

ORDINANCE NO. 87-1

AN ORDINANCE REVOKING PRIOR ACTIONS AND ESTABLISHING
RULES AND REGULATIONS FOR APPLYING FOR AND DESIGNATING
ECONOMIC REVITALIZATION AREAS AS PROVIDED BY IC 6-1.1-12.1-1
THROUGH 6-1.1-12.1-5.7 AS AMENDED

WHEREAS, the Commissioners of Wabash County, Indiana recognize the need to stimulate growth and to maintain a sound economy within their jurisdiction; and

WHEREAS, the County Commissioners further recognize that it would be beneficial to designate certain areas within Wabash County as Economic Revitalization Areas for tax abatement purposes; and

WHEREAS, Indiana law provides for tax abatement for non-retail rehabilitation or development of real property and equipment in Economic Revitalization Areas, it is advisable that a procedure be established for processing applications for Economic Revitalization Area designation within the county; and

WHEREAS, it is the desire of the Commissioners of Wabash County, Indiana to designate an agency of government of the County to process, hold public hearings, and investigate and determine the best interests of the County with regard to all applicants who desire Economic Revitalization Area status.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Board of Commissioners of Wabash County, Indiana, as follows:

Section One. The prior ordinance numbered 86-2 passed and approved by the Board of Wabash County Commissioners on the 3rd day of February of 1986 entitled "An Ordinance Establishing Rules and Regulations For Applying for and Designating Economic Revitalization Areas as Provided By IC 6-1.1-12.1-1 through 6-1.1-12.1-5.7 as Amended" is hereby revoked and that replacement, amended, and revised ordinance as named herein-above on the terms and conditions as stated hereinafter is hereby enacted to replace the revoked prior ordinance.

Section Two. The Plan Commission of Wabash County, Indiana is hereby designated as the agency of Wabash County which shall receive all applications from persons, firms, organizations or corporations requesting that certain real estate be designated as an Economic Revitalization Area.

Section Three. The fees to be paid by the applicants of the real estate to be designated as an Economic Revitalization Area, shall be paid to the Auditor of Wabash County, and shall thereafter remain the property of the County. Said fees are as follows:

<u>Value of Proposed Improvements</u>	<u>Fee</u>
\$0 to \$25,000	\$ 50.00
\$25,001 to \$75,000	\$150.00
\$75,001 to \$500,000	\$300.00
\$500,001 and over	\$500.00

Section Four. The Plan Commission of Wabash County, Indiana shall prepare printed forms and require all applicants applying for designation of real estate as an Economic Revitalization Area to use such forms in making application for such designation. At a minimum, the Plan Commission shall consider the following items in preparing such printed forms: proposed use of real estate; proposed type and cost of buildings and equipment, and; employment impact.

Section Five. The Plan Commission, after receiving an application requesting Economic Revitalization Area designation, shall conduct such investigations as are appropriate and necessary to determine the best

interests of the County, shall hold at least one public hearing, and shall thereafter make written recommendations to the Wabash County Council as to the desirability or non-desirability of designating the area described in the application as an Economic Revitalization Area. The County Council shall, by Resolution, make final approval of all applications, and said application shall be attached to the Resolution.

Section Six. The Wabash County Council shall prepare and adopt a Resolution which establishes general standards to be used, along with the requirements set forth in the definition of an Economic Revitalization Area, in the review of the applications by the Plan Commission and itself.

Section Seven. This ordinance shall apply to real estate located within the jurisdiction of Wabash County which is zoned for industrial use, and/or other zoning classification within the limits of zoning jurisdiction of the City of Wabash and Town of North Manchester.

Section Eight. If improvements as proposed in the application for Economic Revitalization Area status are not started within one (1) year from the date of designation by the County Council, such Economic Revitalization Area designation shall expire; however, the applicant may re-apply, and the application fee therefore shall be 50% of the original fee, provided such re-application is made within ninety (90) days from the date of the expiration of the (1) year period.


Section Nine. Where an area has been designated as an Economic Revitalization Area, such status shall expire five (5) years after the date of designation; however, such expiration shall not affect any persons, firms, organizations or corporations who have applied for and received tax abatement status, in accordance with law.

Section Ten. This Ordinance shall not give any person, firm, organization or corporation any rights as to tax abatement status as would be a longer period of time, or greater than as provided by the laws of the State of Indiana.

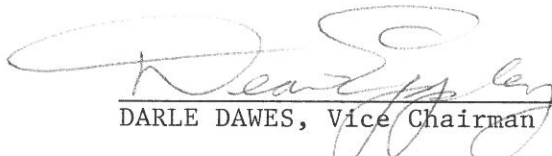
Section Eleven. This Ordinance shall be in full force and effect from and after the date of its passage.

Adopted by the Board of Commissioners of Wabash County, Indiana this 12th day of Jan., 1987.

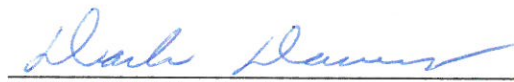
BOARD OF WABASH COUNTY COMMISSIONERS



JOHN P. SCHULER, Chairman

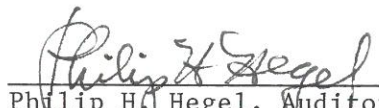


DARLE DAWES, Vice Chairman



DEAN EPPLEY, Member

ATTEST:



Philip H. Hegel, Auditor

This Ordinance was prepared by Thomas J. Mattern, Wabash County Attorney, 70 West Hill Street, Wabash, Indiana.