



PLAN COMMISSION STAFF REPORT

ITEM NO: 2 **APPLICATION NO. 0008-2023**

MEETING DATE: February 21, 2023

SUBJECT: Creation of new allocation area and elimination from existing areas

PETITIONER(S): City of Noblesville

SUMMARY: Plan Commission order of the Redevelopment Commission meeting the goals, policies, and objectives of the 2020 Comprehensive Plan

LOCATION: South of E. 146th Street, east of Promise Road

WAIVERS: Non-applicable

REQUESTED: Compliance with the Comprehensive Master Plan

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
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Summary

This is an Order presented to the Plan Commission for their consideration that the proposed plan and adopted resolution by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. The property is located on the south of E. 146th Street and east of Promise Road and contains approximately 162 acres.

The Noblesville Plan 2020 indicates the future land use map as being a “Innovation/FLEX MU” area. The “Innovation Flex” category allows for Assembly facilities, research and design labs, technology, maker spaces, small-scale food distribution, and flex office/commercial are the predominant uses within the Innovation/Flex typology. This typology allows for lower-intensity production and office/retail use that is compatible to the surrounding neighborhood and commercial development. A mix of vertical and horizontal uses are typical to promote campus environments with office space and some residential located within upper levels and retail space generally located on the ground level. Scale varies greatly with mixed-use spaces located along intersections, corridors, and adjacent to surrounding commercial and residential areas. Bastian Solutions is relocating their headquarters and other facilities to the area. The company specializes in supply chain integration, distribution, and production solutions.

The Resolution of the Redevelopment Commission sets forth one new allocation area and the removal of the 74 acres from previously established Central 146th Street Economic Development Area and Allocation Area and approximately 88 acres from the established Noblesville Corporate Campus West Economic Development Area and Allocation Area to establish a new development area and allocation area known as “Bastian Solutions Economic Development Area and Allocation Area”. This allocation deals with the distribution of property taxes on real property.

The Plan Commission Order No. 01-2023 attached confirms the proposed new allocation area is conforming to the land use policies and goals of the 2020 Noblesville Comprehensive Plan. Being that the proposed use for the area is an ambulatory surgery center/medical office, it does conform to the policies and goals set forth in the 2020 Comprehensive Master Plan for the City of Noblesville.

Attachment

Exhibit 1 - Plan Commission Order with Attachments

Recommendation

Based on the analysis provided, the expanded allocation area adheres to policies, goals, and objectives of the 2020 Noblesville Comprehensive Master Plan. This particular project promotes employment opportunities for the citizens of Noblesville with retention and expansion, increases the economic well-being of the City, and serves to increase property values in the City.

Motion

1. Motion to approve Order No. 01-2023 and the attached Redevelopment Resolution No. 2023-02 and attachments, as this project area conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.

PLAN COMMISSION ORDER NO. 01-2023

**ORDER OF THE NOBLESVILLE PLAN COMMISSION DETERMINING
THAT A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN
FOR AN ECONOMIC DEVELOPMENT AREA APPROVED AND
ADOPTED BY THE NOBLESVILLE REDEVELOPMENT COMMISSION
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE
CITY OF NOBLESVILLE, INDIANA, AND APPROVING THE
RESOLUTION AND PLAN
(BASTIAN SOLUTIONS ECONOMIC DEVELOPMENT AREA)**

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

WHEREAS, the City of Noblesville Redevelopment Commission (the “Redevelopment Commission”), as the governing body of the Department of Redevelopment of the City, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted Resolution No. 2023-02 on February 10, 2023 (the “Declaratory Resolution”), designating an area known as the “Bastian Solutions Economic Development Area” (the “Economic Development Area”) as an economic development area pursuant to Section 41 of the Act, and designated all of such area as allocation area pursuant to Sections 39 and 39.3 of the Act; and

WHEREAS, the Declaratory Resolution approved an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF NOBLESVILLE PLAN COMMISSION, THAT:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform to the plan of development for the City.

2. The Declaratory Resolution and the Plan are hereby approved.

3. This Order hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

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

SO ORDERED BY THE CITY OF NOBLESVILLE PLAN COMMISSION this 21st day of February, 2023.

CITY OF NOBLESVILLE PLAN
COMMISSION

Malinda Wilcox

President

ATTEST:

Caleb P. Gutshall

Secretary

RESOLUTION No. 2023-02

RESOLUTION OF THE NOBLESVILLE REDEVELOPMENT COMMISSION AMENDING THE CORPORATE CAMPUS WEST ECONOMIC DEVELOPMENT AREA AND THE CENTRAL 146TH STREET ECONOMIC DEVELOPMENT AREA, DECLARING AN AREA IN NOBLESVILLE, INDIANA, AS THE BASTIAN SOLUTIONS ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the City of Noblesville Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”), serves as the governing body of the of the Department of Redevelopment of the City of Noblesville; and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “CCW Declaratory Resolution”) which established and amended an economic development area pursuant to Sections 41 and 43 of the Act known as the Noblesville Corporate Campus West Economic Development Area (the “CCW Area”), designated the entire area as an allocation area pursuant to Section 39 of the Act, known as the Corporate Campus West Allocation Area (the “CCW Allocation Area”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Central 146th Street Declaratory Resolution”) which established and amended an economic development area pursuant to Sections 41 and 43 of the Act known as the Central 146th Street Economic Development Area (the “Central 146th Street Area”), and designated the entire area as allocation area pursuant to Section 39 of the Act, known as the Central 146th Street Allocation Area (the “Central 146th Street Allocation Area”); and

WHEREAS, the Commission now desires to (i) amend the CCW Declaratory Resolution to remove the parcels described in Exhibit A attached hereto from the CCW Area and the CCW Allocation Area, (ii) amend the Central 146th Street Declaratory Resolution to remove the parcels described in Exhibit A attached hereto from the Central 146th Street Area and the Central 146th Street Allocation Area, (iii) designate the area described in Exhibit A attached hereto as the Bastian Solutions Economic Development Area (the “Bastian Solutions Economic Development Area”), (iii) designate the entire Bastian Solutions Economic Development Area as an allocation area pursuant to Section 39 of the Act, and (iv) adopt the economic development plan for the Bastian Solutions Economic Development Area; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Bastian Solutions Economic Development Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Bastian Solutions Economic Development Area, and the parts of the Bastian Solutions Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Bastian Solutions Economic Development Area entitled “Economic Development Plan for the Bastian Solutions Economic Development Area” (the “Plan”); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

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

1. The Commission hereby amends the CCW Declaratory Resolution to remove the area described in Exhibit A hereto from the CCW Area and the CCW Area Allocation Area.

2. The Commission hereby amends the Central 146th Street Declaratory Resolution to remove the area described in Exhibit A hereto from the Central 146th Street Area and the Central 146th Street Area Allocation Area.

3. The Plan for the Bastian Solutions Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City of Noblesville, Indiana (the “City”), will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

4. The Plan for the Bastian Solutions 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, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

5. The public health and welfare will be benefited by accomplishment of the Plan for the Bastian Solutions Economic Development Area.

6. The accomplishment of the Plan for the Bastian Solutions Economic Development Area will be of 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.

7. The Plan for the Bastian Solutions Economic Development Area conforms to other development and redevelopment plans for the City.

8. In support of the findings and determinations set forth in Sections 3 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan.

9. Except as otherwise set forth in the Plan, the Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Bastian Solutions Economic Development Area. If the Department proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

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

11. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

12. The Bastian Solutions Economic Development Area is hereby designated as an “economic development area” under Section 41 of the Act.

13. The entire Bastian Solutions Economic Development Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Said allocation area is hereby designated as the “Bastian Solutions Allocation Area” (the “Bastian Solutions Allocation Area”). Based on a study of the Bastian Solutions Economic Development Area and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Bastian Solutions Economic Development Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Said allocation fund

is hereby designated as the “Bastian Solutions Allocation Area Allocation Fund.” The base assessment date for the Bastian Solutions Allocation Area shall be January 1, 2023. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

14. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

15. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Bastian Solutions Allocation Area.

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

17. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Noblesville Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Common Council”), and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

18. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 10th day of February, 2023.

**CITY OF NOBLESVILLE
REDEVELOPMENT COMMISSION**



President

Vice President

Secretary

Member

Member

EXHIBIT A

Parcels to be removed from the Noblesville Corporate Campus West Economic Development Area and the Corporate Campus West Allocation Area:

Parcel ID Numbers:

29-11-21-000-006.000-021

29-11-21-000-007.000-021

29-11-21-000-003.001-021

Parcel to be removed from the Central 146th Street Economic Development Area and the Central 146th Street Allocation Area:

Parcel ID Number:

29-11-21-000-002.001-021

The Bastian Solutions Economic Development Area and the Bastian Solutions Allocation Area consist of the following parcels, as shown on the map below:

Parcel ID Numbers:

29-11-21-000-006.000-021

29-11-21-000-007.000-021

29-11-21-000-003.001-021

29-11-21-000-002.001-021



DMS 25249050v1

City of Noblesville Redevelopment Commission

ECONOMIC DEVELOPMENT PLAN FOR THE BASTIAN SOLUTIONS ECONOMIC DEVELOPMENT AREA

PURPOSE AND INTRODUCTION

The City of Noblesville Redevelopment Commission (the “**Commission**”), the governing body of the Department of Redevelopment and the Redevelopment District (the “**District**”) of the City of Noblesville, Indiana (the “**City**”), proposes to designate and declare an economic development area within the City to be known as the “Bastian Solutions 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 and 16 of the Act, the Plan must be approved by the Commission, the City Plan Commission and the Common Council of the City. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming, modifying and confirming, or rescinding the designation of the Area and the approval of the Plan.

PROJECT OBJECTIVES

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of major new business enterprises to the City, (iii) retain and expand significant business enterprises existing in the City, (iv) provide for local public improvements in the Area, (v) retain and attract permanent jobs, (vi) increase the property tax base, and (vii) improve the diversity of the economic base of the City.

DESCRIPTION OF AREA

The Area (together with the portion of the Area constituting the Bastian Solutions Area Allocation (“**Allocation Area**”)) is bounded as indicated on the map attached to this Plan as Exhibit A hereto.

PROJECT DESCRIPTION

The Commission currently contemplates that to accomplish the Plan, it will carry out the development of the Area, including the acquisition, construction and installation of any or all of the projects set forth herein (collectively, the “**Project**”). The Commission intends to issue bonds payable from tax increment revenues derived from the Area. The bonds would be issued in an amount sufficient to finance all or a portion of the Project costs, plus capitalized interest on the bonds, if necessary, a debt service reserve, if any, costs of issuing such bonds, and any other costs permitted or authorized by the Act.

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 additional 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 AND ECONOMIC DEVELOPMENT

Because the Commission does not intend to acquire property for the Project, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the Project. The estimated cost of the Project is approximately \$10,000,000.

DISPOSAL OF PROPERTY

The 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

A. 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 City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.

The Plan will improve the City's infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new commercial development and advanced manufacturing facilities in the Area. These new business enterprises will provide opportunities for employment for the citizens of the City.

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.

Implementation of the Plan is necessary because local public improvements are greatly needed and the lack thereof is resulting in decreased property values in the City. The construction of improved infrastructure will pave the way for future growth and development in the Area.

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

Implementing the Plan will help attract new commercial development and advanced manufacturing facilities, which provides for new employment opportunities and increases the likelihood that existing employment opportunities will be retained and will benefit the public health and welfare for the citizens of the City. Additionally, new or expanded commercial and

other development will contribute to the overall health of the City by increasing and the diversifying the tax base.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by public benefits similar to 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.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City, if any.

The Plan conforms with the intended development of the City.

B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The adoption of the allocation provisions for the Allocation Area will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provisions. After discussing the development of the Area with various stakeholders and prospective developers, the Commission finds that the ability to maintain and attract new business would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan.

PERMISSIBLE PROJECTS

Tax increment revenues from the Allocation Area 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 Allocation Area (as well as demolition, in, physically connected to, serving or benefiting the Allocation Area), 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 Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Allocation Area 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 the Allocation Area. 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 Allocation Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

The acquisition or construction of projects to enhance the cultural attractiveness of the entire unit, including Area.

Acquisition or construction of projects to enhance the public safety of the entire unit, including the Area.

All other projects and purposes permitted by law.

AMENDMENT OF THE PLAN

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

EXHIBIT A

MAP AND DESCRIPTION OF AREA

The Bastian Solutions Economic Development Area and the Bastian Solutions Allocation Area consist of the following parcels, as shown on the map below:

Parcel ID Numbers:

29-11-21-000-006.000-021

29-11-21-000-007.000-021

29-11-21-000-003.001-021

29-11-21-000-002.001-021



DMS 25260893v1