



Clerk-Treasurer's Office

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Patricia M. Miller
Clerk-Treasurer

June 7, 2016

DLGF- Gateway
DeKalb County Auditor
City of Auburn Common Council
DeKalb County Central United School Corporation
Garrett-Keyser-Butler School Corporation
Union Township
Keyser Township
Northeast Indiana Solid Waste District
Eckhart Public Library

Re: Auburn Redevelopment Commission

In accordance with IC 36-7-14-39(b)(4)(B) (the "Act"), the Auburn Redevelopment Commission (the "Commission") is hereby notifying you of the following determination that it has made concerning its Tax Allocation Area(s) for 2016 taxes payable 2017. The Commission has determined that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in subdivision (1) of the Act.

Regards,

Richard Martin, President of the Auburn Redevelopment Commission

RESOLUTION NO. 01-2016

**RESOLUTION OF THE AUBURN REDEVELOPMENT
COMMISSION**

SUMMARY

This Resolution supports the Auburn Redevelopment Commission regarding annual determination pursuant to I.C. 36-7-14-39.

_____	Recorder's Office	_____	Publish Public Hearing
<u>X</u> _____	Auditor's Office	_____	
_____	Clerk's Office	_____	Publish O/R after adoption
<u>X</u> _____	Other	_____	

DLGF-electronically
City of Auburn Common Council
DeKalb County Central United School Corporation
Garrett-Keyser-Butler School Corporation
Union Township
Keyser Township
Northeast Indiana Solid Waste District
Eckhart Public Library

RESOLUTION NO. 01-2016

**RESOLUTION OF THE AUBURN REDEVELOPMENT
COMMISSION**

WHEREAS, the Auburn Redevelopment Commission has created the Northwest Redevelopment Area (“Area”) and an allocation area entitled the Northwest TIF Allocation Area (“Allocation Area”) located in the City’s redevelopment district in accordance with IC 36-7-14 (“Act”); and

WHEREAS, pursuant to IC 36-7-14-39(b)(4), the Commission must make an annual determination prior to June 15 of each year, of the amount, if any, of assessed value of taxable property in the Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Allocation Area, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds and support other purposes of the Commission in compliance with IC 36-7-14-39(b)(2); and

WHEREAS, the Commission must provide written notice to the County Auditor, the Common Council and the officers who are authorized to fix the budgets, tax rates and tax levies of each taxing district whose territory is wholly or partially in the Allocation Area; and

WHEREAS, the Commission must submit a copy of the notice to the Department of Local Government Finance electronically; and

WHEREAS, the notice must state: (1) the amount of excess assessed value that the Commission has determined may be allocated to the respective taxing units; and (2) that the Commission has determined that there is no excess assessed value that may be allocated to the respective taxing units; and

WHEREAS, the Commission has determined that the following taxing districts are located wholly or partially in the Allocation Area:

DeKalb County Auditor
City of Auburn Common Council
DeKalb County Central United School Corporation
Garrett-Keyser-Butler School Corporation
Union Township
Keyser Township
Northeast Indiana Solid Waste District
Eckhart Public Library

WHEREAS, the Commission finds that there are tax increment revenues in the approximate amount of \$ 998,279 in the Allocation Fund (as defined in the Act) (“Existing TIF Revenues”); and

WHEREAS, the Commission has estimated that tax increment to be generated within the Allocation Area payable in 2016 is approximately \$ 610,000; and

WHEREAS, the Commission finds that:

00.00 will be dedicated to the repayment of debt service for proposed bonds/lease rental payments; and

Approximately \$ 1,600,000.00 will be utilized to support the projects identified in the Commission's economic redevelopment plan for the Area as set forth on Exhibit A attached hereto; and

WHEREAS, the Commission has determined that it requires all of the assessed value in the Allocation Area, as of June 15, 2016, to support projects of the Commission to create economic development and/or redevelopment in the area; and

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

1. The Commission determines that there is no excess assessed value that may be allocated to other taxing units.
2. The Commission ratifies the notifications filed by or caused to be filed by the Secretary of the Commission prior to June 15, 2016
3. This resolution is effective upon passage.

Adopted at a meeting of the Auburn Redevelopment Commission held this 7th day of June, 2016.

AUBURN REDEVELOPMENT COMMISSION



RICHARD MARTIN, President

ATTEST:



PATRICIA MILLER, Clerk-Treasurer

VOTING:

AYE

NAY

Richard Martin

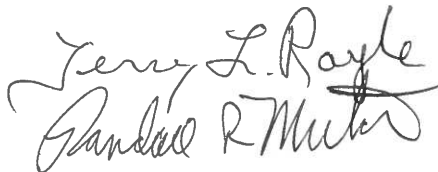


George Hall



Penny Silberg

Terry Rayle



Randy Morton

EXHIBIT "A"

**MODIFIED
ECONOMIC DEVELOPMENT PLAN**

for the

NORTHWEST ECONOMIC DEVELOPMENT AREA

June 26, 2008

Redevelopment Commission
City of Auburn, Indiana

Prepared by
The City Legal Department
And the
City Engineering Department
City of Auburn, Indiana

SUMMARY

This Modified Economic Development Plan (the "Plan") identifies, generally, those local public improvements in and serving the Northwest Economic Development Area (the "Area") that are required for the proper economic development and redevelopment of the Area, and discusses specific improvements that have been identified as necessary for economic development and redevelopment. This amendment serves to modify the scope and description of projects proposed to be financed all or in part with TIF revenue. A map of the Economic Development Area is attached hereto. This map represents a general outline of the area and the parcels encompassed in the Northwest Economic Development Area subject to the provisions of Indiana Code Section 36-7-14 et al., as amended from time to time. The general intent of the original Economic Development Plan remains the same, and only the scope and description of projects has been modified herein.

Accomplishment of the Plan will enable the City to accommodate and support the strong residential, commercial, and industrial development in the future. All indicators continue to support the Area as a desirable area for development for the foreseeable future. The Area and other geographic locales served by the Area are in need of new, expanded, and improved infrastructure and related improvements in and serving the Area.

The Economic Development Area has two generally distinct sub-areas, described as follows:

Commercial Sub-Area

The West 7th Street-Grandstaff Drive commercial sub-area is bounded generally by Indiana Avenue on the east, the developments located on the near west side of Interstate 69, areas to the north and south of State Road Eight (8), the areas near Interstate 69, areas adjacent to and near West Seventh Street, 15th Street, the I-69 corridor that is adjacent to the City limits of Auburn, and the area in the general vicinity of the same, and County Road 36A on the north. The Plan anticipates continued and exceptionally strong commercial and light industrial growth throughout this sub-area. The City of Auburn must be prepared for the impact of the anticipated growth of this sub-area. The City of Auburn must be prepared to accommodate significant increases in traffic at the State Road 8/I-69 interchange, coupled with strong and increasing demand for utility service extensions throughout the sub-area, as well as those lands west and north of the commercial sub-area. The City must consider secondary traffic routing options to reduce congestion at the State Road 8/I-69 interchange. Options for utility service "loops" will have to be investigated as a means of precluding the impairment or loss of utility services as this sub-area develops. Overall, the City must be prepared to upgrade, improve, and

modify existing water, electric, sanitary sewer, communication, and related utility services and infrastructure.

Residential Sub-Area

The Economic Development Area also includes the developed and developing residential sub-area north of North Street between Main Street and I-69. Alternate traffic routing and related improvements including, potentially, the extensions of Grandstaff Drive and Morningstar Road., and improvements to Betz Road, among others, are required. In addition, the improvement to existing roads, and supporting infrastructure may be necessary in the future. This sub-area also has significant stormwater drainage problems that must be corrected to sustain development of this sub-area and the areas north of Betz Road. Separation of the combined sanitary and stormwater sewers in the area bounded by Main Street, Van Buren Street, and North Street will be required in order to mitigate the stormwater drainage problems in that area and provide adequate downstream capacity for further development of this sub-area and adjacent lands. Water, sanitary sewer, and electric systems in various parts of this sub-area and adjacent lands must be constructed or reconstructed to correct or preclude over-utilization of the existing systems by current and future demands.

The improvements to local public infrastructure prescribed by the Plan, both generally and specifically, include the construction or reconstruction of streets, sidewalks, stormwater drainage, sanitary sewer, water and electric systems, and separation of combined stormwater-sanitary sewer systems. The plans for improvements are compatible with the Comprehensive Master Plan, Thoroughfare Plan, and the various utility plans of the City.

The Commission will complete projects with the intent to minimize adverse environmental impacts where to do so is not inconsistent with the requirements of the project.

Priorities for completion of projects are not assigned in this Plan. It is emphasized that the effects of time, financing constraints, unforeseen and emergent future requirements, emergencies, the effects that completion of a project will have on another project, and other variables, must be considered by the Redevelopment Commission when determining the priority of projects to be accomplished under the Plan.

BOUNDARIES OF THE ECONOMIC DEVELOPMENT AREA

GENERAL BOUNDARY DESCRIPTION OF THE NORTHWEST ECONOMIC DEVELOPMENT AREA

It is the intent of this description that the following described boundary be located on or within the corporate limits of the City of Auburn, and that the boundary enclose only lands located within the corporate limits of the City of Auburn. Where a conflict occurs between this intent and any part of this description, this intent shall prevail.

All deed records and parcel/map numbers referred to in the following description are those on file in the offices of the Recorder and Auditor of DeKalb County, Indiana respectively.

Boundary description. Parts of Sections 25 and 36, Township 34 North, Range 12 East, Keyser Township, and Sections 20, 29, 30 and 31, Township 34 North, Range 13 East, Union Township, all in the City of Auburn, DeKalb County, Indiana, and more particularly described by the following approximate courses and distances:

Beginning at the southeast corner of the northeast quarter of Section 36 in Keyser Township; thence westerly along said south line 1810 feet to the intersection of said south line with the east right-of-way line of Interstate Highway 69; thence southwesterly along said east right-of-way line 1680.3 feet to a point that is east of the intersection of the west right-of-way line of Interstate highway 69 with the west line of the east half of Section 36; thence west 250 feet to said point of intersection; thence northerly along said west half-section line 4230.81 feet to the south line of Section 25, said point also being a point in Seventh Street (State Road 8); thence easterly along said south section line 2640 feet to the southeast corner of Section 25; thence northerly, westerly and northeasterly to and along the east right-of-way line of Interstate Highway 69 a distance of 2900 feet to intersection of said east right-of-way line with the west property line of Westedge Mobile Home Park, said west property line being the west line of Parcel/Map No. 18-06-30-301-003 described in Deed Record 161, Page 254;

Thence by the following approximate courses and distances describing the west, south and east boundaries of Westedge Mobile Home Park and related lands, those also being the outer boundaries of Parcel/Map Nos. 18-06-30-100-013, 18-06-30-301-003, 18-06-30-326-001, 18-06-30-326-002, and 18-06-30-351-007 recorded at Deed Records 161 Page 254, 162 Page 546, and 209 Page 382, and exceptions therefrom: southerly along said west property line 2298 feet to a point that is 289 feet west and 243 feet north of the southwest corner of Section 30; thence easterly 302.13 feet; thence southerly 239.4 feet to the south line of Section 30; thence easterly along said south section line 111.01 feet; thence northerly 300 feet; thence easterly 250 feet; thence northerly 32.01 feet; thence easterly 151 feet; thence northerly 83.86 feet; thence westerly 97.61 feet; thence north 25 deg. 56 min. west 175.96 feet; thence easterly 679.09 feet to a point that is approximately 584.8 feet north and 310.17 feet west of the southeast corner of the southwest quarter of Section 30; thence northerly 2062.98 feet to the south line of the northwest quarter of Section 30; thence easterly along said south quarter-section line 313.34 feet to the

southeast corner of the northwest quarter of Section 30; thence northerly along the east line of said northwest quarter 1749 feet to the intersection of said east quarter –section line with the south right-of-way line of County Road 36A;

All that portion of the southwest quarter of Section 30; township 34 north; Range 13 east; Lying east of Interstate 69. Excluding those areas already included herein.

Thence departing from the boundary line of Westedge Mobile Home Park and related lands Northerly along said east line of the northwest quarter of Section 30 a distance of 25 feet to the centerline of County Road 36A; thence southeasterly along said centerline 2280 feet to the south line of the northeast quarter of Section 30; thence easterly along said south quarter-section line 120 feet to the west line of Section 29; thence northerly along the west lines of Section 29 and 20 a distance of 5310 feet to the north right-of-way line of Betz Road (County Road 38); thence easterly and southeasterly along said north right-of-way line 3220 feet to the centerline of Main Street; thence southwesterly along said centerline 6070 feet to the south right-of-way line of North Street; thence westerly along said south right-of-way line 1400 feet to the east right-of-way line of the former Fort Wayne, Jackson and Saginaw Railroad, thence southwesterly along said east right-of-way line 2208.5 feet to the north right-of-way line of Seventh Street ; thence southwesterly along said east right-of-way line 2208.5 feet to the north right-of-way line of Seventh Street; thence westerly along said north right-of-way line 900 feet to the northerly extension of the west right-of-way line of West Street; thence southerly along said west right-of-way line 733.35 feet to the southeast corner of a tract of land recorded at Deed Record 212, Page 324, said property corner being on the west right-of-way line of West Street 146.5 feet north of the south right-of-way line of Eleventh Street; thence westerly 1287.61 feet along the south property lines of Parcel/Map Nos. 18-06-31-201-009, 18-06-31-201-017, 18-06-31-201-020, 18-06-31-201-021, and 18-06-31-201-024, to a point on the east right-of-way line of Grandstaff Drive that is 430.51 feet south and 30 feet east of the northwest corner of the northeast quarter of Section 31, said point also being the south west corner of a tract of land recorded at Deed Record 184, Page 571; thence southerly along said east right-of-way line 958.4 feet to the intersection of the east right-of-way line of Grandstaff Drive with the south right-of-way line of Fifteenth Street; thence westerly and northwesterly along said south right-of way line 2287 feet to the east lien of the northwest quarter of Section 36; thence southerly along said east quarter-section line 1590 feet to the point of beginning;

Excepting therefore the following described land in Union Township recorded at Deed Record 178, Page 111, and Parcel/Map No. 14-06-30-200-005: Beginning at a point on the south line of the northeast quarter of Section 30 that is 701.25 feet east of the southwest corner of said northeast quarter; thence northerly 354.5 feet; thence easterly 509.6 feet; thence southeasterly along the centerline of County Road 36A to south line of said northeast quarter of Section 30; thence westerly along said south quarter-section line to the point of beginning;

Also excepting therefrom the following described land in Union Township recorded at

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Deed Record 189, Page 93, and Parcel/Map No. 14-06-29-151-001: Beginning at a point on the west line of Section 29 that is 908.5 feet north of the southwest corner of the northwest quarter of Section 29; thence northerly along said west quarter-section line 213.50 feet; thence easterly 1042.67 feet to the west right-of-way line of the former Fort Wayne, Jackson and Saginaw Railroad; thence southwesterly along said right-of-way 527.69 feet; thence westerly 539.30 feet; thence northerly 265.00 feet; thence westerly 294.26 feet to the point of beginning; excepting from this description that land described at Deed Record 229, Page 42;

Also excepting therefrom the following described land in Union Township recorded at Deed Record 208, Page 200, and Parcel/Map Nos. 14-06-29-151-004 and 14-06-29-151-005: Beginning at a point of the west line of Section 29 that is northerly 643.5 feet from the southwest corner of the northwest quarter of said Section 29; thence northerly 265.00 feet; thence westerly 294.26 feet; thence southerly 265.00 feet; thence westerly 294.26 feet to the point of beginning;

Also excepting therefrom the following described land in Union Township that lies west of the centerline of County Road 36A, recorded at Deed Record 227, Page 144, and Parcel/Map No. 14-06-30-200-002: Beginning at a point on the centerline of County Road 36A that is easterly 387.07 feet and southeasterly 522.15 feet from the northwest corner of the southwest quarter of the northeast quarter of Section 30; thence westerly 204.96 feet; thence southerly 128.97 feet; thence easterly 322.73 feet to the centerline of County Road 36A; thence northwesterly along said centerline to the point of beginning; Also excepting therefrom the following described land in Union Township recorded at Deed Record 229, Page 42, and Parcel/Map No. 14-06-29-151-007: Beginning at a point on the west line of Section 29 that is northerly 1122 feet and easterly 250 feet from the southwest corner of the northwest quarter of Section 29; thence easterly 208.7 feet; thence southerly 208.7 feet thence westerly 208.7 feet; thence northerly to the point of beginning;

Also excepting therefrom all the following described land in Keyser Township recorded at Deed Record 213, Page 132, and Parcel/Map No. 07-05-36-200-002: Beginning at the northwest corner of the northeast corner of Section 36; thence easterly 662.50 feet along the north line of said northeast quarter to the northeast corner of the west half of the west half of said northeast quarter; thence southerly 26.48 feet along the east line of the west half of the west half of said northeast quarter to the south right-of-way line of State Road 8 and the true point of beginning of this description; thence southerly 350.55 feet along said east line; thence westerly 227.46 feet; thence northerly 345.83 feet to the south right-of-way line of State Road 8; thence easterly 213.54 feet along said south right-of-way line to the point of beginning;

Also excepting therefrom the following described land in Union Township recorded at Deed Record 231, Page 346, and Parcel/Map Nos. 14-06-30-200-003 and 14-06-30-200-004: Beginning at a point that is easterly 701.25 feet and northerly 354.5 feet from the southwest corner of the northeast corner of the northeast quarter Section 30; thence northerly 145.5 feet; thence easterly 386.5 feet to the centerline of County Road 36A;

thence southeasterly along said centerline 190.6 feet; thence westerly 509.6 feet to the point of beginning;

Part of the Southwest Quarter of Section 25, Township 34 North, Range 12 East, DeKalb County, Indiana, being part of the real estate conveyed to G&B Leasing in the deed recorded in the Deed Book 226, page 429, in the Office of the Recorder of DeKalb County, Indiana, more particularly described as follows:

Commencing at a Boat Spike found marking the Southwest corner of the Southwest Quarter of Section 25, Township 34 North, Range 12 East, DeKalb County, Indiana; thence South 89 degrees 15 minutes 07 seconds East (assumed bearing) along the South line of the SW. ¼ of Sec. 25-34-12, a distance of 1650.00 feet (100 rods) to the point of beginning; thence North 01 degrees 18 minutes 03 seconds West and parallel with the West line of the SW. ¼ of sec. 25-34-12, a distance of 1548.02 feet to a 5/8-inch iron pin on the Westerly top-of-bank of the Peckhart Ditch; thence South 42 degrees 07 minutes 50 seconds East along said Westerly top-of-bank, a distance of 596.06 feet to a 5/8-inch iron pin; thence South 33 degrees 47 minutes 51 seconds East along said Westerly top-of-bank, a distance of 266.40 feet to a 5/8-inch iron pin, thence South 23 degrees 41 minutes 34 seconds East along said westerly top-of-bank, a distance of 338.90 feet to a 5/8-inch iron pin; thence South 06 degrees 55 minutes 58 seconds East long said Westerly top-of-bank, A distance of 519.87 feet to a point on the Northerly right-of-way line of State Road #8; thence South 00 degrees 44 minutes 53 seconds West, a distance of 67.07 feet to a point on the South line of the SW.1/4 of Section 25-34-12; thence North 89 degrees 15 minutes 07 seconds West along said South line, a distance of 711. 01 feet to the point of beginning, containing 17.7474 acres, subject to road rights-of-ways and easements. A part of the East 60 Acres off of the Northwest Quarter of Section 36, Township 34 North, Range 12 East, Keyser Civil Township, DeKalb County, Indiana, more particularly described as follows:

Commencing at a 1 inch Rod in concrete marking the Northeast Corner of said Northwest Quarter of Section 36; thence South 00 deg. 25 min. 03 sec. East (an assumed bearing and basis of all bearings in this description), along the East line of said Northwest Quarter, a distance of 32.13 feet to a 5/8 inch rebar with cap marked "Kline" at the Southeast Corner of a grant of Right-of-Way to the State of Indiana Project No. ST-559-(D) Parcel 3, as recorded in Deed Record 167 page 98 and being the TRUE POINT OF BEGINNING; thence South 00 deg. 25 min. 03 sec. East continuing along said East line, a distance of 2630.74 feet to a Railroad Rail Post marking the Southeast Corner of said Northwest Quarter; thence North 88 deg. 44 min. 59 sec. West, along the South line of said Northwest Quarter, a distance of 988.95 feet to a stone (shown as point 7 of a Legal Survey of Section 36 by C.W. Weeks, County Surveyor, Dated Feb. 6 and 7, 1871 and found in County Surveyor's Book C2 pages 339 & 340); thence North 00 deg. 36 min. 55 sec. West, a distance of 2359.63 feet to a 5/8 inch rebar with cap marked "Russell" at the Southwest Corner of a tract of land described in Deed Record 178 page 195; thence South 88 deg. 57 min. 06 sec. West and parallel with the North line of said Northwest Quarter, along the South line of said Deed Record 178 page 195 and Deed Record 193 page 18, a distance of 370.84 feet to a 5/8 inch rebar with cap marked "Russell" at the Southeast Corner of the Deed Record 193 page 18; thence North 00 deg. 36 min. 55 sec.

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West, along the East line of said Deed Record 193 page 18, thence North 00 deg. 36 min. 55 sec. West, along the East line of said Deed Record 193 page 18, a distance of 265.95 feet to a 5/8 inch rebar with cap marked "Russell" at the south Westerly Corner of the aforesaid Right-of-Way of the State of Indiana from Deed Record 167 page 98; thence South 89 deg. 07 min. 36 sec. East, along said Right-of-Way line, a distance of 627.04 feet to the POINT OF BEGINNING, containing 57.64 Acres, more or less subject to the Rights-of-Ways and Easement for the Wm. Peckhart Drainage Ditch No. 22-00-0, subject to any and all other Legal Rights-of Ways and Easements of Records.

REQUIRED AND PROPOSED IMPROVEMENTS

Overview

The projects that are being proposed by this Plan include new construction and improvements to streets and sidewalks, separation of combined stormwater/sanitary sewer systems, improvements to stormwater drainage, sanitary sewer, water and electric systems, installation of new street lights, trails, walkways, bikeways, technology improvements, quality of life and environment projects and any other related projects. The improvements proposed herein are planned in and/or serving the Economic Development Area.

The purpose of this Plan is to assist any area that serves or will enhance the Northwest Economic Development Area.

This Plan also intends to support and financially assist projects that promote stimulation and growth to the Northwest Economic Development Area and the area served by the Northwest Economic Development Area.

Street and Sidewalk Improvements

The transportation improvement plan includes construction and reconstruction of streets, curbs and gutters, sidewalks, and other transportation enhancements. When completed, these improvements will provide additional traffic routes in the northern area of the City, improve traffic flow, enhance safety, and further the goal of providing an alternative route for traffic from and to the west side of I-69.

Sanitary Sewer System Improvements

Proposed major sanitary sewer improvements include planned extensions to sewers, new plant or expansion to existing plants within the Redevelopment Area and areas served by the Redevelopment Area.

The planned improvements and expansion of the sewer system may take place in the Northwest Economic Development Area, the areas served by the development area, and in areas where development takes place that may be served by the Northwest Economic Development Area.

Stormwater Drainage Improvements

In recent years all new subdivision plans have been required to include drainage improvements, but the increased demand that new and existing developments place on existing drainage systems cannot be accommodated by those systems and they must be improved. Drainage improvements, including detention basins and improvements to open and enclosed systems, are proposed by this Plan.

Water System Improvements

New water infrastructure, including but limited to additional water mains, towers, and plant improvements, are to be installed in conjunction with the expansion and development of Northwest Economic Development Area, and the areas served by said area. The area for water improvements include but are not limited to areas near I-69 and State Road 8. The purpose of improving water systems is to provide for redundancy and further capacity to serve the residential, commercial and industrial interests of the City of Auburn, Indiana.

Not ED

Electric System Improvements

Improvements to the electrical system of the City of Auburn, including but not limited to electric system loops are to be constructed or reconstructed to serve the Area. Said systems and or improvements will improve the reliability and consistency of existing service and provide additional capacity for development of the Development Area and areas served by the development area.

Right of Way Acquisition

The estimate of right-of-way that will be required for new streets included in the plan is plus or minus 14 acres. There is no estimate for right-of-way or easements that may be required for improvements to existing streets, for utility extensions, or for other proposed improvements under this Plan.

Road way improvements:

Virtually all the roadways in the City limits of Auburn, Indiana are in proximity to and in some way serve the Northwest Economic Development Area.. It will be required to make improvements in the future to roadways, curbs, gutters, sidewalks and other related rights of way.

Technology Improvements:

To remain viable and competitive in the ever evolving technology areas, the City will need to undertake improvements to the technology made available to the Area served by the Northwest Redevelopment District. The City will make expenditures to provide high speed fiber optic internet service, telecommunication service, video, voice and other related technology items.

Trails and recreation improvements:

Recreational improvements by way of trails, walkways, bikeways and other related items will be necessary and will allow for enhancement to the area and the areas served by the Northwest Redevelopment Area. Funds may be used to further expand these projects as opportunity for expansion becomes available.

Total Estimated Cost of all Improvements: Exceeds \$10,000,000.00 (Ten Million Dollars and zero cents).

FUNDING

The improvements in this Plan cannot be funded entirely by the normal financial processes and procedures available to the City or the private sector, in the manner and as required to accommodate the demand for services. Funding constraints on the City involve statutory limits on annual general fund budget growth during sustained periods of rapid development, statutory limits on annual general fund bonding and the costs of bonding, and the fact that property taxes that can be used to provide certain public services to developing areas accrue after development has occurred, whereas those public services are required before development takes place. These constraints enable the City to keep pace with the normal inflation in service costs, and enable the City to maintain some of its existing infrastructure, but often do not permit the City to accommodate significant growth in the demand for City services, such as that experienced over the past decade.

The primary source of funding for accomplishment of this Plan will be those funds that accrue to the Area through the allocation provisions of the Resolution, which permits the Commission to use the incremental property taxes generated by non-residential improvements to finance, in whole or in part, improvements such as those identified in this Plan, that are in and serving the Economic Development Area. The Redevelopment Commission is committed to using the funds generated in the allocation area responsibly and in a manner that best serves the citizens of the City of Auburn.

