

**CLAY COUNTY REDEVELOPMENT COMMISSION**

**RESOLUTION OF THE  
CLAY COUNTY REDEVELOPMENT COMMISSION  
CONFIRMING RESOLUTION 2024-06 AMENDING THE  
I 70/STATE ROAD 59 ECONOMIC DEVELOPMENT AREA PLAN**

WHEREAS, the Clay County Redevelopment Commission adopted Resolution No. 2024-06 (“Resolution”) on September 18, 2024, amending certain provisions of the I 70/ State Road 59 Economic Development Area (“EDA”) Plan and adopting the Plan Amendment for the EDA including amendments to the Allocation Areas within the EDA and amending the Proposed Projects within the EDA(the “Plan Amendment”); and

WHEREAS, the Resolution did not amend the boundaries of the Economic Development Area but did modify the plan Projects and remove certain parcels from the Allocation Area; and

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

WHEREAS, the Resolution and Plan Amendment have been reviewed, considered, and approved by the Clay County Commissioners, and the Clay County Council; and

WHEREAS, the Commission published notice in the *Brazil Times* of the adoption and substance of the Resolution in accordance with I.C. 36-7-14-17 and I.C. 5-3-1, which notice also gave notice of a hearing on the proposed Plan Amendment to be held by the Commission; and

WHEREAS, copies of the Notice were furnished to such of the following as exist: Plan Commission, Works Board, Park Board, building commissioner, and any other departments, bodies or officers of the unit having to do with unit planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, copies of the Notice were also filed with the offices empowered to fix budgets, tax rates, and tax levies under I.C. 6-101-17-5 for each taxing unit that is either wholly or partly located with the Allocation Areas, together with a statement disclosing the impact of the Plan Amendment, including the following:

- a) The estimated economic benefits and costs incurred by the Allocation Areas, as measured by increased employment and anticipated growth or real property and personal property assessed values; and,
- b) The anticipated impact on tax revenues of each taxing unit; and,

WHEREAS, the Commission, on October 16, 2024, conducted a public hearing regarding the Resolution at which the Commission heard all persons interested in the proceedings and

considered all written remonstrances and objections that were filed; and

NOW THEREFORE, BE IT RESOLVED BY THE CLAY COUNTY 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 Plan Amendment and the proposed projects serving and benefiting the Area and that due to deficiencies in public infrastructure in the area further private development of the area is unlikely to occur without capturing TIF revenues for purposes of improving public infrastructure and other expenditures of the sort permitted by the Plan.
2. The Redevelopment Commission finds that the Plan Amendment:
  - a. is reasonable and appropriate when considered in relation to the Resolution establishing the EDA and the Plan Amendment and the purposes of Indiana code section 36-7-14 in the public interest,
  - b. will benefit the public welfare, and
  - c. will promote the purposes and goals of the Economic Development Plan (as amended by the Plan Amendment) for the Area.
3. Resolution No. 2024-6 and Plan Amendment approved by the Commission on September 18, 2024, are hereby accepted and confirmed
4. The Secretary of the Commission is instructed to record a copy of this Resolution and a copy of Resolution No. 2024-6 with the Clay County Recorder, immediately to notify the Indiana Department of Local Government Finance of the designation of the Allocation Areas, and to file this Resolution with the Clay County Auditor.

ADOPTED at a meeting of the Clay County Redevelopment Commission held the 16<sup>th</sup> day of October, 2024, in the Clay County Court House, 609 E. National Ave., Brazil, Indiana.

**CLAY COUNTY REDEVELOPMENT COMMISSION**

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Tom Ames

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Vicki Mace

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Jan Howell

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Lance Hoffman

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Jeff Fritz