

**AMENDMENT TO THE TOWN OF MOORESVILLE'S  
ECONOMIC DEVELOPMENT CONSOLIDATED PLAN 2015 EXPANSION AREA  
"THE 2017 AMENDMENT"**

The 2017 Amendment reflects an amendment to the 2015 Amendment to the Economic Development Plan and Redevelopment Plan which consolidated them into one area Plan referenced as the Economic Development Consolidated Plan 2015 Expansion Area (hereinafter "EDCP"). This Plan Amendment incorporates all of the prior Plans and Amendments thereto and merely adds the following additions to the EDCP as more specifically set out below: It is the nature of the planning and progression of development that adjustments to the Plan will always be necessary to keep current with the needs of the community. It is the intent of this Plan to add certain properties and projects as needed to accomplish the goals of the EDCP.

The intent of The 2017 Amendment is to once again update the Mooresville Redevelopment Commission's Plans and Projects consistent with the goals of the Mooresville Redevelopment Commission and Town Council.

Expansion of the Consolidated Area. The 2017 Amendment to the existing Plan proposes to potentially add parcels not currently within the Town of Mooresville in the event they are annexed and these parcels if required would be pursuant to the statutory acquisition requirements for a Redevelopment

Commission which does not include any taking by eminent domain. The one parcel to be added to the Plan was believed to be already in the Plan as shown in prior maps and is surrounded by parcels within the Plan. This is not on the Acquisition List.

Summary of Estimated Cost. The cost estimates are set out in the specific projects. Pertaining to any potential acquisition in the future if the property shown on the Acquisition List outside of the Town of Mooresville would be pursuant to the statutory procedure for acquisition of real property.

Section 1. Projects. The Original Plans, the Original Resolutions, the Redevelopment Area, the Economic Development Area, Allocation Area No. 1, Allocation Area No. 2 and the combined Economic Development Consolidated Plan 2015 Expansion Area are hereby amended to add the following projects to the Plan:

1. Public Safety Project.

(a) Noting the importance of public safety to a community and its economic development and in consideration of the Town Council's acquisition of an existing building for a new Police Station within the Plan Area, the Commission may assist with (1) building renovations, (2) enclosing the structure's former "drive-thru" area, (3) outdoor landscaping consistent with and enhancing the

approved Gateway/Corridor Plan and (4) required communications equipment. In total, participation in the projects identified in this subsection shall not exceed One Million Dollars (\$1,000,000.00). Upon request by the Mooresville Town Council the Commission may provide up to Three Hundred Fifty Thousand Dollars (\$350,000.00) initially with the balance considered as requested. The portion of funds provided for communications equipment shall not exceed Three Hundred Thousand Dollars (\$300,000.00) within the One Million Dollars (\$1,000,000.00) allocation. Relocation of the Police Department will decrease response time within the Town to address the public safety issues.

(b) Renovation of properties on the prior Plan Acquisition List for the purposes of improving the value to that property and the adjoining properties to enhance investments in the area.

2. Workforce Training. Noting the importance of a well trained workforce in a community the Commission may:

(a) Provide matching grants to train incumbent workers that begin with the NAICs (31-33 Manufacturing, 48-49 Transportation and Warehousing, 62 Health Care and Social Assistance) and who are employed by companies located within the Town of Mooresville and who are in need

of additional training as certified by said qualifying companies. It is the expectation of this program that matching funds would be provided by local employers.

(b) Provide Mooresville High School graduates residing within the boundaries of the Mooresville Consolidated School Corporation taxing district a tuition scholarship in which the Commission would offset the cost of an associate's degree or recognized certificate program from an accredited local post-secondary educational institution, after all private, state and federal grants and scholarships are applied for by applicant. Applicants must first apply under this program within two (2) years of high school graduation. The maximum allowable scholarship is One Thousand Dollars (\$1,000.00) per academic year and may be renewed two (2) times within four (4) years of the initial approved application. The investment by the Commission under this program shall not exceed Twenty-Five Thousand Dollars (\$25,000.00) annually.

(c) Acquisition. Pending approval from the County Commissioners as well as the property owners as these parcels are not currently within the Town boundary, the Commission wishes to include the following parcels for future growth opportunities into the Plan:

- 55-05-13-320-001.000-004  
Neff Construction Services, LLC  
135 Merriman Rd.
- 55-05-13-200-001.001-004  
Ladd, Dwight M. & Rosalynn  
9373 N. Country Club Rd.
- 55-05-13-400-001.000-004  
Ladd, Dwight & Roslyn  
9373 N. Country Club Rd.
- 55-05-14-200-001.000-004  
Pauley, Niles E. ½ interest  
Pauley, Shirley ½ interest  
368 Merriman Rd.
- 55-05-13-340-004.000-004  
Mosier, Evan W. & Shannon D.  
9342 N. Old SR 67
- 55-05-13-340-002.000-004  
Goodwin, Franklin G.  
123 Merriman Rd.

(a) The inclusion of Lot 4A into the Plan the addition of Lot 4A, Parcel #55-05-01-100-004.003-005, a parcel that was omitted from the previous Plan and is surrounded by parcels that are in the existing Plan. This is the only expansion and is shown on previous maps as being in the Plan.

STATUTORY FINDINGS FOR PLAN AMENDMENT.

Inclusion of previous statutory findings by reference to The 2017 Amendment are incorporated by reference to all previous statutory findings in the respective prior Plans and Amendments including the Consolidated Plan 2015. This Plan Amendment

recognizes the Mooresville Comprehensive Plan and the need for compliance with it.

The Plan does promote significant opportunities for the gainful employment of the citizens of the Town through educational opportunities. It is further anticipated that the educational opportunities will attract new business enterprise to the area along with retaining existing businesses and employment. The Plan further addresses issues that cannot be achieved by regulatory processes or the ordinary operation of private enterprise without resort to the powers allowed under Indiana Code for a Redevelopment Commission. The Commission further finds that the public health and welfare of the area will benefit by the accomplishments of the Plan specifically educational opportunities for current citizens, future citizens, current employers and future employers within the Town of Mooresville. The Redevelopment Commission further finds that the public utility and benefit as measured by the attraction or retention of permanent jobs will be addressed by the Plan Amendment and long term the Plan will increase the property tax base and improve the diversity of the property tax and economic base for the Town of Mooresville; the Commission finds that the Plan Amendment is reasonable and appropriate pursuant to IC 36-7-14-15.

NOW, THEREFORE, BE IT RESOLVED by the Mooresville  
Redevelopment Commission as follows:

1. The Commission hereby finds that the proposed  
Amendment to the Plan is reasonable and appropriate when  
considered in relation to the Declaratory Resolution, the Plan  
and purposes of the Act.

2. The Commission hereby finds that it will be of public  
utility and benefit to approve the Declaratory Resolution and  
Plan for the area, to include the Amendment to the Plan.

3. The Commission finds that the Declaratory Resolution  
and the Plan with the proposed amendment described herein,  
conform to the Comprehensive Plan for the Town.

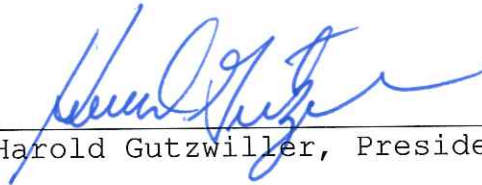
4. The Declaratory Resolution and the Plan are each  
hereby approved to amend the Plan and directs the Secretary of  
the Commission to file a certified copy of the Declaratory  
Resolution and the Plan Amendment with the Minutes of this  
meeting.

5. The Officers of the Redevelopment Commission are  
hereby directed to make any and all required filings and  
recordings with the Department of Local Government Finance, the  
Morgan County Auditor and Morgan County Recorder in connection  
with this Plan Amendment.

6. This Plan Amendment shall be in full force and effect  
after its adoption by the Redevelopment Commission.

APPROVED this 2nd day of November, 2017.

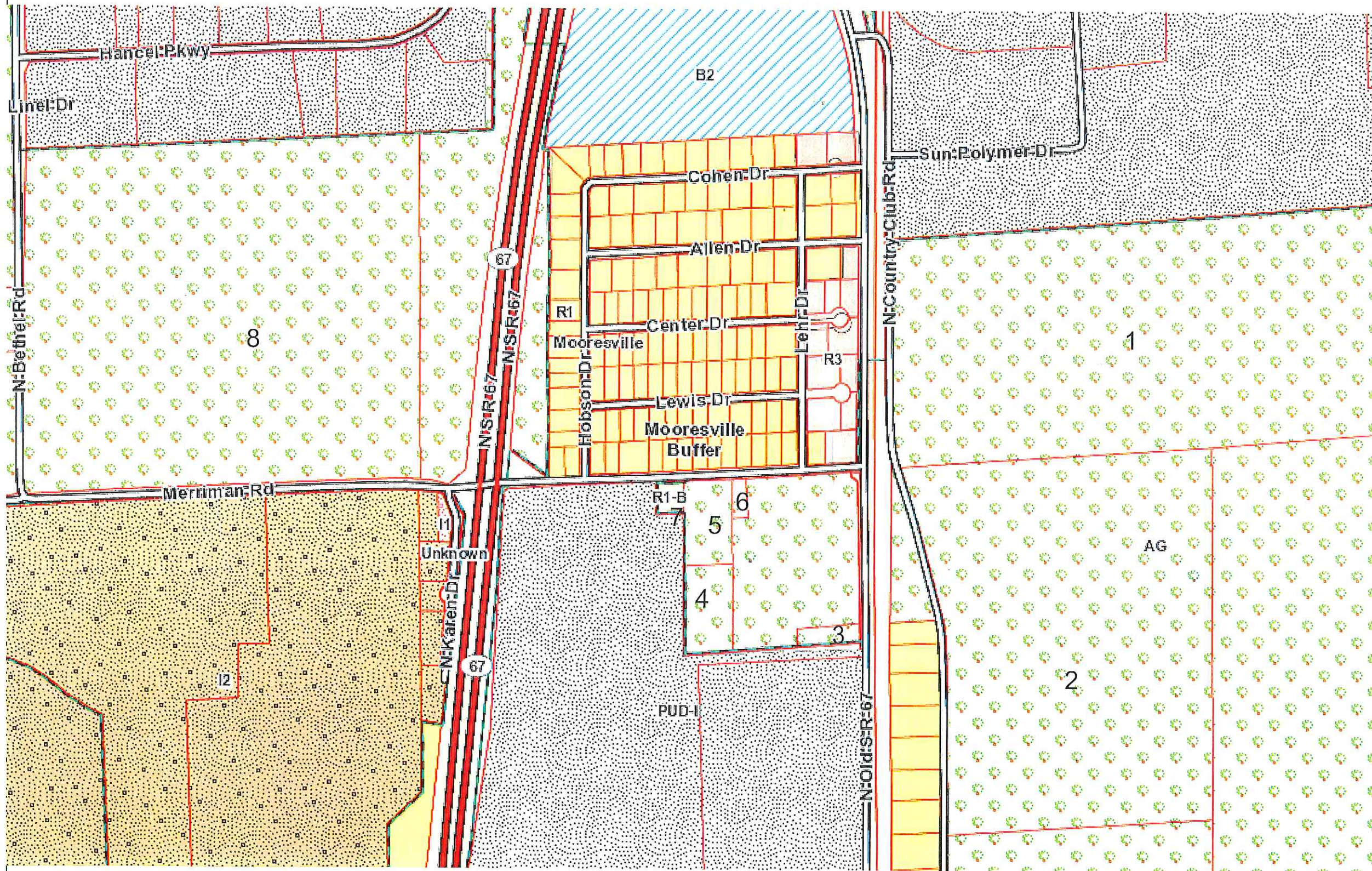
**MOORESVILLE REDEVELOPMENT  
COMMISSION**



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Harold Gutzwiller, President





1. 55-05-13-200-001.001-004  
Ladd, Dwight M. & Rosalynn  
9373 N. Country Club Rd.
2. 55-05-13-400-001.000-004  
Ladd, Dwight & Roslyn  
9373 N. Country Club Rd.
3. 55-05-13-340-004.000-004  
Mosier, Evan W. & Shannon  
9342 N. Old SR 67
4. ~~55-05-13-340-001.001-004~~  
~~Robinson, Daniel Joseph & Stella Louise~~  
~~127 Merriman Rd.~~
5. ~~55-05-13-340-001.000-004~~  
~~Robinson, Daniel Joseph & Stella Louise~~  
~~129 Merriman Rd.~~
6. 55-05-13-340-002.000-004  
Goodwin, Franklin G.  
123 Merriman Rd.
7. 55-05-13-320-001.000-004  
Neff Construction  
135 Merriman Rd.
8. 55-05-14-200-001.000-004  
Pauley, Niles E. 1/2 interest  
368 Merriman Rd.



RESOLUTION   A  , 2017

**CONFIRMATORY RESOLUTION OF THE TOWN OF MOORESVILLE  
REDEVELOPMENT COMMISSION FOR THE AMENDMENT OF THE TOWN OF  
MOORESVILLE'S ECONOMIC DEVELOPMENT  
CONSOLIDATED PLAN 2015 EXPANSION AREA AND ALL PRIOR PLANS  
INCORPORATED INTO THAT 2015 PLAN**

WHEREAS, the Town of Mooresville Redevelopment Commission ("Commission"), the governing body of the Town of Mooresville, Indiana, Department of Redevelopment ("Department") and the Redevelopment Consolidated District of the Town of Mooresville, Indiana, exists and operates under the provisions of IC 36-7-14, as amended from time to time (the "Act");

WHEREAS, the Commission created a Redevelopment Plan for Mooresville Redevelopment Area ("Redevelopment Area") and the related Allocation Area ("Allocation Area #1") in March, 1990 and amended the same in November, 1990 and again on October 24, 2004; April 24, 2008; June 27, 2012; and, February 1, 2013; and, November 5, 2015 combining both the Redevelopment Area and Economic Development Area making the required statutory findings and addressing the statutory procedures outlined in the Act creating the Economic Development Consolidated Plan;

WHEREAS, the Commission created the Economic Development Plan for the Mooresville Economic Development Area ("Economic Development Area") and related Allocation Area ("Allocation Area #2") on November 23, 1993 and amended the same on August 6,

1997; October 28, 2004; April 24, 2008; June 27, 2012; February 11, 2013; and November 5, 2015 at which time the two (2) Plans were consolidated into the Economic Development Consolidated Plan 2015 Expansion Area all pursuant to the statutory findings and requirements of the Act (as so amended, the "Plan");

WHEREAS, the Town of Mooresville Plan Commission ("Plan Commission") has heretofore adopted Resolutions constituting its written order approving the Declaratory Resolutions and the Plans (collectively "Plan Commission Orders"), and the Town Council of the Town of Mooresville ("Town Council") has heretofore adopted Resolutions approving the Plan Commission Orders and Plans;

WHEREAS, the Commission heretofore, after notices and public hearings as required by the Act, confirmed the Declaratory Resolutions;

WHEREAS, the Commission now desires to take action to further amend the Plans for purposes including certain additional projects, as set forth in Exhibit "A", attached hereto and made a part hereof ("Amendment");

WHEREAS, the Department, pursuant to the Act, has obtained the necessary approval for the County Commissioners concerning properties outside the existing boundaries of the Areas which would be included in the event of annexation, giving notice to the property owners to be included or not included in said Plan;

WHEREAS, the Commission has honored the request of property owners who wanted to be withdrawn from the Plan;

WHEREAS, the Commission finds that the Plans for the Areas cannot be achieved by the regulatory processes or by ordinary operation of private enterprise without resorting to the powers allowed under the Act;

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Amendment entitled "Amendment to the Town of Mooresville Economic Development Consolidated Plan 2015 Expansion Area" ("2017 Amendment") which is the attached Exhibit "A";

WHEREAS, the public health and welfare will be benefited by the Amendment to the Plan as described in Exhibit "A";

WHEREAS, the Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plans and purposes of the Act;

WHEREAS, the Declaratory Resolution and Plans with the proposed Amendment conform to the Plan and other Comprehensive Development and Redevelopment Plans for the Town;

WHEREAS, the Commission has prepared an estimate of costs of the projects described in the Amendment as set forth in Exhibit "A" attached hereto;

WHEREAS, pursuant to the Act, the Commission, by its Resolution of August 3, 2017 (Declaratory Resolution), found:

1) that the proposed amendments were reasonable and appropriate when considered in relation to the existing Plan and the purposes of the Act; 2) that it will be of public utility and benefit to amend the Plans for the Areas included in the Amendment; and, 3) that the Declaratory Resolution and Plan with the proposed Amendment described in Exhibit "A" conform to the Comprehensive Plan for the Town, and approve these Plans with the proposed Amendment to include certain additional projects, adding one parcel to the Plan and the possibility of additional parcels being added in the event of annexation;

WHEREAS, pursuant to the Act, the Plan Commission, by its Order dated August 24, 2017, found the Resolution and Plan conformed to the Plan development for the Town of Mooresville;

WHEREAS, pursuant to the Act, the Town Council, signed its approval dated September 12, 2017 which ratified and confirmed the proposed Amendment and approved, ratified and confirmed the actions of the Plan Commission;

WHEREAS, the Secretary of the Commission has caused notice of a hearing on the proposed Amendment to be published as required by law along with all other notifications including taxing districts with the Tax Impact Statement being forwarded to each;

WHEREAS, such public hearing was held on the 2<sup>nd</sup> day of November, 2017, at 6:00 p.m. at the Mooresville Government

Center, 4 E. Harrison St., Mooresville, Indiana, concerning said Plan Amendment that which all tax payers and interested persons had an opportunity to appear and express their views concerning the Plan Amendment;

THE COMMISSION NOW CONFIRMS AND FINDS THAT:

1. The Commission has considered the evidence presented and outlines, determines and confirms that it will be of public utility and benefit to amend the Plan as set forth in Exhibit "A".

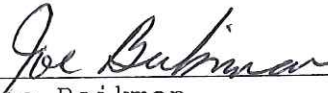
2. That the Declaratory Resolution and the Plan, with the Amendments, are hereby confirmed.

3. That the Declaratory Resolution, as confirmed, shall be attached to and incorporated in this Resolution.

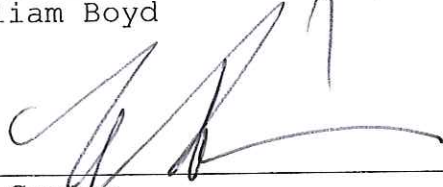
4. The Commission shall record this Resolution with the Morgan County Auditor and all other entities as required by the Act.

ADOPTED AND APPROVED at a meeting of the Town of Mooresville Redevelopment Commission held November 2, 2017.

MOORESVILLE REDEVELOPMENT  
COMMISSION

  
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Joe Beikman

  
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William Boyd

  
\_\_\_\_\_  
Tim Corman

  
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Harold Gutzwiller

  
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Don Stultz