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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MORRIS W. CARTER  
RECORDER

December 1996

ECONOMIC DEVELOPMENT PLAN  
MERRILLVILLE Road U.S.30 to 93rd Ave. Project  
MERRILLVILLE, INDIANA

MAIL TO:  
The Town of Merrillville  
7820 Broadway  
Merrillville, In. 46410

71.00  
611393

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## 1.1 Introduction

The Town of Merrillville through its appropriate Commissions and Boards wishes to create an Economic Development Area (EDA) within the Town of Merrillville. The purpose of this EDA is to provide the necessary funds to develop proper roadway and drainage improvements in the proposed EDA and further the economic development advantages in the Town of Merrillville.

## 2.1 Statement of Plan Objectives:

The Town of Merrillville, Merrillville Tax Increment Financing Economic Development Plan has been designed to permit and assist the Town to physically improve the entire area in order to bring about a distinct and visible upgrade to the public infrastructure.

Specific Economic Development Plan Goals and Objective that will be achieved by the Project are as follows:

- a. Goal: To install, construct and reconstruct streets, curbs, storm drains, and traffic control signals utilizing the following priority list:
  - 1) Widening and resurfacing of Merrillville Road between 93rd Avenue and 80th Place.
  - 2) Installation of curb and gutters and a closed storm sewer system to drain the widened pavement.
  - 3) Installation of traffic control signals at the intersection of Merrillville Rd. and 80th Place. Also interconnection of the 80th Place signal to the traffic signal at U.S. 30 and Merrillville Rd. The proposed project would also provide for the installation of a traffic control signal at the intersection of Merrillville Road and 93rd Ave.
  - 4) Provide for engineering services for design and construction of the above improvements.
  - 5) Provide for acquisition of road right of ways necessary to complete the above aforementioned items.

### 3.1 Description of Proposed Economic Development Area

#### 1. Boundaries and Legal Description

PART OF SECTION 21, T35N, R8W, OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF MERRILLVILLE, ROSS TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, T35N, R8W, LAKE COUNTY, INDIANA; THENCE WEST 60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MADISON STREET; THENCE SOUTH ALONG SAID RIGHT OF WAY LINE TO THE NORTHERNMOST POINT OF THE WEST RIGHT OF WAY LINE OF MERRILLVILLE ROAD; THENCE SOUTHWEST ALONG SAID WEST RIGHT OF WAY LINE OF MERRILLVILLE ROAD TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 TO A POINT 1164 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 36'57" EAST 660.0 FEET; THENCE NORTH 89 42'56" WEST 590.02 FEET; THENCE SOUTH 00 36'57" EAST 936.42 FEET; THENCE SOUTH 83 06'03" EAST 755.05 FEET; THENCE SOUTH 00 34'35" EAST 790 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 21; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 21 TO A POINT ON THE EAST PROPERTY LINE OF LOT M, COMMERCE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 48, PAGE 119, LAKE COUNTY RECORDER'S OFFICE, LAKE COUNTY, INDIANA; THENCE NORTHEASTERLY ALONG THE EAST PROPERTY LINES OF LOTS M, L, AND K OF SAID COMMERCE PARK SUBDIVISION TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 84TH AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF 84TH AVENUE TO THE EAST PROPERTY LINE OF LOT D OF SAID COMMERCE PARK SUBDIVISION; THENCE NORTH ALONG SAID EAST PROPERTY LINE OF LOT D, AND THE CONTINUATION OF SAID EAST PROPERTY LINE TO THE NORTH LINE OF THE RECORDED RETENTION AREA WITHIN SAID COMMERCE PARK SUBDIVISION; THENCE WEST TO THE CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 21, T35N, R8W, LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 21 TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 A DISTANCE OF 40 FEET, MORE OR LESS; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 AND THE EAST RIGHT OF WAY LINE OF MADISON STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF MADISON STREET TO THE POINT OF BEGINNING.

**4.1 Description of Public Improvements, Estimate of Costs, Time Table of Completion.**

**4.1.1 Roadway Improvements**

- A) Reconstruction and widening of the intersection of 80th Place and Merrillville Road, the intersection 93rd and Merrillville Road and the reconstruction and widening of Merrillville Road pavement from present (2) lane +/- 20 feet width to a (3) lane width with curb and gutters.

Length: +/- 9200 feet from 93rd Ave. to and including the north approach to 80th Pl.

Est. Cost: \$820,000.00

Time: 3 years planning to completion

- B) Construct proper drainage facilities in conjunction with the above item. Curb and gutter installation and a closed storm sewer system to drain the widened pavement.

Est. Cost: \$690,000.00

Time: 3 years planning to completion.

- D) Provide for Engineering services for design and construction of the above improvements.

Est. Cost: \$250,000.00

Time: 2 years prior to construction phases.

- E) Provide for acquisition of road right of ways necessary to complete the above aforementioned items.

Est. Cost: \$100,000.00

Time: 2 years prior to construction.

- H) Total costs of Engineering, Roadway Improvements, and Property Acquisition equals = \$1,860,000.00 Million For the Purposes of the Bonding of the Project the Million should be rounded up to \$1.9 Million.

**4.1.2 Water Distribution**

- A) The Water lines are already existing in current Developed areas along Merrillville Road Right of Way.

4.1.3 Sanitary Sewers

- A) Sanitary Sewers are to be provided by others, ie. Independence Hill Conservancy District, and/or Developers, and/or current Property Owners.

4.1.4 Storm Sewers

- A) See item 4.1.1

4.1.5 Utility Distribution

- A) Utilities such as but not limited to Gas, Electric, Telephone, Cable, etc. are to be supplied by others.

4.1.6 Other Items

- A) This plan does not propose levees, parks, playgrounds, etc.

5.1 Proposed Project Current Tax Base

5.1.1 Current Tax Base in the EDA

- A) The following is the Current Parcel Numbers and Assessed Evaluation within the Proposed EDA.

Key #	<u>Developed Parcels</u>		Assessed Value	
		Acre(s)		
15-0120-0196	2.110	\$ 700.00		
15-0120-0199	.194	130.00		
15-0120-0029	.529	27,160.00		
15-0120-0192	1.474	96,330.00		Dev.
15-0120-0042	5.127	243,280.00		Dev.
15-0120-0039	7.080	15,000.00		Dev.
15-0120-0047	1.500	124,790.00		Dev.
15-0120-0177	10.440	52,200.00		
15-0120-0186	5.000	16,900.00		Dev.
15-0120-0176	15.660	2,670.00		
15-0545-0001	1.095	65,660.00		Dev.
15-0545-0002	2.707	322,600.00		Dev.
15-0545-0003	.499	300.00		
15-0545-0004	.227	170.00		
15-0608-0001	9.928	28,860.00		
15-0608-0002	8.522	30,960.00		
15-0608-0003	1.033	3,000.00		
15-0608-0004	1.022	3,730.00		
15-0608-0005	1.303	4,730.00		
15-0608-0006	5.015	830.00		
15-0608-0007	1.594	4,630.00		
15-0483-0004	2.688	9,770.00		

**Developed Parcels**

	15-0483-0005	1.393	5,070.00	
	15-0483-0006	1.226	4,470.00	
	15-0483-0007	.929	3,370.00	
	15-0483-0008	.929	3,370.00	
	15-0483-0009	.929	3,370.00	
	15-0483-0010	.929	3,370.00	
	15-0483-0011	.929	3,370.00	
	15-0483-0012	.929	3,370.00	
	15-0483-0024	1.393	95,190.00	Dev.
	=====	=====	=====	
<b>Totals</b>	<b>31</b>	<b>94.333</b>	<b>\$1,179,380.00</b>	

<b>Total Developed Parcels: 8</b>	<b>Total Undeveloped Parcels: 23</b>
<b>Acreage: 25.376</b>	<b>Acreage: 68.957</b>
<b>Assessed Valuation: \$979,750.00</b>	<b>Assessed Valuation: \$199,630.00</b>

Developed Parcels are designated as Dev. in the far right column all other parcels are undeveloped.

**6.1 Provisions for Amendments to the Plan**

The Economic Development Plan may be modified, amended or varied at any time, in accordance with law, by a resolution of the Town of Merrillville, Redevelopment Commission; provided, however, that any change affecting any property or contractual right vested in and by the effectuation of the Economic Development Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. The Commission shall approve such change in accordance with Section 17 or 17.5 of I.C. 36-7-14.

**7.1 Duration and Effective Date of Plan Controls**

The duration of the Proposed Plan is 15 years. From the time of adoption to construction. Anticipated completion of the roadway and drainage improvements is 3 years.

The improvements will be split into two phases.

Phase One is engineering for the improvements within the right-of-way of Merrillville Road along with acquisition of the necessary land.....Years 1-2

Phase Two is reconstruction of the roadway pavement, drainage improvements and traffic signal improvements.....Years 2-3

**8.1 Maps and Appendices**

8.1.1 Map(s) of Proposed District

8.1.2 Appendices.....  
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Comprehensive Plan Map.....Exhibit VI



IMPROVED MERRILLVILLE

64

MADISON

U.S. 30

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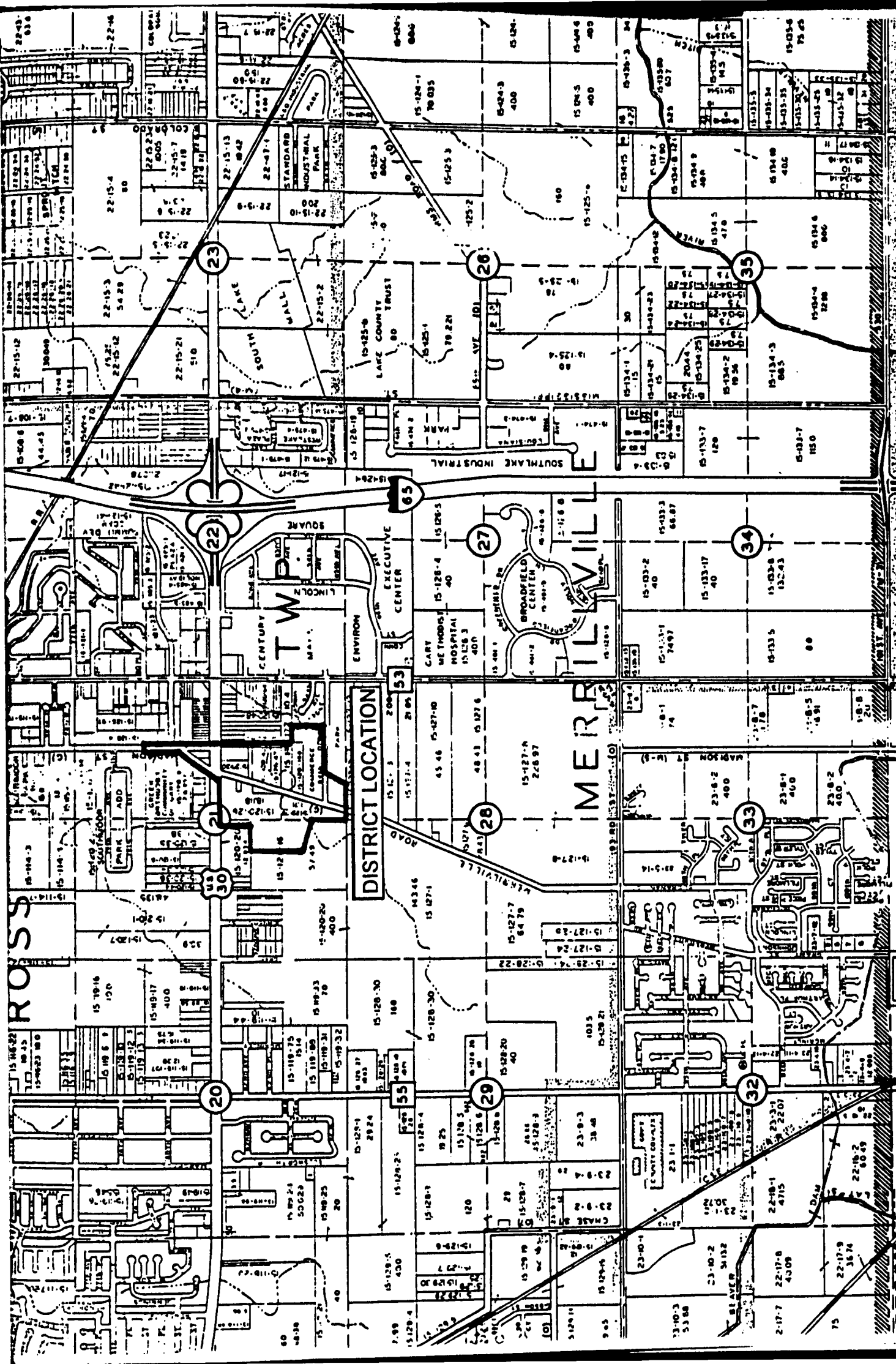
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SCALE 1" = 400'

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COMPILED BY THE OFFICES OF THE LAKE COUNTY SURVEYOR LAKE COUNTY, INDIANA

WATCH SHEET - 6

SHEET 6

EXHIBIT I



## THEODORE A. KAMINSKI

### Ross Township Assessor

8700 Broadway  
Merrillville, Indiana 46410

November 12, 1996

This is a list of the names, addressess and key numbers of the properties within the green line as discussed today.

- 15-0120-0196 - Board of County Commissioners, 2293 N. Main Street,  
Crown Point, IN 46307
- 15-0120-0199 - Steven D. & Bernice Schacki, 1420 E. 89th Avenue,  
Bldg.A Unit 2, Merrillville, IN 46410
- 15-0120-0029 - Camp - Land Inc., 400 W. 81st Avenue,  
Merrillville, IN 46410
- 15-0120-0192 - Camp Land Inc., 400 W. 81st Avenue,  
Merrillville, IN 46410
- 15-0120-0042 - Gainer Bank TR.TR.P 5427, 5500 E. 81st Avenue,  
Merrillville, IN 46410
- 15-0120-0039 - Lake County Trust CO.TR. 2100, 2200 N. Main Street,  
Crown Point, IN 46307
- 15-0120-0047 - Lake County Trust CO.TR. 2100, 2200 N. Main Street,  
Crown Point, IN 46307
- 15-0120-0177 - Jeanette C. Fage & Peter Giannini, 6389 Ellsworth Place,  
Merrillville, IN 46410
- 15-0120-0186 - Charles E. & Emma C. Bridgewaters, 8311 Merrillville Road,  
Merrillville, IN 46410
- 15-0120-0176 - Mile & Ella Kosanovic, 5050 E. 73rd Avenue,  
Merrillville, IN 46410
- 15-0545-0001 - Martin Finley, 2402 Willowood Avenue,  
Valparaiso, IN 46383
- 15-0545-0002 - Ross Plaza Associates, 1014 E. Algonquin Road, Ste.105,  
Schaumburg, IL 60173-2903
- 15-0545-0003 - Ross Plaza Associates, 1014 E. Algonquin Road, Ste.105,  
Schaumburg, IL 60173-2903
- 15-0545-0004 - Board of County Commissioners, 2293 N. Main Street,  
Crown Point, IN 46307

November 12, 1996

Page 2

- 15-0608-0001 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0002 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0003 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0004 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0005 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0006 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0608-0007 - Strack And Van Til Super Market Inc, 1650 US 41,  
Schererville, IN 46375
- 15-0483-0004 - Clyde D. Compton ET AL, 8700 Broadway,  
Merrillville, IN 46410
- 15-0483-0005 - Dean Sangalis & Nathan Carras, 99 E. 86th Avenue, Ste.G,  
Merrillville, IN 46410
- 15-0483-0006 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0007 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0008 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0009 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0010 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0011 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0012 - People Bank TR TR 10017, 9204 Columbia Avenue,  
Munster, IN 46321-7039
- 15-0483-0024 - L C School EMP FED Credit Union, 3712 Grant Street,  
Gary, IN 46408-2195

*Theodore A. Kaminski*



**THEODORE A. KAMINSKI**  
**Ross Township Assessor**

6700 Broadway  
 Merrillville, Indiana 46410

December 16, 1996

This is a list of key numbers, assessed values, acreage, and developed or undeveloped land, as requested, Tom Kielman, Town Manager.

<u>KEY NUMBER</u>	<u>ASSESSED VALUE</u>	<u>ACREAGE</u>	<u>LAND</u>
15-0120-0196	700	2.110	UNDEV.
15-0120-0199	130	.194	UNDEV.
15-0120-0029	27160	.529	UNDEV.
15-0120-0192	96330	1.474	DEV.
15-0120-0042	243280	5.127	DEV.
15-0120-0039	15000	7.080	DEV.
15-0120-0047	124790	1.500	DEV.
15-0120-0177	52200	10.440	UNDEV.
15-0120-0186	16900	5.000	DEV.
15-0120-0176	2670	15.660	UNDEV.
15-0545-0001	65660	1.095	DEV.
15-0545-0002	322600	2.707	DEV.
15-0545-0003	330	.499	UNDEV.
15-0545-0004	170	.227	UNDEV.
15-0608-0001	28860	9.928	UNDEV.
15-0608-0002	30960	8.522	UNDEV.
15-0608-0003	3000	1.033	UNDEV.
15-0608-0004	3730	1.022	UNDEV.
15-0608-0005	4730	1.303	UNDEV.
15-0608-0006	830	5.015	UNDEV.
15-0608-0007	4630	1.594	UNDEV.
15-0483-0004	9770	2.688	UNDEV.
15-0483-0005	5070	1.393	UNDEV.

<u>KEY NUMBER</u>	<u>ASSESSED VALUE</u>	<u>ACREAGE</u>	<u>LAND</u>
15-0483-0006	4470	1.226	UNDEV.
15-0483-0007	3370	.929	UNDEV.
15-0483-0008	3370	.929	UNDEV.
15-0483-0009	3370	.929	UNDEV.
15-0483-0010	3370	.929	UNDEV.
15-0483-0011	3370	.929	UNDEV.
15-0483-0012	3370	.929	UNDEV.
15-0483-0024	95190	1.393	DEV.



EXHIBIT II

EXHIBIT III

**RESOLUTION NO. 97- 01**

**RESOLUTION OF THE TOWN OF MERRILLVILLE REDEVELOPMENT  
COMMISSION DESIGNATING AND DECLARING THE  
TOWN OF MERRILLVILLE ECONOMIC DEVELOPMENT AREA NO. 1 AND  
APPROVING AN ECONOMIC DEVELOPMENT PLAN**

WHEREAS, the Town of Merrillville Redevelopment Commission (the "Commission"), governing body of the Town of Merrillville Department of Redevelopment (the "Department") and the Redevelopment District of the Town of Merrillville, Indiana, exists and operates under the provisions IC 36-7-14-1 et seq., as amended from time to time (the "Act"); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the area within the Town of Merrillville (the "Town") hereby designated as the Town of Merrillville Economic Development Area No. 1 (the "Area") as shown on the map attached hereto as Exhibit "A" and consisting of approximately Ninety-four ( 94 ) acres of land.

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Economic Development Plan for the Area, which Plan is hereinafter adopted in this Resolution, cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act because of lack of local public improvements, and that the public health and welfare will be benefited by the accomplishment of the Economic Development Plan for the Area; and

WHEREAS, the Commission has caused to be prepared maps and plats of the Area, said maps and plats of the Area showing the boundaries of the Area, the location of the various parcels of property, streets and alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or economic development of the Area, indicating the parcels of property to be excluded from acquisition and showing the parts of the Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the plan for the economic development of the Area as adopted herein; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the economic development plan for the Area designated as the "Economic Development Plan, Merrillville Road U.S. 30 to 93rd Avenue Project, Merrillville, Indiana," which plan is attached hereto as Exhibit "B" and is hereafter referred to as the Economic Development Plan; and

WHEREAS, the Commission proposes to acquire interests in certain real property in the Area to be developed by the Commission as set forth in the Economic Development Plan; and

WHEREAS, the Economic Development Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the Town, and meets the other purposes of Sections 2.5, 41 and 43 of the Act; and

WHEREAS, the public health and welfare will be benefited by the acquisition and economic development of the Area under the provisions of the Act and the accomplishment of the Economic Development Plan for the Area will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base and improved diversity of the economic base; and

WHEREAS, in determining the location and extent of the Area, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Area, if any, who will be displaced by the economic development thereof; and

WHEREAS, the Economic Development Plan for the Area conforms to other development plans for the Town; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation of allocation areas within the economic development area to provide for the allocation and distribution, as provided in the Act, of the proceeds of taxes levied on property situated in the allocation area; and

WHEREAS, the Commission deems it advisable to apply the provisions of Section 39 to the financing of the Economic Development Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Merrillville Redevelopment Commission as follows:

1. The Commission hereby finds and determines that the Area is an Economic Development Area in that the Economic Development Plan for the Area:
  - (a) promotes significant opportunities for the gainful employment of the citizens of the City; and
  - (b) meets the other purposes of Section 2.5, 41 and 43 of the Act.
2. The Commission hereby finds and determines that the Economic Development Plan for the Area cannot be achieved by regulatory processes or by the ordinary

operations of private enterprise without resort to the powers allowed under sections 2.5, 41 and 43 of the Act because of lack of local public improvement.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Economic Development Plan for the Area.

4. The Commission hereby finds and determines that the accomplishment of the Economic Development Plan for the Area will be of public utility and benefit as measured by:

- (a) the attraction of permanent jobs;
- (b) an increase in the property tax base; and
- (c) improved diversity of the economic base.

5. The Commission hereby finds and determines that the Economic Development Plan for the Area conforms to other development and redevelopment plans for the City.

6. The Commission hereby finds and determines that it will be of public utility and benefit to acquire interests in certain real property in the Area as set forth herein and in the Economic Development Plan and develop it under the Act.

7. The Economic Development Plan is in all respects approved and is hereby adopted as the Economic Development Plan for the Area.

8. The maps and plats of the Area showing its boundaries, the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or economic development of the Area, indicating the parcels of property to be excluded from acquisition and the parts of the Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Economic Development Plan are hereby approved and adopted as the maps and plats for the Area.

9. The Commission currently finds that the estimated cost of acquiring and developing the property in the Area is \$1,900,000.

10. The Commission hereby finds and determines that for purposes of the allocation provisions of Section 39 of the Act, the Area shall constitute an Allocation Area for purposes of the Act and this Resolution.

11. Such Allocation Area shall be designated as the "Merrillville Road Allocation Area" ("Allocation Area").

12. Any property taxes levied on property in the Allocation Area in 1997 for collection in 1998, and thereafter, except as otherwise provided in Section 39 of the Act, by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:

a. The proceeds of the taxes attributable to the lesser of: (i) the assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or (ii) the net assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of these allocation provisions, which assessment date is March 1, 1996, plus the net assessed value of property that is assessed as residential property under the rules of the State Board of Tax Commissioners, as finally determined for any assessment date after the effective date of this allocation provision; shall be allocated to, and when collected, paid into the funds of the respective taxing units;

b. Property tax proceeds in excess of those described in clause (a) shall be allocated to the Development District of the Town (the "District") and, when collected, paid into an allocation fund for the Allocation Area, such fund hereinafter created by this Resolution.

c. The proceeds distributed to the District pursuant to Paragraph 12(b) hereof, shall be deposited in an allocation fund designated "Merrillville Allocation Fund No. 1" ("Allocation Fund No. 1"), and may be used only as provided for in the Act, and more particularly to (i) pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the District for the purpose of financing or refinancing the economic development of the Allocation Area; (ii) establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area; (iii) pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under Section 27 of the Act; (iv) pay the principal of and interest on bonds issued by the Town to pay for local public improvements in or serving the Allocation Area; (v) pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area; (vi) make payments on leases payable from allocated tax proceeds in the Allocation Area under Section 25.2 of the Act; (vii) reimburse the Town for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in Section 25.1(a) of the Act) in or serving the Allocation Area; (viii) reimburse the Town for rentals paid by it for a building or parking facility in or serving the Allocation Area under any lease entered into under IC 36-1-10; (ix) pay all or a portion of a property tax replacement

credit to taxpayers in the Allocation Area as determined by the Commission in accord with the provisions of the Act; (x) pay expenses incurred by the Commission for local public improvements that are in or serving the Allocation Area; (xi) reimburse public and private entities for expenses incurred training employees of industrial facilities that are located in the Allocation Area and on a parcel of real property that has been classified as industrial property under the rules of the Indiana State Board of Tax Commissioners;

provided however, that if future uses of property tax proceeds allocated to Allocation Fund No. 1 are authorized or permitted by amendments to the Act, including IC 36-7-14-39, after the effective date of this Resolution, those uses shall also be authorized or permitted for property tax proceeds allocated to the Allocation Fund.

13. Except as provided in Section 39(g) of the Act, before July 15 of each year, the Commission shall do the following:

a. Determine the amount, if any, by which property taxes payable to Allocation Fund No. 1 in the following year will exceed the amount of property taxes necessary to make, when due, principal and interest payments on bonds described in Paragraph 12(c) plus the amount necessary for the other purposes described in Paragraph 12(c).

b. Notify the County Auditor of the amount, if any, of the amount of excess property taxes that the Commission has determined may be paid to the respective taxing units in the manner prescribed in Paragraph 12(a). The Commission may not authorize the payment to the respective taxing units if to do so would endanger the interests of the holders of bonds described in Paragraph 12(c) or lessors under Section 25.3 of the Act.

14. "Property Taxes" referred to herein shall mean taxes imposed under IC 6-1.1 on real property only.

15. The Secretary is directed to file a certified copy of the Economic Development Plan with the minutes of this meeting.

16. The officers of the Commission are hereby directed to make any and all required filings with the Indiana State Board of Tax Commissioners, the Lake County Auditor, and the Ross Township assessor in connection with the creation of the Allocation Area.

17. This Resolution, together with the supporting data, shall be submitted to the Merrillville Advisory Plan Commission, and the Town Council of the Town, as provided by Sections 16 and 41 of the Act, for the approval of the Resolution and Economic Development Plan, and if approved by both bodies, the Resolution and Economic Development Plan shall be submitted to public hearing and remonstrance as provided by Section 17 of the Act, after public

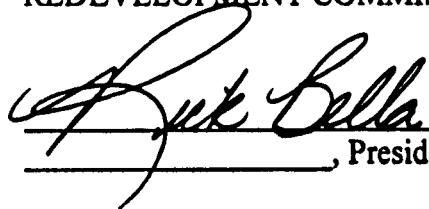
notice in accordance with Section 17 of the Act and IC 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

18. All orders or resolutions in conflict herewith are hereby rescinded, revoked and repealed in so far as such exist.

19. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Town of Merrillville Redevelopment Commission held on the 25th day of February, 1997.

TOWN OF MERRILLVILLE  
REDEVELOPMENT COMMISSION

  
\_\_\_\_\_, President

ATTEST:

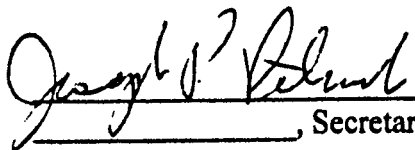
  
\_\_\_\_\_, Secretary



EXHIBIT IV

EXHIBIT V

# PROPOSED MERRILLVILLE ROAD 'TIF' DISTRICT

COMMERCIALLY ZONED, UNDEVELOPED,  
(C-2,C-3).....

COMMERCIALLY ZONED & DEVELOPED,  
(C-3).....

COMMERCIALLY ZONED &  
RESIDENTIALLY DEVELOPED,  
(C-3).....

RESIDENTIALLY ZONED, UNDEVELOPED,  
(R-4).....



578

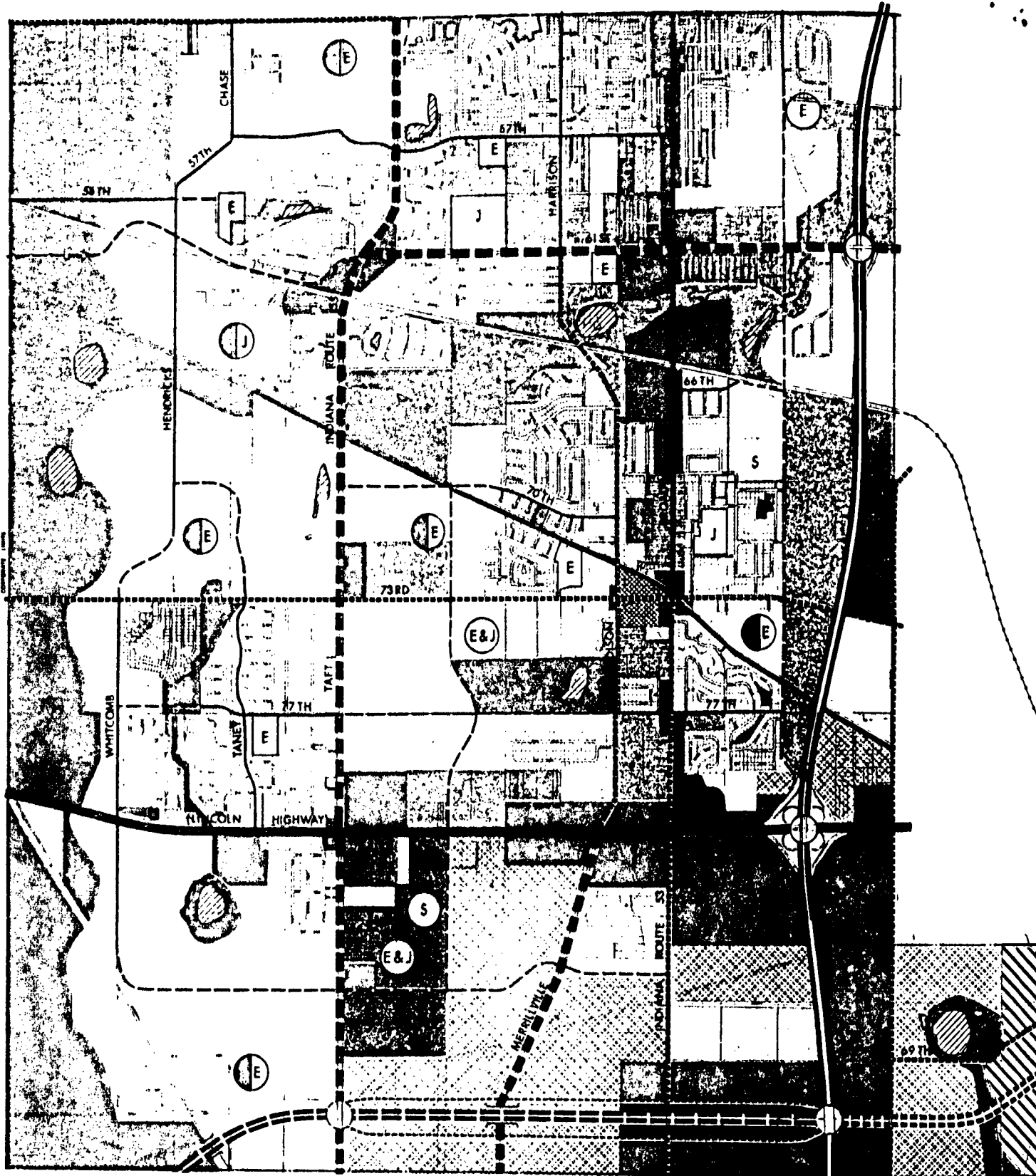
001  
40,501

COPYRIGHT 1979  
THE SDWELL COMPANY

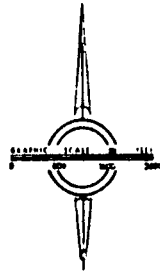
SCALE 1" = 400'

12-P

EXHIBIT VI



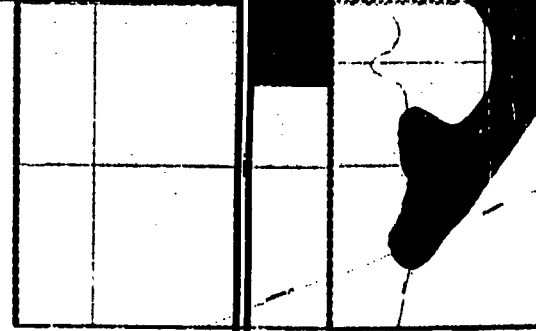
PREPARED FOR  
 MERRILLVILLE TOWN PLAN COMMISSION  
 AND TOWN BOARD OF TRUSTEES OF  
 MERRILLVILLE, INDIANA



PROJECT INDIANA 7-1030. THIS MAP WAS PREPARED  
 FOR THE DIVISION OF PLANNING OF THE DEPARTMENT  
 OF COMMERCE OF THE STATE OF INDIANA

BY PERMISSION OF THE BOARD, THIS MAP WAS FINANCED BY  
 THE INDIAN STATE DEPARTMENT OF PLANNING  
 GRANT FROM THE DEPARTMENT OF HOUSING AND  
 URBAN DEVELOPMENT












HARLAND BATHOLMEY AND ASSOCIATES  
 PLANNING ENGINEERING LANDSCAPE ARCHITECTURE URBAN DESIGN  
 1027 HOBBS BLVD. CHICAGO, ILL.



# TOWN OF MERRILLVILLE, INDIANA

## PRELIMINARY LAND USE AND MAJOR STREET PLAN



















### LAND USE PLAN

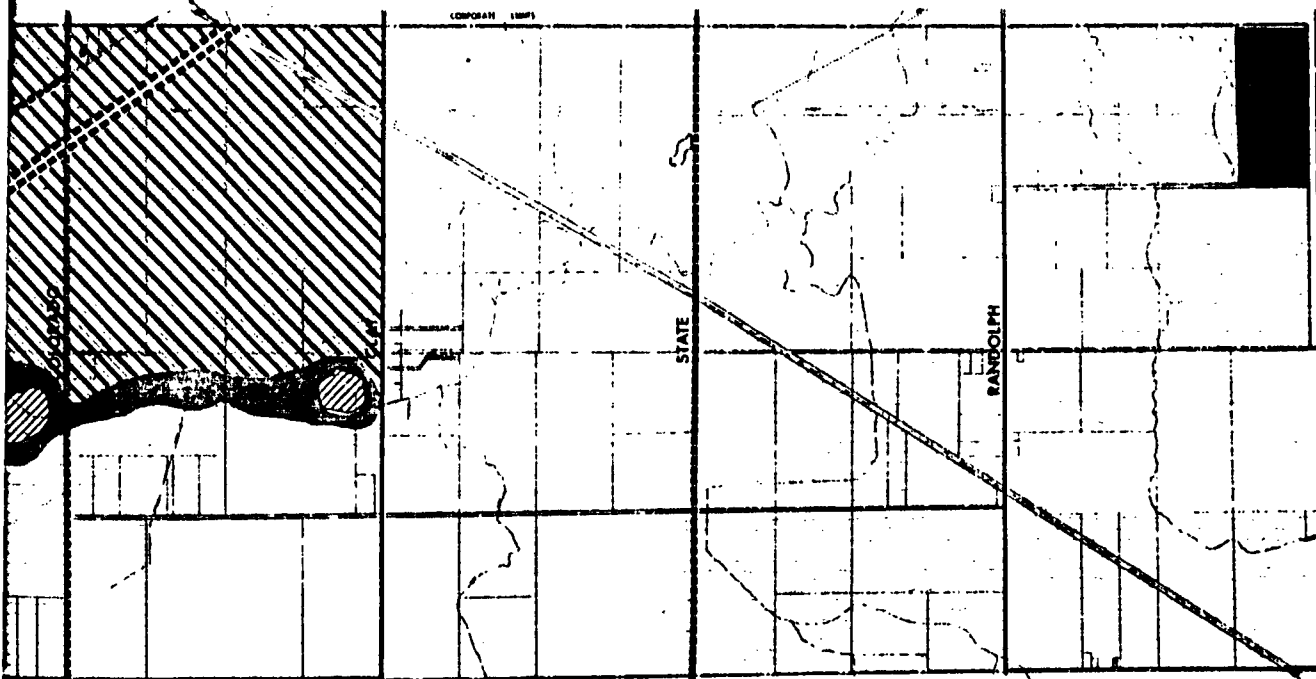
-  AGRICULTURAL
-  SINGLE FAMILY RESIDENTIAL
-  LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
-  MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  OFFICE AND RESEARCH
-  INDUSTRIAL
-  PUBLIC AND SEMI-PUBLIC
-  PARKS
-  WATER RETENTION BASIN
-  HISTORIC PRESERVATION AREA

### SCHOOL PLAN

-  ELEMENTARY
-  JUNIOR HIGH
-  SENIOR HIGH

### MAJOR STREET PLAN

- | EXISTING  | FUNCTIONAL CLASSIFICATION | PROPOSED  |
|---|---------------------------|---|
|    | INTERSTATE HIGHWAY        |    |
|    | MAJOR HIGHWAY             |    |
|   | MAJOR ARTERIAL            |   |
|  | ARTERIAL                  |  |
|  | COLLECTOR                 |  |
|  | FRONTAGE ROAD             |  |
|  | INTERCHANGE               |  |
|  | GRADE SEPARATION          |  |
|  | RAILROAD                  |  |



**ECONOMIC DEVELOPMENT PLAN  
MERRILLVILLE Road U.S. 30. to 93rd AVENUE PROJECT  
MERRILLVILLE, INDIANA**

**FINDINGS OF FACT:**

Indiana State Statute IC 36-7-14 provides for the formation of an economic development area in locations meeting the following criteria:

1. The plan for the economic development area: promotes significant opportunities for the gainful employment of its citizens; attracts major new business enterprise to the unit (of government); retains or expands a significant business enterprise existing in the unit, OR; meets other purposes of redevelopment and economic development.
2. The plan for the economic development area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of; lack of public improvements, existence of improvements or conditions that lower the value of land below that of nearby land; multiple ownership of land, OR, other similar conditions.
3. The public health and welfare will be benefited by the accomplishment of the plan for the economic development area.
4. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: the attraction or retention of permanent jobs; an increase in the property tax base; improved diversity in the economic base, OR, other similar benefits.
5. The plan for the economic development area conforms to other development plans of the unit.

The above five findings are required by State Statute. The following analysis describes these five items in relation to the plan area.

**Finding #1. ...employment opportunities...**

The public improvements proposed in this Economic Development Area (EDA) will improve new land areas for the development by private investments. This area will have access via Merrillville Road from both U.S. 30 and 93rd Avenue, two of the major east/west thoroughfares in the Town of Merrillville. This project will make the area more attractive for both commercial, retail and future residential development. A new Meijer Retail Store is planned for construction in 1997 - 1998. This new construction will create basic jobs throughout the construction service industries. The Meijer Retail Store itself will create managerial and retail sales employment. The proposed E.D.A. is 94.333 total acres, at a current assessment of \$1,179,380.00. Of the 94.333 acres, 25.376 acres are developed at an assessed valuation of \$979,750.00. The undeveloped portion of the area has 68.957 acres at an assessment of \$199,630.00. Development of this area would greatly increase the assessed valuation of the E.D.A. and multiply employment opportunities.

**Finding #2. ...lack of improvements...**

The E.D.A. has multiple owners of property thereby creating a restriction to public improvements in a cohesive development pattern. The area is currently experiencing severe traffic congestion due to existing surrounding development in the Town of Merrillville as well as significant residential development along 93rd. Avenue in the neighboring city of Crown Point. Merrillville Road is currently an old farm road that has been paved over. It is experiencing base failure and is crumbling. Widening is necessary to handle the additional traffic flows that it is currently experiencing and will continue to experience with the onset of additional development.

**Finding #3. ...benefit to the public welfare...**

The proposed improvements include new travel lanes, intersection improvements, traffic signalization and drainage improvements. The roadway intersection and signalization improvements will allow smoother and safer traffic movement at the intersections of U.S. 30 and Merrillville Road and 93rd Avenue and Merrillville Road.

The drainage improvements will enable the roadway to have a extended useful life and will alleviate drainage problems in the surrounding areas.



The overall improvement of this roadway will also enhance its ability to act as a secondary north south arterial roadway in relation to S.R. 53 (Broadway) and S.R. 55 (Taft Street). Increased lane capacity for Merrillville Road south of U.S. 30 to 93rd Ave. was anticipated in the town's Comprehensive Plan.

The additional land in this area will become more attractive for development with the proper infrastructure. This will increase the assessed valuation of the area and the tax obligation of other assessed parcels in the community will decrease. Although the bond obligations for the improvements defer the tax revenues from other taxing units during the duration of the bonds, the assessed valuation of the community will still increase as a result of additional private investment.

Finding #4. ...jobs, tax base, diversity...

The roadway improvements as proposed by this plan will allow improved access to the E.D.A., the new Meijer Retail Store and the remainder of the undeveloped parcels in this area. It will also improve access to the undeveloped parcels to the south of the E.D.A. increasing the likelihood of future development.

The proposed uses in the area will be commercial and retail uses of a nature that will increase the tax base of the community and provide jobs. These uses are typically in need of easy access to major and secondary roadway arteries. They are low sanitary sewer users, low users for fire, police and E.M.S. The proposed E.D.A. meets the criteria needed for retail/commercial uses and will attract permanent jobs in new economic base of Merrillville.

Finding #5. ...Development Conformity...

The Merrillville Plan Commission has reviewed and approved the E.D.A. plan, and recognizes that this area should be a commercial/ retail area.

The Merrillville Road corridor is part of the comprehensive plan for a thoroughfare through the Town of Merrillville. The comprehensive plan did not consider how these roadways would be paid for or improved in creating the proposed future uses along the thoroughfare. Agricultural and public park lands cannot adequately justify and generate the necessary tax revenues or private development to pay for a three lane thoroughfare roadway.

Lastly, Merrillville has experienced over the years a corridor development problem. The current major thoroughfares such as Broadway and U.S. 30 already have most of the frontages with utilities developed and thus inaccessible to new construction. This type of corridor sprawl leaves many blank areas of land just beyond the frontage undeveloped, and unless additional roadways are built or other thoroughfare frontages are found, the opportunities of increasing the assessed valuation of new construction along thoroughfares will come to a halt. The new E.D.A. will improve the Merrillville Road corridor and enhance the likelihood that the vacant parcels of land between Broadway and Merrillville Road and Taft Street and Merrillville Road will actually develop in an orderly and viable manner.