

BEFORE THE WABASH COUNTY COUNCIL

RESOLUTION # 2020-85-04

A RESOLUTION AUTHORIZING (a) THE TRANSFER OF TITLE TO THE ARC LIGHT BUSINESS PARK TO THE WABASH COUNTY REDEVELOPMENT COMMISSION, AND (b) APPROVING THE SALE OF LOT 4 IN THE PARK

The Board of Commissioners of Wabash County ("Board") believes that the real estate commonly known as the Arc Light Business Park ("Park") as shown on A plat prepared by John H. Stephens, RLS, dated February 17, 2020, is an area needing redevelopment, as defined in I.C. 36-7-1-3, and that such area may be redeveloped for commercial, industrial, and/or governmental purposes.

The Board believes that the Wabash County Redevelopment Commission ("Commission") is best situated to redevelop the Park under the powers granted it by I.C. 36-7-14-12.2, and that transfer of title to Park to the Commission for redevelopment will be to the benefit of the public health and welfare, and in the best interests of the County and its citizens.

Under I.C. 36-1-11-8, the Board may transfer title the Park to the Commission upon terms and conditions agreed upon by the Board and the Commission as evidenced by adoption of substantially identical resolutions by each entity.

The Board and the Commission have adopted substantially identical resolutions wherein the Board will transfer title to the Park to the Commission on the following terms and conditions: (a) the Commission shall develop a plan to redevelop the Park for commercial, industrial, and/or governmental purposes on terms and conditions satisfactory to the Board and in the best interests of the County and its citizens, and (b) upon sale of the parcels in the Park, net sale proceeds shall be deposited with the County Auditor who shall segregate the funds for future use by the Commission for development of the Park and/or to support additional County economic development projects.

On February 26, 2020, the Commission adopted the Arc Light Business Park Development Plan ("Plan"), a copy of which is attached hereto and marked as Exhibit "A."

The County Council is satisfied with the terms and conditions agreed upon by the Board and the Commission and believes that the transfer of title to the Park by the Board to the Commission should be authorized.

Subject to the approval of the County Council, the Commission has the power under I.C. 36-7-14-22.5 to sell lots in the Park following the procedures set forth in I.C. 36-7-14-22, and the Council believes that sale of the lots following the procedures set forth in I.C. 36-7-14-22 should be approved, with the exception that other than Lot 4, the Commission shall not proceed with the sale of any other lots in the Park until the Board and the County Council have agreed, by adoption of substantially identical resolutions, to the location of the new county jail (and possibly additional improvements for other County offices) presently under consideration.

IT IS THEREFORE RESOLVED:

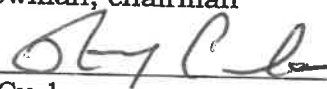
1. Transfer of title to the Park by the Board to the Commission is authorized.
2. Sale of lots following the procedures set forth in I.C. 36-7-14-22 is approved, except that other than Lot 4, the Commission shall not proceed with the sale of any other lots in the Park until the Board and the County Council have agreed by adoption of substantially identical resolutions to the location of the new county jail (and possibly other County offices) presently under consideration.

March 16, 2020

WABASH COUNTY COUNCIL




Kyle Bowman, chairman



Randy Curless




Phillip Dale



Matt Dillon



Matthew Mize, vice-chairman



Barbara Pearson

Lorissa Sweet

Attest:



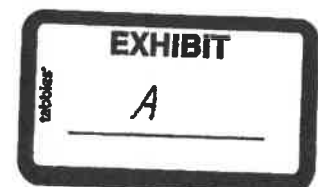
Marcie Shepherd, Wabash County Auditor

BEFORE THE WABASH COUNTY REDEVELOPMENT COMMISSION

ARC LIGHT BUSINESS PARK DEVELOPMENT PLAN
February 26, 2020

The Wabash County Redevelopment Commission now adopts the following plan for the redevelopment of the Arc Light Business Park ("Park"):

1. The preliminary and final plats for the Park dated February 17, 2020, are hereby approved, and recording is authorized upon approval of the plats by the Wabash City Plan Commission.
2. The restrictive and protective covenants affecting the Arc Light Business Park are hereby approved, and recording is authorized upon recording of the plats.
3. Lots 1, 2, and 3 shall be reserved for future development at the discretion of the Wabash County Board of Commissioners for governmental purposes, including but not limited to the construction and operation of a county jail.
4. No consent or approval from owners of other lots shall be required for the amendment of the plat and/or restrictive and protective covenants with regard to the future development of Lots 1, 2, and 3.
5. Lot 4 shall be offered for sale under I.C. 36-7-14-22 upon the following terms and conditions:
 - 5.1. The lot shall be developed for the production of standard and custom pneumatic and hydraulic lab presses for aerospace, medical, recreation, automotive, energy, education, ASTM and rubber and plastics testing, R&D laboratory, and other related applications.
 - 5.2. The primary improvement on the lot shall be constructed of steel, and shall contain not fewer than 50,000 square feet nor more than 60,000 square feet dedicated to office, lab, and production purposes.
 - 5.3. Construction shall commence no later than June 1, 2020, and shall be completed no later than May 31, 2021.
 - 5.4. All bids will be submitted in writing accompanied by a notarized non-collusion affidavit on forms provide by the Auditor's office.



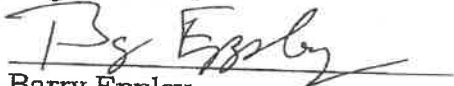
- 5.5. A bid by a trust must identify each beneficiary and settlor of the trust.
- 5.6. Bids will be evaluated on the amount offered, and the bidder's intent and ability to comply with this redevelopment plan, the plats, the Park's restrictive and protective covenants, and all federal, state and local statutes, ordinances, and regulations, including, but not limited to the City of Wabash Zoning Code.
- 5.7. The Commission shall have the right to reject any and all bids, to waive irregularities in the bidding process, and to accept or reject bid terms.

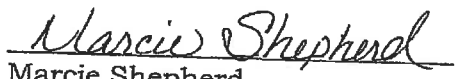
6. Lots 5 through 12 and the common area shown on the preliminary plat are reserved for future development under terms and conditions to be imposed by the Commission with the approval of the Wabash County Board of Commissioners, to be shown in future development plans or by the amendment of this Plan.


February 26, 2020

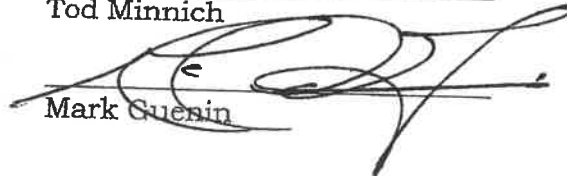
WABASH COUNTY REDEVELOPMENT COMMISSION


Roger Cromer


Barry Eppley


Marcie Shepherd


Tod Minnich


Mark Guenin

February 26, 2020