

RESOLUTION NO. 2019-31

RESOLUTION OF THE TOWN OF GRIFFITH PLAN COMMISSION APPROVING AMENDMENTS TO A DECLARATORY RESOLUTION APPROVED AND ADOPTED BY THE TOWN OF GRIFFITH REDEVELOPMENT COMMISSION

WHEREAS, the Town of Griffith Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the Town of Griffith, Indiana (the "Town"); and

WHEREAS, the Town of Griffith Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended a Declaratory Resolution (the "Declaratory Resolution") establishing an area needing redevelopment (the "Redevelopment Area") and designating certain portions thereof as allocation areas, including the Cline Avenue Redevelopment Area Allocation Area (the "Cline Avenue Allocation Area") and the Griffith Mall Redevelopment Area Allocation Area (the "Mall Allocation Area"), and approving the Griffith Amended Redevelopment Plan for the Redevelopment Area (the "Plan"); and

WHEREAS, on October 8, 2019, the Redevelopment Commission approved and adopted a Resolution (the "2019 Resolution") amending the Declaratory Resolution and the Plan by (i) removing the parcels listed in Exhibit A attached thereto (the "2019 Parcels") from the Cline Avenue Allocation Area and simultaneously adding the 2019 Parcels back into the Cline Avenue Allocation Area, and (ii) consolidating the Cline Avenue Allocation Area and the Mall Allocation Area into a single allocation area designated as the "Consolidated Griffith Redevelopment Area Allocation Area" (clauses (i) and (ii), collectively, the "2019 Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the 2019 Resolution to the Plan Commission for its approval pursuant to IC 36-7-14-16;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GRIFFITH PLAN COMMISSION, as follows:

1. The 2019 Resolution and the 2019 Amendments to the Plan contained therein conform to the plan of development for the Town.

2. This Plan Commission hereby approves the 2019 Resolution and the 2019 Amendments to the Plan contained therein. This resolution hereby constitutes the written order of the Plan Commission approving the 2019 Resolution and the 2019 Amendments to the Plan contained therein pursuant to IC 36-7-14-16.

3. The Secretary of this Plan Commission is hereby directed to file a copy of the 2019 Resolution with the minutes of this meeting.

SO RESOLVED BY THE TOWN OF GRIFFITH PLAN COMMISSION this 21st day of October, 2019.

TOWN OF GRIFFITH
PLAN COMMISSION



President

ATTEST:

Secretary

RESOLUTION NO. 2019-28

**RESOLUTION OF THE TOWN OF GRIFFITH REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND PLAN FOR THE
REDEVELOPMENT AREA**

WHEREAS, the Town of Griffith Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the Town of Griffith Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and expanded an area needing redevelopment (the "Redevelopment Area"), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, including one which is known as the Cline Avenue Redevelopment Area Allocation Area (the "Cline Avenue Allocation Area"), and another known as the Griffith Mall Redevelopment Area Allocation Area (the "Mall Allocation Area") and approved the Griffith Amended Redevelopment Plan for the Redevelopment Area (the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan (i) by removing the parcels listed in Exhibit A attached hereto (the "2019 Parcels") from the Cline Avenue Allocation Area and simultaneously adding the 2019 Parcels back into the Cline Avenue Allocation Area, and (ii) consolidating the Cline Avenue Allocation Area and the Mall Allocation Area into a single allocation area designated as the "Consolidated Griffith Redevelopment Area Allocation Area" (clauses (i) and (ii), collectively, the "2019 Amendments") and

WHEREAS, the 2019 Parcels shall have a base assessment date of January 1, 2019; and

WHEREAS, the respective base assessment dates of the Cline Avenue Allocation Area and Mall Allocation Area (prior to the consolidation thereof), and not including the 2019 Parcels, shall be maintained subsequent to the consolidation of such areas using the existing base assessment date for each; and

WHEREAS, the 2019 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 15, 16, and 17 of the Act have been created to permit the creation of "redevelopment project areas," and to provide that the Commission may exercise certain rights, powers, privileges and immunities in a redevelopment project area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15, 16 and 17 of the Act to the 2019 Amendment; and

RESOLUTION NO. 2019-28

WHEREAS, the Commission now desires to approve the 2019 Amendments; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Griffith Redevelopment Commission, governing body of the Town of Griffith Redevelopment District, as follows:

1. The Cline Avenue Allocation Area and the Mall Allocation Area are hereby consolidated into a single allocation area designated as the "Consolidated Griffith Redevelopment Area Allocation Area."

2. The Commission hereby finds that it will be of public utility and benefit to adopt the 2019 Amendments, and that the public health and welfare will be benefited by the 2019 Amendments. The Commission further finds and determines that the 2019 Amendments are reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the Plan, as amended by the 2019 Amendments, conforms to the comprehensive plan for the Town of Griffith (the "Town"). The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution with respect to the Redevelopment Area.

3. The respective base assessment dates for the Cline Avenue Allocation Area and the Mall Allocation Area and all previous expansions thereto shall remain the same as the base assessment dates of each prior to the consolidation of such allocation areas; provided, that the 2019 Parcels shall have a base assessment date of January 1, 2019.

4. The 2019 Amendments are hereby in all respects approved. The Plan, as amended by the 2019 Amendments (set forth in Exhibit B), is hereby confirmed in all respects.

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

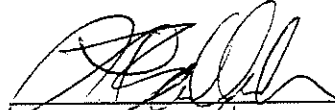
6. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

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

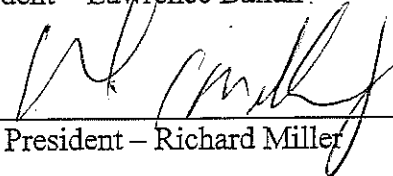
RESOLUTION NO. 2019-28

Adopted the 8th day of October, 2019.

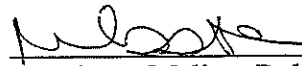
TOWN OF GRIFFITH REDEVELOPMENT
COMMISSION



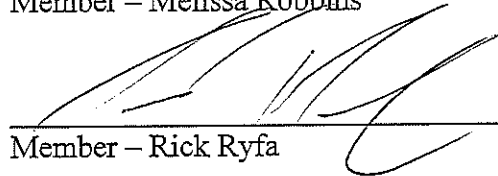
President – Lawrence Ballah



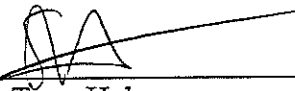
Vice President – Richard Miller



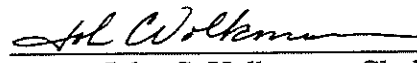
Member – Melissa Robbins



Member – Rick Ryfa



Member – Tony Hobson



Attest: John C. Volkmann, Clerk Treasurer

RESOLUTION NO. 2019-28

EXHIBIT A

List of the 2019 Parcels (which have a Base Assessment Date of January 1, 2019)

<u>Parcel Number</u>	<u>Owner Name</u>
45-07-26-102-014.000-006	Jabak LLC
45-07-26-102-013.000-006	Jiffy Lube International Of Maryland Inc
45-07-26-102-016.000-006	Condor Investments LLC

RESOLUTION NO. 2019-28

EXHIBIT B

**SUPPLEMENT, DATED OCTOBER 8, 2019, TO THE GRIFFITH AMENDED
REDEVELOPMENT PLAN**

The Griffith Amended Redevelopment Plan (the "Plan") is hereby amended to provide that the base assessment date for the 2019 Parcels listed in Exhibit A to the Declaratory Resolution shall be January 1, 2019.

RESOLUTION NO. 2019-28

DMS 15258698v1