

**RESOLUTION # 5-2013**

**RESOLUTION AMENDING AND CONFIRMING THE RESOLUTION OF  
THE BATESVILLE REDEVELOPMENT COMMISSION  
ADOPTED ON JANUARY 21, 2013 ENTITLED  
“DECLARATORY RESOLUTION OF THE REDEVELOPMENT  
COMMISSION”**

WHEREAS, the City of Batesville (“City”) Redevelopment Commission (“Commission”), did, on January 21, 2013, adopt a declaratory resolution (Resolution No. 2-2013) entitled “Declaratory Resolution of the Redevelopment Commission” (“Declaratory Resolution”) enlarging the Batesville I-74 Area Economic Development Area (“Area”) as an economic development area under IC 36-7-14 and IC 36-7-25; and

WHEREAS the Declaratory Resolution approved the Economic Development Plan which Economic Development Plan contained specific recommendations for redevelopment and economic development uses in the Area (the “Projects”); and

WHEREAS the Declaratory Resolution contains no plans for the acquisition of real property within the Area; and

WHEREAS, the Declaratory Resolution established an allocation area (“Allocation Area”) within the Area in accordance with IC 36-7-14-39; and

WHEREAS, the Commission submitted the Declaratory Resolution and supporting data to the City of Batesville Plan Commission (“Plan Commission”) and the Plan Commission has issued its written order approving the Declaratory Resolution and the Economic Development Plan as submitted; and

WHEREAS, the Common Council of the City, by resolution adopted February 11, 2013, approved the order of the Plan Commission; and

WHEREAS, the Commission has found that there will be no residents of the Area who will be displaced by the Projects; and

WHEREAS, the Commission published notice of the adoption and substance of the Declaratory Resolution in accordance with IC 36-7-14-17 and IC 5-3-1 on February 15, 2013, in the *Batesville Herald Tribune*, which notice also gave notice of a hearing on the proposed Projects to be held by the Commission; and

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Building Commissioner and any other departments, bodies or officers of the City having to do with planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, copies of the notice were also filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area, together with a statement disclosing the impact of the Allocation Area, including the following:

(A) The estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit; and

WHEREAS, the Commission on February 26, 2013, conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

NOW, THEREFORE, BE IT RESOLVED by the Batesville Redevelopment Commission that:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the establishment of the Area and the projects in the Area.

2. The Declaratory Resolution approved by the Commission on January 21, 2013 is amended by designating the following taxpayers as “designated taxpayers” pursuant to IC 36-7-14-39.3:

Batesville Tool and Die

Hill-Rom Architectural Property Building

and by amending the attached Economic Development Plan, but in all other ways is confirmed.

3. The Secretary is instructed to submit this Resolution to the Common Council for approval of the establishment of the Area.

4. The Declaratory Resolution, as modified and confirmed, shall be attached to and incorporated in this Resolution. The Secretary is hereby directed to record this Resolution with the Ripley County Recorder and Franklin County Recorder, immediately to notify the Department of Local Government Finance of the designation of the Allocation Area within the Area and to file this resolution with the Ripley County Auditor and Franklin County Auditor.

5. This Resolution shall be effective as of its date of adoption.

ADOPTED at a meeting of the Batesville Redevelopment Commission held February 26, 2013, in the City of Batesville, Ripley County, Indiana.

BATESVILLE REDEVELOPMENT  
COMMISSION

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

ATTEST:

\_\_\_\_\_  
Secretary

**Economic Development Plan**  
**For the Expansion of the Batesville I-74 Area Economic Development Area**  
**Batesville Redevelopment Commission**

**Geographic Area**

This plan is prepared in accordance with IC 36-7-14-41 to promote economic development in the City of Batesville. The map, included as “Attachment 1”, shows the current area within the Batesville I-74 Area Economic Development Area and also shows the area that encompasses the Batesville downtown center, the near downtown area, and greenfield development areas that the City of Batesville seeks to add to the Economic Development Area.

The City of Batesville seeks to expand the tax increment finance district (TIF) that was established in 2010, primarily in the corporate city limits area proximate to I-74. The expansion of the TIF will allow incremental increases in the property tax revenue to be used for area improvements to encourage continued development of the area. The purpose of this plan is to provide a tool to assist the City of Batesville and the Redevelopment Commission in planning and allocating resources to infrastructure improvements within the TIF district.

**Goals, Objectives and Estimated Cost**

The Plan is designed to assist the City of Batesville and the City of Batesville Redevelopment Commission with the following goals:

- Increase and enhance business opportunities
- Increase and enhance job opportunities
- Increase the City of Batesville’s tax base
- Increase and enhance tourism

The City of Batesville also has the following objectives:

- Improve infrastructure condition and capacity near I-74 and into downtown
- Improve accessibility, circulation and aesthetics throughout downtown
- Improve retail viability and expand the downtown retail, dining, entertainment and leisure options
- Create a lifestyle and amenities that attract and retain residents
- Create visitor destination(s)
- Expand the employment presence in (and near) downtown
- Increase the property tax base

Batesville and the greater Ripley and Franklin County areas have experienced high unemployment rates over the past three - five years with business closings and downsizings. New investment and job creation are a top priority for the City of Batesville and are the reason for the expansion of the Batesville I-74 Area Economic Development Area. The area includes properties suitable for greenfield development, existing properties suitable for expansion and investment and the downtown central business district.

### **Batesville I-74 Area**

Economic development in this area will require a program of roadway improvements and reconstruction of existing roads. There are currently an estimated four hundred employees working in this area with the potential to grow this number with additional investment.

The principal roadway project in the area will be the reconstruction of the frontage road that currently provides access to four businesses on the southeast corner of I-74. The road is currently a private drive and is not built to current Batesville street standards.

The area also needs a new, larger sewer line in order to serve the businesses adequately on both sides of Interstate 74. The current sewer line is not sized to serve additional business development and should be replaced.

These projects will not only encourage new business development and investment in the area but will also provide enhancements to the current entryway into the Batesville community. The streetscapes, landscaping and signage will be improved as a result of this economic development area designation.

The economic vitality and growth opportunities of this TIF district will be largely dependent on the completion of these infrastructure projects. In addition, the projects will enhance public safety, provide better access for emergency vehicles, and provide adequate wastewater infrastructure for future development.

### **Downtown Batesville**

The City of Batesville has recently completed the redesign and construction of Pearl Street to accommodate two-way traffic. In addition, there are plans for continued streetscape improvements and continued partnerships with the Batesville Main Street organization, the Batesville Chamber of Commerce and the Batesville Beautification League.

Despite these efforts and improvement projects, Batesville's downtown continues to face challenges in terms of vacant buildings, declining employment, and aging infrastructure.

Economic development in this area will require a program of roadway improvements, sidewalk and streetscape improvements, trail development and incentives for business attraction, expansion and entrepreneurial development. These programs and improvements will enhance the quality of life for current residents and will improve the quality of place for both current and future residents, employers and visitors.

The economic vitality and growth opportunities of this expanded Economic Development Area - TIF District will be largely dependent on investment in infrastructure projects and investment in business development. The City of Batesville seeks to partner with the private sector and to identify projects and investments that will lead to a healthy, vibrant downtown area.

### **Development Rate**

The rate of development for these business, industrial and commercial areas is dependent on a wide range of factors, most of which the City and the Redevelopment Commission have no control over, and many of which are extremely difficult to predict. These include such items as strength of the economy, shifts in the economy and the industrial

and commercial job base, competition from other communities and land development costs.

A reasonable projection for future development rate is difficult to estimate as Batesville has had very few sites that were fully served with infrastructure and ready for business development prospects. However, recent business development proposals demonstrate that when a product is available, Batesville is competitive as the location for investment and job growth.

### **Plan Support**

The Batesville Comprehensive Plan Update of 2008 provides an overview of economic development strategies and the need for business development and retention as a way to promote healthy growth, jobs for citizens and a balance of business and residential taxpayers for the tax base.

The Batesville Downtown Strategic Development Plan also provides guidance and support for downtown infrastructure improvements, expanding employment downtown, growing arts, cultural and leisure related activities, and developing a downtown centric economic development approach.

### **Project Objectives**

The purposes of the Plan are to benefit the public health, safety, and welfare of the citizens of the City of Batesville; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City of Batesville and the State of Indiana. The Plan is designed to: (i) promote significant opportunities for the gainful employment of citizens of the City; (ii) assist in the attraction of new business enterprises to the City; (iii) provide for local public improvements in the Area; (iv) attract permanent jobs; (v) increase the property tax base; and (vi) improve the diversity of the economic base of the City.

### **Project Description**

- Area Serving Infrastructure and Estimated cost:
  - Reconstruct Frontage Road at I-74 (Estimated Cost: \$500,000)
  - Upgrade wastewater line capacity with new pipe extended under I-74. (\$1M)
  - Upgrades and Enhancements to entryway corridor. (\$350,000)
  - Upgraded streetscape (\$500K)
  - Construction of gathering center, trail head and restrooms in downtown area (\$600K)
  - Improvements to Walnut Street (\$500K)
  - Connectivity of Interstate 74 interchange area to the Downtown with improved sidewalks, signage, and access for bicycles and pedestrians. (\$1M)
  - Improved pedestrian connectivity on the north side of I-74 (\$600K)
  - Improvements to State Road 46 between State Road 229 and Huntersville Road (in partnership with INDOT) (\$1M)

- Improvements to State Road 46 with pedestrian access on north side (\$1M)
- Incentives for Downtown Business Development
  - Establish a local fund for supporting business location and/or growth in the downtown area.(\$300K)

**The City of Batesville estimates the total cost for infrastructure improvements in the expanded TIF area to be \$7.35 million.**

All projects are in, serving or benefitting the Area as shown on Attachment 1.

### **Identification of Developable Land**

There is land for both new development and future redevelopment within the TIF district.

### **Acquisition of Property**

The Commission has no present plans to acquire any interests in real property.

The Commission shall follow procedures in IC 36-7-14-19 in any future acquisition of property. The 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, if any, of all interests in land in the Area.

All contracts for material or labor in the accomplishment of the Projects shall 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, approval, 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.

### **Financing of the Projects**

The Commission may issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for 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 five 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 36-7-15-25.1.

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.

### **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.