

TOWN OF WHITELAND PLAN COMMISSION

May 6, 2014

Approval of Redevelopment Commission Declaratory Resolution

ATTACHMENTS:

1. Declaratory Resolution, adopted by the Redevelopment Commission 4/10/14
2. Staff memo, dated 3/5/13

Summary

Earlier this year, the Whiteland Redevelopment Commission (RDC) initiated the process of amending the Declaratory Resolution adopted in 2013 to expand the current Tax Increment Financing (TIF) Allocation Area. This expansion had already been contemplated last year, so various sub-areas were designated in the Economic Development Plan to address the development needs of the areas.

For background information on the establishment of the Economic Development Area (EDA) and the current Allocation Area, please refer to the staff memo dated 3/5/13, attached.

This proposal is to amend the Declaratory Resolution to include most of the sub-areas in the EDA likely to develop in the near future. A handful of parcels, particularly those some distance away from the primary transportation corridors, are excluded from the expansion but remain within the EDA if necessary for future development incentive. Please refer to Exhibit B in the Declaratory Resolution for a map of the expanded area.

Relation to the Comprehensive Plan

As discussed in the staff memo from 2013, the Comprehensive Plan has several recommendations regarding economic development within Whiteland and the methods by which economic development can be achieved. I will reiterate some of the points below in relation to this proposed expansion of the TIF.

Concept. The Comprehensive Plan has numerous recommendations in its text regarding methods by which economic development can be achieved. Notably, in Part IV, Section G the Comp Plan states, "use of tools like TIF districts for development of business and industrial park areas between Graham Road and I-65 may help spur development in the area and finance improvements such as utilities and roads." Later in the same section, it states, "Redevelopment of the commercial areas along US 31 and Whiteland Road would enhance the image of Whiteland...TIF may be an appropriate tool for redevelopment." So, the Comprehensive Plan indicates that development of TIF districts and an Economic Development Plan is a priority for the community, and they could have impacts in several areas of Town.

Development areas. The Economic Development Plan indicates several sub-areas designated for economic development/redevelopment that are now proposed to be included in the Declaratory Resolution. Key among these is an area covering the eastern part of Town, including the interstate interchange. This area is designated in the Comprehensive Plan primarily for large-scale industrial/business growth, and the two plans are in conformance in their vision for such growth.

In the other sub-areas, the Economic Development Plan generally encourages industrial or commercial growth in locations where the Comprehensive Plan recommends it. The North Railroad sub-area is not currently shown in the Comprehensive Plan, but as a logical extension of the Front Street sub-area, which is shown for industrial development, the area can conform with the Comp Plan. The aspects of the Briar Hill sub-area are also taken directly from the Comp Plan, including the

development of a gateway at US 31 and Main Street. These areas will be included in the amended Declaratory Resolution.

Staff conclusion

The Declaratory Resolution presented for your determination is a continuation of the Economic Development Plan adopted in 2013 after consideration by the RDC, Plan Commission, and Council. As discussed and determined during that adoption process, the Economic Development Plan implemented several economic development goals recommended in the Comprehensive Plan. The previous Resolution designated part of the overall area determined for economic development. The current Resolution expands that area to include most of the previously defined sub-areas that were recommended by the Comp Plan for development and redevelopment.

So, it is staff's opinion that this Declaratory Resolution conforms with the goals and recommendations of the Comprehensive Plan.