

20

2004 048672 CONFIRMATORY RESOLUTION OF THE GRIFFITH
REDEVELOPMENT COMMISSION DESIGNATING AND
DECLARING CERTAIN AREAS AS REDEVELOPMENT AREAS,
EXPANDING THE GRIFFITH MALL REDEVELOPMENT AREA #1,
AMENDING THE REDEVELOPMENT PLAN FOR THE GRIFFITH MALL
REDEVELOPMENT AREA #1, AND ESTABLISHING A NEW ALLOCATION
AREA FOR THE PURPOSES OF TAX INCREMENTAL FINANCING

WHEREAS, the Griffith Redevelopment Commission (the "Commission"), governing body of the Town of Griffith Department of Redevelopment (the "Department"), and the Redevelopment District of the Town of Griffith, Indiana (the "Redevelopment District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in IC 36-7-14 *et seq.*, as amended from time to time (the "Act"); and

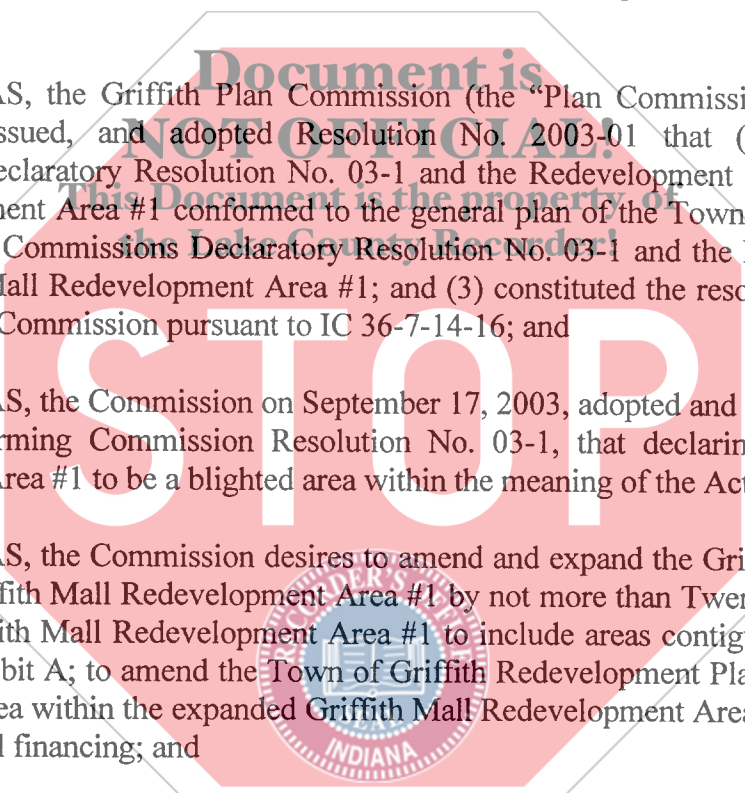
WHEREAS, the Commission on July 2, 2003 adopted and approved Resolution No. 03-1 declaring the Griffith Mall Redevelopment Area #1 to be a blighted area within the meaning of the Act.

WHEREAS, the Griffith Plan Commission (the "Plan Commission") on August 13, 2003, passed, issued, and adopted Resolution No. 2003-01 that (1) determined that Commission's Declaratory Resolution No. 03-1 and the Redevelopment Plan for the Griffith Mall Redevelopment Area #1 conformed to the general plan of the Town of Griffith, Indiana; (2) approved the Commissions Declaratory Resolution No. 03-1 and the Redevelopment Plan for the Griffith Mall Redevelopment Area #1; and (3) constituted the resolution as the written order of the Plan Commission pursuant to IC 36-7-14-16; and

WHEREAS, the Commission on September 17, 2003, adopted and approved Resolution No. 03-02 confirming Commission Resolution No. 03-1, that declaring the Griffith Mall Redevelopment Area #1 to be a blighted area within the meaning of the Act.; and

- WHEREAS, the Commission desires to amend and expand the Griffith Redevelopment Plan and the Griffith Mall Redevelopment Area #1 by not more than Twenty Percent (20%) of the original Griffith Mall Redevelopment Area #1 to include areas contiguous thereto that are described in Exhibit A; to amend the Town of Griffith Redevelopment Plan; and to establish a new allocation area within the expanded Griffith Mall Redevelopment Area #1 for the purposes of tax incremental financing; and

WHEREAS, the Commission previously adopted the Town of Griffith Redevelopment Plan in 2003, and the Commission desires to amend such plan by setting out the boundaries of the redevelopment area, including the Expansion Area, and by establishing additional projects to be completed in the redevelopment area; and



FILED

JUN 9 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

000850

68.00
CW
564

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the areas within the Town of Griffith, Indiana (the "Town") proposed to be added to the existing Griffith Mall Redevelopment Area #1 (the existing Griffith Mall Redevelopment Area #1 and the Expansion Area together referred to herein as the "Area"), which Area, consisting of the existing Griffith Mall Redevelopment Area #1 and the Expansion Area, is described in Exhibit A, hereto; and

WHEREAS, upon such surveys, investigations, and studies being made, the Commission finds that the Expansion Area has become blighted to an extent that cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the Act and that the public health and welfare will be benefited by the acquisition and redevelopment of the Expansion Area under the Act; and

WHEREAS, upon such surveys, investigations, and studies being made, the Commission determines that (1) the Expansion Area is not more than 20% of the original Griffith Mall Redevelopment Area #1; (2) the further amendment of the Griffith Mall Redevelopment Area #1 is reasonable and appropriate when considered in relation to the original resolution, redevelopment plans prepared for the Area; and (3) this resolution and the plan, with the proposed amendment, conforms to the comprehensive plan for the Town of Griffith, Indiana;

WHEREAS, the Amendment and expansion to the Amended Griffith Mall Redevelopment Area #1 does not change (a) the part of Griffith Mall Redevelopment Area #1 that are to be devoted to public way, levy, sewerage, park, playground, or other public purpose; (b) the proposed use for the land or (c) the requirements for rehabilitation building requirements, proposed zoning, maximum density or similar requirements; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the "Amended Town of Griffith Redevelopment Plan" dated February 25, 2004 (the "Redevelopment Plan"), which Redevelopment Plan consists of sixteen (16) pages, and is set forth in Exhibit B hereto; and

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

WHEREAS, the Commission caused to be public had by a Notice of Public Hearing concerning the Griffith Redevelopment Area on the 17th and 20th day of May, 2004 and made

all required findings with governmental agencies and offices pursuant to Section 17(b) of the Act; and

WHEREAS, the hearing held by the Commission on the 2nd day of June, 2004 at 6:30 p.m., central standard time at Griffith Town Hall, 111 North Broad Street, Griffith, Indiana.

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

1. That after considering the evidence presented at the hearing on June 2, 2004, the Commission hereby confirms the findings and determinations of blight and all other findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.
2. That the Commission finds and determines that it will be of public utility and benefit to proceed with the amended Redevelopment Plan attached as exhibit A to the Declaratory Resolution pertaining to the area.
3. This resolution constitutes final action pursuant to I.C. 36-7-14-17(c) by the Commission determining the public utility and benefit of the proposed project and confirming the Declaratory Resolution pertaining to the expanded redevelopment area and allocation area.
4. The secretary is directed to record this Resolution pursuant to the requirement of I.C. 36-7-14-17(c).
5. The Resolution shall be in full force and effect after its adoption by the Commission

ADOPTED AND APPROVED at a meeting of the Griffith Redevelopment Commission held on the 2nd day of June, 2004.

GRIFFITH REDEVELOPMENT COMMISSION



BY: William Brown
President

ATTEST:

BY: Robert G. Gandy
Secretary

**GRIFFITH, INDIANA
GRIFFITH REDEVELOPMENT COMMISSION**

Griffith Mall Redevelopment Area #1 and Allocation Area:
Boundary Description

The Griffith Mall Redevelopment Area #1's Original Redevelopment Area, Expansion Area and Allocation Area boundary descriptions for parcels of land lying within their boundaries are generally as follows:

ORIGINAL REDEVELOPMENT AREA

(Resolution No. 03-1: Adopted July 2, 2003)

The "Point of Origin" being located at the northeast corner of a 1.96 acre portion of land in Lot 1 (Property Key Number: 15-26-0379-0001) in the Ridge Realty Subdivision One located in the Southwest 1/4 part of Section 23, Township 36 North, Range 9 West of the Second Principal Meridian in the Town of Highland, Calumet Township, Lake County, Indiana. The Original Redevelopment Area boundaries are as follows:

Thence east along the north property line of Property Key Number 15-26-0379-0001 approximately 511.01 feet to its northwest corner, thence south along the west property line of Property Key Number 15-26-0379-0001 approximately 167.41 feet to the intersection with the north property line Property Key Number 15-26-0379-0002 of Lot 1; thence west approximately 732.29 feet to the northwest corner of Property Key Number 15-26-0379-0002 of Lot 1 (also being the east right-of-way line of Cline Avenue); thence south approximately 104.14 feet; thence west approximately 13.01 feet; thence south along the west property line of Property Key Number 15-26-0379-0002 of Lot 1 approximately 397.06 feet to its intersection with the northwest corner of Property Key Number 15-26-0379-0004 of Lot 1; thence continuing south along the west property line of Property Key Number 15-26-0379-0004 of Lot 1 approximately 200.12 feet to its intersection with the west property line of Property Key Number 15-26-0379-0003 of Lot 1; thence south approximately 353.02 feet along the west property line of Property Key Number 15-26-0379-0003 of Lot 1; thence continuing southeast approximately 91.46 feet; thence further southeast approximately 117.74 feet (to its intersection with the north right-of-way line of Ridge Road); and further southeast approximately 150.00 feet to its intersection with the southwest corner of Property Key Number 15-26-0379-0005 of Lot 1; thence north along the west property line of Property Key Number 15-26-0379-0005 of Lot 1 approximately 233.92 to the northwest corner of Property Key Number 15-26-0379-0005 of Lot 1; thence east approximately 229.32 along the north property line to its intersection with the northeast corner of Property Key Number 15-26-0379-0005 of Lot 1; thence south approximately 270.19 feet along the east property line of Property Key Number 15-26-0379-0005 of Lot 1 to its intersection with the south property line of Property Key Number 15-26-0379-0003 of Lot 1 (also being the north right-of-way line of Ridge Road); thence southeast along the north right-of-way line of Ridge Road approximately 67.83 feet to the west property line of Property Key Number 15-26-0379-0006 of Lot 1; thence north approximately 280.78 to the northwest corner of Property Key Number 15-26-0379-0006 of Lot 1; thence east approximately 233.41 to the northeast corner of Property Key Number 15-26-0379-0006 of Lot 1 (also being the northwest corner of Property Key Number 15-26-0403-0001); thence further east approximately 130 feet along the north property line of Property Key Number 15-26-0403-0001 to its northeast corner (also being the northwest corner of Property Key Number 15-26-0006-0041); thence south approximately 350.1 feet along the west property line of Property Key Number 15-26-0403-0041 to its southwest corner (also being the north right-of-way line of Ridge Road); thence southeast along the north right-of-way line of Ridge Road approximately 1,014.58 feet to the southeast corner of Lot 1 of Weyhe Addition to the Town of Griffith (Property Key Number 15-26-0362-0001); thence north along the east property line of Property Key Number 15-26-0362-0001 approximately 358.09 feet to its north property line; thence west approximately 632.33 feet to the east right-of-way line of Broad Street; thence

north along the east right-of-way line of Broad Street approximately 215 feet to the north right-of-way line of 37th Avenue; thence west along the north right-of-way line of 37th Avenue approximately 33 feet to its intersection with the east property line of Ridge Realty Subdivision One Lot 1 (Property Key Number: 15-26-0379-0003); thence north approximately 925 feet along the west property line of Property Key Number: 15-26-0379-0003 to its intersection with the southeast corner of the 1.96 acre portion of land in Ridge Realty Subdivision One Lot 1 (Property Key Number: 15-26-0379-0001); thence north along the east property line of Property Key Number: 15-26-0379-0001 approximately 167.41 feet to its northeast corner, also being the Point of Origin¹.

The Original Redevelopment Area is a total area of approximately 39.672 acres land, more or less.

**REDEVELOPMENT AREA EXPANSION AND ALLOCATION AREA
(ALLOCATION AREA SHALL INCLUDE THE ORIGINAL REDEVELOPMENT AREA ABOVE)**

(Resolution No. 04-01: Adopted February 25, 2004)

Beginning at the "Point of Origin²" being the southwest corner of Lot 1 in Weyhe Addition to the Town of Griffith, as shown in Plat Book 46 Page 20 in the Office of the Lake County Recorder (also being the north right-of-way of Ridge Road), thence east along the north right-of-way line of Ridge Road approximately 2,780 feet to southwest property line of the Mansard's Addition, Phase 6 Lot 1, to the Town of Griffith as shown in Plat Book 41 page 84, in Lake County, Indiana; thence north along the west property line of the Mansard's Addition, Phase 6 Lot 1 (Property Key Number: 15-26-0317-0003) a distance of approximately 423.95 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of approximately 116.70 feet; thence south (parallel with the east line of said Phase 6, Lot 1) a distance of approximately 56.50 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of approximately 314.0 feet to a point on the east property line of said Phase 6, Lot 1; thence south a distance of approximately 213.05; thence west a distance of approximately 220.36 feet; thence south a distance of approximately 224.22 feet to a point of intersection with the south property line of Property Key Number: 15-26-0317-0003 of the Mansard's Addition, Phase 6 Lot 1 (also being the north right-of-way line of Ridge Road); thence continuing south approximately 40 feet to the intersection with the centerline of Ridge Road; thence northwest along the centerline of Ridge Road to a point of intersection with the west property line of Lot 1 in Weyhe Addition to the Town of Griffith, as shown in Plat Book 46 Page 20 in the Office of the Lake County Recorder, as extended south to the centerline of Ridge Road; thence north approximately 40 feet along the west property line of Lot 1 in Weyhe Addition to the Town of Griffith, as extended south to the centerline of Ridge Road to its intersection with the north right-of-way line of Ridge Road, also being the Point of Origin².

The Redevelopment Area Expansion is a total area of approximately 5.530 acres land, more or less. **20%**
Test: Original Redevelopment Area of 39.672 acres x .2 (20%) = 7.934 acres; 5.530 < 7.934: PASS.

Excepting there from that part of the Mansard's Addition, Phase 6 Lot 1, to the Town of Griffith as shown in Plat Book 41 page 84, in Lake County, Indiana described as follows:

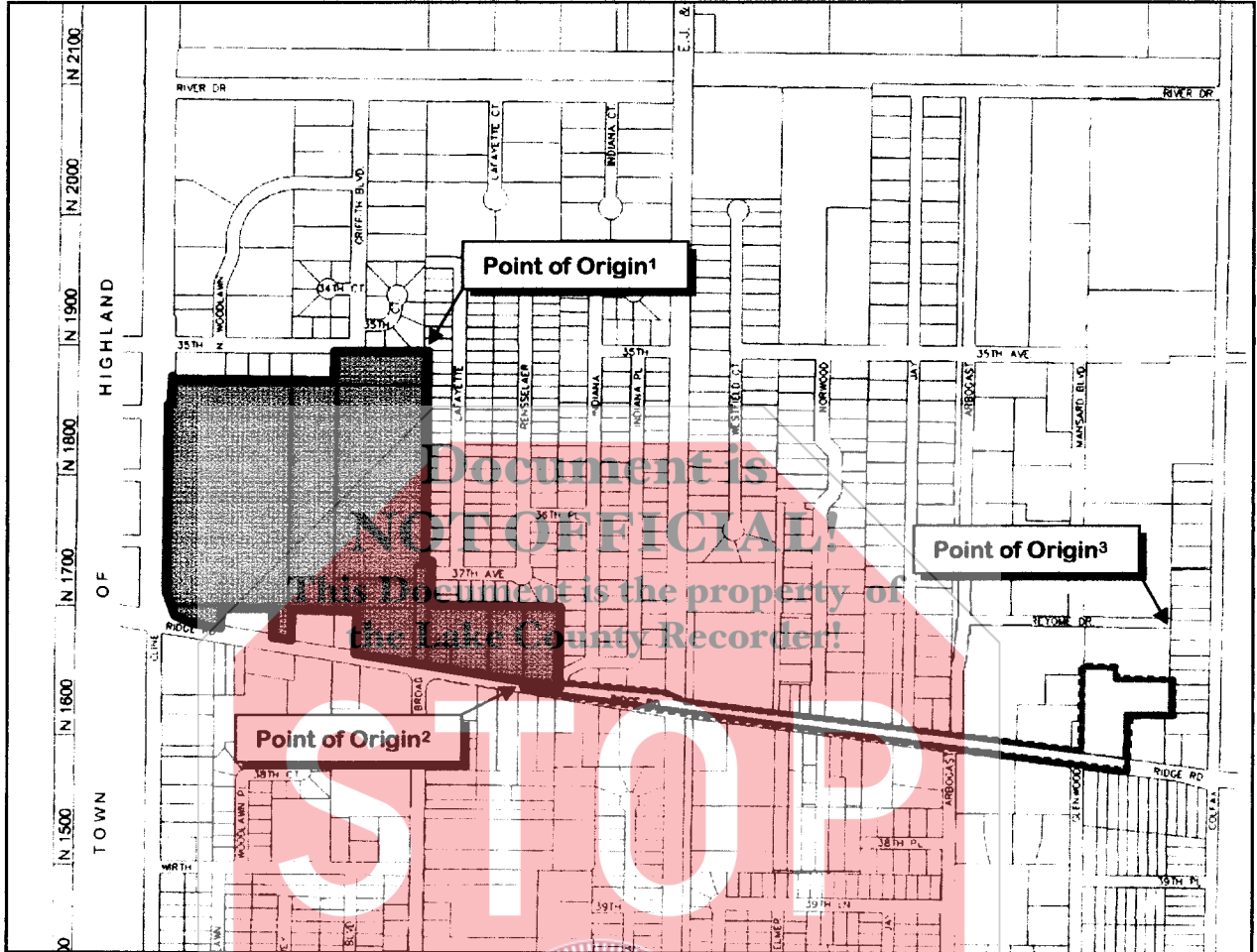
The "Point of Origin³" being and beginning at the northeast corner of said Phase 6, Lot 1; thence South 89° 53' 16" West, along the north line of said Phase 6, Lot 1 a distance of 430.55 feet to the northwest corner of said Phase 6, Lot 1, thence South 0° 26' 35" East a distance of 260.00 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of 116.70 feet; thence south (parallel with the east line of said Phase 6, Lot 1) a distance of 56.50 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of 314.0 feet to a point on the east property line of said Phase 6, Lot 1; thence North 0° 28' 32" West along the east property line of said Phase 6, Lot 1 a distance of 316.50 feet to the northeast corner of said Phase 6, Lot 1, also being the Point of Origin³.

The total area of the Griffith Mall Redevelopment Area #1 and Allocation Area encompasses 45.202 acres, more or less.




**GRIFFITH, INDIANA
GRIFFITH REDEVELOPMENT COMMISSION**

Griffith Mall Redevelopment Area #1 and Allocation Area

Boundary Map



LEGEND

-  Griffith Mall Redevelopment Area #1: Original Redevelopment Area
-  Griffith Mall Redevelopment Area #1: Expansion Area
-  Griffith Mall Allocation Area

20% TEST (in Acres):	
Original Redevelopment Area:	39.672
Multiplied by 20%	0.20
20% Threshold	7.934
<hr/>	
Expansion Area:	5.530
5.530 is less than 7.934:	PASS

*Griffith Mall Redevelopment Area #1 and Allocation Area
Boundary Map*

**Town of Griffith Redevelopment Plan as Amended
Creating the Griffith Mall Redevelopment Area #1
Expansion and Allocation Area dated February 25, 2004**

Purpose

This Redevelopment Plan ("Plan") serves to create a Redevelopment Area in Griffith, Indiana. It is intended for approval by the Griffith Redevelopment Commission ("Redevelopment Commission") in conformance with Indiana Code 36-7-14. The Redevelopment Area is being established to stimulate new investment in a blighted area which will benefit Griffith citizens.

Given the signs of blight and disinvestment in the Griffith Mall area, the Redevelopment Commission has adopted the goal of encouraging and facilitating redevelopment activities for the purpose of attracting new development and investment to the Griffith Mall area.

While the Griffith Mall area continues to lose business, nearby areas have seen a dramatic increase over the past few years. One area in particular that has seen a remarkable increase in retail investment is the intersection of Indianapolis Blvd. and Main Street in Highland. Recently built stores include Kohl's, Target, Meijer, Old Navy, Marshall's, and Linens and Things. In addition to these larger stores, many smaller retail establishments have also been built in this area and the construction of new businesses continues.

While these new nearby businesses flourish, the Griffith Mall area has lost one of its major tenants, Service Merchandise, and another major tenant, Kmart is currently in bankruptcy. Additionally, the cinema has closed and the vacancy rates in the Griffith Mall as a whole have escalated.

The Griffith Redevelopment Commission is optimistic that with this plan, new economic development in the Griffith Mall will be stimulated and well as the growth of established Griffith Mall businesses.

Objectives

- Encourage new business investment in the Griffith Mall area;
- Strengthen overall investment climate in the Griffith Mall area;
- Promote new employment opportunities for local residents;
- Attract additional business enterprises to Griffith;
- Renovate and upgrade deteriorating infrastructure;
- Enhance the public health, safety, and welfare of local citizens;

- Significantly increase the local tax base;
- Encourage expansion and retention of existing Griffith Mall businesses;
- Enhance overall aesthetics of the Griffith Mall area to attract additional investment and patrons; and
- Enhance the overall economic well being of Griffith.

Distress Indicators

The overall population of Griffith has been in a decline since the 1980's with a significant drop in the young adult population. Between 1990 and 2000, the overall population of Griffith decreased 3.25%, but the decrease in the population ages 25-44 was over 11%.

During this same period (1990-2000), the population of Lake County as a whole has increased by nearly 2%.

This population decrease along with the unfortunate loss of some major anchors to the Griffith Mall have contributed to the gradual decline and overall blight currently evident in the Griffith Mall area. In the recent past, the Griffith Mall has lost both the Service Merchandise store and the cinema, both major draws to the Mall. Also, with Kmart in bankruptcy, the status of another anchor store is uncertain. The loss of these businesses has had a visible and financial impact on the Griffith community. If the trend in disinvestments is to be reversed, a concerted well-planned initiative must be put into place.

Project Area

The proposed Griffith Redevelopment Area would include The Griffith Mall area on the Northeast corner of the intersection of Ridge Road and Cline Avenue in Griffith, Indiana and is more particularly shown in following maps and photographs.

Expanded Area and Allocation Area

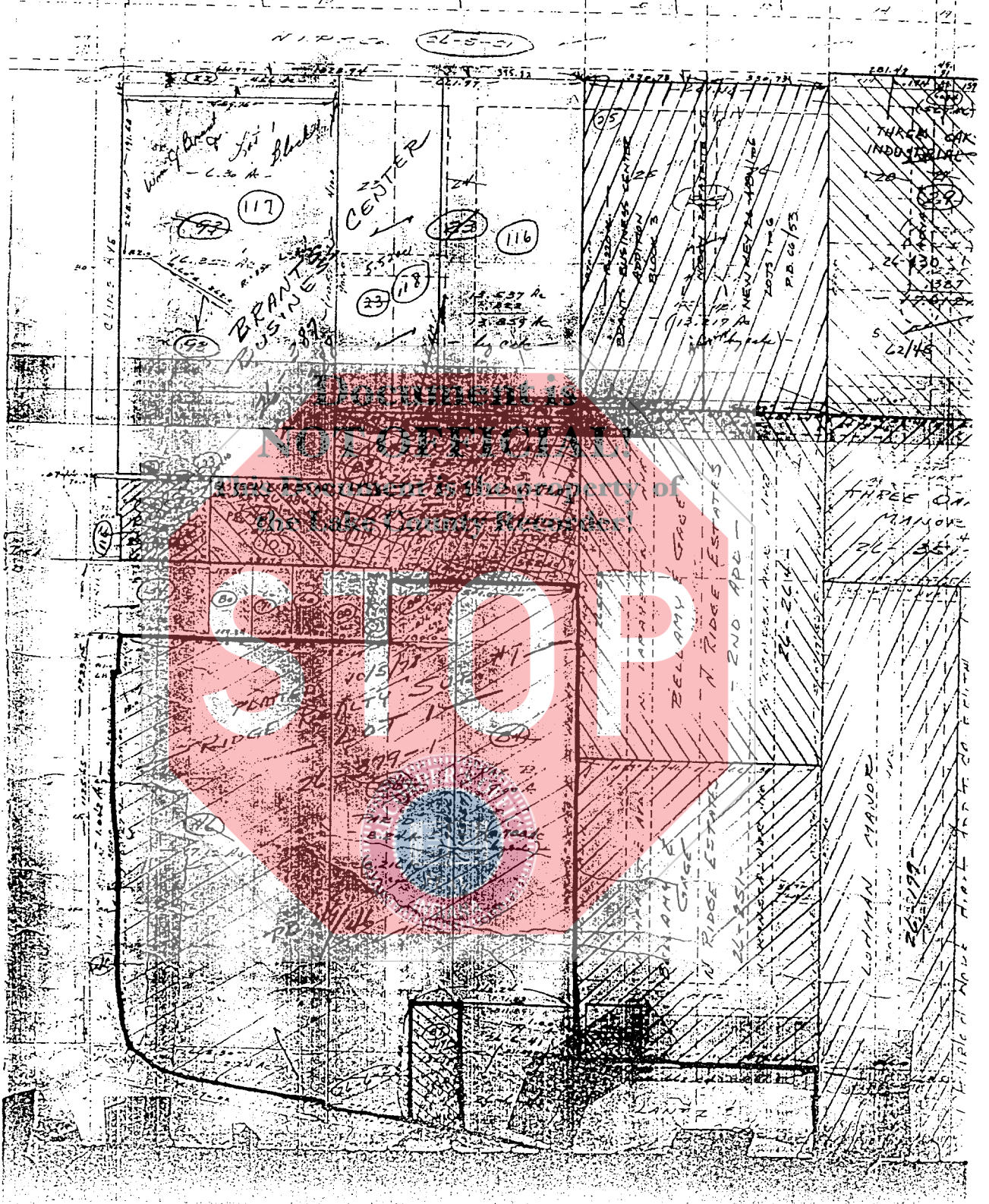
The expanded area and allocation area are attached to this amended Plan and marked as exhibit "A."

The further amendment to the Plan will expand the area by not more than 20% of the original Development Area and establish a new allocation area within the area for the purpose of tax increment financing.

5-C

CALUMET TWP.
SEC. 23 TWP. 36 N. R. 9 W.
GRIFFITH
SW 1/4

CALUMET TWP.
SEC. 23 TWP. 36
GRIFFITH
S



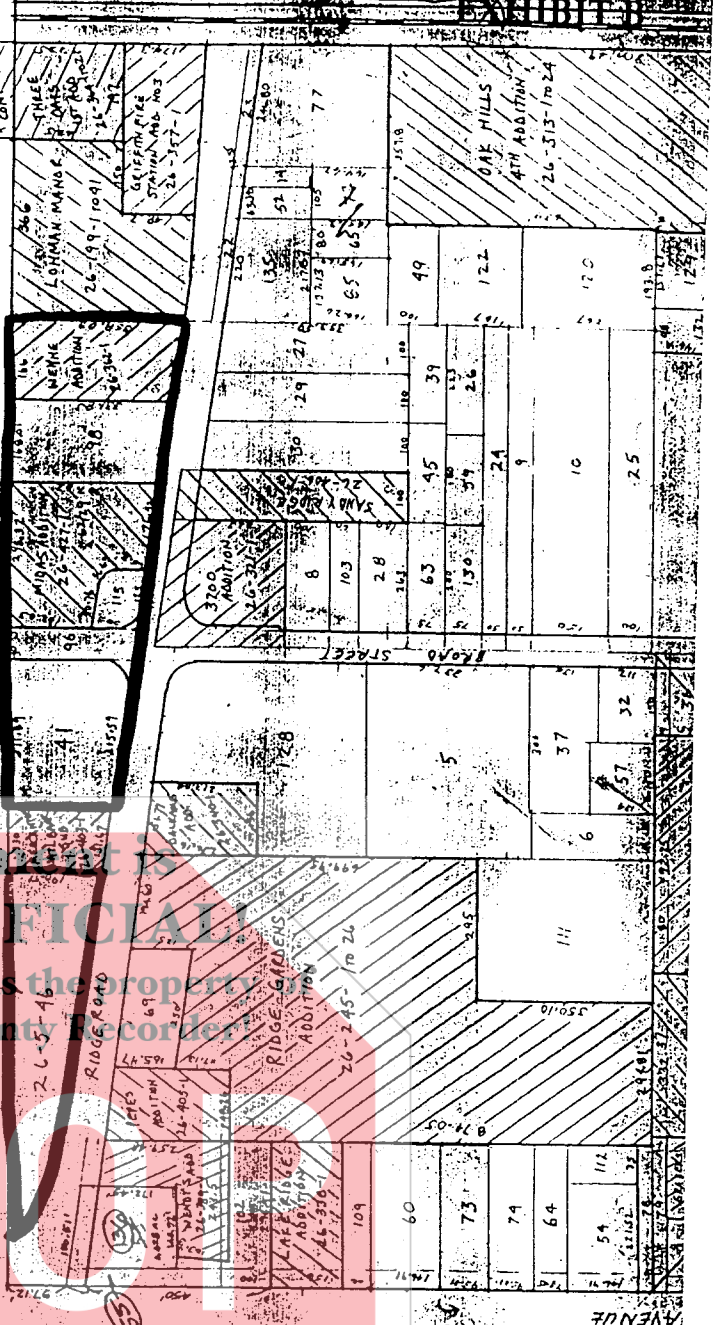
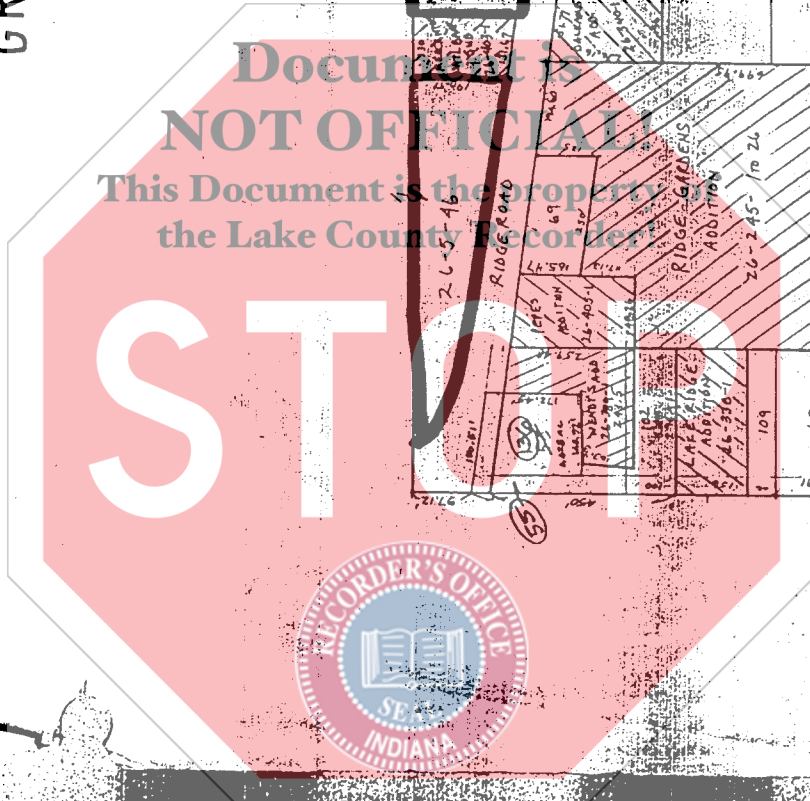
NW 1/4 SEC. 26 TWP. 36N R. 9W

GRIFFITH

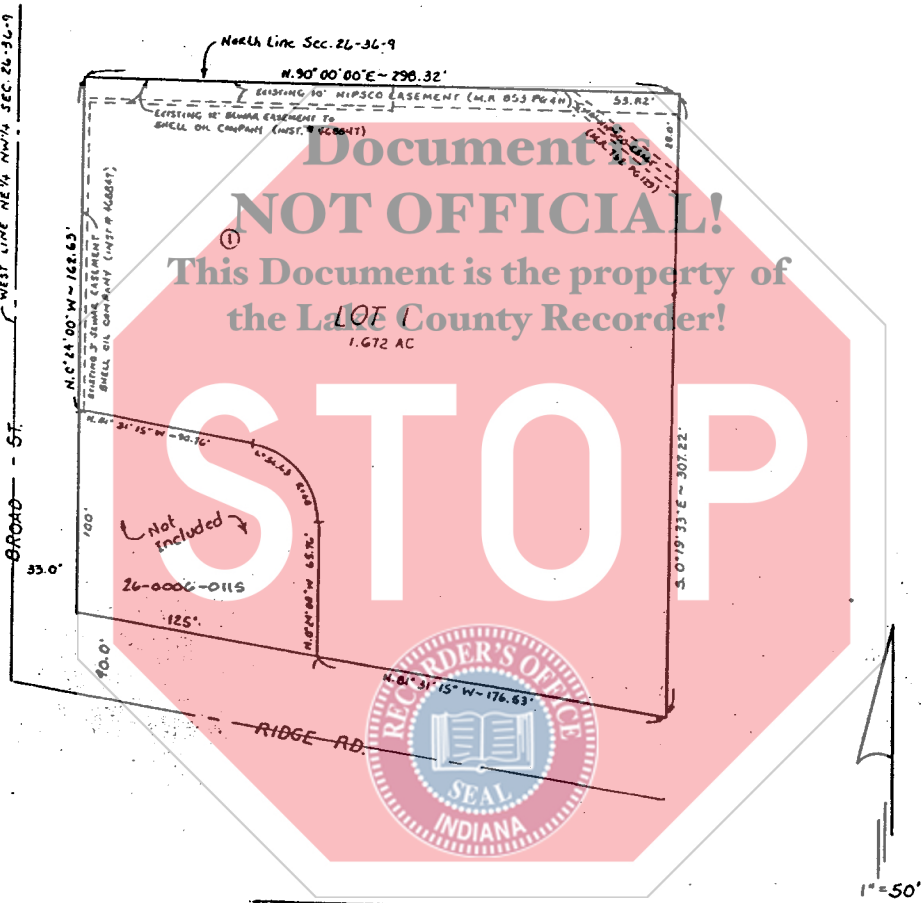


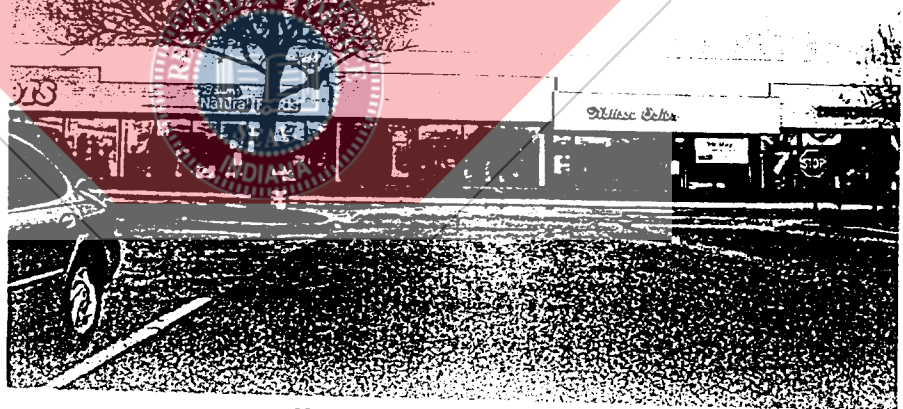
SCALE
1" = 250'

EXHIBIT



GRIFFITH
MIDAS ADDITION
KEY NO. 26-427-1
LOT 1
PLATTED FR. KEY NO. 26-6-7
S.26 T.36 R.9
NW
APRIL 7, 1987
PB 62/29





VACANT STORE

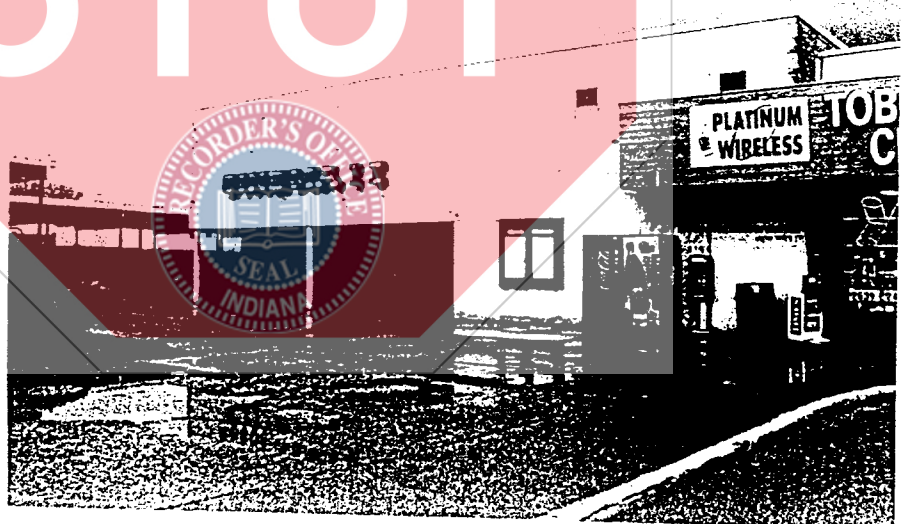
PROJECT AREA PHOTOGRAPHS



~~Document is~~
VACANT FORMER SERVICE
NOT OFFICIAL! MERCHANDISE STORE



This Document is the property of
the Lake County Recorder!



VACANT CINEMAS

PROJECT AREA PHOTOGRAPHS



CRACKS IN PARKING LOT

STOP



Goals and Objectives

The goal of this amendment to the Plan is to formulate and encourage the further development and redevelopment within the area consistent with the plan while allowing for flexibility of development and financing alternatives unique to the area's commercial opportunities.

The Town's objective within the area is to facilitate private investment. Whenever possible, the Town will seek equity investments from private developers/investors who propose to implement approved activities within the area.

The Town of Griffith will financially assist projects primarily with gap financing and with leverage of public funds that will result in repayment by private developers/investors. By expanding the area and by providing tax abatement incentives, the Town is creating an atmosphere conducive to private investment.

Activities

1. **Land Acquisition and Disposal.** It is anticipated that in order to encourage new investment in the Griffith Mall area, the Redevelopment Commission may become involved in selective acquisition of strategic blighted properties. Properties which demonstrate evidence of disinvestments and abandonment will be given priority. Additionally, real property, which is effected by blighted or abandoned property, will also be considered for acquisition as such acquisition will encourage new investment in the Griffith Mall area. In acquiring interests in real property, the following procedures will be followed:

The Redevelopment Commission will order two appraisals to be conducted by independent appraisers for each parcel on the acquisition list. The price offered will not exceed the average of the two independent appraisals. The Redevelopment Commission will work closely with each Griffith Mall property owner to assure that the acquisition does not create a hardship for the owner. It is believed that most, if not all acquisitions will involve vacant land or abandoned real property. In those cases when operating business may be impacted, the Redevelopment Commission will work with the affected business to determine how they can take advantage of the Griffith Mall area redevelopment activities.

2. **Infrastructure and Site Improvements.** The infrastructure and utilities of the Griffith Mall area are aged and in general need of improvement and/or repair. The Redevelopment Commission and the Town of Griffith will assist and facilitate the following improvements in the Redevelopment Area in order to enhance its potential as a site capable of attracting significant new development:

- a. Sewer enhancements;
- b. Water enhancements;
- c. Utility improvements;
- d. Streetscape enhancements;
- e. Road and Sidewalk improvements;
- f. Demolition costs;
- g. Surveying and recording costs;
- h. Environmental testing;
- i. Additional sitework.

3. **Public/Private Partnership.** The Redevelopment Commission has determined that it will use its limited funds in a manner which will leverage significant new private investment to the Griffith Mall area. All public/private partnerships created must leverage private investment which is consistent with the objectives stated within this Redevelopment Plan.

Development Budget

Infrastructure/Site Improvements	\$100,000.00
Other programs	\$100,000.00
Total	\$200,000.00

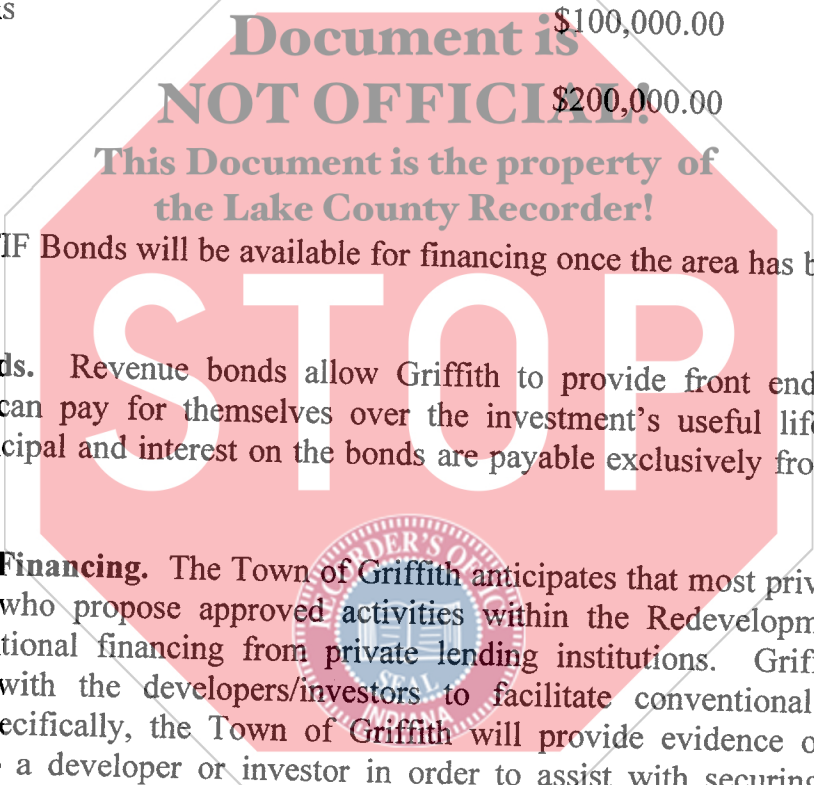
Funding

TIF Bonds. TIF Bonds will be available for financing once the area has been designated as a TIF area.

Revenue Bonds. Revenue bonds allow Griffith to provide front end financing for facilities that can pay for themselves over the investment's useful life from project revenues. Principal and interest on the bonds are payable exclusively from the earnings of the project.

Conventional Financing. The Town of Griffith anticipates that most private developers and investors who propose approved activities within the Redevelopment Area will require conventional financing from private lending institutions. Griffith will work cooperatively with the developers/investors to facilitate conventional financing, if necessary. Specifically, the Town of Griffith will provide evidence of its financial commitment to a developer or investor in order to assist with securing conventional financing for the project.

Equity Investment. One of the Town of Griffith's primary objectives is to facilitate private investment. Griffith will seek equity investments from private developers and



investors who propose to implement approved activities within the Redevelopment Area. By establishing a Redevelopment Area, Griffith is creating an atmosphere conducive to private investment.

Local Funding Sources. The Town of Griffith may use local revenues including general obligation debt to support redevelopment activities within the designated Redevelopment District. Use of such funds will be subject to all public notification requirements and approvals.

Other State and Federal Funds.

Community Planning Funds (Indiana Department of Commerce). Up to \$10,000 may be awarded to provide planning and research initiatives which improve a community's quality of life through new private investment. Uses feasibility studies, market studies, and development strategies.

Community Development Action Grant (CDAG) (Indiana Department of Commerce). Provides up to \$50,000 in financial assistance for program development of new and expanding economic development organizations. A 2 to 1 local match is required.

Economic Adjustment Program (U.S. Department of Commerce). Grants up to \$500,000 may be awarded to towns for creating a revolving loan fund.

Community Development Block Grant Funds.

Gaming revenues from Indiana riverboats in Lake Michigan.

Small Business Incubator Program (Indiana Small Business Development Corporation). Grants and loans totaling up to \$500,000 can be awarded for operation and capital improvements for small business incubators.

Statutory Findings

In accordance with Indiana Code 36-7-14-15, this Redevelopment Plan allows for the creation of a Redevelopment Area, and meets the following criteria:

1. **The Redevelopment Area highlighted within this Redevelopment Plan is blighted to an extent which cannot be corrected by the ordinary operations of private enterprise.**

Over the last decade, the Griffith Mall area has lost some of its most significant businesses. In addition to the losses of some of the area's larger businesses, new large-scale commercial development has been occurring nearby, further pulling

EXHIBIT B

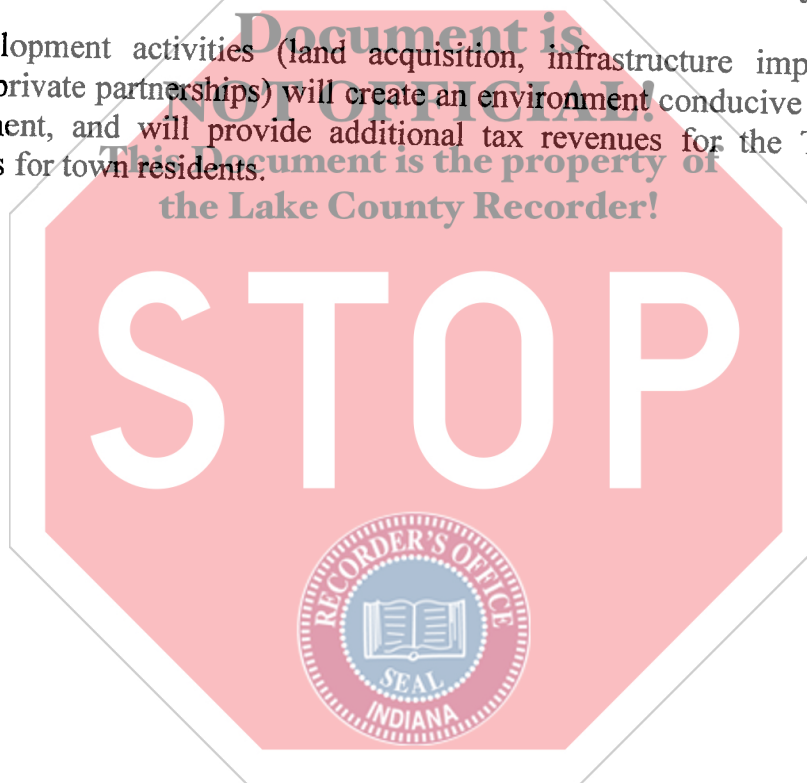
businesses and shoppers away from the Griffith Mall area. The significant costs required combined with the multiple ownership of land will not allow private investment to occur if left to prevailing market forces.

- 2. **The public health and welfare will be benefited by the acquisition and redevelopment of the area.**

Land acquisition activities, infrastructure improvements, and site improvements will lead to significant new tax revenues for the Town of Griffith, which will provide additional services for county residents. Acquiring land, making it more suitable for new business investment, and promoting public/private partnerships will produce an atmosphere more conducive to business investment, which will lead to new jobs for area residents. New investment will help in reversing the business losses the area has recently experienced, and will build up the town's tax base.

- 3. **The Redevelopment Area is a menace to the social and economic interests of the Town of Griffith, and redevelopment will be a public utility and benefit.**

Redevelopment activities (land acquisition, infrastructure improvements, and public/private partnerships) will create an environment conducive to new business investment, and will provide additional tax revenues for the Town, and new services for town residents.



GRIFFITH, INDIANA
GRIFFITH REDEVELOPMENT COMMISSION

Griffith Mall Redevelopment Area #1 and Allocation Area:
Boundary Description

The Griffith Mall Redevelopment Area #1's Original Redevelopment Area, Expansion Area and Allocation Area boundary descriptions for parcels of land lying within their boundaries are generally as follows:

ORIGINAL REDEVELOPMENT AREA

(Resolution No. 03-1: Adopted July 2, 2003)

The "Point of Origin" being located at the northeast corner of a 1.96 acre portion of land in Lot 1 (Property Key Number: 15-26-0379-0001) in the Ridge Realty Subdivision One located in the Southwest 1/4 part of Section 23, Township 36 North, Range 9 West of the Second Principal Meridian in the Town of Highland, Calumet Township, Lake County, Indiana. The Original Redevelopment Area boundaries are as follows:

Thence east along the north property line of Property Key Number 15-26-0379-0001 approximately 511.01 feet to its northwest corner, thence south along the west property line of Property Key Number 15-26-0379-0001 approximately 167.41 feet to the intersection with the north property line Property Key Number 15-26-0379-0002 of Lot 1; thence west approximately 732.29 feet to the northwest corner of Property Key Number 15-26-0379-0002 of Lot 1 (also being the east right-of-way line of Cline Avenue); thence south approximately 104.14 feet; thence west approximately 13.01 feet; thence south along the west property line of Property Key Number 15-26-0379-0002 of Lot 1 approximately 397.06 feet to its intersection with the northwest corner of Property Key Number 15-26-0379-0004 of Lot 1; thence continuing south along the west property line of Property Key Number 15-26-0379-0004 of Lot 1 approximately 200.12 feet to its intersection with the west property line of Property Key Number 15-26-0379-0003 of Lot 1; thence south approximately 353.02 feet along the west property line of Property Key Number 15-26-0379-0003 of Lot 1; thence continuing southeast approximately 91.46 feet; thence further southeast approximately 117.74 feet (to its intersection with the north right-of-way line of Ridge Road); and further southeast approximately 150.00 feet to its intersection with the southwest corner of Property Key Number 15-26-0379-0005 of Lot 1; thence north along the west property line of Property Key Number 15-26-0379-0005 of Lot 1 approximately 233.92 to the northwest corner of Property Key Number 15-26-0379-0005 of Lot 1; thence east approximately 229.32 along the north property line to its intersection with the northeast corner of Property Key Number 15-26-0379-0005 of Lot 1; thence south approximately 270.19 feet along the east property line of Property Key Number 15-26-0379-0005 of Lot 1 to its intersection with the south property line of Property Key Number 15-26-0379-0003 of Lot 1 (also being the north right-of-way line of Ridge Road); thence southeast along the north right-of-way line of Ridge Road approximately 67.83 feet to the west property line of Property Key Number 15-26-0379-0006 of Lot 1; thence north approximately 280.78 to the northwest corner of Property Key Number 15-26-0379-0006 of Lot 1; thence east approximately 233.41 to the northeast corner of Property Key Number 15-26-0379-0006 of Lot 1 (also being the northwest corner of Property Key Number 15-26-0403-0001); thence further east approximately 130 feet along the north property line of Property Key Number 15-26-0403-0001 to its northeast corner (also being the northwest corner of Property Key Number 15-26-0006-0041); thence south approximately 350.1 feet along the west property line of Property Key Number 15-26-0403-0041 to its southwest corner (also being the north right-of-way line of Ridge Road; thence southeast along the north right-of-way line of Ridge Road approximately 1,014.58 feet to the southeast corner of Lot 1 of Weyhe Addition to the Town of Griffith (Property Key Number 15-26-0362-0001); thence north along the east property line of Property Key Number 15-26-0362-0001 approximately 358.09 feet to its north property line; thence west approximately 632.33 feet to the east right-of-way line of Broad Street; thence

EXHIBIT B

north along the east right-of-way line of Broad Street approximately 215 feet to the north right-of-way line of 37th Avenue; thence west along the north right-of-way line of 37th Avenue approximately 33 feet to its intersection with the east property line of Ridge Realty Subdivision One Lot 1 (Property Key Number: 15-26-0379-0003); thence north approximately 925 feet along the west property line of Property Key Number: 15-26-0379-0003 to its intersection with the southeast corner of the 1.96 acre portion of land in Ridge Realty Subdivision One Lot 1 (Property Key Number: 15-26-0379-0001); thence north along the east property line of Property Key Number: 15-26-0379-0001 approximately 167.41 feet to its northeast corner, also being the Point of Origin¹.

The Original Redevelopment Area is a total area of approximately 39.672 acres land, more or less.

REDEVELOPMENT AREA EXPANSION AND ALLOCATION AREA **(ALLOCATION AREA SHALL INCLUDE THE ORIGINAL REDEVELOPMENT AREA ABOVE)** (Resolution No. 04-01: Adopted February 25, 2004)

Beginning at the "Point of Origin²" being the southwest corner of Lot 1 in Weyhe Addition to the Town of Griffith, as shown in Plat Book 46 Page 20 in the Office of the Lake County Recorder (also being the north right-of-way of Ridge Road), thence east along the north right-of-way line of Ridge Road approximately 2,780 feet to southwest property line of the Mansard's Addition, Phase 6 Lot 1, to the Town of Griffith as shown in Plat Book 41 page 84, in Lake County, Indiana; thence north along the west property line of the Mansard's Addition, Phase 6 Lot 1 (Property Key Number: 15-26-0317-0003) a distance of approximately 423.95 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of approximately 116.70 feet; thence south (parallel with the east line of said Phase 6, Lot 1) a distance of approximately 56.50 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of approximately 314.0 feet to a point on the east property line of said Phase 6, Lot 1; thence south a distance of approximately 213.05; thence west a distance of approximately 220.36 feet; thence south a distance of approximately 224.22 feet to a point of intersection with the south property line of Property Key Number: 15-26-0317-0003 of the Mansard's Addition, Phase 6 Lot 1 (also being the north right-of-way line of Ridge Road); thence continuing south approximately 40 feet to the intersection with the centerline of Ridge Road; thence northwest along the centerline of Ridge Road to a point of intersection with the west property line of Lot 1 in Weyhe Addition to the Town of Griffith, as shown in Plat Book 46 Page 20 in the Office of the Lake County Recorder, as extended south to the centerline of Ridge Road; thence north approximately 40 feet along the west property line of Lot 1 in Weyhe Addition to the Town of Griffith, as extended south to the centerline of Ridge Road to its intersection with the north right-of-way line of Ridge Road, also being the Point of Origin².

The Redevelopment Area Expansion is a total area of approximately 5.530 acres land, more or less. 20% Test: Original Redevelopment Area of 39.672 acres x .2 (20%) = 7.934 acres; 5.530 < 7.934: PASS.

Excepting there from that part of the Mansard's Addition, Phase 6 Lot 1, to the Town of Griffith as shown in Plat Book 41 page 84, in Lake County, Indiana described as follows:

The "Point of Origin³" being and beginning at the northeast corner of said Phase 6, Lot 1; thence South 89° 53' 16" West, along the north line of said Phase 6, Lot 1 a distance of 430.55 feet to the northwest corner of said Phase 6, Lot 1, thence South 0° 26' 35" East a distance of 260.00 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of 116.70 feet; thence south (parallel with the east line of said Phase 6, Lot 1) a distance of 56.50 feet; thence east (parallel with the north line of said Phase 6, Lot 1) a distance of 314.0 feet to a point on the east property line of said Phase 6, Lot 1; thence North 0° 28' 32" West along the east property line of said Phase 6, Lot 1 a distance of 316.50 feet to the northeast corner of said Phase 6, Lot 1, also being the Point of Origin³.

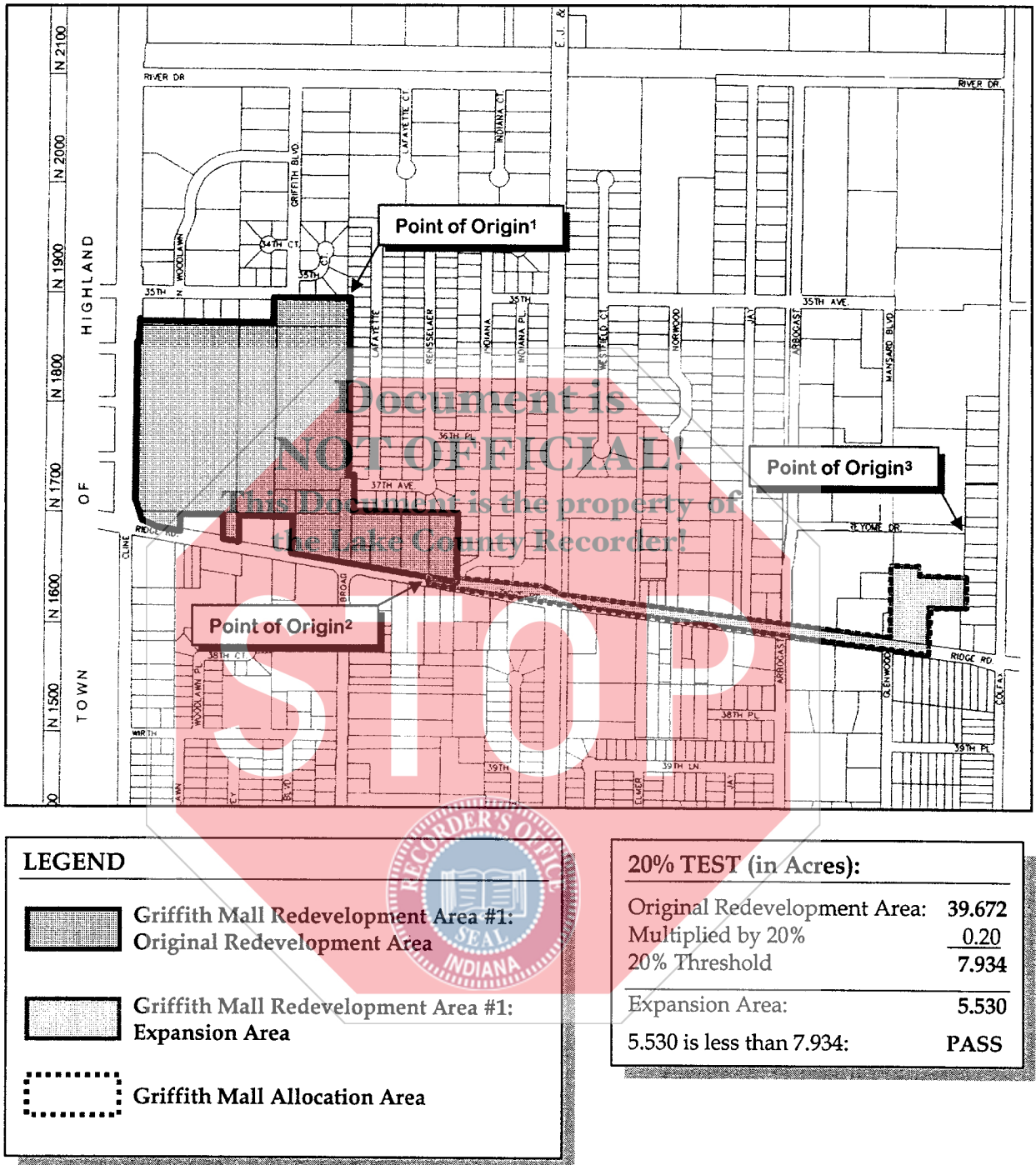
The total area of the Griffith Mall Redevelopment Area #1 and Allocation Area encompasses 45.202 acres, more or less.

EXHIBIT B

**GRIFFITH, INDIANA
GRIFFITH REDEVELOPMENT COMMISSION**

Griffith Mall Redevelopment Area #1 and Allocation Area

Boundary Map



*Griffith Mall Redevelopment Area #1 and Allocation Area
Boundary Map*

RESOLUTION NO. 04-01

**RESOLUTION OF THE GRIFFITH REDEVELOPMENT COMMISSION
DESIGNATING AND DECLARING CERTAIN AREAS AS REDEVELOPMENT
AREAS TO EXPAND THE GRIFFITH MALL REDEVELOPMENT AREA #1,
AMENDING THE REDEVELOPMENT PLAN FOR THE GRIFFITH MALL
REDEVELOPMENT AREA #1, AND ESTABLISHING A NEW ALLOCATION AREA
FOR THE PURPOSES OF TAX INCREMENTAL FINANCING**

WHEREAS, the Griffith Redevelopment Commission (the "Commission"), governing body of the Town of Griffith Department of Redevelopment (the "Department"), and the Redevelopment District of the Town of Griffith, Indiana (the "Redevelopment District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in IC 36-7-14 *et seq.*, as amended from time to time (the "Act"); and

WHEREAS, the Commission on July 2, 2003 adopted and approved Resolution No. 03-1 declaring the Griffith Mall Redevelopment Area #1 to be a blighted area within the meaning of the Act.

WHEREAS, the Griffith Plan Commission (the "Plan Commission") on August 13, 2003, passed, issued, and adopted Resolution No. 2003-01 that (1) determined that Commission's Declaratory Resolution No. 03-1 and the Redevelopment Plan for the Griffith Mall Redevelopment Area #1 conformed to the general plan of the Town of Griffith, Indiana; (2) approved the Commission's Declaratory Resolution No. 03-1 and the Redevelopment Plan for the Griffith Mall Redevelopment Area #1; and (3) constituted the resolution as the written order of the Plan Commission pursuant to IC 36-7-14-16; and

WHEREAS, the Commission on September 17, 2003, adopted and approved Resolution No. 03-02 confirming Commission Resolution No. 03-1, that declaring the Griffith Mall Redevelopment Area #1 to be a blighted area within the meaning of the Act.; and

WHEREAS, the Commission desires to amend and expand the Griffith Redevelopment Plan and the Griffith Mall Redevelopment Area #1 by not more than Twenty Percent (20%) of the original Griffith Mall Redevelopment Area #1 to include areas contiguous thereto that are described in Exhibit A; to amend the Town of Griffith Redevelopment Plan; and to establish a new allocation area within the expanded Griffith Mall Redevelopment Area #1 for the purposes of tax incremental financing; and

WHEREAS, the Commission previously adopted the Town of Griffith Redevelopment Plan in 2003, and the Commission desires to amend such plan by setting out the boundaries of the redevelopment area, including the Expansion Area, and by establishing additional projects to be completed in the redevelopment area; and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the areas within the Town of Griffith, Indiana (the "Town") proposed to be added to the existing Griffith Mall Redevelopment Area #1 (the existing Griffith Mall Redevelopment Area #1 and the Expansion Area together referred to herein as the "Area"), which Area, consisting of the existing Griffith Mall Redevelopment Area #1 and the Expansion Area, is described in Exhibit A, hereto; and

WHEREAS, upon such surveys, investigations, and studies being made, the Commission finds that the Expansion Area has become blighted to an extent that cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the Act and that the public health and welfare will be benefited by the acquisition and redevelopment of the Expansion Area under the Act; and

WHEREAS, upon such surveys, investigations, and studies being made, the Commission determines that (1) the Expansion Area is not more than 20% of the original Griffith Mall Redevelopment Area #1; (2) the further amendment of the Griffith Mall Redevelopment Area #1 is reasonable and appropriate when considered in relation to the original resolution, redevelopment plans prepared for the Area; and (3) this resolution and the plan, with the proposed amendment, conforms to the comprehensive plan for the Town of Griffith, Indiana;

WHEREAS, the Amendment and expansion to the Amended Griffith Mall Redevelopment Area #1 does not change (a) the part of Griffith Mall Redevelopment Area #1 that are to be devoted to public way, levy, sewerage, park, playground, or other public purpose; (b) the proposed use for the land or (c) the requirements for rehabilitation building requirements, proposed zoning, maximum density or similar requirements; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the "Amended Town of Griffith Redevelopment Plan" dated February 25, 2004 (the "Redevelopment Plan"), which Redevelopment Plan consists of seventeen (17) pages, and is set forth in Exhibit B hereto; and

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

WHEREAS, it is anticipated that the Commission will acquire the various parcels of property within the Expansion Area pursuant to negotiation with existing owners and if necessary using the Commission's powers of eminent domain; and

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

WHEREAS, the Commission deems it advisable to apply the provisions of said Section 39 to the financing to implement the Redevelopment Plan for the Area by establishing a new allocation area for the purposes of tax incremental financing; and

WHEREAS, the Redevelopment Plan for the Area conforms to other development and redevelopment plans for the Town;

NOW, THEREFORE, BY IT RESOLVED by the Griffith Redevelopment Commission as follows:

1. The Commission hereby finds and determines that the Expansion Area by statutory definition comprises a redevelopment area and that the Redevelopment Plan:
 - (a) Benefits the public health, safety, morals and welfare of the citizens of the Town of Griffith, Indiana;
 - (b) Increases the economic well-being of the Town of Griffith, Indiana and the State of Indiana; and
 - (c) Serves to protect and increase property values in the Town of Griffith, Indiana and the State of Indiana.
2. The Commission hereby finds and determines that public health and welfare will be benefited by the acquisition and redevelopment of the Expansion Area and the accomplishment of the Redevelopment Plan under the Act.
3. The Commission hereby finds and determines that the Expansion Area has become blighted to an extent that cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the Act and that the public health and welfare will be benefited by the acquisition and redevelopment of the Area under the Act.
4. The Commission hereby finds and determines that the Expansion Area is a menace to the social and economic interest of the Town of Griffith, Indiana and its inhabitants

and that it will be of public utility and benefit to acquire the Expansion Area as set forth herein and in the Redevelopment Plan and to redevelop the Expansion Area under the Act.

5. The Commission hereby finds and determines that the Redevelopment Plan for the Area (including the Expansion Area) conforms to other development and the redevelopment plans for the Town of Griffith, Indiana.

6. The amended Redevelopment Plan dated February 25, 2004 is in all respects approved and is hereby adopted as the Redevelopment Plan for the Area (including the Expansion Area).

7. The Secretary of the Commission is directed to file a certified copy of the Redevelopment Plan with the minutes of this meeting.

8. The maps and plats of the Expansion 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 redevelopment of the Expansion Area, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Redevelopment Plan are hereby approved and adopted as the maps and plats for the Expansion Area.

9. The Commission proposes to acquire certain interests in real property within the Area, as set forth in the Redevelopment Plan, to be redeveloped by the Commission. The Commission anticipates that such interests in real property will be acquired pursuant to negotiation with existing owners, and if necessary using the Commission's powers of eminent domain, and that the Commission will use moneys of the Commission, including Tax Increment or proceeds of bonds payable from such Tax Increment to pay such costs.

10. This paragraph shall be considered the allocation provision for the purposes of Section 39 of the Act. The portion of the Area described in Exhibit A shall constitute an allocation area as defined in Section 39 of the Act (the "Allocation Area").

11. Such Allocation Area shall be designated and known as the "Griffith Mall Allocation Area" for the purposes of tax increment distributions by the Lake County Auditor to the Commission. The base assessment rate for the Allocation Area (the Griffith Mall Allocation Area) shall be March 1, 2003 with a base assessed value to be determined in accordance with IC 36-7-14-39-(a)(2)(A).

12. Any property taxes levied on the real property in the Allocation Area (the "Griffith Mall Allocation Area") in 2003 for collection in 2004 and thereafter, except as otherwise provided in Section 39 of the Act, by or for the benefit of any public body entitled to the 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 lessor 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 assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of these provisions, which assessment date is March 1, 2003, shall be allocated to and then 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 Redevelopment District and, when collected, paid into an allocation fund for the Allocation Area, such fund hereinafter created in this Resolution;

(c) The proceeds distributed to the Redevelopment District pursuant to Paragraph 12(b) hereof, shall be deposited in an allocation fund designated as the "Town of Griffith Department of Redevelopment, Griffith Mall Allocation Fund" (the "Allocation Fund"), and may be used only as provided for in the Act and provided however, that if future uses of property tax proceeds allocated to the Allocation Fund 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 the property taxes payable to the Allocation Fund in the following year will exceed the amount of property taxes necessary to make, when due, principal and interest payments or bonds and other purposes described and detailed in the Act;

(b) Notify the Lake 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 units in the manner prescribed in Paragraph 9(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 and detailed in IC 36-7-14-39 of 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. This Allocation Area shall expire no later than Thirty (30) years after the effective date of this Resolution.

16. The Commission also directs the presiding officer, after receipt of the written order of approval of the Town Plan Commission and the approval of the Plan Commission's order by the Town Common Council to publish the notice of the adoption and the substance of this Resolution in accordance with IC 5-3-1 and to file notice with the building commissioner and any other department or agencies of the Town concerned with Town planning, zoning variances, land use, or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Department and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

17. The Commission directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area, including the following:

- (a) The estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property, and inventory assessed value; and
- (b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area.

A copy of the statement should be filed with each such taxing unit either wholly or partly located within the proposed Allocation Area, with a copy of the notice required under IC 36-7-14-17(c) at least 10 days before the date of the hearing described in Section 16 of this Resolution.

18. The Commission hereby finds and determines that the objectives of the Redevelopment Plan for the Area cannot be achieved through more extensive redevelopment and rehabilitation of the Area.

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

20. This Resolution does not affect any rights or liabilities accrued, penalties incurred, offenses committed, or (except as otherwise provided herein) proceedings begun before the effective date of this Resolution.

21. 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 Griffith Redevelopment Commission held on the 25th day of February, 2004.

GRIFFITH REDEVELOPMENT COMMISSION

BY: *Wayne Hunt*
President

ATTEST:

BY: *Robert Gurtz*
Secretary

