

RESOLUTION NO. 2021-06

RESOLUTION CONFIRMING THE AMENDING DECLARATORY RESOLUTION OF THE LAFAYETTE REDEVELOPMENT COMMISSION ADOPTED ON DECEMBER 17, 2020 AMENDING THE CONSOLIDATED PLAN FOR THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Lafayette ("City") Redevelopment Commission ("Commission") did on October 26, 2006, adopt Resolution No. LRC-2006-22 ("Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area ("Consolidated Central Area") and Consolidated Central Lafayette Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended ("Consolidated Central Plan") for the Consolidated Central Area which Consolidated Central Plan contained specific recommendations for redevelopment in the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area ("Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area ("Consolidated Creasy Lane Allocation Area") in accordance with IC 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended ("Consolidated Creasy Lane Plan"), which Consolidated Creasy Lane Plan contained specific recommendations for economic development in the Consolidated Creasy Lane Area;

WHEREAS, the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant IC 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" ("2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans ("2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on May 28, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the "2017 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the "2018 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the "2019 Consolidated Plan");

WHEREAS, the Commission adopted Resolutions No. LRC-2020-06 and LRC-2020-12 on April 23, 2020 and September 24, 2020, respectively, each amending the 2019 Consolidated Plan to add projects thereto (as amended, the "2020 Consolidated Plan");

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the "Original Area Resolutions;"

WHEREAS, on December 17, 2020, the Commission adopted an Amending Declaratory Resolution ("Amending Declaratory Resolution") for the purpose of including the construction of a mixed-use, five story, approximately 170,000 square feet development, with approximately 10,000 square feet of first floor retail space, 112 interior parking spaces with 98 apartment units divided among studio, one and two bedroom units, together with any and all necessary appurtenances, related improvements and equipment all in, serving or benefiting the Consolidated Area, including all necessary appurtenances, related improvements and equipment to the 2020 Consolidated Plan;

WHEREAS, the Commission submitted the Amending Declaratory Resolution and supporting data to the Tippecanoe County Area Plan Commission ("Plan Commission") and the Plan Commission has issued its written order approving the Amending Declaratory Resolution;

WHEREAS, the Common Council by resolution approved the order of the Plan Commission and the Amending Declaratory Resolution;

WHEREAS, the Commission published in *The Lafayette Leader* and the *Journal & Courier* notice of the adoption and content of the Amending Declaratory Resolution, which notice also gave notice of a hearing on the proposed amendments to be held by the Commission;

WHEREAS, the notice described in the preceding paragraph was also filed in the office of the Plan Commission and any other departments, bodies or offices having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, the Commission on March 25, 2021, conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

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

**1.** The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit and will benefit the public health and welfare of the citizens of the City to amend the Original Area Resolutions and the 2020 Consolidated Plan as set forth in the Amending Declaratory Resolution.

**2.** The Amending Declaratory Resolution approved by the Commission on December 17, 2020, copies of which are attached hereto and incorporated herein, is hereby confirmed.

**3.** This resolution is effective upon passage.

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 25th day of March, 2021.

**LAFAYETTE REDEVELOPMENT COMMISSION**

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Jos Holman, President

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Shelly Henriott, Vice President

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T.J. Thieme, Secretary

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Jim Terry

ATTEST:

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Dave Moulton

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Josh Loggins