



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: March 12, 2024

Agenda Item: PC 24-003

Application Type: None, RESOLUTION

Hearing: Other Business

Summary: The Munster Redevelopment Commission would like to Amend the Ridge Road/Calumet Avenue Economic Development Plan with an expansion of Permitted TIF Expenditures.

Applicant: Town of Munster Redevelopment Commission

Property Address: 1005 Ridge Road (Town Hall)

Current Zoning: CZ (Town Hall TIF document center)

Adjacent Zoning: North: CD-4. A.; CD-5.; CZ;
South: CD-4. A.; CD-4. B.; CD-5.; CZ; SD-M; SD-PUD
East: N/A, no TIF
West: CD-4. A.; CD-5.; CZ;

Applicant Requesting: Adoption of proposed RESOLUTION.

Action Required: Review of RESOLUTION

Staff Recommendation: Adopt proposed RESOLUTION

Attachments: 1. Plan Commission RESOLUTION, proposed, Exhibit A (pg 4)
2. Exhibit A of RESOLUTION 058, adopted, Exhibit B (pg 6)

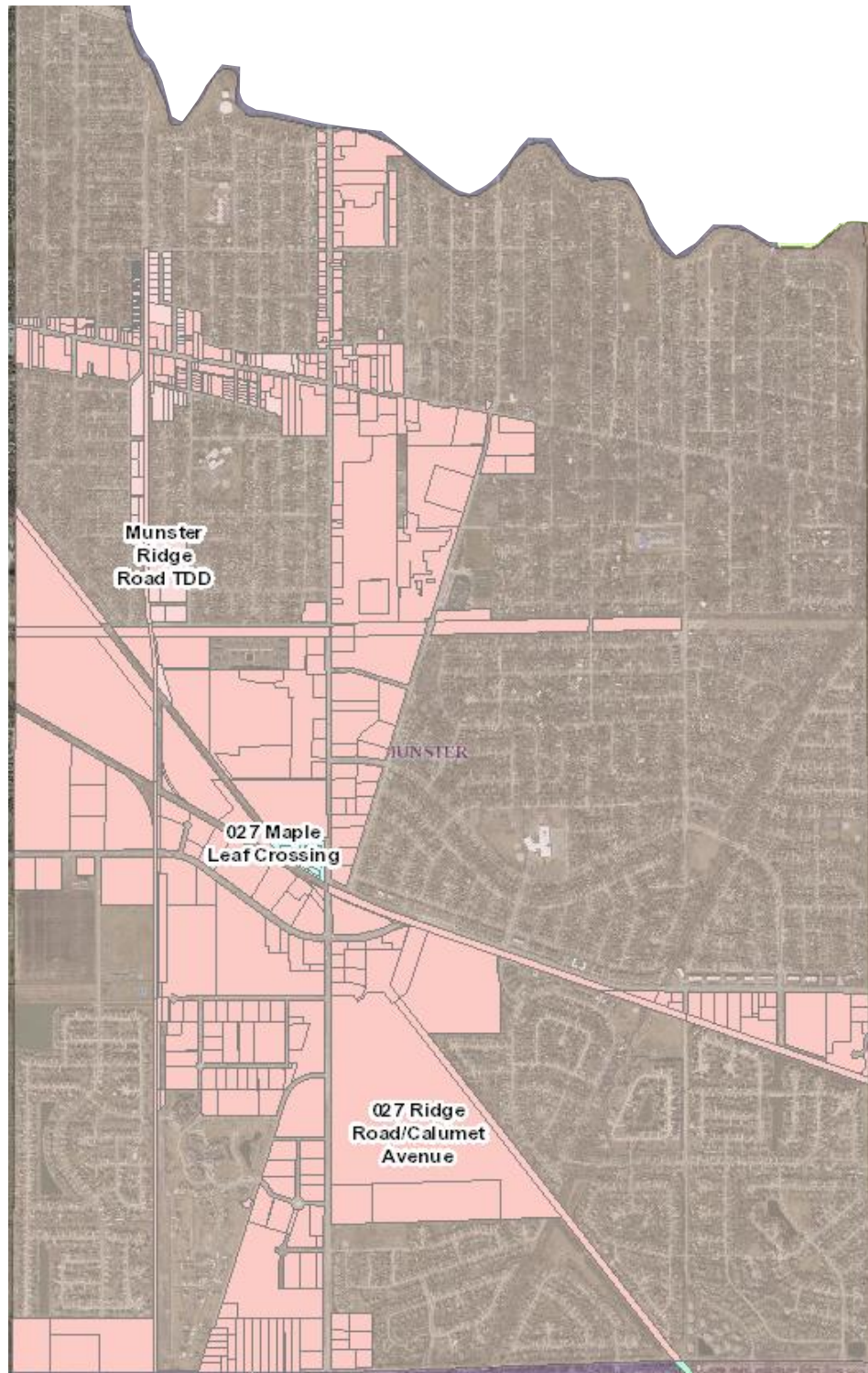
SITE LOCATION

Image 1: Ridge Road/Calumet Avenue Economic Development Area is identified in salmon color.

PROJECT BRIEFING

In 2023, the Indiana General Assembly amended the allowable uses of Tax Increment Financing (TIF) revenues. Under the revised statute, TIF can be used for both capital and operating expenditures for police and fire services as identified in (HEA) 1454. In order to allow for those uses, the Declaratory Resolution and Development Plan for the Ridge Road/Calumet Avenue Economic Development Area must be amended by the Redevelopment Commission, Plan Commission, and Town Council through respective DECLARATORY RESOLUTIONS, APPROVING RESOLUTIONS, and CONFIRMATORY RESOLUTIONS

PROPOSAL

On March 4, 2024 the Munster Redevelopment Commission motioned by to approve DECLARATORY RESOLUTION 058 to amend the Development Plan of the Ridge Road/Calumet Avenue Economic Development Area with a supplement to expand the scope and authorize funds be used for public safety. A copy of the supplement referenced in RESOLUTION 058 as Exhibit A can be viewed as part of this report in Exhibit B. To continue the process of amending the Ridge Road/Calumet Avenue Economic Development Plan to Plan Commission must consider adopting the proposed RESOLUTION OF THE TOWN OF MUNSTER PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE RIDGE ROAD/CALUMET AVENUE ECONOMIC DEVELOPMENT AREA found as Exhibit A in this report.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that after the adoption the proposed RESOLUTION OF THE TOWN OF MUNSTER PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE RIDGE ROAD/CALUMET AVENUE ECONOMIC DEVELOPMENT AREA, the process for amending the plan will continue as follows:

- ✓ 03/04/24 - Redevelopment Commission Adopt Declaratory Resolution
- ☐ 03/12/24 - Plan Commission Adopt Approving Resolution
- ☐ 03/18/24 - Town Council Adopt Approving Resolution
- ☐ 03/22/24 - Notice of Public Hearing Publish in The Times
- ☐ 04/01/24 - Redevelopment Commission Public Hearing
- ☐ 4/1/2024 - Redevelopment Commission Adopt Confirmatory Resolution
- ☐ 04/30/24 - Deadline to file Declaratory and Confirmatory Resolutions

In order to support the efforts to expand the expenditure of TIF Funds and adhere to the above timeline, staff recommends adopting the presented RESOLUTION.

MOTION

Plan Commission may consider the following motion:

Motion to adopt a RESOLUTION OF THE TOWN OF MUNSTER PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE RIDGE ROAD/CALUMET AVENUE ECONOMIC DEVELOPMENT AREA, including all discussion and findings.

RESOLUTION NO. _____

**RESOLUTION OF THE TOWN OF MUNSTER PLAN
COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY
RESOLUTION AND DEVELOPMENT PLAN FOR THE RIDGE ROAD/CALUMET
AVENUE ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Town of Munster Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the Town of Munster, Indiana (the “Town”); and

WHEREAS, pursuant to Indiana Code 36-7-14, as amended (the “Act”), the Town of Munster Redevelopment Commission (the “Commission”), as the governing body for the Town of Munster Redevelopment Department and the Town of Munster Redevelopment District, has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which (i) established and expanded an economic development area known as the “Ridge Road/Calumet Avenue Economic Development Area” (the “Economic Development Area”), (ii) designated the Economic Development Area as separate “allocation areas” pursuant to Section 39 of the Act, known as the “Ridge Road/Calumet Avenue Economic Development Allocation Area” and the “Maple Leaf Crossing Allocation Area” (collectively, the “Allocation Areas”), and (iii) approved a development plan for the Economic Development Area, as amended from time to time (collectively, the “Plan”) pursuant to the Act; and

WHEREAS, on March 4, 2024, the Commission adopted a resolution pursuant to the Act (the “Amending Resolution”), for the purpose of amending the Declaratory Resolution and the Plan by adopting a supplement to the Plan for the purpose of further expanding the scope of certain economic development projects to be undertaken by the Commission in, serving or benefitting the Economic Development Area (the “2024 Plan Supplement”) and for which tax increment revenues derived from the Allocation Areas be spent; and

WHEREAS, the Commission has submitted the Amending Resolution and the 2024 Plan Supplement to the Plan Commission for review and approval pursuant to the provisions of Sections 16 and 41 of the Act, which Amending Resolution and 2024 Plan Supplement have been submitted to the Plan Commission prior to this meeting and are incorporated herein by reference and made a part hereof; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the Town will be displaced by the proposed economic development projects.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MUNSTER PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Amending Resolution and the 2024 Plan Supplement conform to the plan of development for the Town.
2. The Amending Resolution and the 2024 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Amending Resolution and the 2024 Plan Supplement pursuant to Sections 16 and 41 of the Act.

4. The Secretary is hereby directed to file a copy of the Amending Resolution and the 2024 Plan Supplement with the minutes of this meeting.

SO RESOLVED BY THE TOWN OF MUNSTER PLAN COMMISSION this 12th day of March, 2024.

TOWN OF MUNSTER PLAN COMMISSION

President

ATTEST:

Secretary

EXHIBIT A

Supplement to Economic Development Plan for Ridge Road/Calumet Avenue Economic Development Area (the “Area”)

PERMISSIBLE PROJECTS

1. Tax increment revenues from the Allocation Areas or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in, physically connected to, serving or benefiting the respective Allocation Areas (as well as demolition, in, physically connected to, serving or benefiting the respective Allocation Areas), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, parking, bridge improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and (3) public park improvements and recreational equipment. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the respective Allocation Areas cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the respective Allocation Areas.

2. Tax increment revenues from the respective Allocation Areas or other sources of funds available to the Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of respective Allocation Areas. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the respective Allocation Areas, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

3. The acquisition or construction of projects to enhance cultural attractiveness.

4. Acquisition, construction and/or equipping of projects to enhance public safety.

5. Tax increment revenues from the respective Allocation Areas are hereby allocated for police and fire services, and may be used to pay both capital expenditures and operating expenses for police and fire services, including the financing of capital expenditures and/or operating expenses of such police and/or fire services located in or directly serving or benefiting the Area.

6. All other projects and purposes permitted by law.