

RESOLUTION NO. 2006-6

**RESOLUTION OF THE CITY OF ROCKPORT REDEVELOPMENT
COMMISSION DESIGNATING AND DECLARING THE
RIVERSIDE ECONOMIC DEVELOPMENT AREA TO BE
AN ECONOMIC DEVELOPMENT AREA, AND APPROVING
AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA**

WHEREAS, the City of Rockport Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment (the "Department") of the city of Rockport, Indiana (the "City"), and the Redevelopment District of the City (the "Redevelopment District"), exists and operates under Indiana Code 36-7-14-1 *et seq.*, as amended from time to time (the "Act"); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the area within the City hereby designated as the Riverside Economic Development Area (the "Area") and more particularly described as set forth in Exhibit A attached hereto and made a part hereof; and

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Economic Development Plan for the Area, which Plan is hereinafter adopted in this Resolution, cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act, and that the public health and welfare will be benefited by the accomplishment of the Economic Development Plan for the Area; and

WHEREAS, the Commission has caused to be prepared maps and plats of the Area, said maps and plats of the Area showing the boundaries of the Area, the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Area, indicating the parcels of property to be excluded from acquisition, and the parts of the Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the plans for the economic development of the Area as adopted herein; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Economic Development Plan for the Area, which Plan is attached hereto as Exhibit B and is entitled:

**"ECONOMIC DEVELOPMENT PLAN FOR THE
RIVERSIDE ECONOMIC DEVELOPMENT AREA"**

(said Plan hereinafter referred to as the "Economic Development Plan"); and

WHEREAS, the Commission has determined that no properties are to be acquired by the Commission as part of the Economic Development Plan adopted herein; and

WHEREAS, the Economic Development Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City and meets the other purposes of Sections 2.5, 41 and 43 of the Act; and

WHEREAS, the Economic Development Plan for the Area 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 a lack of local public improvements and other similar conditions; and

WHEREAS, the public health and welfare will be benefited by accomplishment of the Economic Development Plan for the Area under the provisions of the Act, and the accomplishment of the Economic Development Plan for the Area will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, and improved diversity of the economic base; and

WHEREAS, in determining the location and extent of the Area, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Area, if any, who will be displaced by the economic development thereof; and

WHEREAS, the Economic Development Plan for the Area conforms to other development and redevelopment plans for the City;

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

1. The Commission hereby finds and determines that the Area is an "economic development area" (within the meaning of Section 41 of the Act) in that the Economic Development Plan for the Area:

- (a) Promotes significant opportunities for the gainful employment of the citizens of the City; and
- (b) Meets the other purposes of Sections 2.5, 41 and 43 of the Act.

2. The Commission hereby finds and determines that the Economic Development Plan for the Area 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 a lack of local public improvements and other similar conditions.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Economic Development Plan for the Area.

4. The Commission hereby finds and determines that the accomplishment of the Economic Development Plan for the Area will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, and improved diversity of the economic base.

5. The Commission hereby finds and determines that the Economic Development Plan for the Area conforms to the development and redevelopment plans for the City.

6. The Commission hereby finds and determines that it will be of public utility and benefit to acquire the Area as set forth herein and in the Economic Development Plan and develop it under the Act.

7. The Economic Development Plan is in all respects approved and is hereby adopted as the economic development plan for the Area.

8. The maps and plats of the Area showing its boundaries, the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Area, indicating the parcels of property to be excluded from acquisition, and the parts of the Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Economic Development Plan, are hereby approved and adopted as the maps and plats for the Area.

9. No property acquisition list is included as part of the Economic Development Plan. The Commission has no present intention of acquiring any interest in real property within the boundaries of the Area.

10. The Commission hereby finds and determines that the objectives of the Economic Development Plan cannot be achieved through more extensive rehabilitation of the Area.

11. The Secretary is directed to file a certified copy of the Economic Development Plan with the minutes of this meeting.

12. This Resolution, together with supporting data, shall be submitted to the Common Council of the City, as provided by Section 16 of the Act, there being no plan commission with jurisdiction with respect to the City or other body charged with the duty of developing a general plan for the City, for the approval of this Resolution and the Economic Development Plan, and if approved by both bodies, this Resolution and the Economic Development Plan shall be submitted to public hearing and remonstrance as provided by Section 17 of the Act, after public notice in accordance with Section 17 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

13. This Resolution shall be in full force and effect after its adoption by the Commission.

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ADOPTED AND APPROVED at a meeting of the City of Rockport Redevelopment Commission held on the 16th day of November, 2006.

CITY OF ROCKPORT
REDEVELOPMENT COMMISSION

President

Vice-President

Secretary

Commissioner

Commissioner

EXHIBIT A

DESCRIPTION OF THE RIVERSIDE ECONOMIC DEVELOPMENT AREA

The Riverside Economic Development Area is bounded as follows: on the east by the Ohio River, on the south by the southern edge of Center Street extending on a line to the Ohio River, on the west by the western edge of River Road, and on the north by the northern edge of Main Street extending on a line to the Ohio River.

A map of the Riverside Economic Development Area is attached as Exhibit C to the Declaratory Resolution.

EXHIBIT B

RIVERSIDE ECONOMIC DEVELOPMENT PLAN

EXHIBIT C

MAP OF RIVERSIDE ECONOMIC DEVELOPMENT AREA