\$1,706,555,527	\$9,254,651	\$0.0000	\$0
Union Township	0.0058	117,406,650	6,809	0.0000	0
Huntington Civil City	2.5894	497,807,150	12,890,217	0.0000	0
Huntington Civil City - Cumulative Capital Development (2)	0.0225	497,807,150	112,007	0.0000	0
Huntington County Community School Corporation	0.9880	1,706,555,527	16,860,768	0.0000	0
Huntington Library	0.2215	676,199,981	1,497,783	0.0000	0
Huntington County Solid Waste Management	0.0151	1,706,555,527	257,690	0.0000	0
Total Tax Rate (per \$100 AV)	<u>\$4.3846</u>			<u>\$0.0000</u>	<u>\$0.0000</u>

	Net Tax Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
TIF Allocation Fund Original Allocation Area	\$4.3846	\$20,831	\$910	(\$290)	\$620

(1) Based on information provided from the 2022 Carroll County Budget Order.

(2) Tax rates are not adjusted for rate-driven funds. Assumes these funds are at their maximum rates.

Note: Referendum-approved property tax rates are exempt from the tax increment calculation. This illustration does not take into account the impacts on the Circuit Breaker Tax Credits for the overlapping taxing units.

(Subject to the attached impact statement  
dated November 9, 2022 of Baker Tilly Municipal Advisors, LLC)

**RESOLUTION NO. RC-2022-3**

**RESOLUTION OF CITY OF HUNTINGTON REDEVELOPMENT COMMISSION  
CONFIRMING AN AMENDMENT TO THE DECLARATORY RESOLUTION  
FOR THE 2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA TO EXPAND THE  
2008 CONSOLIDATED ECONOMIC DEVELOPMENT AREA, TO AMEND THE 2008  
CONSOLIDATED ECONOMIC DEVELOPMENT AREA, TO AMEND THE 2008 ECONOMIC  
DEVELOPMENT AREA ALLOCATION AREA, AND TO DESIGNATE AN ALLOCATION  
AREA**

WHEREAS, the City of Huntington Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Huntington Department of Redevelopment (the "Department") previously has adopted a declaratory resolution (as subsequently confirmed and amended, the "Declaratory Resolution") pursuant to Indiana Code 36-7-14, as amended (the "Act"), which established the 2008 Consolidated Economic Development Area (the "Economic Development Area") as an economic development area pursuant to Section 41 of the Act, established the 2008 Economic Development Area Allocation Area (the "Original Allocation Area"), and approved an economic development plan for the Economic Development Area (the "Economic Development Plan"); and

WHEREAS, on October 7, 2022, the Commission approved and adopted a Resolution (the "Resolution"), which (i) expanded the Economic Development Area to include the area described on Exhibit A to the Resolution (the "Expansion Area"); (ii) removed the areas described on Exhibit B to the Resolution from the Economic Development Area; (iii) removed the areas described on Exhibit C to the Resolution which are currently within the Original Allocation Area from the Original Allocation Area; (iv) incorporated the areas described on Exhibit D to the Resolution (the "Original Allocation Area Expansion Parcels") into the Original Allocation Area; (v) designated the area described on Exhibit E to the Resolution as an allocation area under Section 39 of the Act (the "Riverfork West Allocation Area" and along with the Original Allocation Area, the "Allocation Areas"); and (vi) amended the Economic Development Plan for the Economic Development Area as identified in Exhibit F to the Resolution (clauses (i) through and including (vi) collectively, the "Amendments"); and

WHEREAS, October 27, 2022, the City of Huntington Plan Commission approved and adopted a resolution (the "Approving Order") approving the Resolution and the Amendments and determining that the Resolution and the Amendments conform to the plan of development for the City of Huntington, Indiana (the "City"), and submitted the Approving Order to the Common Council of the City (the "Council"); and

WHEREAS, pursuant to Sections 16 and 41 of the Act, the Council on November 8, 2022, adopted a resolution (the "Council Resolution") which approved the Declaratory Resolution, the Amendments, and the Approving Order; and

WHEREAS, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Declaratory Resolution, filed a copy of said Notice in the offices of

**FILED**  
NOV 21 2022  
AUDITOR  
HUNTINGTON COUNTY, IN

**FILED**  
NOV 21 2022  
AUDITOR  
HUNTINGTON COUNTY, IN

all departments, bodies or officers of the City having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Allocation Areas a copy of the Notice of Public Hearing and a statement disclosing the impact of the creation and amendment, respectively, of the Allocation Areas; and

WHEREAS, pursuant to Section 17.5 of the Act, the Commission also mailed to each affected neighborhood association and each person owning property in the Expansion Area a copy of the Notice of Public Hearing; and

WHEREAS, at the hearing (the “Public Hearing”) held by the Commission on November 21, 2022, the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

WHEREAS, the Commission now desires to modify the Resolution to amend certain text of the Resolution as identified herein, to replace Exhibit A to the Resolution with the Exhibit A attached hereto, to replace Exhibit B to the Resolution with the Exhibit B attached hereto, to replace Exhibit C to the Resolution with the Exhibit C attached hereto, and to replace Exhibit E to the Resolution with Exhibit D attached hereto.

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the Amendments, and modifying and confirming the Declaratory Resolution, in accordance with Section 17 of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City of Huntington Redevelopment Commission, as follows:

1. After considering the evidence presented at the Public Hearing, the Commission hereby modifies the Resolution to incorporate the following text as Paragraph 17 of the Resolution, “The foregoing allocation provisions provide for the capture of tax increment revenues, which may be used to finance the cost of all or any part of the acquisition, construction, or installation of economic development facilities in the Allocation Areas and thereby facilitate further investment in the Allocation Areas. As a result, the Commission hereby finds that the adoption of these allocation provisions with respect to the Allocation Areas will result in new property taxes in the Allocation Areas that would not have been generated but for the adoption of the allocation provisions.”, to renumber Paragraphs 17 through 23 of the Resolution to accommodate for the addition of the new Paragraph 17, to replace Exhibit A to the Resolution with the Exhibit A attached hereto, to replace Exhibit B to the Resolution with the Exhibit B attached hereto, to replace Exhibit C to the Resolution with the Exhibit C attached hereto, and to replace Exhibit E to the Resolution with Exhibit D attached hereto.

2. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Resolution, as modified herein.

3. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed projects set forth in the Amendments, and the Amendments, as modified herein, are hereby approved in all respects.

4. The Resolution, as modified herein, is hereby confirmed.


5. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and modifying and confirming the Resolution and approving the Amendments, including the designation of the Riverfork West Allocation Area, the amendment of the Original Allocation Area, the amendment of the Economic Development Area, and the amendment of the Economic Development Plan.

6. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.



Adopted the 21st day of November, 2022.

CITY OF HUNTINGTON  
REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
President

*Absent*  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

*Absent*  
\_\_\_\_\_  
Member

**EXHIBIT A**

**DESCRIPTION OF THE HEREIN DESCRIBED EXPANSION AREA EXPANDING THE  
ECONOMIC DEVELOPMENT AREA**

Parcel No.

35-05-04-400-779.115-005	35-05-20-400-325.500-005
35-05-09-100-769.802-005	35-05-21-300-245.700-005
35-05-09-200-780.023-005	35-05-21-300-245.701-005
35-05-09-300-326.700-005	35-05-21-300-245.800-005
35-05-09-300-730.500-005	35-05-21-300-245.801-005
35-05-10-200-730.400-005	35-05-21-300-245.900-005
35-05-10-300-735.700-005	35-05-21-300-245.901-005
35-05-10-300-738.300-005	35-05-21-300-245.902-005
35-05-10-300-738.400-005	35-05-21-300-245.903-005
35-05-14-400-693.700-005	35-05-20-400-284.100-005
35-05-15-400-317.401-005	35-05-21-300-311.100-005
35-05-15-400-521.901-005	35-05-21-300-181.300-005
35-05-22-200-724.500-005	35-05-21-300-311.103-005
35-06-07-300-072.100-018	35-05-21-300-311.200-005
35-05-20-300-101.700-004	35-05-21-300-311.300-005
35-05-20-300-158.000-004	35-05-21-300-414.600-005
35-05-20-400-102.300-005	35-05-21-200-511.001-005
35-05-20-400-102.301-005	35-05-21-300-726.200-005
35-05-20-400-102.302-005	35-05-21-200-511.002-005
35-05-21-300-038.600-005	35-05-21-200-511.000-005
35-05-20-400-155.900-005	35-05-21-300-311.101-005
35-05-20-400-240.200-005	

**Legend**

- Rivers
- Roads
- Parcels
- City Limits
- Consolidated EDA Additions

Scale: 0 0.225 0.45 0.9 Mi

North Arrow

## **EXHIBIT B**

### **DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ECONOMIC DEVELOPMENT AREA**

Parcel No.

35-05-02-400-007.700-004	35-05-08-100-112.301-004
35-05-02-400-007.701-004	35-05-08-100-112.302-004
35-05-02-400-041.700-004	35-05-08-100-112.303-004
35-05-02-400-154.400-004	35-05-08-100-112.304-004
35-05-03-400-125.001-004	35-05-08-100-112.305-004
35-05-04-200-198.700-004	35-05-08-100-127.700-004
35-05-04-300-007.000-004	35-05-08-100-127.701-004
35-05-04-300-007.002-004	35-05-08-100-134.900-004
35-05-04-300-032.000-004	35-05-08-100-163.101-004
35-05-04-300-035.100-004	35-05-08-100-163.102-004
35-05-04-300-042.601-004	35-05-08-100-170.600-004
35-05-04-300-042.800-004	35-05-08-400-093.400-004
35-05-04-300-051.100-004	35-05-08-400-093.401-004
35-05-04-300-078.700-004	35-05-08-400-093.402-004
35-05-04-300-079.100-004	35-05-08-400-093.404-004
35-05-04-300-083.700-004	35-05-09-100-070.901-004
35-05-04-300-099.900-004	35-05-09-200-007.001-004
35-05-04-300-099.901-004	35-05-09-200-007.003-004
35-05-04-300-099.902-004	35-05-09-200-007.004-004
35-05-04-300-111.600-004	35-05-09-200-038.700-004
35-05-04-300-135.000-004	35-05-09-200-038.800-004
35-05-04-300-149.600-004	35-05-09-200-042.600-004
35-05-04-400-051.000-004	35-05-09-200-042.603-004
35-05-04-400-070.701-004	35-05-09-200-116.300-005
35-05-04-400-078.200-004	35-05-11-100-070.100-004
35-05-04-400-078.201-004	35-05-11-100-070.101-004
35-05-04-400-078.202-004	35-05-11-100-169.400-004
35-05-04-400-134.600-004	35-05-11-100-170.302-004
35-05-04-400-134.601-004	35-05-11-100-170.304-004
35-05-05-100-161.000-004	35-05-11-200-093.700-004
35-05-05-400-006.700-004	35-05-11-200-093.701-004
35-05-05-400-140.800-004	35-05-11-200-093.702-004
35-05-05-400-163.000-004	35-05-12-100-197.200-004
35-05-05-400-170.601-004	35-05-12-200-047.000-004
35-05-05-400-186.100-004	35-05-12-200-197.400-004
35-05-05-400-186.200-004	35-05-12-300-004.900-004
35-05-08-100-006.500-004	35-05-12-300-192.300-004
35-05-08-100-038.600-004	35-05-17-300-103.900-004
35-05-08-100-089.700-004	35-05-17-400-001.600-004
35-05-08-100-112.300-004	35-05-20-100-120.900-004

35-05-20-100-120.901-004  
35-05-20-200-019.600-004  
35-05-23-100-002.000-004  
35-05-23-100-020.800-004  
35-05-23-100-027.900-004  
35-05-23-100-068.500-004  
35-05-23-100-072.100-004  
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35-05-23-100-136.500-004  
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35-05-23-100-174.300-004  
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35-05-23-400-058.000-004  
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35-05-24-300-007.400-004  
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35-05-24-300-072.000-004  
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35-05-24-300-155.622-004  
35-05-24-300-155.623-004  
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35-05-24-300-155.626-004

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35-05-24-400-040.700-004  
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35-05-25-100-057.400-004  
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35-05-14-100-720.400-005  
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35-05-14-200-362.815-005  
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35-05-14-200-533.700-005  
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35-05-14-200-564.800-005  
35-05-14-200-680.600-005  
35-05-14-200-680.700-005  
35-05-14-200-743.800-005  
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35-05-15-100-256.000-005  
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35-05-15-100-461.300-005  
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35-05-15-100-518.500-005  
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35-05-15-100-628.800-005  
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35-05-15-100-696.600-005  
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35-05-15-400-037.700-005  
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35-05-15-400-070.600-005  
35-05-15-400-073.700-005  
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35-05-15-400-165.700-005  
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35-05-15-400-594.900-005  
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35-05-22-100-033.300-005  
35-05-22-100-037.900-005  
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35-05-22-100-062.600-005  
35-05-22-100-083.600-005  
35-05-22-100-106.000-005  
35-05-22-100-106.800-005  
35-05-22-100-159.200-005  
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35-05-22-100-188.000-005  
35-05-22-100-189.800-005  
35-05-22-100-189.900-005  
35-05-22-100-195.100-005  
35-05-22-100-220.000-005  
35-05-22-100-231.500-005  
35-05-22-100-261.500-005  
35-05-22-100-265.200-005



35-05-22-100-265.300-005  
35-05-22-100-272.300-005  
35-05-22-100-277.000-005  
35-05-22-100-277.200-005  
35-05-22-100-278.300-005  
35-05-22-100-284.300-005  
35-05-22-100-284.400-005  
35-05-22-100-284.401-005  
35-05-22-100-284.500-005  
35-05-22-100-284.501-005  
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35-05-22-100-284.700-005  
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35-05-22-100-296.600-005  
35-05-22-100-302.300-005  
35-05-22-100-331.800-005  
35-05-22-100-340.100-005  
35-05-22-100-362.200-005  
35-05-22-100-372.800-005  
35-05-22-100-419.800-005  
35-05-22-100-440.100-005  
35-05-22-100-440.200-005  
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35-05-09-200-780.100-005

 Rivers  
 Roads  
 Parcels  
 City Limits  
 Consolidated EDA Removals

## **EXHIBIT C**

### **DESCRIPTION OF THE AREA TO BE REMOVED FROM THE ORIGINAL ALLOCATION AREA**

Parcel No.

35-05-02-400-007.700-004	35-05-08-100-112.301-004
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35-05-02-400-041.700-004	35-05-08-100-112.303-004
35-05-02-400-154.400-004	35-05-08-100-112.304-004
35-05-03-400-125.001-004	35-05-08-100-112.305-004
35-05-04-200-198.700-004	35-05-08-100-127.700-004
35-05-04-300-007.000-004	35-05-08-100-127.701-004
35-05-04-300-007.002-004	35-05-08-100-134.900-004
35-05-04-300-032.000-004	35-05-08-100-163.101-004
35-05-04-300-035.100-004	35-05-08-100-163.102-004
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35-05-20-400-189.901-005





**EXHIBIT D**

**DESCRIPTION OF THE RIVERFORK WEST ALLOCATION AREA**

Parcel No.

35-05-20-400-189.900-005  
35-05-20-300-101.700-004  
35-05-20-400-189.901-005

35-05-20-300-158.000-004  
35-05-20-300-101.701-004

# Riverfork West Allocation Area Map

