



CITY OF SHELBYVILLE, INDIANA | PLANNING AND BUILDING DEPARTMENT
MAYOR THOMAS DEBAUN | DIRECTOR ADAM RUDE

FROM THE DESK OF ADAM RUDE | DIRECTOR | ARUDE@CITYOFSHELBYVILLEIN.COM

Date: March 22nd, 2022

To: Shelbyville Plan Commission Members

RE: Porter Pool TIF District

The City of Shelbyville Redevelopment Commission adopted a resolution on 03/07/22 to create the Porter Pool Allocation Area as shown on the attached map, and based on the redevelopment statute, the Plan Commission is required to determine if the economic development plan is in conformance with the planned development of the area affected. To accomplish this, we must consider all Planning Documents that we have developed and adopted, mainly the City's Comprehensive Plan.

The 2019 City of Shelbyville Comprehensive Plan has the central business district planned for "Gateway Mixed-Use" to accommodate a pedestrian friendly, mixed-use retail and residential environment. The City's Comprehensive Plan also identifies this area as a "Focus Area" for future development as well as an area of "Planned Infrastructure Growth", outlining the need for additional infrastructure investments in this area to facilitate this planned growth. Under Objective "BE #3: "Transform the city's current housing stock and neighborhoods" and BE #5 Promote development and redevelopment of existing sites and buildings" it is recommended to utilize TIF as a tool to promote additional investments into infrastructure to promote growth in accordance with the City's Comprehensive Plan. In addition, the Comprehensive Plan, and the City's has a map showing current and proposed TIF Districts, and this area is included in the area labeled "Downtown TIF District." Finally, the City developed a "Downtown Opportunities Plan" which was intended to guide development and redevelopment of the downtown area, and this specific site is identified as the "Riverfront Redevelopment Zone" and should be targeted for redevelopment. Due to these many listed reasons, the Planning Staff has determined that the proposed TIF District is in alignment with the City's Comprehensive Plan.

Staff Recommendation: Approval of Plan Commission Resolution 22-01

Please feel free to contact our office should you have any questions or concerns.

Respectfully,

Adam M. Rude

Director, Planning and Building Department
City of Shelbyville, Indiana

RESOLUTION NO. 22-01

**RESOLUTION OF THE CITY OF SHELBYVILLE PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION
AND DEVELOPMENT PLAN FOR THE CONSOLIDATED ECONOMIC
DEVELOPMENT AREA**

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

WHEREAS, the City of Shelbyville Redevelopment Commission (the “Redevelopment Commission”) on March 7, 2022, approved and adopted Resolution No. 2022-01 (the “Resolution”) approving certain amendments to the declaratory resolution and development plan for the Shelbyville Consolidated Economic Development Area (the “Plan Supplement”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Plan Supplement to this Plan Commission for approval pursuant to the provisions of I.C. § 36-7-14-16.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SHELBYVILLE PLAN COMMISSION, as follows:

1. The Resolution and the Plan Supplement conform to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution and the Plan Supplement. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Plan Supplement 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 Plan Supplement with the minutes of this meeting.

SO RESOLVED BY THE CITY OF SHELBYVILLE PLAN COMMISSION this 28th day of March, 2022.

CITY OF SHELBYVILLE PLAN COMMISSION

President

ATTEST:

Secretary

EXHIBIT A

Parcels to be removed from the Consolidated Allocation Area and designated as the Porter Pool Allocation Area

The following parcels are removed from the Consolidated Street Allocation Area and designated as the Porter Pool Allocation Area, and are shown on the map attached hereto:

PARCEL ID NUMBERS:

73-07-32-300-458.000-002

73-07-32-300-043.000-002



- Parcels
- Roads
- Porter Center TIF
- Highways
- Roads



Porter Center TIF

EXHIBIT B

2022 Plan Supplement

The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the design and construction of a mixed use project consisting of multi-family units, retail, structured parking and related infrastructure improvements, in or directly serving and benefiting the Porter Pool Allocation Area. The current estimated cost to the Commission of contributing to these improvements is \$4,000,000.

Based on representations of the developer of the mixed use project, the Commission has determined that the full development of the Porter Pool Allocation Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Porter Pool Allocation Area to the projects described above, either directly or through the issuance of tax increment revenue bonds.