

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF
WOODBURN, INDIANA, DESIGNATING SPECIFIC GEOGRAPHICAL
TERRITORY WITHIN THE CITY OF WOODBURN AS WOODBURN
ECONOMIC DEVELOPMENT TARGET AREA #1 (ASHLAR POINTE)
AND WOODBURN ECONOMIC DEVELOPMENT TARGET AREA #2
(HOMESTEAD PLACE)**

WHEREAS, the General Assembly of the State of Indiana has enacted certain legislation now codified as IC §6-1.1-12.1-7 regarding the establishment of economic development target areas; and

WHEREAS, according to IC §6-1.1-12.1-7(a), economic development target areas are specific geographic territories that: (i) have become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property; (ii) or have been designated as a registered historic district under the National Historic Preservation Act of 1966 or the jurisdiction of a preservation commission organized under IC §36-7-11, IC §36-7-11.1, IC §36-7-11.2, IC §36-7-11.3 or IC 14-3-3.2(before its repeal); or (iii) encompass buildings, structures, sites, or other facilities that are listed on the National Register of Historic Places pursuant to 16 U.S.C. 470 et seq., the Indiana Historic Sites and Historic Structures Register established under IC §14-21-1, or are determined to be eligible for listing on the Indiana register by the Indiana state historic preservation officer; and

WHEREAS, according to IC §6-1.1-12.1-7(a), the designation of economic development target areas is made by ordinance of the fiscal body of a city or town after a favorable recommendation by an economic development commission; and

WHEREAS, pursuant to IC §36-7-12-22(a), the Allen County Economic Development Commission has jurisdiction throughout Allen County, Indiana, both inside and outside the corporate boundaries of any municipality, including the City of Woodburn (the “City”); and

WHEREAS, the Woodburn Common Council is the fiscal body of the City and, pursuant to Resolution No. 22-268, has requested and consented to the Allen County Economic Development Commission taking certain actions within the City related to the recommendation of specific geographic territory within the City for designation as one or more economic development target areas; and

WHEREAS, the Woodburn Common Council may designate a maximum of fifteen percent (15%) of the total geographic territory of the City to be in economic development target areas; and

WHEREAS, the City of Woodburn has not previously designated any economic development target areas; and

WHEREAS, it is the intention of both the Allen County Economic Development Commission and the Woodburn Common Council to induce private recapitalization in certain areas of the City; and

WHEREAS, private developers have approached the City with plans to develop the areas (set forth on Exhibit C and Exhibit D attached hereto) as single-family home subdivisions; and

WHEREAS, according to IC §36-7-14-53 an economic development target area may be utilized to establish a residential housing development program; and

WHEREAS, the Allen County Economic Development Commission, with the assistance of the Allen County Department of Planning Services economic development staff, has completed a study of specific geographic areas within the City set forth on Exhibit C and D which would qualify as economic development target areas, and within which economic development target area status might serve as an inducement for recapitalization by private interests; and

WHEREAS, the Allen County Economic Development Commission has delivered to the City a report and findings on the specific geographic areas within the City set forth on Exhibit C and D and, by resolution made a favorable recommendation(s) to the Woodburn Common Council to designate the specific geographic areas within the City set forth on Exhibit C and D as economic development target areas; and

WHEREAS, it has been determined through mapping that the recommended economic development target areas comprise an area less than fifteen percent (15%) of the total geographic territory of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WOODBURN, ALLEN COUNTY, INDIANA, THAT:

SECTION 1. The above recitals are incorporated herein by reference and shall be deemed a part hereof.

SECTION 2. Based on the report and findings delivered to the City, which report and findings are incorporated herein, and the recommendations and resolution of the Allen County Economic Development Commission based thereon, the Woodburn Common Council finds as follows:

A. that the specific geographical areas set forth on Exhibit C and D attached hereto and incorporated herein have become undesirable for, or impossible of, normal development and occupancy because of lack of improvements or character of occupancy, age obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property.

B. that the specific geographical areas set forth on Exhibit C and D attached hereto and incorporated herein, when added to all other areas of the City hereto before designated as economic development target areas, does not exceed fifteen percent (15%) of the total geographic territory of the City.

SECTION 3. The findings and favorable recommendation of the Allen County Economic Development Commission are hereby accepted and the specific geographical areas set forth on Exhibit C and D attached hereto and incorporated herein should be and are hereby declared economic development target areas as follows:

A. Woodburn Economic Development Target Area #1 (Ashlar Pointe) to include those properties east of Becker Road owned by Ashlar Pointe Development LLC, containing approximately 18.53 acres, zoned R1 Single Family Residential, and having those specific parcel identification numbers set forth on Exhibit A attached hereto.

B. Woodburn Economic Development Target Area #2 (Homestead Place) to include those properties west of North Brobst Road, located within Homestead Place, Section III, consisting of approximately 15.27 acres, zoned R1 Single Family Residential, and having those specific parcel identification numbers set forth on Exhibit B attached hereto.

SECTION 4. The Woodburn Common Council may designate additional qualifying areas as economic development target areas on a case-by-case basis.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED by the Common Council of the City of Woodburn, Allen County, Indiana, this _____ day of _____, 2022.

COMMON COUNCIL OF THE CITY OF WOODBURN, INDIANA

Vicky Sarrazine, Councilwoman

YEA_____ NAY_____ ABS_____

Michael Martin, Councilman

YEA_____ NAY_____ ABS_____

Tonya Thompson, Councilwoman

YEA_____ NAY_____ ABS_____

Dean Gerig, Councilman

YEA_____ NAY_____ ABS_____

Daniel Watts, Councilman

YEA_____ NAY_____ ABS_____

ATTEST:

By: _____
Timothy Cummins, Clerk-Treasurer

The foregoing ordinance passed by the Council is signed and approved ()/not approved () by me on the same date.

By: _____
Joseph Kelsey, Mayor of the City of Woodburn

Exhibit A

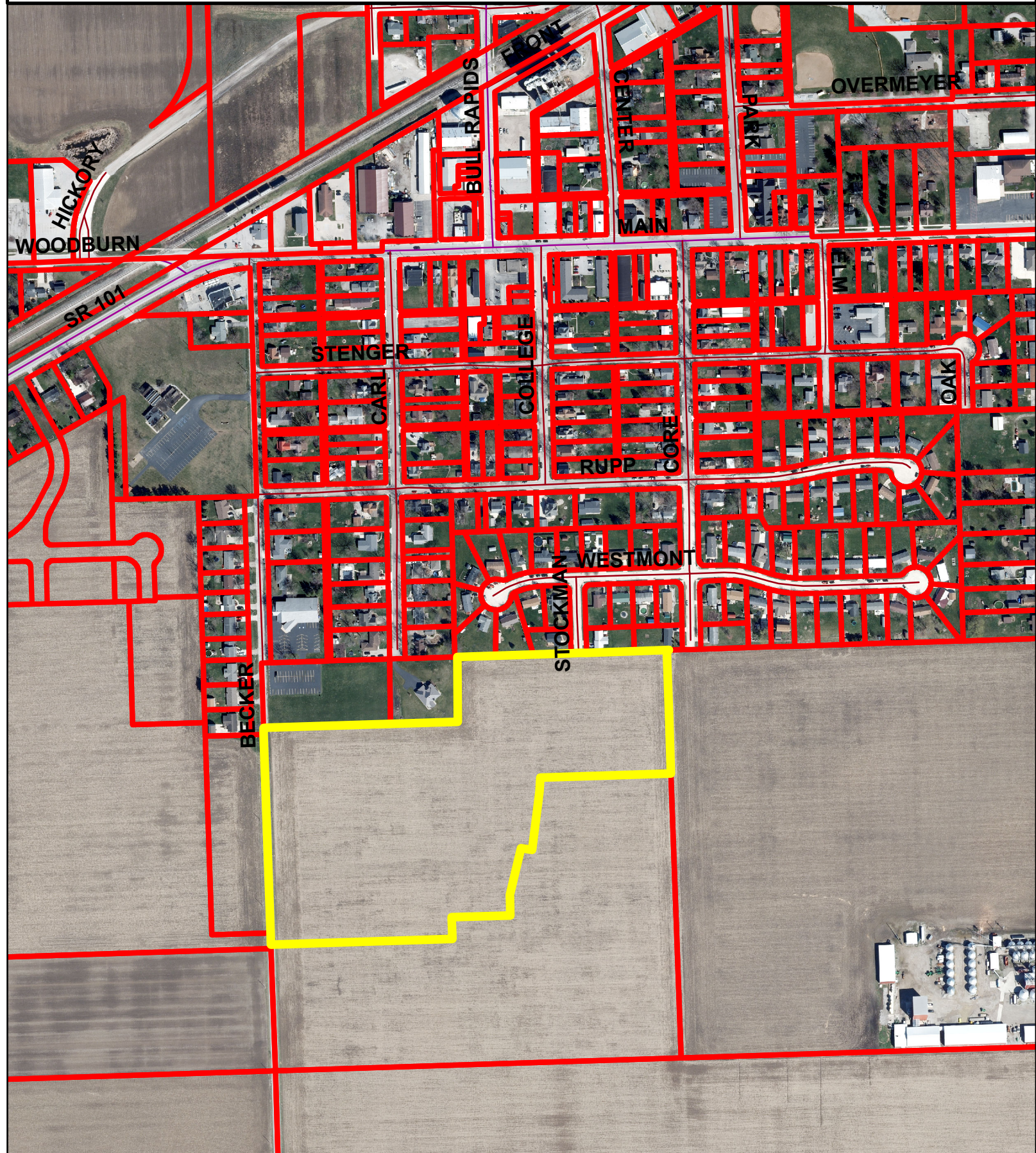
Those properties east of Becker Road owned by Ashlar Pointe Development LLC, approximately 18.53 acres and zoned R1 Single Family Residential.

<u>Parcel Identification Number</u>	<u>Acres</u>
02-10-29-251-003.001-052	18.53

Exhibit B

Those properties west of North Brobst Road, located within Homestead Place, Section III, approximately 15.27 acres and zoned R1 Single Family Residential.

<u>Parcel Identification Number</u>	<u>Lot Number</u>
02-10-21-378-002.000-053	40
02-10-21-378-003.000-053	41
02-10-21-378-004.000-053	42
02-10-21-378-005.000-053	43
02-10-21-378-006.000-053	44
02-10-21-378-007.000-053	45
02-10-21-378-008.000-053	46
02-10-21-378-009.000-053	47
02-10-21-378-010.000-053	48
02-10-21-378-011.000-053	49
02-10-21-378-012.000-053	50
02-10-21-378-013.000-053	51
02-10-21-378-014.000-053	52
02-10-21-378-015.000-053	53
02-10-21-378-016.000-053	54
02-10-21-378-017.000-053	Block E
02-10-21-378-018.000-053	55
02-10-21-378-019.000-053	56
02-10-21-378-020.000-053	57
02-10-21-378-021.000-053	58
02-10-21-378-022.000-053	59
02-10-21-378-023.000-053	60
02-10-21-378-024.000-053	61
02-10-21-378-025.000-053	62
02-10-21-378-026.000-053	63
02-10-21-378-027.000-053	Block F
02-10-21-378-028.000-053	64
02-10-21-378-029.000-053	65
02-10-21-378-030.000-053	66
02-10-21-378-031.000-053	67
02-10-21-378-032.000-053	68
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02-10-21-378-034.000-053	70
02-10-21-378-035.000-053	71



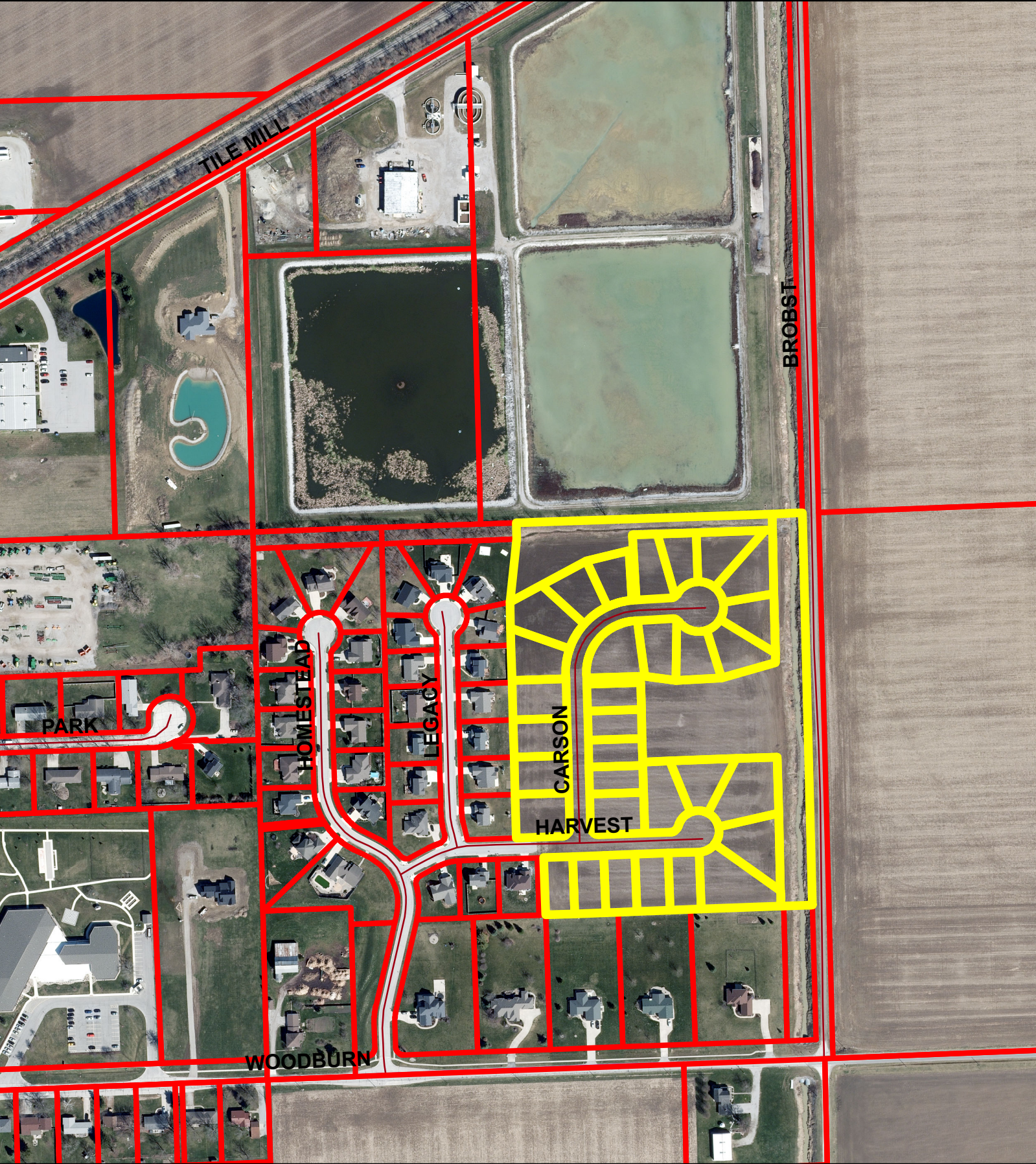
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/14/2022



1 inch = 400 feet

0 200 400 Feet



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