

Diebold Corner Allocation Area

An Amendment to the Dupont Diebold Economic
Development Area Plan

11/28/17

Amended 4/10/18

Allen County Redevelopment Commission

Acknowledgements

Allen County Board of Commissioners

Linda K. Bloom
Therese M. Brown
F. Nelson Peters

Allen County Council

Joel M Benz, President
Justin T. Busch, Vice President
Robert A. Armstrong
Larry Brown
Tom A. Harris
Eric Tippmann
Sharon L. Tucker

Allen County Auditor

Nicholas D. Jordan

Allen County Plan Commission

Susan L. Hoot, President
David Bailey, Vice President
Therese M. Brown
Adam Day
Renee Fishering
Tom Harris
John Henry
Jeff Sorg
James Wolff

Allen County Plan Commission

Legal Counsel

Robert Eherenman

Allen County Redevelopment Commission

Richard Beck, Jr., President
Kurt Gutman, Vice President
Steven Bercot, Secretary
Chris Baker
Tom Harris
Darren Vogt

Allen County Redevelopment Commission

Legal Counsel

G. William Fishering

INTRODUCTION

In February 2018, the Dupont Diebold Economic Development Area (EDA) was established by the Allen County Redevelopment Commission with the intent of using property tax increment to facilitate and encourage more economic growth of the Dupont Road area east of I-69 through investments in infrastructure. The EDA plan identified the area as well as one allocation area for the capture of property tax increment. In the process of establishing the EDA, several parcels that were considered for an allocation area were not included. The purpose of this amendment is the creation of another allocation area. This allocation area will be called the “Diebold Corner Allocation Area.” This allocation area is located in Perry Township at the Northeast corner of Dupont and Diebold Roads and contains mainly undeveloped property. Any property tax increment collected from this allocation area will be used to assist in funding additional infrastructure in the area.

NEW ALLOCATION AREA

The Diebold Corner Allocation Area in the Dupont Diebold EDA comprises approximately 84.51 acres at the Northeast corner of Dupont and Diebold Roads. The area is outlined in Exhibits A and a complete list of parcels are included in Exhibit B.

AMENDMENT PROCESS

Indiana law specifies the procedure that must be followed to amend and Economic Development Plan and allocation area. Indiana Code (I.C. 36-7-14-16 and 17) requires that the redevelopment commission submit a resolution and supporting data to the plan commission. The plan commission may determine whether the resolution and the economic development plan conform to the plan of development for the count and approve or disapprove the resolution and plan proposed. The redevelopment commission cannot proceed with the implementation of an amendment until the approving order of the plan commission is received and subsequently approved by the board of commissioners. After approval by the board of commissioners, a public hearing must be held by the redevelopment commission followed by the consideration of a resolution amending the EDA plan. A notice of the public hearing must be sent to the plan commission, board of zoning appeals, board of works, parks board, and building commissioner. The establishment of the allocation area also requires providing each taxing unit a copy of the public hearing notice and an impact statement at least ten days before the date of the hearing.

ISSUES THAT MUST BE ADDRESSED

For the approval of the Dupont Diebold Economic Development Area, the Allen County Redevelopment Commission was required to make certain findings according to Indiana law. The commission is not required to make those findings again for the approval of this amendment. However, it must make the following findings listed under Indiana Code (I.C. 36-7-14-15(a)(4) before approving the amendment:

1. The amendment is reasonable and appropriate when considered in relation to the original resolution or plan and the purposes of this chapter; and

2. The resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit.

This amendment is an extension of the original plan, the purpose of which was to fund infrastructure improvements to accommodate growth in the Dupont Diebold EDA. The allocation area will collect property tax revenue to pay for the public improvements needed to accomplish this purpose.

The Allen County Plan Commission found the original plan to be in conformance with the Plan-It Allen!, Allen County's comprehensive plan, as amended. This amendment is a continuation of the original plan and includes no changes to the proposed use of the land within the EDA.

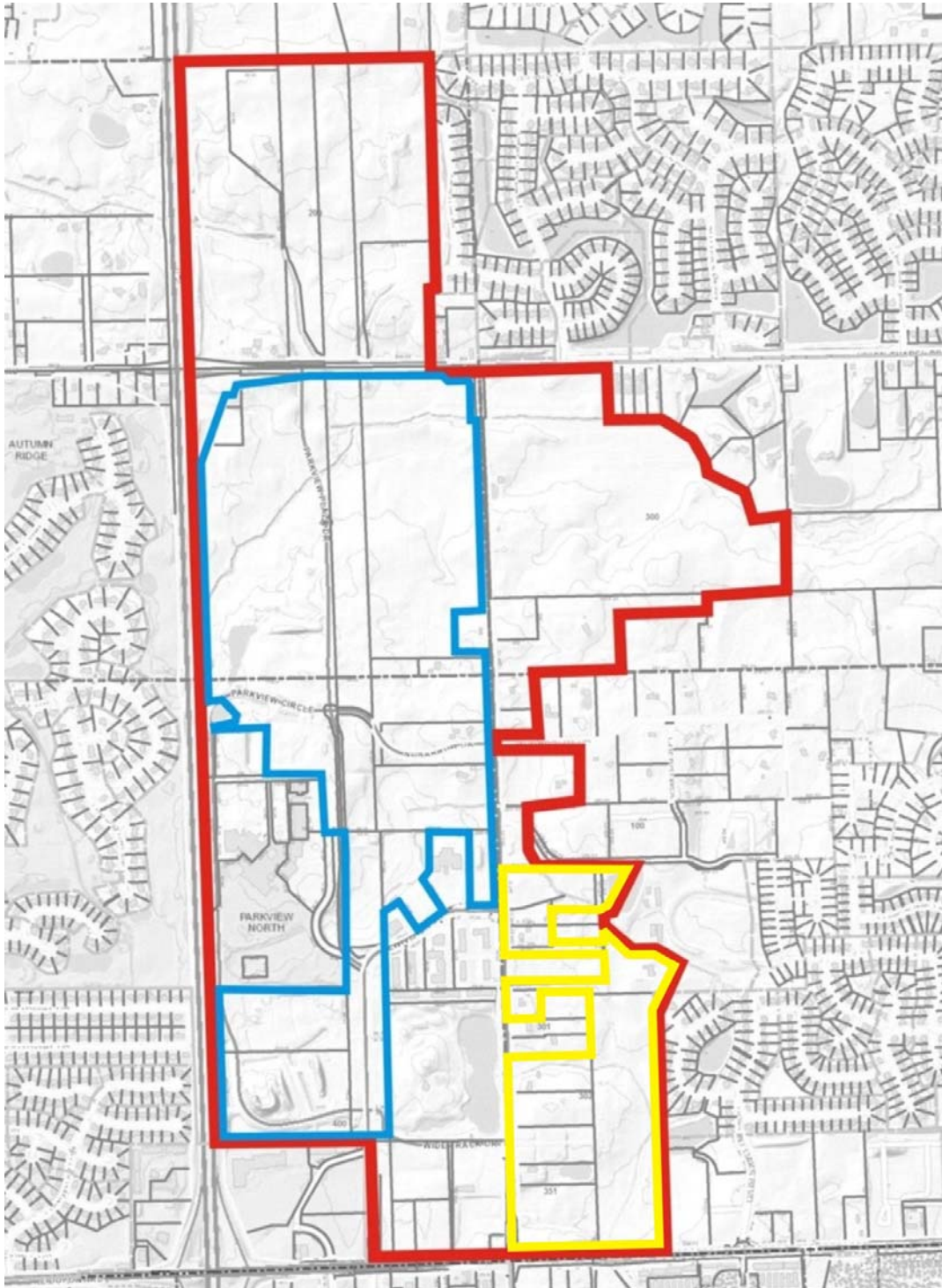
ENFORCEMENT OF THE ECONOMIC DEVELOPMENT AREA PLAN

The commission will enforce the provisions of this amendment in the same manner as the original plan. The following steps have been or will be taken:

- 1) The commission's staff, on behalf of the commission, previously served notice to all affected boards, commissions, departments, divisions, agencies, or officers that are involved with the issuance of permits, certificates, variances, tax allocation, or any other items effecting the use or development of property within the Economic Development Area Plan at the time of the original designation;
- 2) The commission shall have the responsibility to review and approve any action listed above prior to the issuance of permits, and certificates. The commission will also be responsible for reviewing and approving the allocation of tax revenues in accordance with I.C. 36-7-14 et seq.; and,
- 3) The original plan and this amendment, their regulations and requirements shall be in effect for a period of twenty-five (25) years from the date of adoption by a confirmatory resolution of the commission.

EXHIBIT A

DUPONT DIEBOLD EDA and ALLOCATION AREAS



- █ Dupont Diebold EDA
- █ Diebold Corner Allocation Area
- █ Dupont Diebold Allocation Area

EXHIBIT B

Legal Description Diebold Corner Allocation Area

The Diebold Corner Allocation Area includes 20 parcels in unincorporated Allen County containing 84.51 acres. This area includes the following parcels:

<u>Parcel Identification Number</u>	<u>Property Address</u>	<u>Assessed Value</u>	<u>Acres</u>
02-02-36-100-020.002-057	11212 Diebold Road	\$80,700	2.07
02-02-36-351-002.000-057	10532 Diebold Road	\$24,800	2.75
02-02-36-351-001.000-057	10600 Diebold Road	\$1,418,300	4.07
02-02-36-302-002.000-057	10640 Diebold Road	\$1,577,200	4.53
02-02-36-302-001.000-057	10736 Diebold Road	\$1,564,700	4.49
02-02-36-301-002.000-057	11020 Diebold Road	\$1,167,600	1.41
02-02-36-100-020.003-057	N of 11212 Diebold Road	\$356,700	2.74
02-02-36-302-003.000-057	4335 East Dupont Road	\$186,300	28.61
02-02-36-351-003.000-057	10500 Diebold Road	\$1,092,900	8.36
02-02-36-100-026.001-057	11102 Diebold Road	\$61,200	7.00
02-02-36-100-024.000-057	11120 Diebold Road	\$181,400	4.65
02-02-36-100-023.000-057	11132 Diebold Road	\$147,200	1.74
02-02-36-100-021.000-057	11208 Diebold Road	\$2,223,900	1.57
02-02-36-100-020.005-057	11212 Diebold Road	\$956,600	1.48
02-02-36-100-026.002-057	Diebold Road	\$3,000	1.83
02-02-36-100-021.001-057	Diebold Road	\$0	1.00
02-02-36-100-020.004-057	4125 New Vision Drive	\$543,600	2.50
02-02-36-301-004.001-057	Diebold Road	\$0	2.01
02-02-36-351-002.001-057	Diebold Road	\$0	0.83
02-02-36-351-003.001-057	Dupont Road	\$0	0.87
Totals		\$11,586,100	84.51