PUBLIC HEARING

&

COUNCIL MEETING MINUTES

December 10th, 2018

The Common Council of the City of Kokomo, Indiana met Monday December 10th, 2018 at 6:00 P.M. in the Council Chambers for the purpose of a Public Hearing on Ordinance #6920.

Present: Wyant, Cameron, Young, Haworth, Kennedy, Hayes, Whikehart, Sanders, Miklik

Absent: None

President Hayes called for any comments from the audience, hearing none the Public Hearing was adjourned.

COUNCIL MEETING MINUTES

December 10th, 2018

The Common Council of the City of Kokomo, Indiana met Monday December 10th, 2018 at 6:00 P.M. in the City Hall Council Chambers.

The meeting was called to order by President Hayes.

President Hayes states, those who wish to stand may stand, or you may remain seated.

Invocation was offered by Pastor Brian Hughes; from First Assembly of Kokomo.

Present: Wyant, Cameron, Young, Haworth, Kennedy, Hayes, Whikehart, Sanders, Miklik

Absent: None
The minutes of the Council Meeting November 26th, 2018 were declared approved as presented.

COMMUNICATIONS: President Hayes states, I need to acknowledge that each of the Council Members have received the Encumbrance Master List; for the year 2018 from the Controller’s Office.

Prior to this meeting we received a very nice presentation from the Polar Express Indiana Train Transportation Organization.

Lisa Terry states, I am with the Polar Bear Express. We will be running excursions from Kokomo at 1000 North Main Street; every weekend starting this week on Thursday’s, and the following week Wed, Thurs, Fri, Sat, and Sunday up until Christmas. We are so excited to be a partner with the City of Kokomo, and the City of Logansport. We are glad that you allowed us to share information. Thank you so much.

Cameron Nichols states, I am a real Train Conductor Engineer. We look forward to working with the folks of Kokomo, and Logansport. Hopefully we can make this a designation for the surrounding areas, and hopefully mid-west. Let’s work together; we can make something happen really good for our community.

There were no committee reports given at this regular meeting.

ORDINANCE 6920: AN ORDINANCE VACATING RIGHT-OF-WAY LOCATED IN THE CITY OF KOKOMO, INDIANA
Second reading

Ordinance 6920 was read by the Clerk by title only. Councilman Cameron moved for passage on ordinance #6920; seconded by Councilman Wyant.
Cont. Ordinance #6920.
Councilman Cameron states, this ordinance is a two-fold. That will
be cleaning up an ordinance back from 1861. There once was an
alley right off of East Sycamore, and Superior Street. This ordinance
mainly pertains to the one coming off of Apperonway, and going
East in between those living quarters are. It has been vacated for a
number of years. The whole intent of this ordinance is to clean-up
an old one; and due the latest one year.
Vote for passage follows:
Aye: All
Nay: None
The vote was 9 to 0 for passage on second reading.

President Hayes states, this marks the end of this Council Meeting
for the year 2018. Our next Council Meeting will be a Re-
Organizational Meeting on January 7th, 2019 at 5:00 P.M. in the
Council Chambers. Our next Council Meeting will be January 14th,
2019 with an Informational Meeting at 5:30 P.M. in the Louks
Room. Council Meeting at 6:00 P.M. in the Council Chambers.

Adjourned at 6:10 P.M.

ATTEST:

Presiding Officer

City Clerk
Re-Organizational Meeting
Council Meeting Minutes
January 7th, 2019

The Common Council of the City of Kokomo, Indiana met Monday January 7th 2019 at 5:00 P.M. in the Council Chambers of the City Building.

The meeting was called to order by the Honorable Mayor Greg Goodnight.

Present: Wyant, Cameron, Young, Haworth, Kennedy, Hayes, Sanders, Miklik

Absent: Whikehart

The Honorable Mayor Greg Goodnight called for nominations to be opened for the President of the Common Council.

Councilman Kennedy nominated Councilman Hayes; seconded by Councilman Cameron. We will close the nominations.

The vote was unanimous by the Council.

Councilman Hayes was elected President.

Mayor Greg Goodnight turned the meeting over to Presiding Officer.

President Hayes called for nominations to be opened for the office of Vice President.
Councilman Haworth nominated Councilman Kennedy; seconded by Councilman Wyant.

The vote was unanimous by the Council.

Councilman Kennedy was elected by acclamation as Vice President.

President Hayes called for nominations to serve as Council Representative to the Plan Commission.

Councilman Wyant nominated Councilwoman Young, seconded by Councilman Kennedy.

The vote was unanimous by the Council.

Councilwoman Young was elected to serve on the Plan Commission.

Presiding Officer Hayes called for nominations to serve as Council Representative to the Traffic Commission.

Councilman Kennedy nominated Councilman Miklik, seconded by Councilman Haworth.

The vote was unanimous by the Council.

Councilman Miklik was elected to serve on the Traffic Commission.
Presiding Officer Hayes stated, there being no further business, the meeting was adjourned.

Adjourned at 5:05 P.M.

___________________
ATTEST:                PRESIDING OFFICER

___________________
CITY CLERK
AGENDA
KOKOMO COMMON COUNCIL
CITY OF KOKOMO, INDIANA
PUBLIC INFORMATIONAL MEETING AT 5:30 P.M.
IN THE LOUKS CONFERENCE ROOM LOCATED ON THE
FIRST FLOOR. COUNCIL MEETING AT 6:00 P.M. IN THE
COUNCIL CHAMBERS. JANUARY 14th, 2019
COUNCIL CHAMBERS CITY HALL 100 SOUTH UNION STREET

CALL TO ORDER:

INVOCATION:

PLEDGE:

ROLL CALL:

APPROVAL OF MINUTES: Public Hearing & Council Meeting
Minutes 12-10-2018 & Re-organizational
Council Meeting Minutes 1-7-2019

COMMUNICATIONS:

COMMITTEE REPORTS:

COUNCIL APPOINTMENTS:

Loan Administration Board of the Revolving Loan Fund:
Denise (Lanning) Clark (1) Year term

Howard County Recycling District Board:
Donnie Haworth (1) Year term

Kokomo Traffic Commission:
Re-appointed Debbie Root
(1) Year term
Cont. agenda

Council Representative to the Policy Board of Kokomo Howard County Governmental Coordinating Council:

Council President: and 1 Republican Council Representative:

Cindy Sanders Republican

Kokomo Redevelopment Commission:
(1) Republican 1 Year Term
Paul Frank

(2) Democrat
Mike Wyant 1 Year Term

Board of Zoning Appeals:
John Meyers 1 Year Term

ORDINANCE 6924:
Rezoning: IS to C2
Location: 122 Creekside Drive
Petitioner: Charles Reed
First reading
RESOLUTION 2724:
Miklik

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA APPROVING (1) A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CITY OF KOKOMO REDEVELOPMENT COMMISSION ESTABLISHING THE SYCAMORE/APPERSON WAY ECONOMIC DEVELOPMENT AREA, WHICH DECLARATORY RESOLUTION ALSO REMOVES CERTAIN PROPERTY FROM THE NEAR EAST SIDE ECONOMIC DEVELOPMENT AREA, AND (2) THE ORDER OF THE CITY OF KOKOMO PLAN COMMISSION RELATED THERETO.
COUNCIL COMMITTEES FOR 2019

FINANCE:
Chair: Councilman Mike Kennedy
Vice Chairman: Councilman Tom Miklik

PUBLIC WORKS and WELFARE:
Chair: Councilman Steve Whikehart
Vice Chairman: Councilman Mike Wyant
Councilwoman Cindy Sanders
Councilman Bob Cameron
Councilman Donnie Haworth

PUBLIC SAFETY and WELFARE:
Chair: Councilman Bob Cameron
Vice Chairman: Councilwoman Cindy Sanders
Councilwoman Janie Young
Councilman Donnie Haworth
Councilman Mike Kennedy

RESOLUTIONS:
Chair: Councilman Tom Miklik
Vice Chairman
Councilman Steve Whikehart
Councilman Bob Cameron
Councilman Mike Wyant
Councilman Donnie Haworth

PLAN COMMISSION APPOINTMENT: Councilwoman Janie Young

TRAFFIC COMMISSION APPOINTMENT: Councilman Tom Miklik
Kokomo City Plan Commission
Michael Bassett, President

Respectfully submitted,

properties

The Kokomo City Plan Commission believes that said amendment promotes the health, safety, and welfare of the community and would not adversely affect the values of the surrounding properties.

County, Indiana, at 122 Creekside Drive.

The petition of Citizens' Reel regarding the Kokomo City Plan Commission petition and the above-referenced case to the Kokomo City Plan Commission.

December 12th, 2018, considered and voted unanimously to forward a favorable recommendation of December 12th, 2018. Please be advised the Kokomo City Plan Commission at their public hearing held Tuesday.

December 12th, 2018

Honorable Kokomo Common Council
To the Members of The

WWW.HOWARD.COM
WWW.CITYOFKO.Materials
150 W. Main Street - Kokomo, Indiana 46901
1-800-642-6566 Voice - 765-456-3333 Fax

detected - December 2018

Dear Honorable Members:

122 Creekside Drive

is (Institutional Uses) to C2 (Medium to Large Scale General Commercial)

Re: 3-2-18

Howard County Government Offices - Suite 114
Relevant land use objectives:

- 1. Provide opportunities for community growth and development which results in enhanced quality of life, a wide range of housing opportunities, economic vitality, and enhanced economic opportunities for the business community.

Land Use Goal:

Proposed for Office/High Tech/Light Industry.

Accordine to the City of Rocketo Comprehensive Plan Land Use Map, this property is located in an area

- North: C2 (Medium to Large Scale General Commercial)
- South: C2 (Medium to Large Scale General Commercial)
- East: C2 (Medium to Large Scale General Commercial)
- West: C2 (Medium to Large Scale General Commercial)

The adjoining property uses and zoning at I22 creekside drive:

I22 Creekside Drive. The allowed use is retail space.

Changes need of South Heed LLC is requesting a change in zone classification for the property located at

I22 Creekside Drive

is (institutional) to C2 (Medium to Large Scale General Commercial)

Case #3-2-18
Start Report
Kokomo Common Council

Therefore, the staff recommends the Plan Commission forward a favorably recommendation to the

The requested zoning change is compatible with surrounding zoning.

Creskside Drive; however, the proposed use should not significantly increase traffic in this area.

The City of Kokomo Comprehensive Plan Transportation Map shows no traffic counts available for

1. Encourage redevelopment and infill of vacant or under-utilized buildings and lots.
2. Preserve the integrity and character of unique areas in our city.
3. Ensure adequate office, retail and street pedestrain and automobile access.
December 18, 2024

My commission expires:

A resident of Howard County
Kokomo City Plan Commission

Phoebe Hill, Secretary

I hereby declare under the penalty for perjury that I have taken reasonable care to read
this instrument was prepared by Phoebe Hill, Kokomo City Plan Commission Secretary.

I subscribe and swear to the truth of December 18, 2018.

Kokomo City Plan Commission

Gary Shelton, Secretary

Dated this 12th day of December, 2018.

The City of Kokomo, Indiana,

passage of said amendment ordinance by the Common Council of the
said public hearing, the Kokomo City Plan Commission agreed to the
majority of its members at the

By a resolution adopted by the Common Council of the Kokomo

the date of the public hearing.

After due notice of such public hearing being published in the Kokomo

Hall at 5:00 p.m. on the 12th day of December, 2018, after due

publication hearing held in the main council chamber in Kokomo City

amendment to the Kokomo City Ordinance No. 2979, as amended, and

following for the Kokomo City Plan Commission and

(1) There be duly entered, quizzed, and acting secretary

Gray Shelton, being first duly sworn upon his oath;

County of Howard
City of Kokomo
State of Indiana

Case: 29-Z-18
Ordinance No.: 6924
Certification
Brenda Ott, City Clerk

Attends:

City of Kokomo, Indiana

Chief of Staff, Mayor

______________________________
Day of __________, 2018,

Approved by the Mayor

______________________________
Day of __________, 2018,

Presented by me to the Mayor

______________________________
Day of __________, 2018,

Brenda Ott, City Clerk

Attends:

Kokomo Common Council

Robert I. Hayes, Sr., President,

The above changes shall be duly entered on the filed copies
after the passage, signature by the Mayor, and publication
in the Kokomo Tribune.

SECTION III. This ordinance shall be in full force and effect from and
after its passage, subject to the Mayor’s signature and publication.

SECTION II. The above changes shall be duly entered on the filed copies
in the Kokomo Tribune.

SECTION I. The following descriptive tract of land shall be changed from
the Zoning District at 122 Chestnut Drive, Kokomo, Indiana, as described in Section 2, Zoning Code, and as depicted on the accompanying maps:

AN ORDINANCE AMENDING ORDINANCE 6279, AS AMENDED, NOW THEORETICAL, AS IT

Ordinance No. 6279. As amended, now theoretical, as it

Ordinance No. 6279, as amended with all subsequent amendments, be and is
Ordinance No. 6279, as amended by the Common Council of the City of Kokomo, Indiana, that
Ordinance No. 6279, as amended, now theoretical, as it

Case 23-Z-18

Common Council Copy
RESOLUTION NO. 2724

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA APPROVING (1) A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CITY OF KOKOMO REDEVELOPMENT COMMISSION ESTABLISHING THE SYCAMORE/APPERSON WAY ECONOMIC DEVELOPMENT AREA, WHICH DECLARATORY RESOLUTION ALSO REMOVES CERTAIN PROPERTY FROM THE NEAR EAST SIDE ECONOMIC DEVELOPMENT AREA, AND (2) THE ORDER OF THE CITY OF KOKOMO PLAN COMMISSION RELATED THERETO

WHEREAS, on November 20, 2018, the City of Kokomo Redevelopment Commission (the “Redevelopment Commission”) adopted a declaratory resolution (the “Declaratory Resolution”) initially approving an Economic Development Plan (the “Plan”) for the Sycamore/Apperson Way Economic Development Area (the “Area”) and declaring that the Area is an economic development area and subject to economic development activities pursuant to Indiana Code 36-7-14 and Indiana Code 36-7-25 (the “Act”); and

WHEREAS, pursuant to the Declaratory Resolution, the Redevelopment Commission approved the removal of the territory in the Area from the Near East Side Economic Development Area and allocation area so that the Area could be established as a new and separate economic development area and allocation area in accordance with the Act; and

WHEREAS, the Redevelopment Commission submitted the Declaratory Resolution and Plan to the City of Kokomo Plan Commission (the “Plan Commission”) for its consideration; and

WHEREAS, on December 11, 2018, the Plan Commission approved the Plan and the Declaratory Resolution; and

WHEREAS, the Act requires approval of the Declaratory Resolution, the Plan and the action of the Plan Commission by the Common Council of the City of Kokomo, Indiana (the “City”); and

WHEREAS, the Act further requires approval of the determination that the Area is an economic development area pursuant to the Act by the Common Council of the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City, as follows:

Section 1. The Declaratory Resolution and Plan for the Area attached hereto as Exhibit A are in all respects approved, ratified and confirmed by the Common Council.

Section 2. The action of the Plan Commission approving the Plan and the Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.
Section 3. The determination of the Commission that the Area is an economic development area pursuant to the Act is in all respects approved, ratified and confirmed by the Common Council.

Section 4. The Clerk of the City is hereby directed to file a copy of the Declaratory Resolution, the Plan and the approving order of the Plan Commission with the permanent minutes of this meeting.

Section 5. This resolution shall be effective from and after its passage and execution by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Kokomo, Howard County, Indiana, this 14th day of January, 2019.

COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA

By: ____________________________
    Presiding Officer

ATTEST:

______________________________
Brenda Brunnemer-Ott, Clerk
City of Kokomo

Presented by me to the Mayor of the City of Kokomo, Howard County, Indiana, this _____ day of January, 2019.

______________________________
Brenda Brunnemer-Ott, Clerk
City of Kokomo

Signed and approved by me upon this _____ day of January, 2019.

______________________________
Greg Goodnight, Mayor
City of Kokomo
EXHIBIT A

*Declaratory Resolution and Plan*
KOKOMO REDEVELOPMENT COMMISSION
RESOLUTION NO. 2018-08

DECLARATORY RESOLUTION OF KOKOMO REDEVELOPMENT
COMMISSION (I) REMOVING PARCELS FROM THE NEAR EAST
SIDE ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA
AND (II) ESTABLISHING THE SYCAMORE/APPERSOON WAY
ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, the Kokomo Redevelopment Commission (the "Commission"), a
redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act"), has investigated, studied and surveyed economic development areas within the City of Kokomo, Indiana (the "City"); and

WHEREAS, the Commission has selected an economic development area to be
developed pursuant to the Act; and

WHEREAS, the Commission has prepared an economic development plan (the "Plan") for the selected economic development area ("Area"), which Plan is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the
boundaries of the Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that all parcels of property are currently to be excluded from the acquisition list and (ii) the parts of the acquired portions of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of
economic development of the Area; and

WHEREAS, the Area includes territory that is currently in the Near East Side Economic Development Area and allocation area (collectively, the "Near East Side Area") established by the Commission pursuant to its Resolution No. 2016-13, adopted on November 10, 2016, as confirmed by its Resolution No. 2016-14, adopted on December 2, 2016 (collectively, the "Near East Side Area Resolutions"); and

WHEREAS, a map of the Near East Side Area is attached hereto as Exhibit B and
incorporated herein by reference; and

WHEREAS, in connection with the establishment of the Area, the Commission has
determined that the territory within the Area to be established pursuant to this resolution should be removed from the Near East Side Area and that the Near East Side Area Resolutions and the Economic Development Plan for the Near East Side Area, as approved by the Near East Side Area Resolutions (the "Near East Side Area Plan"), should be amended to reflect such removal;
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

Section 1. The Commission has selected the Area as an economic development area within the corporate boundaries of the City. The Area is described in Exhibit C attached hereto and incorporated herein by reference which includes a description of the Area, parcel numbers for the parcels in the Area, and a map of the Area. The Area is hereby designated as the “Sycamore/Apperson Way Economic Development Area”. In connection with the establishment of the Area, the territory within the Area is hereby removed from the Near East Side Area and the Near East Side Area Resolutions and Near East Side Plan are hereby amended to reflect such removal. A map of the Near East Side Area, as amended to reflect the removal of the Area therefrom, is attached hereto as Exhibit D and incorporated herein by reference.

Section 2. The Commission finds that the Plan for the Area:

(a) Promotes significant opportunities for the gainful employment of the citizens of the City;
(b) Assists in the attraction of major new business enterprises to the City;
(c) Benefits the public health, safety, morals and welfare of the citizens of the City;
(d) Increases the economic well-being of the City and the State of Indiana; and
(e) Serves to protect and increase property values in the City and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of the lack of local public improvements and other similar conditions.

Section 4. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by the construction of (a) utility improvements, including water, sewer and storm water improvements, to ensure reasonable and appropriate utility services to the Area, (b) demolition of existing structures to make the Area suitable for development, (c) installation of green spaces in the Area and/or (d) other improvements necessary for the development of the Area, including economic development project improvements in or serving the Area. These improvements (collectively, “Improvements”) promote public health and welfare for the citizens of the City by enhancing redevelopment in the Area through the provision of adequate utility services (water, sewer and storm water) to the Area and by making the Area more suitable for development through the construction of economic development project improvements.

Section 5. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by providing the construction of the Improvements to encourage and enable the
development of new businesses in the Area, and the retention of and fostering of growth of existing businesses around the Area.

Section 6. The Plan conforms to other development and redevelopment plans for the City.

Section 7. The Commission does not currently propose to acquire interests in real property within the boundaries of the Area.

Section 8. The Commission estimates the cost of implementing the Plan will be approximately $7,000,000 (this estimate includes the construction of the Improvements).

Section 9. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents, if any. The Commission will take no actions that will result in the displacement of residential areas.

Section 10. This paragraph constitutes the “allocation provision” for purposes of Indiana Code 36-7-14-39. The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 (“Allocation Area”). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall be effective commencing January 1, 2019 and shall 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 from the Allocation Area.

Section 11. The Commission finds that the removal of the territory in the Area from the Near East Side Area for the purpose of enabling the creation of the Area as a separate economic development area and allocation area is in accordance with the Act and is necessary and appropriate to carry out the purposes of this resolution. The Commission further finds that the amendment of the Near East Side Area Resolutions and Near East Side Plan as approved in Section 1 of this resolution will not adversely impact the interests of the holders of any obligations secured by tax increment revenues derived from the Near East Side Area.

Section 12. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the City of Kokomo Plan Commission (“Plan Commission”) for its approval.

Section 13. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council of the City to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or
the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City’s department of development and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice shall also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

Section 14. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area which includes (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 that is either wholly or partly located within the Allocation Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 13 hereof).

Section 15. The Commission further directs the presiding officer to submit this resolution to the Common Council of the City for its approval of the establishment of the Area.

Section 16. This resolution shall be effective as of the date of its adoption.
Passed and adopted at a meeting of the Kokomo Redevelopment Commission this 20th day of November, 2018.

KOKOMO REDEVELOPMENT COMMISSION

President

Vice-President

Secretary

Member

Member
EXHIBIT A

The Plan

ECONOMIC DEVELOPMENT PLAN
FOR THE SYCAMORE/APPERSON WAY
ECONOMIC DEVELOPMENT AREA

KOKOMO REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the Economic Development Plan (the “Plan”) for the Sycamore/Apperson Way Economic Development Area (the “Area”) for the City of Kokomo, Indiana (the “City”). This Plan is intended for approval by the Common Council of the City, the Kokomo Plan Commission and the Kokomo Redevelopment Commission (“Commission”) in compliance with Indiana Code 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) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of one or more major new business enterprises to the City, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base and (vi) improve the diversity of the economic base of the City.

Description of Area

The Area is depicted in the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit C and is generally described as follows:

The Area is bounded on the west by Apperson Way and on the north by Sycamore Street in the City. The Area is bounded on the east by the eastern boundary of Parcel No. 34-04-31-153-005.000-002. The southern boundary of the Area extends from the point starting at the southwest corner of Parcel No. 34-03-36-285-002.000-002 heading east along the southern boundaries of the parcels in the Area to the southeast corner of Parcel No. 34-04-31-153-005.000-002.

The Area includes the following parcels:

34-03-36-285-001.000-002
34-03-36-285-002.000-002
All projects for the Area are in, serving or benefiting the Area. The following projects ("Projects") will be constructed in connection with the economic development of the Area (such projects may be constructed by the Commission and/or a private developer):

1. *Utility Infrastructure Improvements* - Utility improvements (e.g., water, sewer and storm water) shall be constructed in and around the Area to assure the provision of adequate utility services to the Area. The costs of such improvements shall include any necessary design costs, construction of mains, storm sewers, waterworks and sewage works, utility relocation costs and any such other costs related to the provision of utility services to the Area.

2. *Demolition* – Demolition of existing structures in the Area shall be conducted to promote the construction of new development in the Area.

3. *Green Spaces* – Green spaces shall be constructed within the Area consistent with new development in the Area. The costs of such green spaces shall include any necessary design costs, construction and any such other costs related to the provision of green spaces in the Area.

4. *Economic Development Projects* – Economic development projects which constitute local public improvements and are capital projects shall be acquired and/or constructed to foster and encourage the orderly development of the Area.

The total estimated cost of the Projects is $7,000,000. The Commission anticipates that the construction of the Projects will encourage development in the Area.

**Economic Benefits of Projects**

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in the Area from businesses in the estimated amount of at least $7,000,000 in the next three (3) years. This additional investment is anticipated to result in additional employment opportunities in the Area while preserving and enhancing existing employment in the Area. Substantial increased
development in the Area is anticipated based upon these and other improvements contemplated for the Area. The Commission currently anticipates that the Area will be developed to include multi-family housing units with three or more buildings with a total square footage of approximately 45,555.

**Acquisition of Property**

The Commission has no plans to acquire property in the Area. The Commission shall follow the procedures in Indiana Code 36-7-14-19 in any future acquisition of property. The Commission will take no actions with respect to acquiring residential areas or otherwise relocating any residences. In the event the Commission determines to acquire interests in any real property in the Area it will amend this Plan in accordance with Indiana Code 36-7-14, as amended.

**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 Commission. 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 Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 in making a sale or lease of real property acquired.

**Allocation Area**

The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall be effective commencing January 1, 2019 and 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 from the Allocation Area.

**Amendment of the Plan**

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17.5.
EXHIBIT B

Map of the Near East Side Area

(such map reflects boundaries of Near East Side Area, as shaded in green, prior to removal of the Area)
EXHIBIT C

Description of the Area, Parcel Numbers and Map

Description of the Area

The Area is bounded on the west by Apperson Way and on the north by Sycamore Street in the City. The Area is bounded on the east by the eastern boundary of Parcel No. 34-04-31-153-005.000-002. The southern boundary of the Area extends from the point starting at the southwest corner of Parcel No. 34-03-36-285-002.000-002 heading east along the southern boundaries of the parcels in the Area to the southeast corner of Parcel No. 34-04-31-153-005.000-002.

Parcel List for the Area

The following parcels are included in the Area:

34-03-36-285-001.000-002
34-03-36-285-002.000-002
34-03-36-285-003.000-002
34-04-31-153-001.000-002
34-04-31-153-002.000-002
34-04-31-153-026.000-002
34-04-31-153-028.000-002
34-04-31-153-003.000-002
34-04-31-153-004.000-002
34-04-31-153-005.000-002

(note, none of the parcels is on an acquisition list of the Commission)

Map of the Area

A map of the Area is included on the following page to this Exhibit C.
Map of Area (note the Area is shaded in green)
EXHIBIT D

Map of Near East Side Area as amended to Reflect the Removal of the Area therefrom (Near East Side Area is shaded in green)