

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Tyson Brooks	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Josh Hunt	Melissa Woodworth

Michael Lautzenheiser, Jr., Director

The October 1, 2020, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Jerome Markley. Nine members were present for roll call. Erin Kreigh was absent. John Schuhmacher arrived late.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the August 6, 2020, meeting. Becky Stone-Smith seconded the motion; the motion carried 9-0. John Schuhmacher was absent during voting.

OLD ITEMS:

OTHER BUSINESS:

V2019-026 Rodger and Connie Watt

Michael Lautzenheiser gave a recap of the violation. He said that while some work has been done, there hasn't been much progress lately and suggested turning the violation over to the attorney. There was board discussion regarding the violation.

Motion to send to attorney: Tim Rohr

Second: Josh Hunt

Vote: 9-0

REVITALIZATION UPDATES:

Michael Lautzenheiser gave a recap of the past month with the downtown events and projects completed. He also talked the Community Reinvestment Program (CRP) and how the program keeps moving forward. He mentioned some the CRP projects for 2020. Mr. Lautzenheiser said that Ossian is looking at sidewalks and the downtown area currently. He also stated that progress is continuing to be made on the amphitheater project there.

HOUSING STUDY UPDATE

Michael Lautzenheiser said the apartment project continues to move forward. He said that the new subdivision in Ossian is closer to submitting their secondary plan for approval. Mr. Lautzenheiser also talked about empty lots in the older parts of town being looked at for single family homes or duplexes. There was discussion on the opportunity zone and if any money has been used. There was some discussion on CRP projects for next year.

John Schuhmacher arrived and asked about railroad closings. There was discussion on the railroad improvements. Josh Hunt gave an update on when crossings would be open again.

NEW ITEMS:

A 20-10-17 Adams Street TIF Declaratory Resolution

Chad Kline, Wells County Economic Development Director, explained the TIF Resolution that was needed to expand the TIF area. Jerome Markley mentioned the maps that were provided to the board. There was board discussion on zoning and future use. Mr. Markley asked if there were any comments or questions from the public. There were none. A copy of the resolution is attached to the minutes.

Motion to Approve: Josh Hunt
Second: Tyson Brooks
Vote: 10-0

A 20-10-18 NEW TIF District (Lancaster)

Chad Kline, Wells County Economic Development Director, explained the new TIF district that would allow for growth in Lancaster Township. There was board discussion on the layout of the TIF district. Jerome Markley asked if there were any comments or questions from the public. There were none. A copy of the resolution is attached to the minutes.

Motion to Approve: Tim Rohr
Second: Becky Stone-Smith
Vote: 10-0

COMPREHENSIVE PLAN:

Michael Lautzenheiser reviewed the second part of the comprehensive plan update. He discussed the transportation needs of the county. He talked about the wide range of street types in the county and introduced the functional class map that was created for the comprehensive plan. Mr. Lautzenheiser talked about bridges, right-of-ways, and road capacity. There was discussion on traffic patterns in Bluffton, Ossian, and the county in general. The board had discussion on railroad closures again. Mr. Lautzenheiser talked about trails and how the funding and standards to maintain the trails might need to be created as more are started. The board discussed the county wide park system possibility.

DISCUSSION:

ADVISORY:

Jerome Markley confirmed the November 5, 2020, meeting.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Becky Stone-Smith seconded the motion. The October 1, 2020, Area Plan Commission meeting adjourned at 8:36 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN
COMMISSION DETERMINING THAT A RESOLUTION
AMENDING THE DECLARATORY RESOLUTION AND PLAN
APPROVED AND ADOPTED BY THE BLUFFTON
REDEVELOPMENT COMMISSION CONFORMS TO THE
COMPREHENSIVE PLAN AND APPROVING SAID
RESOLUTION AND PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on December 31, 2007, as supplemented and amended to date (collectively, as supplemented and amended to date, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on January 22, 2008, as supplemented and amended to date (collectively, as amended, "Confirmatory Resolution"), establishing, expanding and amending the boundaries of the Adams Street Economic Development Area ("Original Area"); and

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

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

WHEREAS, the Area Resolution established allocation areas in accordance with IC 36-7-14-39, including Adams Street Allocation Area #1 ("Original Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real and designated depreciable personal property located in the Original Allocation Area;

WHEREAS, on September 29, 2020, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") to expand the Original Area and the Original Allocation Area by adding the Parcels (as defined in the Amending Declaratory Resolution) to the Original Area and Original Allocation Area, as set forth in the map attached thereto as Exhibit A; and

WHEREAS, IC 36-7-14-16 requires approval of the Amending Declaratory Resolution by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution conforms to the Comprehensive Plan of development for the City.
2. The Amending Declaratory Resolution is in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 1st day of October, 2020.

WELLS COUNTY AREA PLAN COMMISSION

A handwritten signature in black ink, appearing to read "James M. ...", is written over a horizontal line. Below the line, the word "President" is printed in a serif font.

President

ATTEST:

A handwritten signature in black ink, appearing to read "M. W. ...", is written over a horizontal line. Below the line, the word "Secretary" is printed in a serif font.

Secretary

ORDER OF THE WELLS COUNTY AREA PLAN COMMISSION
DETERMINING THAT A DECLARATORY RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE
BLUFFTON REDEVELOPMENT COMMISSION CONFORMS TO THE
PLAN OF DEVELOPMENT AND APPROVING THAT RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") originally selected an economic development area; and

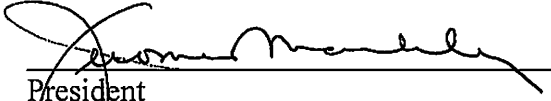
WHEREAS, the Commission on the 29th day of September, 2020, initially approved an Economic Development Plan ("Plan") for the Lancaster Economic Development Area ("Area") in the City and adopted a Declaratory Resolution declaring that the Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Act requires approval of the Declaratory Resolution and the Plan ("Plan") by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Declaratory Resolution and Plan for the Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 1st day of October, 2020.



President

ATTEST:



Secretary

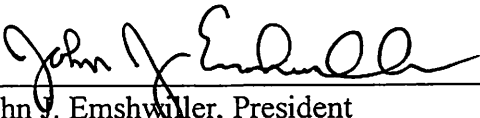
REPORT OF THE BLUFFTON ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED PROJECT TO
SERVE ECONOMIC DEVELOPMENT FACILITIES FOR
RTT INVESTMENTS, LLC

The Bluffton Economic Development Commission proposes to recommend to the Common Council of the City of Bluffton, Indiana, that it provide funds for the construction of all or a portion of the RTT Investments, LLC project, including the cost of a market rate, multifamily residential development consisting of 10 apartment buildings that will house approximately 180 rental units, over 14,000 square feet of garage space and other living amenities ("Facility"), together with all necessary appurtenances, related improvements and equipment (collectively, "Project") to serve economic development facilities for RTT Investments, LLC, its affiliate or designee thereof ("Applicant"). Such economic development facilities will consist of the construction of the Facility in or physically connected to the Lancaster Economic Development Area. The Facility is located approximately at 2250 North Main Street, Bluffton, Indiana. The total funds to be provided for the construction of the Project is presently estimated to be in an amount of approximately \$2,600,000, including costs of issuance, capitalized interest, if any, a debt service reserve, if necessary, and related expenses.

No public facilities, other than the Project to be funded with proceeds of the bonds, to be paid for by the government will be made necessary on account of the proposed Project.

It is estimated that upon completion of the Project and start of operations, the new operation will create approximately 6 new full-time jobs with an estimated annual payroll of \$207,600.

Adopted this 27th day of October, 2020.



John V. Emshwiler, President

Attest:



Philip G. Swain, Secretary

October 28, 2020

Bluffton Economic Development Commission
Bluffton, Indiana

Ladies and Gentlemen:

This is to certify that the Bluffton Economic Development Commission ("Commission") duly submitted to the Wells County Area Plan Commission ("Plan Commission") the report of the Commission entitled "Report of the Bluffton Economic Development Commission Concerning the Proposed Project to Serve Economic Development Facilities for RTT Investments, LLC."

WELLS COUNTY AREA PLAN COMMISSION

By: 