ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

NORTHWEST CLEVELAND ROAD ECONOMIC DEVELOPMENT AREA
ECONOMIC DEVELOPMENT PLAN

Purpose and Introduction

The St. Joseph County Redevelopment Commission (the “Commission”), the governing body of the St. Joseph County Department of Redevelopment and the Redevelopment District (the “District”) of St. Joseph County, Indiana (the “County”), proposes to designate and declare an economic development area within the County to be known as the “Northwest Cleveland Road Economic Development Area” (the “Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time (the “Act”) and in this Plan.

Pursuant to Sections 15, 16 and 41 of the Act, the Plan must be approved by the Commission, the Area Plan Commission of St. Joseph County, the Board of Commissioners of the County and the County Council of the County. As part of this approval process, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 39 of the Act, the Area shall constitute a tax increment financing “allocation area” for purposes of the Act. Such allocation area shall be designated as the “Northwest Cleveland Road Economic Development Area Allocation Area” (hereinafter referred to as the “Allocation Area”) for purposes of distribution and allocation of taxes on real property, and depreciable personal property of designated taxpayers, in the Allocation Area.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the County; increase the economic well-being of the County and the State of Indiana; and serve to protect and increase property values in the County and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the County, attract major new business enterprises to the County, retain and expand existing significant business enterprises in the County, provide for local public improvements in the Area, retain permanent jobs, and increase the property tax base.
Description of Area

The Area is generally located on the north side of Cleveland Road west of the intersection of Olive Road and Cleveland Road. A list of the parcels within the Area and a map of the Area are attached to this Plan as Exhibit A and Exhibit B hereto.

Project Description

The project consists generally of the acquisition, construction, installation and equipping of a new manufacturing facility in the County to serve as the new headquarters and main manufacturing plant for General Sheet Metal Works Incorporated or an affiliate thereof, including, but not limited to, site and infrastructure improvements thereto, and any other infrastructure improvements to be located in the Area (collectively, the “Project”), at an estimated cost of Twenty-Two Million Dollars ($22,000,000).

Acquisition List

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Estimate of the Cost of Acquisition

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition.

Disposal of Property

The Redevelopment Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

Statutory Findings

The Plan for the Area meets the following required findings under Section 41(b) of the Act:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the County, attracts major new business enterprises to the County, retains or expands a significant business enterprise existing in the County, or meets other purposes of Sections 2.5, 41 and 43 of the Act.
Implementing the Plan and constructing the Project will create economic development, job growth, and will increase the tax base of the County.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The use of tax increment financing from the Allocation Area is necessary to construct the local public improvements that comprise the Project.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

Implementing the Plan and constructing the Project will create economic development, job growth, and will increase the tax base of the County.

4. The accomplishment of the Plan for the 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 of the economic base, or other similar public benefits.

As noted above, the Project will bring new jobs to the County and will increase the tax base of the County. The Plan will improve the diversity of the economic base of the County and spur development in the Area.

5. The Plan for the Area conforms to other development and redevelopment plans for the County.

The Plan conforms to the goals of the other development and redevelopment plans for the County in that it is designed to enhance the economic well being of the County and its citizens.

Amendment of the Plan

This Plan may be amended by following the procedures described in Section 17.5 of the Act.
EXHIBIT A

DESCRIPTION OF THE
ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

List of Parcels:

Tax ID No. 71-02-24-400-005.000-029
Tax ID No. 71-02-25-200-001.000-029
EXHIBIT B

MAP OF THE AREA AND LIST OF PARCELS LOCATED WITHIN THE AREA

Map:

SEE ATTACHED