



Morgan County Board of Commissioners
180 South Main Street
Martinsville, IN 46151
765-342-1007

MORGAN COUNTY BOARD OF COMMISSIONERS

AGENDA

October 16, 2023

6:30 p.m.

I. CALL TO ORDER

- Pledge of Allegiance
- Prayer

II. NEW BUSINESS

- Minutes – 10/2/23
- Resolution of the Morgan County Board of Commissioners Approving Amendments to the Declaratory Resolution and Development Plan for the White River Valley Enhancement EDA
- Resolution of the Morgan County Board of Commissioners Approving Amendments to the Declaratory Resolution and Development Plan for the Westpoint EDA
- Multi-Hazard Mitigation Plan - *EMS*
- Grant Application – *EMS*
- Memorandum of Understanding – *Health Department*
- Rezone Request – *Plan Commission*
- Paving Project – *Highway Department*
- Ordinance Making Technical Corrections to 33.09

III. OLD BUSINESS/TABLED

- None

IV. OTHER BUSINESS

- Dissolution of Cumulative Bridge Fund
- Time Off Without Pay Request

V. FOR THE GOOD OF THE COUNTY

VI. ADJOURNMENT

NEXT MEETING:

Monday, November 5, 2023

9:30 a.m.

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 2 business days ahead of the scheduled meeting. Contact the ADA Coordinator at 180 S. Main Street, Martinsville, IN, 46151, Phone (765) 342-5364, or email dfry@morgancounty.in.gov as soon as possible for accommodations.

**THE MORGAN COUNTY BOARD OF COMMISSIONERS MET IN A REGULAR
SESSION ON MONDAY, OCTOBER 2, 2023 AT 9:30 A.M.**

MEMBERS PRESENT WERE BRYAN COLLIER, DON ADAMS, AND KENNY HALE.
LINDA PRUITT, COUNTY AUDITOR AND DEB VERLEY, EXECUTIVE ASSISTANT WERE
ALSO PRESENT.

PLEDGE

PRAYER – *Kenny Hale*

MINUTES – 9/18/23

Don Adams made a motion to approve the minutes of the September 18, 2023 meeting. Motion
seconded by Kenny Hale. Motion carried 3-0.

CLAIMS

Kenny Hale made a motion to approve the September 15 and 29, 2023 payroll claims of
\$745,368.40 and \$721,882.59; PERF \$66,107.76, and \$64,776.07; FICA \$54,390.79 and
\$54,934.13; and monthly claims of \$3,757,744.17. Motion seconded by Don Adams. Motion
carried 3-0.

PETITION TO VACATE EASEMENT – RR Kinton's Subdivision & Patton Park

Dale Coffey, attorney representing petitioners asking that easements in two different subdivisions
be vacated, stated that when Patton Park and RR Kinton's Subdivision were platted, they were
thinking there would be many different roads in the area. This has not come to fruition. The
easements are not passable and have not been for years. Mr. Coffey stated that his clients own the
property on each side of the easements. One person was not notified and he will send notice
before the next public hearing in November.

POSTAGE METER LEASE – Clerk, Treasurer

Tammy Parker, Morgan County Clerk and Terry Clelland, Morgan County Treasurer, were present
to request approval of postage meter leases. Ms. Parker stated that there is a postage meter in the
Administration Building in the Treasurer's Office and one in the Courthouse in the Clerk's Office.
The current postage meters are out of date and can no longer be updated to USPS standards. Josh
Messmer stated that the lease is through Pitney Bowes and this is the state QPA price. This is a
five-year lease. Don Adams made a motion to approve both leases. Motion seconded by Kenny
Hale. Motion carried 3-0.

GRANT APPLICATION – Clerk

Ms. Parker stated that the Secretary of State has offered a HAVA Election Security Grant. The
Election Office would apply for \$50,000 of the \$2 million grant. The 20% matching funds would
come from the budget. Kenny Hale made a motion to approve the grant application. Motion
seconded by Don Adams. Motion carried 3-0.

VACATE / CHANGE ROAD NAMES

Sandy Mosier, Morgan County Plan Commission, stated that they came across Ivan Trail, that is
on a vacant piece of property there is no need to continue using the name. Ms. Mosier asked that
the road name be vacated. This will then be a private drive. Kenny Hale made a motion to
remove the road name of Ivan Trail. Motion seconded by Don Adams. Motion carried 3-0.

Ms. Mosier stated that another road name, West County Road 1075 North, is actually a private
road and is privately owned. Ms. Mosier asked to change the name off of the regular road name
list, as "county road" makes it seem like the county should be maintaining it. This has been
discussed with 911 Dispatch. Kenny Hale made a motion to approve the request remove the road
name from the private road. Motion seconded by Don Adams. Motion carried 3-0.

LEGAL SERVICES AGREEMENT

Josh Messmer stated that Michael Percifield appeared at a prior meeting regarding a lawsuit
involving the Plan Commission. The court ruled against Mr. Percifield and he is now appealing.
This legal services agreement is with Ksenak Law Firm to represent the county in the appeal. Don
Adams made a motion to approve agreement. Motion seconded by Kenny Hale. Motion carried
3-0.

GRANT APPLICATION – JCC Discretionary Grant

Miranda Beauchamp, Morgan County Court Services, was present to request approval of a grant
application to the Indiana Department of Correction for up to \$10,000. This will be used to

purchase training materials for staff and clients. Don Adams made a motion to approve the grant application. Motion seconded by Kenny Hale. Motion carried 3-0.

GRANT APPLICATION - CASA

Ms. Beauchamp requested approval of two grant applications for CASA. One is a \$44,841 matching grant for the CASA coordinator salary and the other one is a \$19,226 capacity building grant used to hire part time staff to help reduce the wait list of abused and neglected children in need of services. In 2017, the list was up to 95; they currently have one child on the list. Kenny Hale made a motion to approve the grant applications. Motion seconded by Don Adams. Motion carried 3-0.

APPOINTMENT – Harrison Township Fire District

Kenny Hale made a motion to appoint Chuck Christofferson to the Harrison Township Fire District Board. Motion seconded by Don Adams. Motion carried 3-0.

ENGAGEMENT LETTER

Josh Messmer stated that they have started the BOT III bond process for the renovation of the historic Courthouse once the Justice Campus is complete. This Engagement Letter is the agreement for legal bond counsel. Don Adams stated that the process has been smooth and made a motion to approve the Engagement Letter with Taft. Motion seconded by Kenny Hale. Motion carried 3-0.

REQUEST TO USE COURTHOUSE SQUARE

Bethaney Latham, Morgan County resident, was present to request the use of the Courthouse Square for the Bobby Helms Jingle Bell Rock Christmas Music Spectacular and Christmas Tree Lighting on Sunday, December 3rd from 3 to 8 pm. Don Adams made a motion to approve the request. Motion seconded by Kenny Hale. Motion carried 3-0.

COURTHOUSE CANNONS

Luke Jackson, on behalf of the Morgan County History & Genealogy Association, stated that the two civil war cannons on the west side of the square are in need of some cleaning and touch-up and they would like to complete that before Veteran's Day. They use a product approved by the federal government for Arlington Cemetery. The main focus will be on the base of the cannons. The cannons themselves require a special type of paint and they do not have the paint. Don Adams thanked the group for the work that they do and made a motion to approve the request. Motion seconded by Kenny Hale. Motion carried 3-0.

REQUEST FOR TIME OFF WITHOUT PAY

Daree Fry, Morgan County HR Director, presented a request from Superior Court III and Judge Dungan for an employee that needs three hours of unpaid time for an employee due to medical reasons and another employee that has a vacation scheduled one day before time is earned. Kenny Hale made a motion to approve both requests. Motion seconded by Don Adams. Motion carried 3-0.

COMMENT

Bill Mitchell, Morgan County resident, asked if the construction fence blocking the sidewalk along Main Street could be moved back so people could use the sidewalk in bad weather. Josh Messmer stated that the sidewalk is blocked off because there is a grade change at the intersection. One person ignored the "Sidewalk Closed" signs and fell, so they moved the fence out across the sidewalk so it can't be used. Once the grade has been adjusted further along in the construction process, the sidewalk will be opened again.

TRAILS

Randall Pflueger, Knobstone Hiking Trail Association, introduced himself.

FOR THE GOOD OF THE COUNTY

Don Adams stated that the Association of Indiana Counties held a conference in French Lick, Indiana and Morgan County's representation was extremely good. The information gained was beneficial. Bryan Collier stated that it was exciting to have other county officials ask how Morgan County was handling the growth the county has seen.

ADJOURNMENT

Kenny Hale made a motion to adjourn the meeting. Motion seconded by Don Adams. Motion carried 3-0.

Morgan County Board of Commissioners

Bryan Collier

Attest:

Don Adams

Linda Pruitt, Morgan Co. Auditor

Kenny Hale

RESOLUTION NO. 2023-2

WHEREAS, the Board of Commissioners ("County Commissioners") of Morgan County, Indiana created the Morgan County Redevelopment District controlled by a board of five members known as the Morgan County Redevelopment Commission ("Commission"), which Commission operates pursuant to IC 36-7-14 and IC 36-7-25;

WHEREAS, the Commission adopted a declaratory resolution on November 10, 2006 ("Declaratory Resolution") establishing the Westpoint Economic Development Area ("Area") and the Westpoint Allocation Area Number 1 located within a portion of the Area ("Allocation Area"), confirmed by a confirmatory resolution adopted on December 4, 2006 ("Confirmatory Resolution");

WHEREAS, the Declaratory Resolution approved the Economic Development Plan ("Plan"), which Plan contained specific recommendations for economic development in the Area;

WHEREAS, the Allocation Area was created in accordance with IC 36-7-14-39 and IC 36-7-14-17.5 for purposes of capturing incremental ad valorem real property tax revenues levied and collected in the Allocation Area ("Tax Increment");

WHEREAS, the Commission has no Tax Increment funds on hand collected in the Allocation Area;

WHEREAS, pursuant to Resolution No. 2008-6 adopted on August 18, 2008 by the Hendricks County ("Hendricks County") Redevelopment Commission ("Hendricks County RDC") ("Bond Resolution"), the Hendricks County RDC issued its Redevelopment District Tax Increment Revenue Bonds, Series 2008, dated September 2, 2008 ("2008 Bonds");

WHEREAS, pursuant to a reimbursement agreement dated as of October 20, 2009 among the County, the Hendricks County Regional Sewer District ("Sewer District") and the Hendricks County RDC, the Sewer District provided funds in the amount of \$2,035,000 for the construction of certain sanitary sewer projects ("Sanitary Sewer TIF Obligation") in exchange for the Hendricks County RDC's agreement to reimburse the County for such expenditures and the County's agreement to reimburse the Sewer District in a like amount;

WHEREAS, pursuant to Resolution No. 2008-8-22 and Resolution No. 2009-9-4 adopted by the Commission on August 20, 2008 and August 28, 2009, respectively, the Commission pledged the Morgan County Tax Increment (as defined in the Bond Resolution) collected in the Allocation Area to the payment of the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligation;

WHEREAS, prior to adoption of a final termination resolution, the Commission will receive consent to terminate the Allocation Area and the pledge of Morgan County Tax Increment to the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligation from Hendricks County, the Hendricks County RDC and the holder of the 2008 Bonds;

WHEREAS, there will be no outstanding obligations of the Commission payable from Morgan County Tax Increment generated in the Allocation Area; and

WHEREAS, the Commission now desires to terminate the Allocation Area and the pledge of Morgan County Tax Increment to the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligation following a public hearing of the Commission to be held on or about November 13, 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN COUNTY REDEVELOPMENT COMMISSION, THAT:

Section 1. The Commission hereby approves the initial termination of the Allocation Area and the pledge of Morgan County Tax Increment to the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligation.

Section 2. The Commission hereby directs the Secretary of the Commission to publish notice of a public hearing of the Commission to hear support or remonstrances regarding the termination of the Allocation Area and the pledge of Morgan County Tax Increment to the payment of the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligations.

Section 3. This resolution shall be in full force and effect following the public hearing of the Commission and adoption of a resolution confirming the termination of the Allocation Area and the pledge of Morgan County Tax Increment to the payment of the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligations.

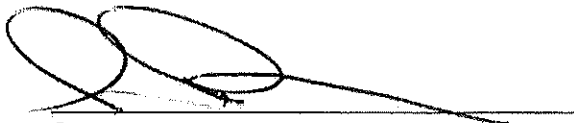
Adopted at a meeting of the Morgan County Redevelopment Commission held on the 11th day of September, 2023, in Morgan County, Indiana.

MORGAN COUNTY REDEVELOPMENT
COMMISSION



President

ATTEST:



Secretary

CONSENT OF HENDRICKS COUNTY REDEVELOPMENT COMMISSION
TO TERMINATION OF WESTPOINT ALLOCATION AREA NUMBER 1 AND
THE RESCISSION OF TIF PLEDGES TO THE 2008 BONDS AND THE
SANITARY SEWER TIF OBLIGATION

Morgan County Board of Commissioners
Martinsville, Indiana

Raindrop, LLC
Carmel, Indiana

Re: Westpoint Allocation Area Number 1 and TIF Pledges

Ladies and Gentlemen:

Pursuant to Resolution No. 2008-6 adopted on August 18, 2008 by the Hendricks County ("County") Redevelopment Commission ("Hendricks County RDC") ("Bond Resolution"), the Hendricks County RDC issued its Redevelopment District Tax Increment Revenue Bonds, Series 2008, dated September 2, 2008 ("2008 Bonds").

Pursuant to a reimbursement agreement dated as of October 20, 2009 among the County, the Hendricks County Regional Sewer District ("Sewer District") and the Hendricks County RDC, the Sewer District provided funds in the amount of \$2,035,000 for the construction of certain sanitary sewer projects ("Sanitary Sewer TIF Obligation") in exchange for the Hendricks County RDC's agreement to reimburse the County for such expenditures and the County's agreement to reimburse the Sewer District in a like amount.

Pursuant to Resolution No. 2008-8-22 and Resolution No. 2009-9-4 adopted by the Morgan County Redevelopment Commission ("Morgan County RDC") on August 20, 2008 and August 28, 2009, respectively, the Morgan County RDC pledged the Morgan County Tax Increment (as defined in the Bond Resolution) collected in the Westpoint Allocation Area Number 1 to the payment of the 2008 Bonds and the reimbursement of the Sanitary Sewer TIF Obligation.

We, the Hendricks County RDC, hereby give our consent this day to the termination of the the Morgan County Westpoint Allocation Area Number 1 and the rescission of the pledges of the Morgan County Tax Increment to the 2008 Bonds and the Sanitary Sewer TIF Obligation.

Very truly yours,

HENDRICKS COUNTY REDEVELOPMENT
COMMISSION

President

ATTEST:

Secretary

RESOLUTION NO. 2023-3

RESOLUTION AMENDING DECLARATORY RESOLUTION
NO. 1-2006 OF THE MORGAN COUNTY REDEVELOPMENT
COMMISSION

WHEREAS, the Morgan County ("County") Redevelopment Commission ("Commission") did on November 10, 2006, adopt Resolution No. 1-2006 ("Declaratory Resolution"), establishing the Westpoint Economic Development Area ("Original Area"), and the Declaratory Resolution was confirmed by a confirmatory resolution adopted on December 4, 2006 ("Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution established the Westpoint Allocation Area Number 1 ("Original Allocation Area"), in accordance with IC 36-7-14-39, for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Area Resolution approved the Economic Development Plan ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Board of Commissioners approved the creation of the Original Area and the Original Allocation Area;

WHEREAS, the Commission, by resolution adopted on September 11, 2023, and as confirmed by a resolution anticipated to be adopted on November 13, 2023 after a public hearing, will terminate the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to: (A) create the Westpoint Allocation Area Number 2 consisting of the parcels set forth on the map attached hereto as Exhibit A-1 ("Original Parcels") (which Original Parcels constitute the Westpoint Allocation Area Number 1 anticipated to be terminated); (B) (i) expand the Original Area by adding the parcels to the Original Area set forth on the maps attached hereto as Exhibit A-2 and Exhibit A-3 (the Original Area, as expanded, is set forth on Exhibit A-4); (ii) create the Westpoint Allocation Area Number 3 solely from the parcels set forth on Exhibit A-2 attached hereto (the parcels set forth on Exhibit A-3 shall not be an allocation area hereunder); and (iii) add the parcels set forth on Exhibit A-3 to the Commission's property acquisition list ("Real Property"); and (D) add: (i) the construction of an EMS station, together with all necessary appurtenances, related improvements and equipment; and (ii) the expenditure of revenues collected in the Original Area, as expanded ("Expanded Area") for police and fire services for both capital and operating expenditures (collectively, "Projects"), all in, serving or benefitting the Expanded Area, to the list of projects in the Original Plan (as amended, "2023 Plan");

WHEREAS, the base assessment date for the Westpoint Allocation Area Number 2 and Westpoint Allocation Area Number 3 shall be January 1, 2023;

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and Original Plan, after conducting a public hearing, if it finds that:

- (i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (ii) The Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the County; and

WHEREAS, the Commission has caused to be prepared:

- (i) A list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the amendment of the Area Resolution or Original Plan for the Original Area as set forth on Exhibit A-3 attached hereto; and
- (ii) An estimate of the costs to be incurred for the acquisition of the Real Property;

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN COUNTY REDEVELOPMENT COMMISSION THAT:

Section 1. The Area Resolution and the Original Plan are hereby amended to: (A) create the Westpoint Allocation Area Number 2 consisting of the parcels set forth on the map attached hereto as Exhibit A-1 ("Original Parcels") (which Original Parcels constitute the Westpoint Allocation Area Number 1 anticipated to be terminated); (B) (i) expand the Original Area by adding the parcels to the Original Area set forth on the maps attached hereto as Exhibit A-2 and Exhibit A-3 (the Original Area, as expanded, is set forth on Exhibit A-4); (ii) create the Westpoint Allocation Area Number 3 solely from the parcels set forth on Exhibit A-2 attached hereto; and (iii) add the Real Property set forth on Exhibit A-3 to the acquisition list (which Real Property will not be an allocation area); and (D) include the Projects in the 2023 Plan.

Section 2. The Commission finds that the Projects will further the 2023 Plan and that the Projects will be located in and will serve or benefit the Expanded Area; therefore, it will be of public utility and benefit to expand the Original Area, acquire the Real Property and amend the Area Resolution and the Original Plan to accomplish the Projects which are expected to provide enhanced EMS, fire and police services to employers in the Expanded Area.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14. The Commission further finds that the Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the County.

Section 4. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and Original Plan and the implementation of the 2023 Plan.

Section 5. The Commission hereby finds that the termination of Westpoint Allocation Area Number 1, creation of Westpoint Allocation Area Number 2, expansion of the Original Area and the creation of Westpoint Allocation Area Number 3 (collectively, "Allocation Areas"), along with the acquisition of the Real Property and the implementation of the 2023 Plan will result in new property taxes that would not have been generated without these new allocation provisions and amendments because incentives to construct the infrastructure have been requested to spur the additional development and the Commission does not have funds to provide the incentive without the tax increment generated by the new allocation provisions..

Section 6. The base assessment date for the Westpoint Allocation Area Number 2 and Westpoint Allocation Area Number 3 shall be January 1, 2023.

Section 7. The Commission hereby finds that the estimated cost of the initial Projects is approximately \$12,248,340.

Section 8. This paragraph shall be considered the allocation provision for the Allocation Areas for purposes of IC 36-7-14-39. The Allocation Areas shall constitute allocation areas as defined in IC 36-7-14-39 and shall become a part of the Original Area, as expanded, for all purposes other than the base assessment date. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of real property taxes on taxable property in the Allocation Areas shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Allocation Areas. [ARE WE DESIGNATING A TAXPAYER TO CAPTURE EQUIPMENT TIF?]

Section 9. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Morgan County Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Board of Commissioners for its approval of the amendments to the Area Resolution and the Original Plan.

Section 10. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Board of Commissioners, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the County concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must also be mailed to the owner/s of the Real Property being added to the acquisition list. The notice must state that original maps and plats have been prepared and can be inspected at the office of the County's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the

proceedings pertaining to the proposed acquisition of the Real Property, amendments, Projects and Expanded Area and will determine the public utility and benefit of the proposed acquisition of Real Property, amendments, Projects and Expanded Area. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the Expanded Area.

Section 11. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the creation of the Westpoint Allocation Area Number 2 and the expansion of the Original Area and creation of the Westpoint Allocation Area Number 3, including the following:

- (i) The estimated economic benefits and costs incurred by the expansion and the creation of the Allocation Areas, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (ii) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Areas.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 10 of this resolution.

Section 12. The Commission hereby finds that all property in the Expanded Area and the Allocation Areas will positively benefit from the amendments described herein.

Section 13. The Area Resolution, as amended, conforms to the comprehensive plan for the County.

Section 14. The Original Plan, as amended, now applies to the Expanded Area.

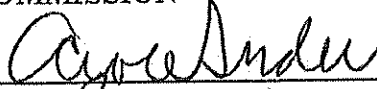
Section 15. The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners for its approval of the amendments to the Area Resolution.

Section 16. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

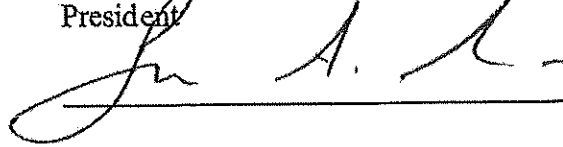
Section 17. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on September 11, 2023, in Morgan County, Indiana.

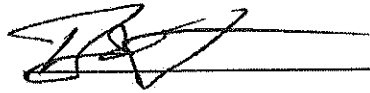
MORGAN COUNTY REDEVELOPMENT
COMMISSION



President







ATTEST:



Secretary

EXHIBIT A-1

Map of and Parcels Rescinded from Westpoint Allocation Area Number 1 and
re-established as Westpoint Allocation Area Number 2



Rescind Westpoint Allocation Area 1 and Create Westpoint Allocation Area 2

PARCEL	OWNER	PROPERTY STREET	PROPERTY ADDRESS	LEGAL ACREAGE
55-01-30-200-002.002-016	Raindrop LLC			
55-01-30-200-001.000-016	Raindrop LLC	13992 N Ormandy Rd	Mooreville IN 46158	82
55-01-30-200-002.001-016	Raindrop LLC	13810 N Ormandy Rd	Mooreville IN 46158	43.112
55-01-30-400-001.002-016	Westpoint Building V LLC	2723 Westpoint Blvd	Mooreville IN 46158	67.082

EXHIBIT A-2

Map of and Parcels Expanding Original Area to Create the Westpoint Allocation Area Number 3



Westpoint 3

PARCEL	OWNER	ADDRESS	CITY/STATE	ACREAGE
55-01-29-100-001.000-016	Brown Marilyn D Undiv 1/2 Int Becky	N Hammer Rd	Mooresville IN 46158	5.6
55-01-29-100-001.001-016	Brown Marilyn D Undiv 1/2 Int Becky	13899 N Ormandy Rd	Mooresville IN 46158	41.9
55-01-29-100-003.000-016	Brown Marilyn D Undiv 1/2 Int Becky	N Hammer Rd	Mooresville IN 46158	52.437
55-01-29-100-004.000-016	Brown Marilyn D Undiv 1/2 Int Becky	N Hammer Rd	Mooresville IN 46158	14.934
55-01-29-300-001.000-016	Brown Marilyn D Undiv 1/2 Int Becky	N Hammer Rd	Mooresville IN 46158	80
55-01-30-200-002.000-016	Brown Marilyn D Undiv 1/2 Int Becky	N Hammer Rd	Mooresville IN 46158	0.8550000000000001
55-01-30-400-001.000-016	Watson David Patricia Undiv 1/2 In Watson George	1668 W Greencastle Rd	Mooresville IN 46158	87.246
55-01-30-400-002.000-016	Ruth Watson George	W Greencastle Rd 1886 W Greencastle	Mooresville IN 46158	10.05
55-01-30-400-003.000-016	Ruth	Rd	Mooresville IN 46158	15.24
55-01-29-100-003.001-016	Brown Marilyn D Undiv 1/2 Int Becky	N Ormandy Rd	Mooresville IN 46158	11.4

EXHIBIT A-3

Map of and Parcels Added to Original Area and Property Acquisition List



Added to Westpoint Economic Development Area			
PARCEL	OWNER	PROPERTY ADDRESS	
55-04-01-100-008.000-016	Russell Angela L	11809 N S R 39	Monrovia IN 46157**
55-04-01-100-002.000-016	Wasnidge Jimmy J	2731 W Keller Hill Rd	Monrovia IN 46157**
55-04-01-100-003.000-016	Moore Charles D		
	Nancy L	W Keller Hill Rd	Monrovia IN 46157**
55-04-01-100-004.000-016	Moore Charles D		
	Nancy L	2699 W Keller Hill Rd	Monrovia IN 46157**
55-04-01-100-004.000-016	Stricker Arthur Ray III		
55-04-13-100-003.000-016	Cagle Brittini	N Baltimore Rd	Monrovia IN 46157**
55-04-13-100-004.000-016	Crone Karey L		
	Dustin L	N Baltimore Rd	Monrovia IN 46157**
55-04-13-100-005.000-016	Crone Karey L		
	Dustin L		
	Crone Dustin L	9805 N Baltimore Rd	Monrovia IN 46157**
	Karey L		

* These parcels are connected to the Westpoint Economic Development Area by SR39, Main Street and Baltimore Road ROW.

** The purchase price of each property will not exceed the average of two appraisals unless approved in writing by the Commission.

EXHIBIT A-4

Westpoint EDA Expansion 2023



RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF MORGAN, INDIANA, APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WHITE RIVER VALLEY ENHANCEMENT ECONOMIC DEVELOPMENT AREA

WHEREAS, the Morgan County Redevelopment Commission (the "Commission"), the governing body of the Morgan County Department of Redevelopment, pursuant to Indiana Code 36-7-14 (the "Act"), has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which (i) established an economic development area known as the White River Valley Enhancement Economic Development Area (the "Economic Development Area"), (ii) designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, known as the Waverly Allocation Area, the Eagle Valley Allocation Area (the "Eagle Valley Allocation Area"), the Henderson Ford Interchange Allocation Area (the "Henderson Ford Interchange Allocation Area"), and the Old Morgantown Road Allocation Area, and (iii) approved an economic development plan for the Economic Development Area (the "Plan") pursuant to the Act;

WHEREAS, on September 11, 2023, the Commission adopted Resolution No. 2023-4 (the "2023 Resolution") (i) declaring that a certain area within Morgan County, Indiana (the "County"), designated as the 2023 Area, is an economic development area within the meaning of the Act, (ii) consolidating such 2023 Area into the White River Valley Enhancement Economic Development Area, (iii) expanding the Eagle Valley Allocation Area to include the area depicted and described in Exhibit B attached thereto (the "2023 Eagle Valley Expansion Allocation Area"), (iv) expanding the Henderson Ford Interchange Allocation Area to include the area depicted and described in Exhibit C attached thereto (the "2023 Henderson Ford Interchange Expansion Allocation Area"), (v) designating the area depicted and described in Exhibit D attached thereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Whetzel Trace Allocation Area (the "Whetzel Trace Allocation Area"), and (vi) adopting a supplement to the Plan attached thereto as Exhibit E (the "2023 Plan Supplement");

WHEREAS, the Morgan County Advisory Plan Commission adopted a resolution on October 11, 2023 (the "Plan Commission Order"), determining that the 2023 Resolution and 2023 Plan Supplement conform to the plan of development for the County and approving the 2023 Resolution and 2023 Plan Supplement; and

WHEREAS, the Commission has submitted the 2023 Resolution, the 2023 Plan Supplement and the Plan Commission Order to this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF MORGAN, INDIANA, AS FOLLOWS:

1. Pursuant to Section 16(b) of the Act, the Board hereby determines that the 2023 Resolution and 2023 Plan Supplement conform to the plan of development for the County, and approves the 2023 Resolution, the 2023 Plan Supplement and the Plan Commission Order.

2. The Board hereby approves the determination that the 2023 Area is a an economic development area pursuant to Section 41(c) of the Act, that the 2023 Eagle Valley Expansion Allocation Area, the 2023 Henderson Ford Interchange Expansion Allocation Area, and the Whetzel Trace Allocation Area are each an allocation area pursuant to Section 39 of the Act.

3. This Resolution shall be in full force and effect from and after its adoption by the Board.

Passed by the Board of Commissioners of the County of Morgan, Indiana, this 16th day of October, 2023.

BOARD OF COMMISSIONERS OF THE
COUNTY OF MORGAN, INDIANA

Commissioner

Commissioner

Commissioner

ATTEST:

Morgan County Auditor

DMS 27722075v1

RESOLUTION NO. 2023-4

RESOLUTION OF THE MORGAN COUNTY REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE WHITE RIVER VALLEY ENHANCEMENT ECONOMIC DEVELOPMENT AREA AND APPROVING CERTAIN RELATED MATTERS

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

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established an economic development area known as the White River Valley Enhancement Economic Development Area (the "Economic Development Area"), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, known as the Waverly Allocation Area (the "Waverly Allocation Area"), the Eagle Valley Allocation Area (the "Eagle Valley Allocation Area"), the Henderson Ford Interchange Allocation Area (the "Henderson Ford Interchange Allocation Area"), and the Old Morgantown Road Allocation Area (the "Old Morgantown Road Allocation Area"), and approved an economic development plan for the Economic Development Area (the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to establish a new economic development area (the "2023 Area") and simultaneously consolidate it with the Economic Development Area into a single economic development area (the "Consolidation"), thereby constituting a portion of the Economic Development Area, as depicted on Exhibit A attached hereto; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan (i) incorporate the Consolidation, (ii) to expand the Eagle Valley Allocation Area to include the area depicted and described in Exhibit B attached hereto (the "2023 Eagle Valley Expansion Allocation Area"), (iii) to expand the Henderson Ford Interchange Allocation Area to include the area depicted and described in Exhibit C attached hereto (the "2023 Henderson Ford Interchange Expansion Allocation Area"), (iv) to designate the area depicted and described in Exhibit D attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Whetzel Trace Allocation Area (the "Whetzel Trace Allocation Area"), and (v) to adopt a supplement to the Plan attached hereto as Exhibit E (the "2023 Plan Supplement") (clauses (i) through and including (v), collectively, the "2023 Amendments"); and

WHEREAS, the 2023 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion 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, this Commission deems it advisable to apply the provisions of said Sections 15-17, and 39 of the Act to the 2023 Amendments; and

WHEREAS, the Commission now desires to approve the 2023 Amendments;

NOW, THEREFORE, BE IT RESOLVED by the Morgan County Redevelopment Commission, governing body of the Morgan County Department of Redevelopment, as follows:

1. The 2023 Amendments promote significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to Morgan County, 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 2023 Plan Supplement for the 2023 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 development, cessation of growth, deteriorating improvements and age.

3. The public health and welfare will be benefited by the 2023 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area, as provided in the 2023 Amendments and to continue to develop the Economic Development Area under the Act.

5. The accomplishment of the 2023 Plan Supplement for the 2023 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 Resolution and the Plan, as amended by this Resolution and the 2023 Amendments, conform to the comprehensive plan of development for the County.

7. The 2023 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed, as supplemented hereby.

9. The 2023 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Economic Development Area into a single economic development area, and thereby constituting a portion of the Economic Development Area.

10. The Plan, as amended by the 2023 Plan Supplement, is hereby designated as the economic development plan for the Economic Development Area.

11. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the 2023 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2023 Amendments are hereby in all respects approved.

13. The 2023 Eagle Valley Expansion Allocation Area is hereby designated as an "allocation area," as an expansion of the existing Eagle Valley Allocation Area, pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property 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 the Eagle Valley Allocation Area, as so expanded, and 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. 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.

14. The foregoing allocation provision shall apply to all of the Eagle Valley Allocation Area, including the 2023 Eagle Valley Expansion Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the 2023 Eagle Valley Expansion Allocation Area that would not have been generated but for the adoption of the allocation provision. Specifically, the capture of new property taxes in the 2023 Eagle Valley Expansion Allocation Area as tax increment will assist the Commission in its capacity to undertake and/or bond for future projects in the Eagle Valley Allocation Area, including without limitation public infrastructure improvements to support the development of the Economic Development Area, which will generate new property taxes in the Eagle Valley Allocation Area. The base assessment date for the 2023 Eagle Valley Expansion Allocation Area is January 1, 2023. All of the other parcels in the original Eagle Valley Allocation Area shall maintain the same pre-existing base assessment dates.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 2023 Eagle Valley

Expansion Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the 2023 Eagle Valley Expansion Allocation Area.

16. The 2023 Henderson Ford Interchange Expansion Allocation Area is hereby designated as an "allocation area," as an expansion of the existing Henderson Ford Interchange Allocation Area, pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property 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 the Henderson Ford Interchange Allocation Area, as so expanded, and 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. 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.

17. The foregoing allocation provision shall apply to all of the Henderson Ford Interchange Allocation Area, including the 2023 Henderson Ford Interchange Expansion Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the 2023 Henderson Ford Interchange Expansion Allocation Area that would not have been generated but for the adoption of the allocation provision. Specifically, the capture of new property taxes in the 2023 Henderson Ford Interchange Expansion Allocation Area as tax increment will assist the Commission in its capacity to undertake and/or bond for future projects in the Henderson Ford Interchange Allocation Area, including without limitation public infrastructure improvements to support the development of the Economic Development Area, which will generate new property taxes in the Henderson Ford Interchange Allocation Area. The base assessment date for the 2023 Henderson Ford Interchange Expansion Allocation Area is January 1, 2023. All of the other parcels in the original Henderson Ford Interchange Allocation Area shall maintain the same pre-existing base assessment dates.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 2023 Henderson Ford Interchange Expansion Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease

rentals on leases payable from tax increment revenues derived from the 2023 Henderson Ford Interchange Expansion Allocation Area.

19. The area depicted and described in Exhibit D attached hereto is hereby designated as an "allocation area" pursuant to Section 39 of the Act, to be known as the "Whetzel Trace Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property 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 the Whetzel Trace Allocation Area hereby designated as the "Whetzel Trace Allocation Area Allocation Fund" and 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. 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.

20. The foregoing allocation provision shall apply to the Whetzel Trace Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Whetzel Trace Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit E. The base assessment date for the Whetzel Trace Allocation Area is January 1, 2023.

21. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the Whetzel Trace Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Whetzel Trace Allocation Area.

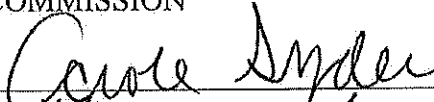
22. This Resolution, together with any supporting data, shall be submitted to the Morgan County Plan Commission (the "Plan Commission") and the Board of Commissioners of the County of Morgan, Indiana (the "Commissioners") as provided in the Act, and if approved by the Plan Commission and the Commissioners,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

23. 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.

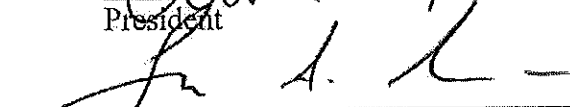
24. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 11th day of September, 2023.

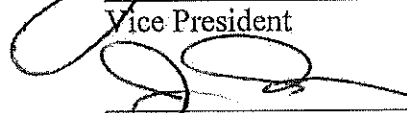
MORGAN COUNTY REDEVELOPMENT
COMMISSION



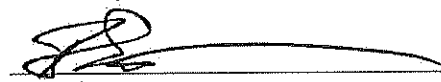
President



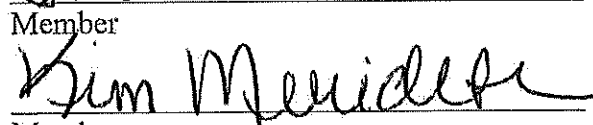
Vice President



Secretary



Member



Member

EXHIBIT A

DESCRIPTION OF THE WHITE RIVER VALLEY ENHANCEMENT ECONOMIC DEVELOPMENT AREA, AS CONSOLIDATED WITH THE 2023 AREA

The 2023 Area consists of the area depicted on the map below, together with any and all public rights of way that physically connect any of the described areas to each other and to the existing White River Valley Enhancement Economic Development Area, the 2023 Area shall be consolidated with and form a part of the existing White River Valley Enhancement Economic Development Area.

Legend

White River Enhancement - EDA

EDA - Eagle Valley Area

■ Additions

□ Current

EDA - Henderson Ford Interchange

■ Additions

□ Current

EDA - Old Morgantown Rd

■ Additions

□ Current

EDA - Waverly

■ Additions

□ Current

EDA - Whetzel Trace

■ Additions

□ Current



EXHIBIT B

EAGLE VALLEY ALLOCATION AREA AND 2023 EAGLE VALLEY EXPANSION ALLOCATION AREA

The 2023 Eagle Valley Expansion Allocation Area consists of the following parcels, together with any and all public rights of way that physically connect each parcel to each other and to the existing Eagle Valley Allocation Area.

PARCEL ID NUMBERS:

55-05-35-300-010.001-006
55-05-35-300-014.000-006
55-05-35-400-003.000-006
55-05-35-400-007.000-006
55-05-35-400-010.000-006
55-05-35-400-005.000-006

Legend

TIF - Eagle Valley

-  Additions
-  Current

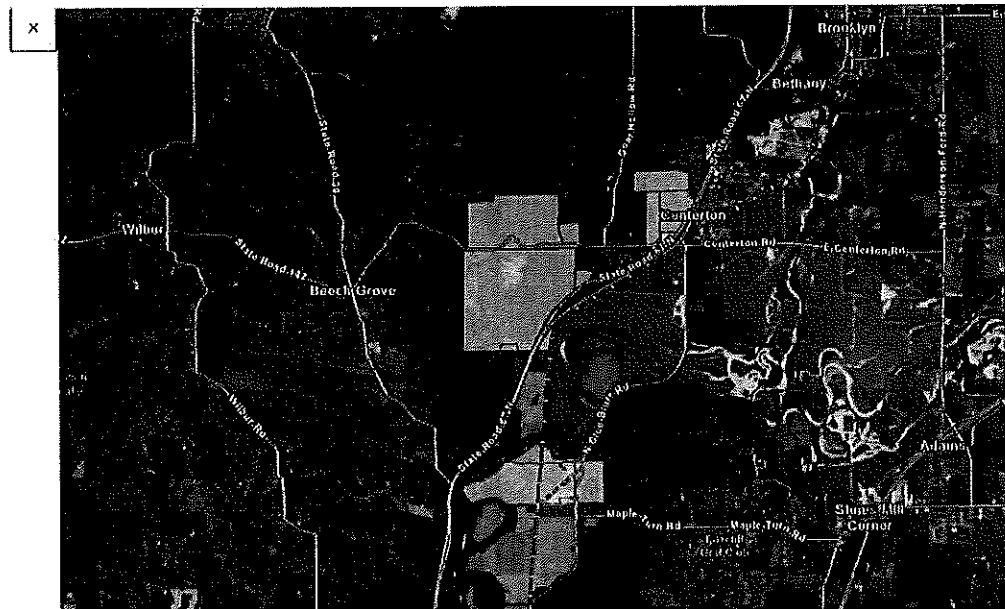


EXHIBIT C


HENDERSON FORD INTERCHANGE ALLOCATION AREA AND 2023 HENDERSON FORD INTERCHANGE EXPANSION ALLOCATION AREA


The 2023 Henderson Ford Interchange Expansion Allocation Area consists of the following parcels, together with any and all public rights of way that physically connect each parcel to each other and to the existing Henderson Ford Interchange Allocation Area.

PARCEL ID NUMBERS:

55-10-18-200-007.000-009
55-10-18-200-005.000-009
55-10-18-200-006.000-009
55-10-18-400-002.000-009
55-10-18-400-003.000-009
55-10-19-200-003.000-009
55-10-19-300-001.000-009
55-10-19-400-002.000-009
55-10-19-200-009.000-009
55-10-18-400-002.002-009
55-10-19-100-004.000-009
55-10-19-200-003.001-009
55-10-19-200-006.000-009
55-10-19-200-007.000-009
55-10-19-200-007.001-009
55-10-19-200-008.000-009
55-10-08-300-001.000-009
55-10-08-300-007.000-009
55-10-08-300-008.000-009
55-10-19-400-001.000-009
55-10-18-400-004.000-009
55-10-19-200-002.000-009
55-10-19-200-005.000-009
55-10-19-200-001.000-009
55-10-19-200-004.000-009

x

 Additions

 Current

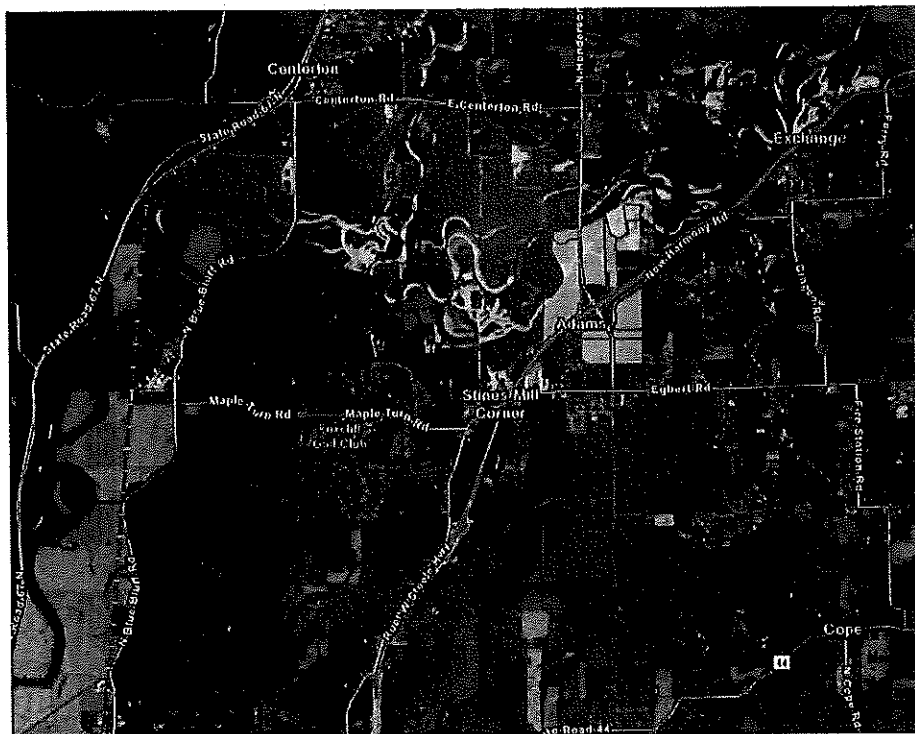


EXHIBIT D

WHETZEL TRACE ALLOCATION AREA

The Whetzel Trace Allocation Area consists of the following parcels, together with any and all public rights of way that physically connect each parcel to each other.

PARCEL ID NUMBERS:

55-06-13-400-001.000-011

55-06-24-200-001.000-011

Legend

TIF - Whetzel Trace

■ Additions

□ Current



EXHIBIT E

2023 PLAN SUPPLEMENT

The Economic Development Plan relating to the White River Valley Enhancement Economic Development Area, as amended and consolidated with the 2023 Area (the "Economic Development Area"), is hereby amended to include the following additional projects (the "Additional Projects"):

1. The acquisition of all or a portion of the parcels described in Appendix I (the "Parcels"). Estimated cost is \$1,000,000.
2. Expansion of list of additional permissible projects.

Additional Permissible Projects

The Plan is supplemented to include the following projects on the list of eligible activities within or directly serving or benefiting the White River Valley Enhancement Economic Development Area (as consolidated with the 2023 Area):

Tax increment revenues from the allocation areas described in the Plan, the Waverly Allocation Area, the Eagle Valley Allocation Area, the 2023 Eagle Valley Expansion Allocation Area, the Henderson Ford Interchange Allocation Area, the 2023 Henderson Ford Interchange Expansion Allocation Area, the Old Morgantown Road Allocation Area or the Whetzel Trace Allocation Area (collectively, the "Allocation Areas") or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving the Allocation Areas (as well as demolition, in, serving or benefiting the Allocation Areas), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, 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 Areas cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Areas.

Tax increment revenues from the 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 the 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 Allocation Areas, 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 cultural attractiveness.

Acquisition or construction of projects to enhance public safety.

Tax increment revenues from the Allocation Areas that are allocated for police and fire services may be used to finance the cost of police or fire services located in or directly serving or benefiting the Economic Development Area, including the financing of capital expenditures and/or operating expenses of such police or fire services.

The construction and development of a shell building.

All other projects and purposes permitted by law.

The estimated costs related to the projects described above (collectively, the "Projects") is \$3,000,000.

Based on the representations of interested developers and the development profile of the Economic Development Area, of which the Whetzel Trace Allocation Area is a part, the Commission has determined that the development of the Whetzel Trace Allocation Area will not proceed as planned without the contribution of tax increment revenues derived from the Whetzel Trace Allocation Area to the projects described above.

Appendix I

Parcel Number	Current Owner	Address	City, State & Zip
55-06-13-445-004.001-011	COLBORN JANET D COLBORN JANET DEVURE	N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-445-001.000-011	HAWES DONNA JOAN	9335 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-445-002.000-011	HAWES DONNA JOAN	N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-445-003.000-011	COLBORN JANET D COLBORN JANET DEVURE	9393 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-445-006.000-011	GRANT RICHARD A	9395 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-400-001.003-011	YEGERLEHNER KIRK A BETH E	E S R 144	MARTINSVILLE IN 46151
55-06-13-445-004.000-011	GRANT RICHARD A	9397 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-445-005.000-011	YEGERLEHNER KIRK A BETH E	9351 E S R 144	MARTINSVILLE IN 46151
55-06-13-442-001.000-011	ZONE 3 PROPERTIES LLC	N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-470-012.000-011	RINGHAM CORRINE S	9135 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-06-13-470-013.000-011	ZONE 3 PROPERTIES LLC	9209 N WAVERLY PARK RD	MARTINSVILLE IN 46151
55-10-06-100-001.000-006	EDSON LEGACY TRUST (THE)	E CENTERTON ROAD	MOORESVILLE, IN 46158
55-14-07-100-006.001-012	BRAEGGER NAOMI L REVOC TRST	LEONARD RD	MARTINSVILLE IN 46151
55-13-01-300-001.000-020	INDIANA UNIVERSITY HEALTH MORGAN INC	S R 252	MARTINSVILLE IN 46151
55-13-02-400-008.000-020	INDIANA UNIVERSITY HEALTH MORGAN INC	S R 252	MARTINSVILLE IN 46151
55-13-02-400-008.001-020	Eastview Christian Church Inc.	Old Morgantown Road	MARTINSVILLE IN 46151
55-14-06-300-001.000-012	NATHAN LOWDER FARMS LLC	OLD MORGANTOWN RD	MARTINSVILLE IN 46151
55-14-07-100-001.000-012	DWIGANS EDWARD J REVOC TRUST	3720 S R 252	MARTINSVILLE IN 46151

55-14-07-100-002.000-012	NATHAN LOWDER FARMS LLC	S R 252	MARTINSVILLE IN 46151
55-05-35-300-010.001-006	MILHON FAMILY FARMS LLC	HIGH ST	MARTINSVILLE IN 46151
55-05-35-300-014.000-006	MILHON JANET V TRST AGREEMENT	CENTERTON RD	MARTINSVILLE IN 46151
55-05-35-400-003.000-006	MILHON JANET V TRST AGREEMENT	2110 CENTERTON RD	MARTINSVILLE IN 46151
55-05-35-400-007.000-006	MILHON JANET V TRST AGREEMENT	N TIDEWATER RD	MOORESVILLE IN 46158
55-05-35-400-010.000-006	MILHON JANET V TRST AGREEMENT	N TIDEWATER RD	MOORESVILLE IN 46158
55-05-35-400-005.000-006	MILHON FAMILY FARMS LLC	CENTER VALLEY DR	MARTINSVILLE IN 46151
55-09-10-385-343.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-136.000-020	BRENNEMAN WILLIAM L JOYCE K REV	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-344.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-388.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-389.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-390.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-395.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-411.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-413.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-418.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-419.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-420.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-421.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-422.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-432.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151

55-09-10-385-433.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-385-462.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-385-464.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-476.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-385-499.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-385-532.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-385-643.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-385-688.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MOORESVILLE IN 46158

55-09-10-385-689.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-035.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-037.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-048.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-049.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-057.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-059.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-060.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-107.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151

55-09-10-465-128.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-137.000-020	BRENNEMAN WILLIAM L JOYCE K REV	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-145.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-149.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-229.000-020	MILLER HENRY A	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-233.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-266.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-268.000-020	BEHR BRYON	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-269.000-020	BEHR BRYON	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-270.000-020	JORDAN CLAUDE S	N BLUE BLUFF RD	MARTINSVILLE IN 46151

55-09-10-465-271.000-020	AYERS TINA S	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-282.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-283.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
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55-09-10-465-303.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-304.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-305.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151
55-09-10-465-312.000-020	INDIANAPOLIS POWER LIGHT CO	N BLUE BLUFF RD	MARTINSVILLE IN 46151

DMS 27578845v1

MORGAN COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. _____

A RESOLUTION OF THE MORGAN COUNTY BOARD OF COMMISSIONERS APPROVING AN ORDER OF THE MORGAN COUNTY PLAN COMMISSION

WHEREAS, the Morgan County ("County") Redevelopment Commission ("Commission") did on November 10, 2006, adopt Resolution No. 1-2006 ("Declaratory Resolution"), establishing the Westpoint Economic Development Area ("Original Area"), and the Declaratory Resolution was confirmed by a confirmatory resolution adopted on December 4, 2006 ("Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;" and

WHEREAS, the Area Resolution established the Westpoint Allocation Area Number 1 ("Original Allocation Area"), in accordance with IC 36-7-14-39, for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Area Resolution approved the Economic Development Plan ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Board of Commissioners approved the creation of the Original Area and the Original Allocation Area;

WHEREAS, the Commission, by resolution adopted on September 11, 2023, and as confirmed by a resolution anticipated to be adopted on November 13, 2023 following a public hearing, will terminate the Original Allocation Area;

WHEREAS, on September 11, 2023, the Commission adopted its Amending Declaratory Resolution with respect to the Original Area ("Amending Declaratory Resolution"), for the purpose of: (A) creating the Westpoint Allocation Area Number 2 consisting of the parcels set forth on the map attached thereto as Exhibit A-1 ("Original Parcels") (which Original Parcels currently constitute the Westpoint Allocation Area Number 1 anticipated to be terminated); (B) (i) expanding the Original Area by adding the parcels to the Original Area set forth on the maps attached thereto as Exhibit A-2 and Exhibit A-3 (the Original Area, as expanded, is set forth on Exhibit A-4 attached thereto); (ii) creating the Westpoint Allocation Area Number 3 solely from the parcels set forth on Exhibit A-2 attached thereto (the parcels set forth on Exhibit A-3 shall not be an allocation area thereunder); and (iii) adding the parcels set forth on Exhibit A-3 attached thereto to the Commission's property acquisition list; and (C) adding: (i) the construction of an EMS station, together with all necessary appurtenances, related improvements and equipment; and (ii) the expenditure of revenues collected in the Original Area, as expanded ("Expanded Area") for police and fire services for both capital and operating expenditures (collectively, "Projects"), all

in, serving or benefitting the Expanded Area, to the list of projects in the Original Plan (as amended, "2023 Plan");

WHEREAS, the Morgan County Plan Commission ("Plan Commission") approved the Amending Declaratory Resolution and the 2023 Plan on October 11, 2023; and

WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto requires the approval of action of the Plan Commission by the Board of Commissioners of the County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MORGAN COUNTY, INDIANA, THAT:

Section 1. The action of the Plan Commission on October 11, 2023, approving the 2023 Plan and the Amending Declaratory Resolution is in all respects hereby approved by the Board of Commissioners.

Section 2. This resolution shall be in full force and effect from and after its passage.

Passed and adopted by the Board of Commissioners of Morgan County, Indiana, this 16th day of October, 2023, by a vote of _____ ayes and _____ nays.

BOARD OF COMMISSIONERS OF MORGAN
COUNTY, INDIANA

Commissioner

Commissioner

Commissioner

ATTEST:

Auditor

Multi-Hazard Mitigation Plan Executive Summary

Overview

The Morgan County Multi-Hazard Mitigation Plan (MHMP) serves as a guide for the county's assessment of hazards, vulnerabilities, and risks and actively incorporates the participation of a wide range of stakeholders and the public in the planning process. This plan aids the county, cities, and towns in preventing, protecting against, responding to, and recovering from disasters that may threaten the community's economic, social, and environmental well-being. This plan documents historical disasters, assesses probabilistic disasters through Hazus-MH and Geographic Information Systems (GIS) analyses, and addresses specific strategies to mitigate the potential impacts of these disasters. The Morgan County Emergency planning team and The Polis Center at Indiana University-Purdue University Indianapolis (IUPUI) originally developed the Morgan County MHMP in 2017. The MHMP is not a static document but must be updated over time to reflect shifting conditions. This 2023 MHMP update represents a collaborative effort to ensure that the planning document accurately reflects changes within the community and addresses each jurisdiction's unique needs.

Compliance Requirements

With the development of the federal Disaster Mitigation Act of 2000, FEMA requires counties to have an MHMP to be eligible for Hazard Mitigation Grant Program (HMGP) funds. Moreover, all jurisdictions within the county must adopt multi-hazard mitigation plan and update the plan within a five-year time span to be grant eligible. The procedures outlined in the plan are based upon guidance provided by FEMA and are consistent with the requirements and procedures defined in the Disaster Mitigation Act of 2000.

Unified Creation

The MHMP planning team was created in a unified manner to ensure it met the needs and capabilities of each jurisdiction. Stakeholders involved in the planning process included Morgan County Commissioners and Council, Morgan County Department Heads, representatives from public safety agencies throughout the county, school corporations, IUPUI Polis Center staff, and Soil & Water Conservation District representatives.

MHMP Components

The MHMP includes three components: 1) profile and analysis of hazard events, 2) inventory of vulnerability assessment of community assets, and 3) hazard mitigation strategies. These components provide situational awareness of county needs as well as implementable strategies for mitigation. The Morgan County MHMP is intended to serve as a guide/reference to aid each jurisdiction within the county in developing mitigation plans of action.

RESOLUTION OF THE COUNTY OF _____

ADOPTION OF THE MORGAN COUNTY
MULTI-HAZARD MITIGATION PLAN

WHEREAS the County of _____ has participated in the hazard mitigation planning process as established under the Disaster Mitigation Act of 2000; and

WHEREAS, the Act establishes a framework for the development of a multi-jurisdictional County Hazard Mitigation Plan; and

WHEREAS, the Act as part of the planning process requires public involvement and local coordination among neighboring local units of government and businesses; and

WHEREAS, the Morgan County Plan includes a risk assessment including past hazards, hazards that threaten the county, an estimate of structures at risk, a general description of land uses and development trends; and

WHEREAS, the Morgan County Plan includes a mitigation strategy including goals and objectives and an action plan identifying specific mitigation projects and costs; and

WHEREAS, the Morgan County Plan includes a maintenance or implementation process including plan updates, integration of the plan into other planning documents and how MORGAN County will maintain public participation and coordination; and

WHEREAS, the Plan has been shared with the Indiana Department of Homeland Security and the Federal Emergency Management Agency for review and comment; and

WHEREAS, the Morgan County Multi-Hazard Mitigation Plan will make the county and participating jurisdictions eligible to receive FEMA hazard mitigation assistance grants; and

WHEREAS, Morgan County Multi-Hazard Mitigation Plan updates the existing Multi-Hazard Mitigation Plan adopted in _____ (month/year); and

WHEREAS, this is a multi-jurisdictional plan and cities and towns that participated in the planning process may choose to also adopt the county plan.

NOW THEREFORE, BE IT RESOLVED BY MORGAN COUNTY, INDIANA, that _____ (community name) supports the hazard mitigation planning efforts and wishes to adopt the Morgan County Multi-Hazard Mitigation Plan.

This resolution was declared duly passed and adopted and was signed by the _____ and attested by the _____ this _____ day of _____, 202__.

Attest:

GRANT APPLICATION APPROVAL FORM

COUNTY DEPARTMENT: Morgan County EMA

GRANT NAME: 2023 IDHS EMPG Salary Reimbursement Grant

AGENCY PROVIDING GRANT: Indiana Department of Homeland Security

GRANT AMOUNT: \$44,827.62

GRANT PERIOD: 10/02/2023-10/31/2023

GRANT DESCRIPTION: This grant is proposed to reimburse EMA salary amounts and the grant amount is determined by IDHS Grants Team.

COUNTY DEPARTMENT SIGNATURE: _____

COMMISSIONERS SIGNATURE: _____

DATE: 02/19/2018

Memorandum of Understanding
Agreement Between
Morgan County Health Department and Adult and Child Health
For Behavioral Health Programming and group support:
Monroe-Gregg School District

Collaborators

The collaborators in this program include Adult and Child Health and Morgan County Health Department.

Program Structure

This MOU outlines the contracted partnership with Morgan County Health Department and Adult and Child Health to offer supportive services and group sessions to students attending Monroe-Gregg School District. Adult and Child would like to offer additional supplemental services to students attending Monroe-Gregg schools by using funding to cover the number of services provided. Adult and Child will use a draw down account to cover services monthly.

Funding

Award Year 1: Oct 2023-June 2024	
Total Funds Available in Year 1	\$13,770
Cost Per Service	\$85 per hour
Services Available (Oct-June 2024)	162 total hours of service (81 hours each for 2 providers)
Monthly Services	Up to 18 hours a month

Services are defined in the "Duties of Adult and Child Health" section of our MOU and will be performed by a Bachelor's or Master's Level Clinician with Supervision being provided by a Master's Level Supervisor.

Duties of Adult & Child Health

- ☒ Provide supportive service and evidenced based groups to referred students
- ☒ Communicate and collaborate with collateral contacts.
- ☒ Develop and maintain effective relationships with staff and students referred.
- ☒ Link students and families to community resources as needed.

Effective Date

This agreement will take effect as of Oct 1, 2023, and will be reviewed and renewed yearly based on grant cycle.

Termination Clause

This MOU may be terminated by written notice given by the cancelling party to the non-cancelling party. Cancellation notice must be given with at least 30 days' notice.

Indemnity Clause

Each party shall indemnify, defend, and hold harmless the other Party from and against all claims, demands, liabilities, settlements, damages, costs, and expenses, including reasonable attorneys' fees and expenses, arising out of, or in any way connected with, any default, breach or negligent non-performance of this MOU or any negligent act or omission on the part of indemnifying Party, its agents and employees arising out of collaboration.

Sign

Date

Morgan County Health
Department

Adult & Child Health

ORDINANCE NO. 2023-21

AN ORDINANCE REZONING LAND WITHIN
THE JURISDICTION OF MORGAN COUNTY, INDIANA

WHEREAS, the Morgan County Commissioners have adopted a Unified Development Ordinance (UDO) for the County that includes a map showing the zoning classifications assigned to land within the County's jurisdiction; and

WHEREAS, a petition has been filed by Robert Jeffers, on behalf of ZSW Property Group, LLC requesting the County to rezone certain real estate located in part of the Northwest Quarter of Section 32, Township 12 North, Range 1 East, Morgan County, Indiana. This real estate is fully described in the attached legal description Exhibit A and illustrated in attached Exhibit B; and

WHEREAS, the petitioner requested approximately 1.8 acres to be rezoned from Agriculture (AG) to Business 1 (B-1); and

WHEREAS, the Morgan County Plan Commission conducted a public hearing on October 11, 2023 for the petitioner's proposed zone classification and the Plan Commission has certified the proposal with a **favorable recommendation** to the Morgan County Commissioners; and

WHEREAS, the Morgan County Commissioners have reviewed and considered the Plan Commission's recommendation.

NOW THEREFORE BE IT ORDAINED BY THE MORGAN COUNTY COMMISSIONERS THAT: the real estate described in the attached legal description shall have the zoning classification of **Business 1 (B-1)**.

This ordinance is hereby passed and adopted this _____ day of _____ 2023 and shall be effective as of the execution of this ordinance.

MORGAN COUNTY COMMISSIONERS

Bryan Collier

Don Adams

Kenny Hale

ATTEST:

Linda Pruitt, Morgan County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 55-09-32-100-011.000-014

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF STATE HIGHWAY 67, WHICH POINT IS 1679 FEET EAST AND 855 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 37 DEGREES WEST WITH THE CENTER LINE OF SAID STATE HIGHWAY 67, 375 FEET, THENCE NORTH 53 DEGREES WEST AT RIGHT ANGLES TO THE CENTER LINE OF SAID HIGHWAY 236 FEET TO A POINT WITNESSED BY A HICKORY TREE 8 INCHES IN DIAMETER, NORTH 17 DEGREES EAST 5 1/2 FEET AND A BLACK OAK 16 INCHES IN DIAMETER SOUTH 58 DEGREES WEST 6 FEET, THENCE NORTH 37 DEGREES EAST 298.35 FEET TO A POINT, THENCE SOUTH 71 1/2 DEGREES EAST 248.14 FEET TO THE PLACE OF BEGINNING, CONTAINING 79,454 SQUARE FEET OF 1.25 ACRES, MORE OR LESS. (SHOWN IN RECORDS OF AUDITOR OF MORGAN COUNTY AS 1.825 ACRES, MORE OR LESS).

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF ABOVE PARCEL AS SET FORTH IN A WARRANTY DEED BETWEEN WILLIAM A. PEEDEN AND CANINE PLAY AND STAY, INC. DATED APRIL 4, 2019 AND RECORDED APRIL 8, 2019 AS INSTRUMENT NO. 201903367 IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA OVER THE FOLLOWING LAND:

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 1 EAST, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1417 FEET EAST AND 1128 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION IN THE CENTER OF OLD STATE HIGHWAY #67 AT THE NORTHEAST CORNER OF AN ORIGINAL 5.06 ACRE TRACT; RUN SOUTH 37 DEGREES WEST WITH THE CENTERLINE OF SAID OLD ROAD #67 FOR 541 FEET; RUN NORTH 53 DEGREES WEST AT A RIGHT ANGLE TO SAID OLD ROAD CENTERLINE FOR 170 FEET, MORE OR LESS, TO A POINT 15 FEET AT RIGHT ANGLE TO THE SOUTH WALL OF AN EXISTING BUILDING AND 40 FEET NORTHWEST OF THE SOUTHWEST CORNER OF SAID EXISTING BUILDING; DEFLECT RIGHT 74 DEGREES, MORE OR LESS, AND RUN NORTHEASTERLY FOR 241 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 53 DEGREES WEST 236 FEET AND SOUTH 37 DEGREES WEST 310 FEET FROM THE POINT OF BEGINNING OF SAID 5.06 ACRE TRACT; RUN NORTH 37 DEGREES EAST ON A NORTH LINE OF THE ORIGINAL 5.06 ACRE TRACT FOR 310 FEET; RUN SOUTH 53 DEGREES EAST ON A NORTHEAST LINE OF SAID 5.06 ACRE TRACT FOR 236 FEET TO THE POINT OF BEGINNING, CONTAINING 2.73 ACRES, MORE OR LESS AND SUBJECT

EXHIBIT "A"
Legal Description

TO THE INDIANA STATE HIGHWAY COMMISSION RIGHT OF WAY AS RECORDED IN DEED RECORD 175, PAGE 385-387 IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA, CONTAINING 0.69 ACRE, MORE OR LESS AND LEAVING 2.04 ACRES, MORE OR LESS TO BE CONVEYED.

EXHIBIT B
55-09-32-100-011.000-014





MORGAN COUNTY PLAN COMMISSION
180 South Main Street
Martinsville, IN 46151
765.342.1060

PLAN DIRECTOR
Laura Parker

PLAN COMMISSION
Terry Brock
Melanie DePoy
Dustin Frye
Kenny Hale
Michele Jones
Jason Maxwell
Bill Mitchell
Brian Patrick
Bill Rumbaugh

BOARD OF ZONING
APPEALS
John Chappelow
Gordon Crone
Jason Maxwell
Gerard McGrath
Bill Rumbaugh

CERTIFICATION OF ZONING PROPOSAL

To: Morgan County Commissioners
From: Morgan County Plan Commission
Date: October 12, 2023
Re: Rezoning Recommendation

On October 11, 2023, the Morgan County Plan Commission conducted a public hearing on Petition Z-23-08, submitted by Robert Jeffers on behalf of ZSW Property Group LLC to rezone 1.8 acres of property from AG to B-1. The property is located at 0 W. Royal Lane in Jefferson Township, Morgan County, Indiana.

After the public hearing, the Plan Commission voted to forward a **favorable recommendation** to the Morgan County Commissioners to rezone the above-referenced property from **Agriculture (AG) to Business 1 (B-1)**.

Having complied with the applicable statutory requirements, the Plan Commission hereby certifies this proposal and its recommendation to the Morgan County Commissioners.


Terry Brock, Plan Commission President

(Vote was 7-0.)



MORGAN COUNTY PLAN COMMISSION
180 South Main Street
Martinsville, IN 46151
765.342.1060

MORGAN COUNTY PLAN COMMISSION

Staff Report

Wednesday, October 11, 2023

Rezone Request: Z-23-08

GENERAL INFORMATION

Petitioner/Owner: Robert Jeffers, on behalf of ZSW Property Group, LLC
2920 W Broderie Lane
Monrovia, IN 46157

Tax ID / Parcel #: 55-09-32-100-011.000-014

Request: Rezone property from AG to B-1

SITE INFORMATION

Location: W. Royal Lane in Jefferson Township
(immediately north of Canine Stay & Play
located at 658 SR 67)

Acreage: 1.825 total acres

Existing Land Use: Agricultural

Current Zoning District: AG (Agriculture)

Surrounding Zoning: The surrounding zoning is AG.

DESCRIPTION OF THE PETITION

The petitioner is seeking to rezone the property from AG to B-1. This is needed to get a billboard permit from the state since billboards must be located on commercially-zoned property.

CHARACTER OF THE SITE AND SURROUNDING AREA

The property abuts the west side of SR 67 near the SR 39 bypass intersection. There is a narrow node of commercial uses along this section of SR 67, but all are zoned AG.

BACKGROUND AND HISTORY

The Petitioner purchased the property in May of 2023.

Anecdotally, this set of three billboards has been in this location for many years, likely decades. Since the public notice went out, there have been a few inquiries about the petition, but after learning the proposal is a result of the billboard permit requirement, no one who spoke with staff was opposed to it. And while not necessarily opposed to the billboard use, the adjoining property owner of the Canine Stay & Play does have concerns about the access easement that crosses his property. He was encouraged to attend the meeting and voice his concerns even though this is ultimately a civil issue between private property owners.

STAFF RECOMMENDATION

The handful of commercial uses along this short stretch of the 67 corridor have been established for many years, including this billboard. The rezone to B-1 would not change the overall appearance or functionality of the corridor, the commercial zoning is appropriate for an area adjacent to a secondary arterial, and most citizens have long assumed it was already zoned commercial. For these reasons, staff supports a favorable recommendation for the rezone request.

Plan Commission Action on Z-23-08:

Forward a Favorable Recommendation for the B-1 Rezone Request
or

Forward a Favorable Recommendation with Commitments for the B-1 Rezone Request
or

Forward an Unfavorable Recommendation for the B-1 Rezone Request

ORDINANCE NO. 2023- _____

**AN ORDINANCE MAKING TECHNICAL CORRECTIONS TO § 33.09 OF THE
MORGAN COUNTY CODE OF ORDINANCES**

WHEREAS, the Board of Commissioners of Morgan County, Indiana, (“Commissioners”) serves as the executive body of Morgan County, Indiana (“County”); and,

WHEREAS, on October 4, 2010, the Commissioners adopted Ordinance No. 1-3-10 that established a County Convention, Visitors and Tourism Bureau, which was codified as § 33.09 in the Morgan County Code of Ordinances (“Code”); and,

WHEREAS, I.C. § 6-9-18-5 authorizes such an entity for the purpose of promoting the development and growth of the convention, visitor, and tourism industry in the County; and,

WHEREAS, said I.C. § 6-9-18-5 and relevant subsections thereafter refer to such body as a “commission”, but the above-referenced Ordinance No. 1-3-10 as well as various portions of the Code refer to the body as “Council”, “Board”, “Bureau”, and “Commission”; and,

WHEREAS, these contradicting references are in error and can be confusing, and thus shall be corrected.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF MORGAN COUNTY, INDIANA THAT:**

1. All references to the body established by the Board of Commissioners on October 4, 2010 by the adoption of Ordinance No. 1-3-10, as authorized by I.C. § 6-9-18-5, shall be to the “County Convention, Visitors, and Tourism Commission.”
2. Any references to this body found in the Morgan County Code of Ordinances that do not refer to the same by the correct name, as stated above, shall be corrected accordingly.
3. Specifically, the title of said § 33.09 reads as “Convention, Visitors and Tourism Board” in one location; this shall be corrected to the “County Convention, Visitors, and Tourism Commission.”

4. In addition, the title of said § 33.09 reads as “Convention, Visitors and Tourism Council” in another location; this shall be corrected to the “County Convention, Visitors, and Tourism Commission.”
5. This Ordinance is intended for the sole purpose of making the technical corrections described herein and shall otherwise make no changes to said § 33.09 of the Morgan County Code of Ordinances.

SO APPROVED AND ORDAINED by the Board of Commissioners of Morgan County at a public meeting held on this, the _____ day of _____, 2023.

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS

BRYAN COLLIER

Attest:

KENNY HALE

LINDA PRUITT
Morgan County Auditor

DON ADAMS

NOTICE TO BIDDERS
MORGAN COUNTY
FALL 2023/SPRING 2024 ROADWAY RESURFACING

The Board of Commissioners announces the following Public Work Projects to be bid per the following:

Scope of work: Bituminous asphalt resurfacing of approximately 2.5 miles of various roads in Morgan County. The award will be based on lowest responsible and responsive bid for the total amount of all projects on the Fall 2023/Spring 2024 Paving List. Projects must be completed within Morgan County by May 31st, 2024. Work shall be completed in accordance with latest INDOT Standard Specifications and Morgan County Contract Documents. Contractors shall comply with all requirements of IC-5-16-13.

Date/Time: Bids will be opened at the County Commissioners meeting at 9:30 AM on Monday November 6th, 2023. Bids shall be received in the Auditor's office by 9:30 AM on Monday November 6th, 2023

Bid Location: Sadler Room
Morgan County Administration Building
180 South Main Street
Martinsville, IN 46151

Form 96: Bid is to be written as the total amount for all listed projects and will be awarded as such. Form 96 is included in the contract documents.

Bid Bond, Performance Bond, and Payment Bond: See Contract Documents

Insurance: Workman's Compensation and minimum \$1,000,000 liability each occurrence, \$2,000,000 aggregate coverage must be certified to Morgan County.

Liquidated Damages: Liquidated Damages as listed in the Contract Documents shall apply per calendar day if the project is not completed within the specified period of time.

Questions: A complete list of roads to be bid along with Contract Documents can be obtained from the County Highway Engineer. For any questions or further information, please contact:

County Highway Engineer
5400 Blue Bluff Road
Martinsville, IN 46151
317-831-7989