

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**ORDER  
2019-02**

**ORDER DETERMINING CONFORMANCE TO COMP. PLAN**  
Whitley County Redevelopment Commission  
Declaratory Resolution to create Larwill EDA/TIF

**NOVEMBER 20, 2019  
AGENDA ITEM: 3**

**BACKGROUND AND PROCESS**

On November 12<sup>th</sup>, the Whitley County Redevelopment Commission (RDC) adopted a Declaratory Resolution and Economic Development Plan that propose to create an Economic Development Area (EDA) in and around Larwill and to create a Tax Increment Financing (TIF) district within the EDA.

Per the state code, after the RDC has adopted a plan and declaratory resolution for a TIF, or for any subsequent amendments, they must be forwarded to the Plan Commission for review and determination of whether they conform to the “plan of development.”

Typically, the “plan of development” is assumed to be the Comprehensive Plan, but it may include other plans as well, such as a detailed area plan, infrastructure plan, thoroughfare plan, and so forth. For Whitley County, and the Town of Larwill by extension, the Comprehensive Plan is the only adopted plan that staff is aware of that applies to the subject area.

Based on that determination of conformance, the Commission may approve or disapprove the proposed plan and resolution. If the Commission disapproves, the Commission should send required changes back to the RDC so that the plan and resolution may be modified accordingly. If approved by the Plan Commission, the plan and resolution move on to the County Commissioners for approval. In this case, the Larwill Town Council will also review the proposal. Assuming both bodies approve, it goes back to the RDC for public hearing and final approval.

**DETERMINATION OF CONFORMANCE WITH PLAN**

On page 6 of the Economic Development Plan (EDP), several objectives of the Comprehensive Plan are listed with statements about how the EDP conforms to the Comprehensive Plan. The selected objectives and rationales do seem to align with the Comp. Plan. Moreover, most of the objectives in Comprehensive Plan Principle 4, “Advance Economic Development Efforts” seem to be furthered by the EDP.

Perhaps more importantly, the proposed EDP does not appear to be contrary to goals of the Comprehensive Plan. Even the environmental goals listed in Principle 3, “Nurture Environmental Integrity” seem to be minimally affected (e.g. conservation of wetlands and floodplains), or would be promoted (e.g. discouragement of new septic systems). While this is a high-level review, there do not seem to be any particularly sensitive areas that would be impacted by the EDP.

**PROVISIONS FOR ADEQUATE HOUSING**

Under the state code, the Plan Commission is to also consider any transitional and permanent provisions for adequate housing for residents who may be displaced by redevelopment projects. The proposed EDA does include several residential properties, both in the core of Larwill and outside. As suggested by the proposed project list in the EDP, the plan for those properties in the core of Larwill is to rehabilitate, rather than remove, them; therefore, the residents should not be displaced.

For outlying properties, which may be acquired for business park development, most residences are single-family. While these have not been verified, single-family homes in this area are typically owner-occupied. Given that these properties would be acquired using the statutory process of determining fair market

value, and the availability of similar residences elsewhere in the vicinity that may be acquired at fair market value, the residents of those areas should have adequate housing opportunities.

In the staff's opinion, the proposed Economic Development Plan and Declaratory Resolution do conform to recommendations of the existing plans for development in the area.

Date report completed: 11/12/19

**PLAN COMMISSION ACTION**

Motion:

By:

Second by:

<b><i>Vote:</i></b>	<b>Deckard</b>	<b>Hodges</b>	<b>Johnson</b>	<b>Mynhier</b>	<b>Western</b>	<b>J. Wolf</b>	<b>B. Wolfe</b>	<b>Woodmansee</b>	<b>Wright</b>
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

**ORDER OF THE WHITLEY COUNTY PLAN COMMISSION  
DETERMINING THAT A DECLARATORY RESOLUTION  
APPROVED AND ADOPTED BY THE  
WHITLEY COUNTY REDEVELOPMENT COMMISSION CONFORMS  
TO THE PLAN OF DEVELOPMENT FOR WHITLEY COUNTY AND APPROVING THAT  
RESOLUTION  
(Larwill Economic Development Area)**

WHEREAS, the County of Whitley, Department of Redevelopment ("Commission") adopted a declaratory resolution (Resolution No. 2019-06) on November 12, 2019 ("Declaratory Resolution") creating the Larwill Economic Development Area ("Area") and adopting an Economic Development Plan ("Plan") for the Area; and

WHEREAS, IC 36-7-14-16 requires approval of the Declaratory Resolution and the Plan by the Whitley County Advisory Plan Commission ("Plan Commission"); and

WHEREAS, IC 36-7-14-16 requires the Commission and the Plan Commission to give consideration to transitional and permanent provisions for adequate housing for the residents of the area who will be displaced by the redevelopment project.

NOW, THEREFORE, BE IT ORDERED by the Plan Commission as follows:

1. The Plan Commission finds that the Declaratory Resolution conforms to the Whitley County Comprehensive Plan and the plans of development for the County.

2. The Plan Commission understands that to the extent the Declaratory Resolution and/or the Plan will cause displacement of any persons, the Redevelopment Commission will cooperate to the maximum feasible extent with federal, state, or local agencies administering programs that may be of assistance to displaced persons, in order to assure that displaced persons receive the maximum assistance available to them, and the Plan Commission understands that the Commission will comply with all applicable laws and regulations concerning transitional and permanent provisions for adequate housing for any residents of the area who will be displaced by the redevelopment projects.

3. The Declaratory Resolution and the Plan are in all respects approved.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution with the permanent minutes of this meeting.

Approved by the Whitley County Advisory Plan Commission, this 20<sup>th</sup> day of November, 2019.

Whitley County Advisory Plan Commission

\_\_\_\_\_  
Doug Wright, President

ATTEST:

\_\_\_\_\_  
John Johnson, Secretary





RESOLUTION NO. 2019-06

**DECLARATORY RESOLUTION OF THE WHITLEY COUNTY REDEVELOPMENT COMMISSION DECLARING AN AREA AS THE LARWILL ECONOMIC DEVELOPMENT AREA; WITH THE AREA ALSO INCLUDING AN ALLOCATION AREA; AND THE INTRODUCTION OF THE LARWILL ECONOMIC DEVELOPMENT PLAN**

WHEREAS, the Whitley County, Indiana ("**County**") Redevelopment Commission ("**Commission**") has investigated, studied and surveyed economic development areas within the corporate boundaries of the County; and

WHEREAS, as a result of such investigations, studies and surveys, the Commission has determined that the area located in the County is an area needing redevelopment.

WHEREAS, the Commission has selected the EDA (as hereinafter defined) to be developed under Indiana Code 36-7-14 and I.C. 36-7-25 (collectively, "**Act**"); and

WHEREAS, the Commission has prepared the Larwill Economic Development Plan dated November 7, 2019 ("**Plan**") for the EDA, which Plan is attached hereto, the substance and findings of which are incorporated by reference into this resolution and made a part hereof; and

WHEREAS, the Commission has caused to be prepared a map describing the geographic area of the EDA:

WHEREAS, the Commission has caused to be prepared a list of the property which would be acquired, or otherwise affected by, the establishment of the EDA; the location of various parcels of property, streets, alleys, and other features affecting any acquisition, clearance, replatting, replanning, rezoning of the EDA are described in the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the costs, if any, to be incurred for the economic development of property; and

WHEREAS, the Plan contains factual findings in support of the findings contained in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITLEY COUNTY REDEVELOPMENT COMMISSION THAT:

(1) Although it is an incorporated municipality, the town of Larwill (the "**Town**") does not have its own Redevelopment Commission, and so the Town has acceded to the Commission assuming jurisdiction over redevelopment projects as part of the Commission's taxing district.

(2) The Commission has selected an economic development area within the Town and County, which area the Commission is hereby designating the Larwill Economic Development Area ("**EDA**").

- (3) The Commission finds that the Plan for the EDA:
- a. Promotes significant opportunities for the gainful employment of the citizens of the County;
  - b. Assist in the attraction of major new business enterprises to the County;
  - c. Serves to retain or expand a significant business enterprise existing in the boundaries of the County; and/or
  - d. Meets other purposes of I.C. 36-7-14-41, I.C. 36-7-14-2.5, and I.C. 36-7-14-43.

(4) 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 I.C. 36-7-14 because of:

- a. lack of local public improvement;
- b. existence of improvements or conditions that lower the value of the land below that of nearby land;
- c. multiple ownership of land; and/or
- d. other similar conditions;

(5) The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the EDA.

(6) The Commission finds that the accomplishment of the Plan will be of public utility and benefit as described in the Plan.

(7) The Plan for the EDA conforms to other development and redevelopment plans for the County as described in the County's 2011 Comprehensive Plan.

(8) The Commission proposes to acquire interests in real property within the boundaries of the EDA as shown in the Plan. The list of owners of various parcels of property proposed to be acquired is attached to the Plan.

(9) This paragraph shall be considered the allocation provision for the purposes of I.C. 36-7-14-39. Allocation Area #1 as described in the Plan shall constitute an allocation area as defined in I.C. 36-7-14-39 ("**Allocation Area #1**"). 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 Allocation Area #1 shall be allocated and distributed in accordance with I.C. 36-7-14-39 or any applicable successor provision. This allocation provision shall expire than 25 years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.

(10) Supported by the evidence described in the Plan, the Commission finds that the adoption of the foregoing allocation provision will result in new property taxes in the Allocation

Area #1 and the EDA that would not have been generated but for the adoption of the allocation provision.

(11) All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a “**Redevelopment Area**” may be exercised by the Commission in the EDA, subject to the limitations in I.C. 36-7-14 et seq.

(12) The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the Whitley County Advisory Plan Commission (“**Plan Commission**”) for its approval.

(13) The Commission also directs the presiding officer, after receipt of the written order of the approval of the Plan Commission which has been approved by the Board of Commissioners, to publish notice of the adoption and substance of this resolution in accordance with I.C. 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the County 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 County’s department of redevelopment 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 action to be taken and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under I.C. 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area #1.

(14) The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of Allocation Area #1, including the following:

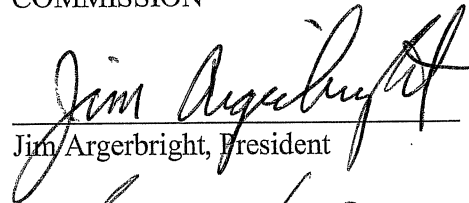
- a. The estimated economic benefits and costs incurred by Allocation Area #1, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within Allocation Area #1. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 13 of this resolution.

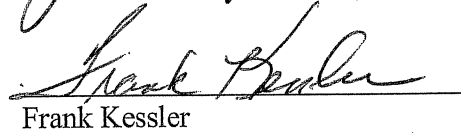
(15) The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners for its approval of the establishment of the EDA.

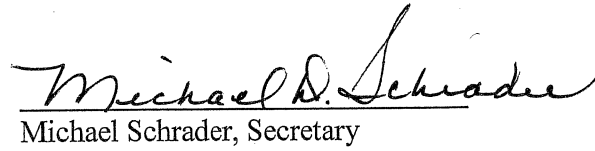
(16) This resolution shall be effective as of its date of adoption.

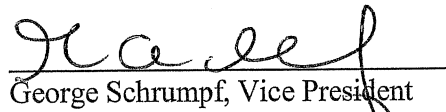
Adopted NOVEMBER 12, 2019.

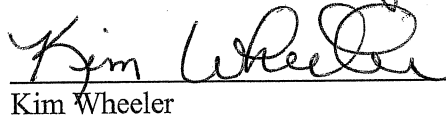
WHITLEY COUNTY REDEVELOPMENT  
COMMISSION

  
Jim Argerbright, President

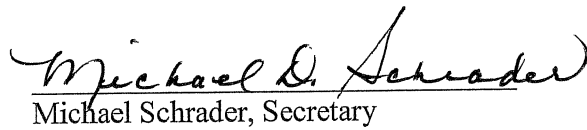
  
Frank Kessler

  
Michael Schrader, Secretary

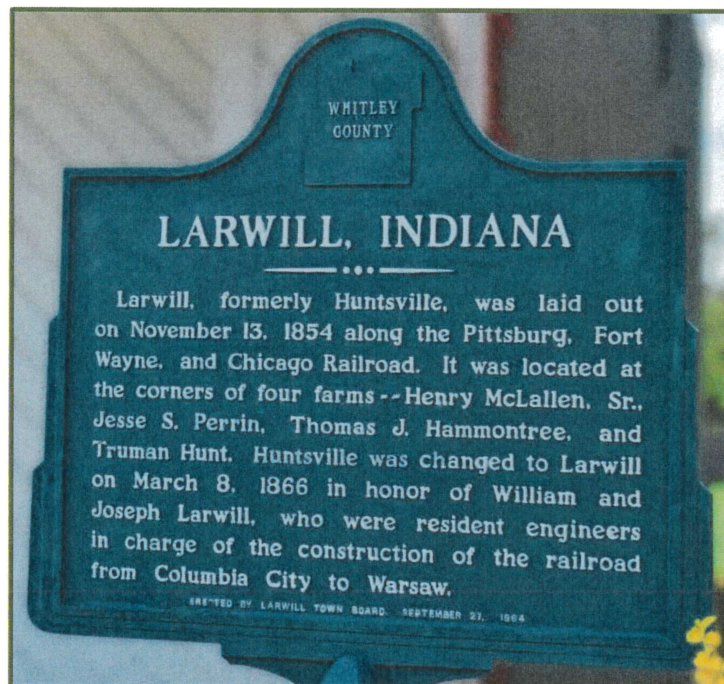
  
George Schrumpf, Vice President

  
Kim Wheeler

ATTEST:

  
Michael Schrader, Secretary

# Larwill Economic Development Area Economic Development Plan



Whitley County Redevelopment Commission

November 7, 2019

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## REDEVELOPMENT COMMISSION INFORMATION

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### Whitley County Redevelopment Commission membership

- Jim Argerbright, President
- Frank Kessler
- Michael Schrader, Secretary
- George Schrumpf, Vice President
- Kim Wheeler
- Jill Western, School Board advisor (non-voting)

### Staff of the Commission

- Jana Schinbeckler, Treasurer/Whitley County Auditor
- Andrew Boxberger, Commission legal counsel
- Jon Myers, President, Whitley County Economic Development Corporation
- Nathan Bilger, Director, Columbia City/Whitley County Joint Planning & Building Dept.
- Mark Cullnane, Recording secretary

Date introduced: November 7, 2019

Date Declaratory Resolution, Resolution \_\_\_\_\_, adopted: \_\_\_\_\_

Date Confirmatory Resolution, Resolution \_\_\_\_\_, adopted: \_\_\_\_\_



## PURPOSE

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The purposes and goals of this Economic Development Plan (the “Plan” or “EDP”) are to guide economic growth and improve quality of life for residents of the proposed Larwill Economic Development Area (the “Area” or “EDA”). This can be accomplished through investment in road and utility infrastructure, community facilities, marketing, and careful redevelopment of underutilized properties. The Plan is designed to accomplish its purposes and goals by providing guide for local public improvements that will serve and/or benefit the Area and promote the use of land in the Town of Larwill (the “Town” or “Larwill”) in a manner that is consistent with the 2011 Whitley County Comprehensive Plan (“Comprehensive Plan”) and any other plans for development.

## BACKGROUND AND INTENT

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Whitley County (the “County”) is located in northeast Indiana and lies between two much larger counties, Allen to the east, and Kosciusko to the west. Those counties contain the largest cities in the region, Fort Wayne and Warsaw, respectively. Over time, Whitley County has both benefitted and suffered from lying between these communities, being able to capitalize on their larger resources, while losing some businesses due to smaller demographics.

The County through the Commission (as hereinafter defined) has had a major success in development of economic opportunities in the existing Tax Increment Financing (“TIF”) districts located along and near U.S. 30 in Union Township. Over the almost 30 years of its existence, those districts have fostered many new businesses, and become home to numerous others. With those districts beginning to be built-out and with their mandatory expirations in approximately 20 years, the Whitley County Redevelopment Commission (the “Commission”) concluded that these successes might also be replicable in Richland Township, where the Town of Larwill has been struggling economically. Though it is an incorporated municipality, Larwill does not have its own Redevelopment Commission, so the Town has acceded to the County Redevelopment Commission assuming jurisdiction over redevelopment projects as part of the Commission’s taxing district.

Larwill, an incorporated town founded in 1854, has long been stagnant in both population and business growth. The town is well-located at the intersection of U.S. 30 and S.R. 5 arterial highways, as well being on the Chicago, Fort Wayne, and Eastern Railroad. Despite this beneficial location, the lack of public infrastructure and the unavailability of capital improvement investment have caused the Town to be disregarded by businesses and new residents, resulting in a population that is roughly the same in 2019 as it was in 1920. Most of the historic businesses in the “downtown” core of the Town have left, with only



Figure 1. Vacant gas station on U.S. 30

one new business being located there in the past decade. Businesses near U.S. 30 have fared somewhat better, but still there has been little new growth along the highway corridor.

Bringing economic vitality to the Town would reinvigorate the populace and stimulate additional investment in the community, both in quality of life and business development. However, potential entrepreneurs do not see the benefit of moving into Larwill for a multitude of reasons.

The population's lack of growth is a deterrent to those who may want to start new businesses, build housing, or set up education programs. This stems from Larwill's struggles to compete with the resources of the larger towns and cities around it. Businesses that might want to move to the area are concerned that they will not have the consumers or employees needed for financial success, so they have chosen to move to neighboring communities, such as Pierceton or Columbia City. Pierceton, for example, has had success with leveraging available resources to attract new growth.

Unemployment in the County has been under 3.0% for much of the past two years. While this is a positive economic characteristic of the area in some ways, it also creates some concerns.

On the positive side, it is an indication of the strength of businesses throughout the county that may be capitalized upon when seeking to improve businesses in the Larwill area. Conversely, low unemployment rates also show that there are relatively few residents in the area currently looking for employment, leaving those local business owners without laborers and making startups more difficult. While it is not possible for the Commission to resolve the larger picture, it is possible for them to encourage a greater share of those available workers to consider the Larwill area for employment and residency.

The primary strategy of the Commission is to establish the EDA to include an "Allocation Area," as defined in I.C. 36-7-14 et seq. (commonly referred to as a "TIF District") in order to enhance the infrastructure, facilities, and economic assets so the Town and surrounding area in Richland Township will become an appealing location for future investment by private businesses, investors, and residents that are interested in growing and locating in the greater Larwill area.



*Figure 2. Vacant structure on Center Street*



There are three main areas of focus for the EDA. The first is the historic “downtown” area of Larwill along Center Street. This includes redevelopment of properties from U.S. 30 to Main Street, many of which are vacant or underutilized.

The third focus of the EDA is an area to the southwest of the existing Town limits to the Whitko school property. This is included to provide an area primarily for residential development, which will become more important for the Town as employment opportunities rise. The timing of this development and the ability for the Commission to use TIF for residential purposes is dependent on many factors, so the area is not included in the initial allocation area.

The map displays the Larwill TIF Areas, which are divided into two main categories: Larwill Allocation Area 1 (indicated by diagonal hatching) and Larwill EDA 1 (indicated by solid pink shading). The map includes a legend in the bottom left corner and a north arrow in the bottom right corner. The Larwill Allocation Area 1 is located in the northern and eastern portions of the map, while the Larwill EDA 1 is located in the southern and western portions. The map also shows various streets, including W 200 N, W 100 N, W 100 W, and W 100 E, as well as the Larwill River and the Larwill Road.

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## OVERALL GOALS FOR ECONOMIC GROWTH

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The following are some key objectives that are discussed in the Comprehensive Plan that serve as basic goals for this Plan. As noted below, the Commission, through implementation of the EDA and ensuing Allocation Area #1, seeks to accomplish, or aid in accomplishing, these goals. As the anticipated tasks for each key goal nears achievement, other projects may develop that would better or more fully reach the goal. Additionally, if the Comprehensive Plan is modified or updated in the future, additional recommendations may be made. The Commission is prepared to recognize and take advantage of such unforeseen opportunities.

1. Objective 1.1: Encourage growth in municipalities...or in areas served by public utilities
  - The creation of the EDA will provide opportunity to incentivize locating near the Town of Larwill.
  - It is a primary project proposed by this Plan to extend public utility infrastructure to facilitate growth.
2. Objective 1.2: Utilize the *Land Classification Plan* and *Land Classification Map* as a basis for zoning decisions
  - The *Land Classification Map* indicates that the areas to be included in the EDA will be for the planned industrial, commercial, and residential uses, as described in the section above.
  - While inclusion in the EDA does not guarantee land will be developed as recommended by the *Classification Map*, it is a significant incentive to drive such development.
3. Objective 4.4: Ensure areas with infrastructure are available for business and industrial growth, and encourage new businesses and industries to locate in those areas  
Objective 4.7: Work with service providers...to establish affordable and widely available broadband internet connectivity
  - Extension of the Larwill's public utilities and encouragement of private broadband infrastructure for business and industrial growth is a goal of this Plan.
  - Rehabilitation of the Larwill core, where infrastructure already exists, for business growth is another Plan goal.
4. Objective 4.8: Identify and prioritize means to improve quality of life and then prepare an implementation plan for making priority improvements
  - Rehabilitation of downtown Larwill is a quality of life improvement.
  - Creation of new jobs in growth areas offers opportunity to improve individuals' and the community's quality of life.
5. Objective 4.9: Identify and prioritize employee and employer's needs and desires that make Whitley County a more desirable place to work and conduct business...prepare an implementation plan for making priority improvements
  - Adoption of this Plan and Allocation Area #1 is an outgrowth of this recommendation by providing additional locations with sufficient infrastructure in the County for new and expanding employers.

## EXPECTED PROJECTS

The following are initial projects expected to be undertaken to accomplish the goals of this EDP. This list is not all-inclusive, as other projects can and will arise.

### Improvements to Infrastructure

In June 2019, BCS Management prepared *Utility Infrastructure Study and Recommendations Report* that outlined the current capacities for the Larwill sanitary sewer system and made general suggestions for how to serve the areas now proposed to be in the EDA. Based on the findings of that report, an initial project for this Plan is to extend existing sanitary sewer so as to serve existing businesses and developable ground. Such infrastructure would allow expansion of these businesses within the EDA rather than relocating to another place, possibly outside the County, that has adequate infrastructure.

As planned, sanitary sewer would be extended approximately 1,500' north from the current northernmost point to a property indicated as "Area IV" in the *Report*. This extension would likely include installation of a lift station and force main to serve the existing businesses and would be size to sufficiently serve a greater area to the east.

A second project would be to extend sanitary sewer from a convenient point (or points) on the existing system to serve the large tract of developable land between S.R. 5 and 650 West ("Area III" in the *Report*). Depending on the design, this could be in conjunction with the above extension project or done as a component of a business park development discussed below.

The *Report* also gave a broad recommendation that a public water utility should be created to serve the Town and future growth areas. While not a critical utility if adequate private water systems are available and functioning, the lack of a public water supply can be detrimental to attracting certain types of businesses (e.g. food processing). To the extent that such a water utility benefits the EDA, utilization of TIF funds should be expected.

#### Approximate Costs:

- Project to serve north S.R. 5 ("Area IV"): \$750,000
- Project to serve "Area III": \$1,500,000
- Public water utility: To be determined

### Construction of Business Park and Infrastructure

There are sizable areas in the EDA and Allocation Area #1 that are suitable for development of industrial/business parks, which would not be possible to be developed without the involvement of the Commission. Depending on the scale and level of necessary involvement, development of such business properties would require preliminary due diligence (e.g. environmental and geotechnical studies), construction of infrastructure (e.g. streets and public utilities), construction of new buildings, or the complete development of a business park.

Approximate Costs: To be determined, depending on the scale of project selected and level of involvement by private interests or utilities



Figure 4. Lift station on West Main St.



## Downtown Improvements

Larwill and the Commission will work to revitalize its downtown core to allow and encourage new businesses and residents to move in. Working with OCRA, INDOT, and other state agencies, it may be possible to obtain grants for streetscape improvements. Even if no grants are available, TIF funds may be used for improvements to the Center Street corridor. This would help to reinvigorate the sense of place that Larwill has largely lost, renewing interest in the Town.

Specific parts to this project may include (but not limited to) façade renovations, sidewalk reconstruction, street tree planting, or construction/reconstruction of buildings.

Approximate Costs: \$750,000

Costs to acquire properties: TBD, but estimated at approximately \$100,000 per improved property



*Figure 5. Sidewalk conditions on Center Street.*

## Marketing Initiatives

The proposed business and industrial areas should be marketed to site selectors and companies looking to expand or relocate in order for the currently vacant land to be occupied. A marketing initiative may include an overview of the assets the County and Larwill have to offer such companies in regard to finding funding and labor for new facilities.

Additionally, as the Larwill core is redeveloped, marketing of the newly-renovated area will be crucial to the long-term success of the businesses located there.

Approximate Costs: \$5,000-\$10,000 annually

## Education/Vocational Training Initiatives

In October 2019, a collaborative vocational training facility was announced to be located in the former Whitko middle school building to the south of Larwill. The purpose of the school is to provide education in multiple vocational and academic fields, which will prepare high school students and adults throughout the region with skills needed in all aspects of business and industry.

While this facility is outside of the EDA, it is adjacent, and its students could be directly employed by businesses within the EDA. Some could even find opportunity to use their skills to start businesses in the EDA. Therefore, supporting the facility in accordance with provisions of IC 36-7-25-7 should be expected in order to encourage qualified workers and business owners to locate within the Larwill EDA.

Approximate Costs: Contingent on annual tax proceeds and stipulations of the statute

## OTHER IMPROVEMENTS AND USES OF FUNDING

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In addition to the above, tax increment revenues from Allocation Area #1 or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving Allocation Area #1 (as well as demolition, in, serving or benefiting Allocation Area #1), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track

improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; (3) public park improvements and recreational equipment; (4) job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7; (5) eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L); and (6) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in Allocation Area #1 cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area #1.

Tax increment revenues from Allocation Area #1 or other sources of funds available to the Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of Allocation Area #1. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of Allocation Area #1, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

Additionally, projects may include the acquisition or construction of projects to enhance the cultural attractiveness of the entire unit, including the EDA, and the acquisition or construction of projects to enhance the public safety of the entire unit, including the EDA.

The above list only includes a limited number of initial projects for the EDA. Additional projects for the EDA may be pursued in the future as deemed necessary by the Commission.

## PROPERTIES TO BE ACQUIRED

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Several parcels in the EDA may be necessary to be acquired as part of the anticipated projects. It is anticipated that some parcels located in the Larwill core may be acquired for redevelopment purposes, and others elsewhere for utility installations or development.

Please refer to Appendix D: List of Properties to Acquire for the specific parcel list. Additional properties of interest may be proposed in the future, and may be added as appropriate.

## FACTUAL REPORT IN SUPPORT OF FINDINGS

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As required by Indiana Statute, the Commission may designate the EDA as an economic development area under I.C. 36-7-14-41 in that it satisfies the statutory criteria as follows:

1. The Plan for the EDA:

- a. promotes significant opportunities for the gainful employment of the citizens of the Town and County;

By helping to provide available and adequate infrastructure, which is necessary to attract new developers and new employers, it will attract new development. The establishment of the EDA enables the use of public funding to guide infrastructure design and construction and thus development of the EDA so as to promote employment and mixed uses of the land.

- b. attracts a major new business enterprise to the unit;

While no specific new business enterprises are identified, the projects listed herein will provide the necessary infrastructure, land, and incentives to attract major new businesses.

- c. retains or expands a significant business enterprise existing in the boundaries of the unit; or

An existing business located within the EDA which currently employs 25 workers desires to expand, but cannot feasibly do so at a location within the EDA due to the lack of available sewer and other infrastructure. This EDA plans for the construction of this infrastructure and retention of this business.

- d. meets other purposes of sections 2.5, 41, and 43 of IC 36-7-14;

As discussed throughout this document, the Plan generally conforms to the purposes of these sections. The Commission should recognize future opportunities that may arise to achieve and leverage their authority to further these purposes.

2. the Plan for the EDA cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under IC 36-7-14 because of:

- a. lack of local public improvement;

As discussed, most of the Plan cannot be achieved without development of currently nonexistent infrastructure within the EDA. Without infrastructure already being in place, it is not feasible that private enterprise would make the necessary investments to achieve the goals of the Plan. Further, because of Larwill's very small and stagnant population, its relatively low business tax base, and its limited government and utility workforce, the Town lacks the capacity to expand its sanitary sewer system to the scale necessary to implement the Plan without resort to the powers of the Commission.

- b. existence of improvements or conditions that lower the value of the land below that of nearby land;
- c. multiple ownership of land; or
- d. other similar conditions;

Many commercial properties in Larwill suffer from being vacant, neglected, underutilized, or potentially abandoned, which directly impact the value of the land involved. This also has a broader impact on the surrounding area, which is reflected in the County Assessor's 2019

neighborhood factors of 0.80 to 0.90 for parcels located in Larwill. Comparatively, the factor for parcels in the rest of Richland Township is 1.18, while those in other County municipalities are 0.98 to 1.25. A factor of less than 1.00 is indicative that the condition of neighborhood as a whole is a detraction from the assessed value of any improvements located therein. Because of the ownership of the properties by multiple divergent interests, and combined with the market inconvenience of being located away from the primary arterial of U.S. 30, these properties are on an apparent downward course of disinvestment that shows no indication of being reversed by the action of private enterprise in the foreseeable future.

3. the public health and welfare will be benefited by accomplishment of the plan for the economic development area;

Development and redevelopment of the areas included in the EDA will be benefited by the creation of employment opportunities, quality of life improvements, and incentives for private investment.

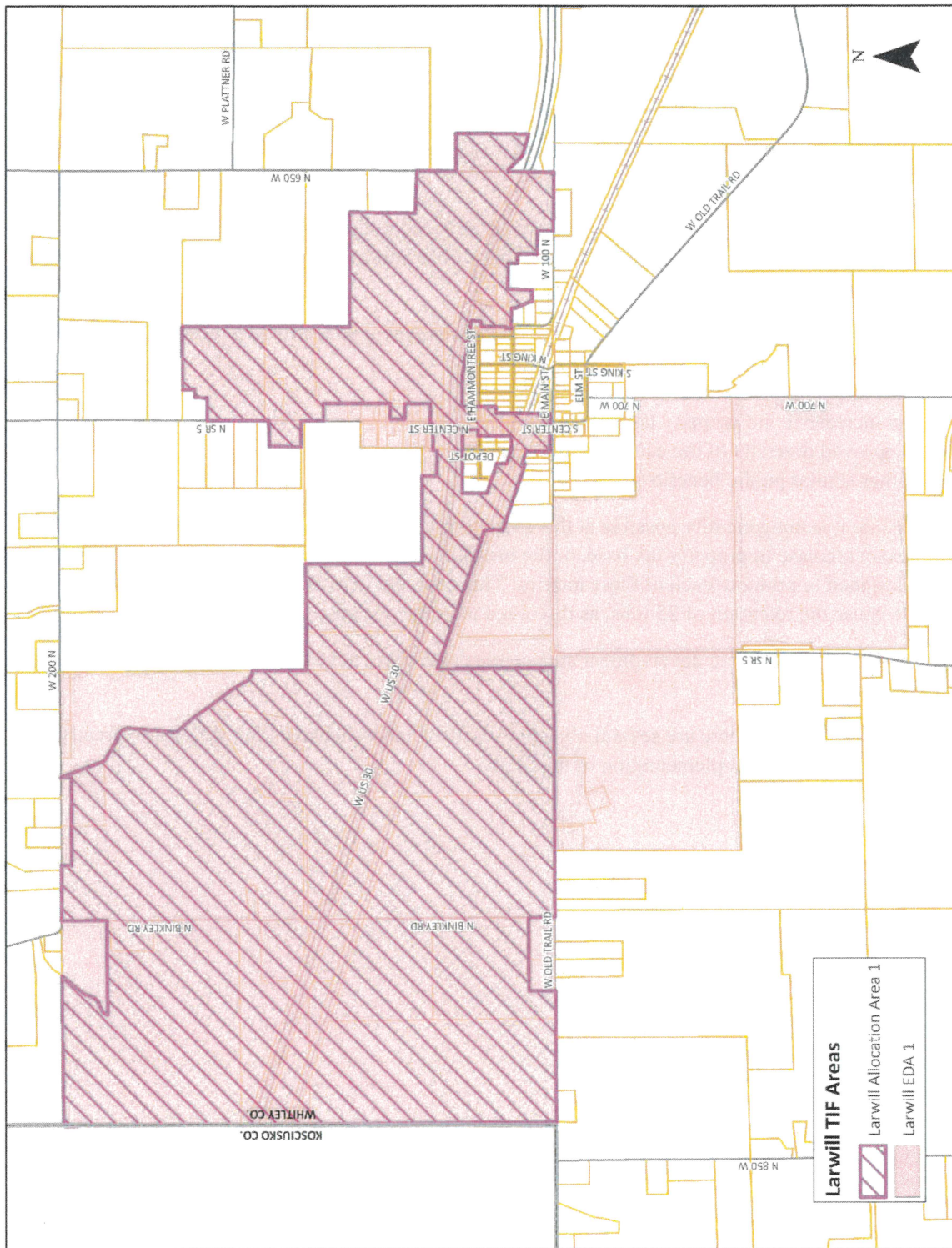
4. the accomplishment of the plan for the economic development area will be a public utility and benefit as measured by:
  - a. the attraction or retention of permanent jobs;
  - b. an increase in the property tax base;
  - c. improved diversity of the economic base; or
  - d. other similar public benefits; and

While it is not generally possible at this stage to predict an exact number of jobs created, the exact increase in property tax base, or the breadth of the variety of businesses, this Plan is designed to promote each of these metrics. That said, the implementation of the Plan is expected to cause the retention of 25 jobs, as discussed in point 1(c) above.

5. the plan for the economic development area conforms to other development and redevelopment plans for the unit.

As stated herein, there are several objectives of the Comprehensive Plan which are directly addressed by the implementation of this EDP.

## APPENDIX A: MAP OF ECONOMIC DEVELOPMENT AND ALLOCATION AREAS





## APPENDIX B: DESCRIPTION OF THE EDA

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The boundary of the EDA is described as follows:

All of Section 31, Township 32 North, Range 8 East, located in Whitley County, Indiana.

ALSO

Parts of Section 32, Township 32 North, Range 8 East; Section 33, Township 32 North, Range 8 East; and Section 4, Township 31 North, Range 8 East, Whitley County, Indiana, and more particularly described as follows:

Beginning at the point of intersection of the centerlines of Main Street and Center Street in the Town of Larwill, thence easterly to the projected east line of Lot 8, Block 6, of the Plat of Huntsville; thence northerly along said project lot lines to the point of intersection of Lots 1, 2, 7, and 8 in Block 7, of said Plat; thence easterly to the east line of Lot 2, Block 7, of said Plat; thence northerly along said east line to the centerline of Hammontree Street; thence easterly along said street centerline to the intersection of the centerline of McAllen Street; thence southerly along said street centerline to the intersection of north right-of-way line of North Street (aka County Road 100 North); thence easterly along said right-of-way and parcel lines to the northeast corner of Lot 5 of the Plat of Evergreen Estates; thence northerly 260± feet along the east line of Parcel #92-02-32-000-210.000-008 to a parcel corner; thence easterly 275± feet along the south line of Parcel #92-02-32-000-233.000-008 to a parcel corner; thence southeasterly along the southern lines of Parcel #92-02-32-000-215.000-008 to the centerline of CR 100 North; thence easterly along said road centerline to the intersection of County Road 650 West; thence northerly along said road centerline to the intersection of the north right-of-way of U.S. 30, which point being also the southwest corner of Parcel #92-02-33-000-305.000-007; thence easterly along the south line of said Parcel to the southeast corner of said Parcel; thence northerly along the east line of said Parcel to the northeast corner of said Parcel; thence westerly along the north line of said Parcel to the centerline of CR 650 West; thence northerly along said road centerline to the northeast corner of Parcel #92-02-32-000-206.000-007; thence westerly along the north line of said Parcel to the northwest corner of said Parcel, which point being on the east line of Parcel #92-02-32-000-210.000-007; thence northerly following parcel lines to the northeast corner of Parcel #92-02-32-000-104.000-007; thence westerly along the north line of said Parcel to the centerline of State Road 5; thence southerly along the centerline of said State Road to the northeast corner of Parcel #92-32-406-004.000-007; thence westerly, southerly, and easterly around said Parcel to the centerline of State Road 5; thence southerly along the centerline of said State Road to the northeast corner of Parcel #92-02-32-000-322.000-008; thence westerly along the north line of said Parcel to the northwest corner of said Parcel; thence southerly following parcel lines to the southeast corner of Parcel #92-02-32-000-301.900-007; thence westerly along the south line of said Parcel to the southwest corner of said Parcel; thence northerly along the west line of said Parcel to the northwest corner of said Parcel; thence westerly along the south line of Parcel #92-02-32-000-401.000-007 to the east line of Section 31, Township 32, Range 8; thence southerly along the east line of said Section 31 to the southeast corner of said Section; thence westerly along the south line of said Section 31, which line being also the centerline of West Old Trail Road, to the northwest corner of Parcel #92-07-04-000-405.000-007; thence southerly following parcel lines to the southwest corner of Parcel 92-07-04-000-402.000-007; thence easterly along the south line of said Parcel to the northwest corner of Parcel #92-07-04-000-104.000-007; thence southerly along the west line of said Parcel to the southwest corner of said Parcel; thence easterly along the south line of said Parcel to the southeast corner of said Parcel, which point being on the centerline of County Road 700 West; thence northerly along the centerline of said

County Road to the northeast corner of Parcel #92-07-04-000-101.900-007; thence northwesterly along the north line of said Parcel to the corner of said Parcel lying on the centerline of West Main Street (aka State Road 5); thence westerly along said street centerline to the southeast corner of Parcel #92-02-32-000-305.000-007; thence northerly along the east line of said Parcel to the south line of Parcel #92-02-32-000-326.000-008; thence easterly along the south line of said Parcel to the centerline of Depot Street; thence southerly along said street centerline to the centerline of West Main Street; thence easterly along said street centerline to the Point of Beginning.

EXCEPT

The following Parcels:

92-02-32-500-315.001-008; 92-02-32-000-317.000-008; 92-02-32-000-318.000-008;  
92-02-32-000-319.000-008; 92-02-32-500-316.001-008; 92-02-32-500-316.002-008;  
92-02-32-500-316.007-008; and 92-02-32-500-316.008-008.

## APPENDIX C: PARCELS IN ALLOCATION AREA #1

At the time of writing this Plan, Allocation Area #1 is comprised of the following parcels:

Parcel Number	Owner	Address
92-02-31-000-101.000-007	Juillerat, Kenneth A	N Binkley Rd
92-02-31-000-108.000-007	Egolf, Tracy L & Renee E	1600 N Binkley Rd
92-02-31-000-109.000-007	Blocher, Heather R	W 200 N
92-02-31-000-110.900-007	Vandermark, Robert C & Barbara J	7504 W US 30
92-02-31-000-110.901-007	Witmer, Kory & Krista Jo	1520 N Binkley Rd
92-02-31-000-202.000-007	Halbert, Susan E	W US 30
92-02-31-000-204.000-007	Halbert, Susan E	W Old Trail Rd
92-02-31-000-301.000-007	Long, Christopher L	N Binkley Rd
92-02-31-000-303.000-007	Phillabaum, Mark	8049 W US 30
92-02-31-000-304.000-007	Reiff, Clarence & Josephine W	W US 30
92-02-31-000-305.000-007	Murphy, Robert P & Gayle J	W US 30
92-02-31-000-306.000-007	Long, Christopher L	N Binkley Rd
92-02-31-000-307.000-007	Long, Christopher L	W US 30
92-02-31-000-308.000-007	Long, Christopher L	W Old Trail Rd-92
92-02-31-000-401.000-007	Reiff, Jerry D	N Binkley Rd
92-02-31-000-402.000-007	Murphy, Robert P & Gayle J	1501 N Binkley Rd
92-02-31-000-403.000-007	Reiff, Jerry D	N Binkley Rd
92-02-31-000-404.000-007	Reiff, Jerry D	1611 N Binkley Rd
92-02-31-000-999.000-007	New York Central Lines LLC	N Binkley Rd
92-02-32-000-104.000-007	Carroll, Travis D & Lori A	1640 N State Rd 5
92-02-32-000-105.900-007	Studebaker, Jonathan E	1460 N State Rd 5
92-02-32-000-107.000-007	1560 North State Road 5, LLC	1560 N State Rd 5
92-02-32-000-205.000-007	Garcha Realty LP	W US 30
92-02-32-000-205.000-008	Gaff, Timothy & Brandy	1310 N State Rd 5
92-02-32-000-206.000-007	Juillerat, Kenneth A	N 650 W
92-02-32-000-207.900-008	Fitch, Ralph & Joellen L	405 E North St
92-02-32-000-208.000-008	Fry, John L & Bonnie L	6741 W US 30
92-02-32-000-209.000-008	Shepherd, Cari	6735 W US 30
92-02-32-000-210.000-007	Juillerat, Kenneth A. & Gisela	N 650 W
92-02-32-000-210.000-008	Reiff, Jerry D & Nancy J	414 E North St
92-02-32-000-211.000-007	Gaff, Timothy & Brandy	N State Rd 5
92-02-32-000-215.000-008	Richland Civil Township	6546 W 100 N
92-02-32-000-218.000-008	US Land Investments, LLC	6745 W US 30
92-02-32-000-219.000-008	Fry, John L & Bonnie L	W US 30
92-02-32-000-220.000-008	Biltz, Mark & Tina M	6729 W US 30
92-02-32-000-223.000-008	Reiff, Jerry D & Nancy J	E North St

Parcel Number	Owner	Address
92-02-32-000-302.000-007	Vandermark, Robert & Barbara J	W US 30
92-02-32-000-303.000-007	Perma Advertising Co Inc	W US 30
92-02-32-000-304.000-007	Hersha, John	W US 30
92-02-32-000-307.000-007	Lock, Larry C	7275 W US 30
92-02-32-000-308.000-007	Wilson, Alvin D & Stephanie R	7400 W US 30
92-02-32-000-309.000-007	Clark, Shelley	W US 30
92-02-32-000-310.000-008	Crouse, R Lee & Dorothy J	1225 N State Rd 5
92-02-32-000-312.000-008	Prater, Wilbur L	301 N Depot St
92-02-32-000-313.000-008	Fitch, Ralph & Joellen	202 N Center St
92-02-32-000-323.000-008	Patrick, Billy Gene Jr & Stacie Lynn	N Perrin St
92-02-32-000-325.000-008	Town Of Larwill	N Center St
92-02-32-000-326.000-008	Brogan Outdoor Advertising Inc	106 S Depot St
92-02-32-406-004.000-007	Zumbrun, Mark A & Danielle R	1563 N State Rd 5
92-02-32-500-206.001-008	Fitch, Ralph & Joellen	103 N Center St
92-02-32-500-206.908-008	Reiff, Kim L	109 S Center St
92-02-32-500-207.001-008	Simmers, Rebecca K	115 N Center St
92-02-32-500-207.902-008	Hamilton, Johnie R, Hamilton, Jason Michael & Hamilton, Kevin Eugene	111 N Center St
92-02-32-500-207.908-008	United Telephone Co Of Ind	107 N Center St
92-02-32-500-315.101-008	Patrick, Billy Gene Jr & Stacie Lynn	W Perrin St
92-02-32-500-316.003-008	Trinity Evangelical Church	116 N Center St
92-02-32-500-316.004-008	Trinity Evangelical Church	114 N Center St
92-02-32-500-316.006-008	Town Of Larwill	W North St
92-02-32-500-316.009-008	Fancil, Charles H & Sharon K	112 N Center St
92-02-32-500-316.010-008	Hull, Steve & Laura	106 N Center St
92-02-32-500-316.011-008	Hull, Steven P & Laura L	104 N Center St
92-02-32-500-316.012-008	Hull, Steven P & Laura L	102 N Center St
92-02-32-500-316.905-008	Town Of Larwill	108 N Center St
92-02-32-500-317.001-008	Ferguson, Jason L & Amanda K	113 W Main St
92-02-32-500-317.002-008	Garwood, Daniel E & Garwood, Michael E	109 W Main St
92-02-32-500-317.003-008	Hull, Jessica L	105 W Main St
92-02-32-500-317.004-008	Due Guard Lodge F & Am No 278	103 W Main St
92-02-32-500-317.913-008	Hull, Jessica L	N Center St
92-02-32-501-201.001-008	Garcha Realty LP	1190 N State Rd 5
92-02-32-501-201.002-008	Garcha Realty LP	1160 N State Rd 5
92-02-32-501-202.008-008	Garcha Realty LP	207 N Center St
92-02-32-501-202.009-008	Garwood, Lou Ann	203 N Center St
92-02-32-501-205.001-008	Lehman, Clarence E & Carol D	6810 W US 30
92-02-33-000-305.000-007	T.A.P.S. Salvage & Sails, Inc.	1150 N 650 W

## APPENDIX D: LIST OF PROPERTIES TO ACQUIRE

The Commission has identified the following properties that may need to be acquired in whole or in part to achieve the goals of this Plan. This list may be amended from time to time as may be necessary.

Parcel Number	Owner	Address
92-02-32-000-310.000-008	Crouse, R Lee & Dorothy J	1225 N State Rd 5
92-02-32-000-313.000-008	Fitch, Ralph & Joellen	202 N Center St
92-02-32-500-206.001-008	Fitch, Ralph & Joellen	103 N Center St
92-02-32-500-207.001-008	Simmers, Rebecca K	115 N Center St
92-02-32-500-207.902-008	Hamilton, Johnie R, Hamilton, Jason Michael & Hamilton, Kevin Eugene	111 N Center St
92-02-32-500-207.908-008	United Telephone Co Of Ind	107 N Center St
92-02-32-500-316.003-008	Trinity Evangelical Church	116 N Center St
92-02-32-500-316.004-008	Trinity Evangelical Church	114 N Center St
92-02-32-500-316.009-008	Fancil, Charles H & Sharon K	112 N Center St
92-02-32-500-316.010-008	Hull, Steve & Laura	106 N Center St
92-02-32-500-316.011-008	Hull, Steven P & Laura L	104 N Center St
92-02-32-500-316.012-008	Hull, Steven P & Laura L	102 N Center St
92-02-32-500-317.003-008	Hull, Jessica L	105 W Main St
92-02-32-500-317.004-008	Due Guard Lodge F & Am No 278	103 W Main St
92-02-32-500-317.913-008	Hull, Jessica L	N Center St
92-02-32-501-201.001-008	Garcha Realty LP	1190 N State Rd 5
92-02-32-501-201.002-008	Garcha Realty LP	1160 N State Rd 5
92-02-32-501-202.008-008	Garcha Realty LP	207 N Center St
92-02-32-501-202.009-008	Garwood, Lou Ann	203 N Center St
92-02-32-501-205.001-008	Lehman, Clarence E & Carol D	6810 W US 30
92-02-32-000-206.000-007	Juillerat, Kenneth A	N 650 W
92-02-32-000-210.000-007	Juillerat, Kenneth A. & Gisela	N 650 W

