

MAR 18 2025

## RESOLUTION 6, 2025

CITY CLERK

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA APPROVING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE 2020 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE NEW MARGARET ECONOMIC DEVELOPMENT AREA.

WHEREAS, the City of Terre Haute Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended resolutions (as amended, the "Declaratory Resolution") establishing and expanding an economic development area known as the "2020 Consolidated Economic Development Area" (the "Area"), designating a portion of the Area as an "allocation area" for purposes of Section 39 of the Act, known as the "2020 Consolidated Allocation Area" and approving an economic development plan for the Area, pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, the Redevelopment Commission previously adopted a resolution (the "New Margaret Declaratory Resolution") establishing an economic development area known as the "New Margaret Economic Development Area" (the "New Margaret Area") and approving an economic development plan for the New Margaret Area (the "New Margaret Plan"), pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on December 18, 2024, approved and adopted its Resolution No. 20-2024 (the "Resolution") (i) further amended the 2020 Consolidated Declaratory Resolution and the New Margaret Declaratory Resolution by consolidating each of the 2020 Consolidated Area and the New Margaret Area into a single economic development area to be known as the "2020 Consolidated Economic Development Area" (the "New Consolidated Area") and (ii) further amended the 2020 Consolidated Plan and the New Margaret Plan (collectively, the "Original Plans") to combine the Original Plans into an economic development plan for the New Consolidated Area (collectively, the "Amendments"); and

WHEREAS, on January 8, 2025, the Vigo County Area Plan Commission approved and adopted a resolution (the "Approving Order") approving the Resolution and the Amendments, and determining that the Resolution and the Amendments conform to the plan of development for the City of Terre Haute, Indiana (the "City"), and has submitted the Approving Order to the Common Council of the City (the "Council"); and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the Resolution, the Amendments to this Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Terre Haute, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Council hereby approves in all respects the Resolution, the Amendments, and the Approving Order.
2. This Resolution shall be in full force and effect immediately from and after its passage and in accordance with Indiana law.

Introduced by: \_\_\_\_\_ Cheryl Loudermilk, Councilperson

Passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_ Todd Nation, President

ATTEST: \_\_\_\_\_ Michelle L. Edwards, City Clerk

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
at \_\_\_\_\_ o'clock.

\_\_\_\_\_ Michelle L. Edwards, City Clerk

Approved by me, the Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_ Brandon C. Sakbun, Mayor

ATTEST: \_\_\_\_\_ Michelle L. Edwards, City Clerk



**RESOLUTION NO. 20, 2024**

**RESOLUTION OF THE CITY OF TERRE HAUTE REDEVELOPMENT COMMISSION  
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC  
DEVELOPMENT PLAN FOR EACH OF THE 2020 CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA AND THE NEW MARGARET ECONOMIC DEVELOPMENT  
AREA, CONSOLIDATING CERTAIN ECONOMIC DEVELOPMENT AREAS,  
ADOPTING AN AMENDED AND RESTATED ECONOMIC DEVELOPMENT PLAN  
FOR THE RESULTING CONSOLIDATED ECONOMIC DEVELOPMENT AREA, AND  
APPROVING CERTAIN RELATED MATTERS**

WHEREAS, the City of Terre Haute Redevelopment Commission (the "Commission") pursuant to IC 36-7-14, as amended (the "Act") serves as the governing body of the City of Terre Haute Redevelopment Department; and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "2020 Consolidated EDA Declaratory Resolution") which established an economic development area known as the 2024 Consolidated Economic Development Area (the "2020 Consolidated Economic Development Area"), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, and approved an economic development plan for the 2020 Consolidated Economic Development Area (the "2020 Consolidated Plan") pursuant to the Act; and

WHEREAS, the Commission has previously adopted and reasonably expects to confirm resolutions (collectively, the "New Margaret EDA Declaratory Resolution") which established an economic development area known as the New Margaret Economic Development Area (the "New Margaret Economic Development Area"), designated certain portions thereof as an allocation area pursuant to Section 39 of the Act, and approved an economic development plan for the New Margaret Economic Development Area (the "New Margaret Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to consolidate each of the 2020 Consolidated Economic Development Area and the New Margaret Economic Development Area into a single economic development area (the "Consolidation").

WHEREAS, The economic development area resulting from the Consolidation, shall be designated as the "2020 Consolidated Economic Development Area" (the, "New Consolidated Economic Development Area"); and

WHEREAS, the Commission now desires to amend each of (i) the 2020 Consolidated EDA Declaratory Resolution and 2020 Consolidated Plan and (ii) the New Margaret EDA Declaratory Resolution and New Margaret Plan to (a) incorporate the Consolidation and (b) to adopt a New Consolidated Plan (the "New Consolidated Plan") which New Consolidated Plan combines the 2020 Consolidated Plan and the New Margaret Plan (collectively, the "Amendments"); and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, this Commission deems it advisable to apply the provisions of Sections 15-17.5 of the Act to the Amendments; and

WHEREAS, the Commission now desires to approve the Amendments;

NOW, THEREFORE, BE IT RESOLVED by the City of Terre Haute Redevelopment Commission, governing body of the City of Terre Haute Department of Redevelopment, as follows:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to the City of Terre Haute, Indiana (the "County"), retention and expansion of significant business enterprises existing in the boundaries of the County, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the County and the State of Indiana (the "State"), and serving to protect and increase property values in the County and the State.

2. The New Consolidated Plan for the New Consolidated Economic Development 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 lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions.

3. The public health and welfare will be benefited by the Amendments.

4. It will be of public utility and benefit to amend each of 2020 Consolidated EDA Declaratory Resolution and the New Margaret EDA Declaratory Resolution (collectively, the "Declaratory Resolutions") and each of the 2020 Consolidated Plan and the New Margaret Plan (collectively, the "Prior Plans"), as provided in the Amendments and to continue to develop the New Consolidated Economic Development Area under the Act.

5. The accomplishment of the New Consolidated Plan for the New Consolidated 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 of the economic base and other similar public benefits.

6. The Declaratory Resolutions and the Prior Plans, as amended by this Resolution and the Amendments, conform to the comprehensive plan of development for the City.

7. The Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Prior Plans and the purposes of the Act.



8. The findings and determinations set forth in the Declaratory Resolutions and the Prior Plans are hereby reaffirmed, as supplemented and amended hereby.

9. The New Consolidated Plan, which consolidates the Prior Plans in their entirety, is hereby designated as the economic development plan for the New Consolidated Economic Development Area.

10. The Commission finds that no residents of the New Consolidated Economic Development Area will be displaced by any project resulting from the New Consolidated Plan, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

11. All allocation areas located within each of the former 2020 Consolidated Economic Development Area and the former New Margaret Economic Development Area and all parcels within such allocation areas shall maintain their same pre-existing base assessment dates.

12. The Amendments are hereby in all respects approved.

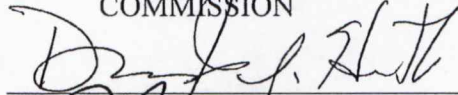
13. This Resolution, together with any supporting data, shall be submitted to the City of Vigo County Area Plan Commission (the "Plan Commission") and the Board of Commissioners of City of Terre Haute, Indiana (the "Board of Commissioners") as provided in the Act, and if approved by the Plan Commission and the Board of Commissioners, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

14. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 18th day of December, 2024.

CITY OF TERRE HAUTE REDEVELOPMENT  
COMMISSION

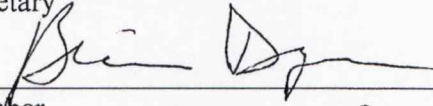


\_\_\_\_\_  
President

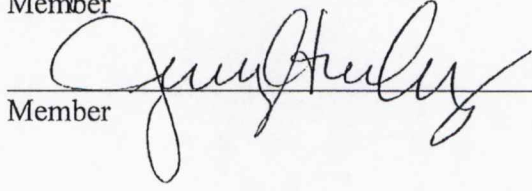


\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Secretary



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

RESOLUTION NO. 19

**RESOLUTION OF THE VIGO COUNTY AREA PLAN COMMISSION APPROVING  
AN AMENDMENT TO THE DECLARATORY RESOLUTION AND ECONOMIC  
DEVELOPMENT PLAN FOR THE 2020 CONSOLIDATED ECONOMIC  
DEVELOPMENT AREA AND TO THE DECLARATORY RESOLUTION AND  
ECONOMIC DEVELOPMENT PLAN FOR THE NEW MARGARET ECONOMIC  
DEVELOPMENT AREA**

WHEREAS, the Vigo County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Vigo County, Indiana (the "County") including the City of Terre Haute, Indiana (the "City"); and

WHEREAS, the City of Terre Haute Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended resolutions (as amended, the "2020 Consolidated Declaratory Resolution") establishing and amending an economic development area known as the "2020 Consolidated Economic Development Area" (the "2020 Consolidated Area") and approving an economic development plan for the 2020 Consolidated Area (the "2020 Consolidated Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, the Redevelopment Commission previously adopted a resolution (the "New Margaret Declaratory Resolution") establishing an economic development area known as the "New Margaret Economic Development Area" (the "New Margaret Area") and approving an economic development plan for the New Margaret Area (the "New Margaret Plan"), pursuant to the Act; and

WHEREAS, on December 18, 2024, the Redevelopment Commission approved and adopted its Resolution No. 20-2024 (the "Resolution") which (i) further amended the 2020 Consolidated Declaratory Resolution and the New Margaret Declaratory Resolution by consolidating each of the 2020 Consolidated Area and the New Margaret Area into a single economic development area to be known as the "2020 Consolidated Economic Development Area" (the "New Consolidated Area") and (ii) further amended the 2020 Consolidated Plan and the New Margaret Plan (collectively, the "Original Plans") to combine the Original Plans into an economic development plan for the New Consolidated Area (collectively, the "Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE VIGO COUNTY AREA PLAN COMMISSION, as follows:

1. The Resolution and the Amendments conform to the plan of development for the County and the City.

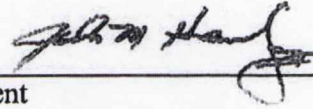
2. This Plan Commission hereby approves the Resolution and the Amendments. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to I.C. § 36-7-14-16.

3. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.



SO RESOLVED BY THE VIGO COUNTY AREA PLAN COMMISSION this 8th day of  
January, 2024.

VIGO COUNTY AREA PLAN  
COMMISSION



\_\_\_\_\_  
President

ATTEST



\_\_\_\_\_  
Secretary