

DULY ENTERED FOR TAXATION

THIS 17th DAY OF July, 2024
Carmie A. Frankhal
AUDITOR DEARBORN COUNTY

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Joyce Oles
Dearborn County Recorder IN
Recorded as Presented

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Joyce Oles
Dearborn County Recorder IN
Recorded as Presented~~

2024-DCRC-003

**DECLARATORY RESOLUTION
OF THE DEARBORN COUNTY REDEVELOPMENT
COMMISSION ESTABLISHING THE BRIGHT
ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA, AND ALL
MATTERS RELATING THERETO**

WHEREAS, the Dearborn County Redevelopment Commission (the "Commission"), a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act"), has investigated, studied and surveyed economic development and redevelopment areas within Dearborn County, Indiana (the "County"); and

WHEREAS, the Commission has selected an economic development area (the "Area") to be developed pursuant to the Act; and

WHEREAS, the Commission has prepared an economic development plan (the "Plan") for the Area, which Plan is attached hereto as Exhibit A-1 and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Area, (ii) the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that all parcels of property are currently to be included in the acquisition list and (iii) the parts of the acquired portions of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of the economic development of the Area;

WHEREAS, the Commission now desires to designate portions of the Area as an "allocation area" pursuant to Section 39 of the Act, known as the "2024 Bright Economic Development Area Allocation Area" as more fully described herein.

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

Section 1. The Commission has selected the Area as an economic development area within the corporate boundaries of Dearborn County pursuant to the provisions of the Act. The Area is

*
Re-Recorded to include
Auditor's endorsement

described in Exhibit A-1 and Exhibit A-2 attached hereto and incorporated herein by reference which includes a description of the Area and a map of the Area. The Area is hereby designated as the "Bright Economic Development Area".

Section 2. The Commission finds that the Plan for the Area:

- (a) Promotes significant opportunities for the gainful employment of the citizens of Dearborn County;
- (b) Assists in the attraction of major new business enterprises to Dearborn County;
- (c) Benefits the public health, safety, morals and welfare of the citizens of Dearborn County;
- (d) Increases the economic well-being of Dearborn County and the State of Indiana; and
- (e) Serves to protect and increase property values in Dearborn County and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of the lack of local public improvements and other similar conditions, specifically including among others sufficient road and utility infrastructure.

Section 4. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by the construction of (a) road and sidewalk infrastructure improvements to provide improved access in and around the Area; (b) utility improvements, including water, sewer and storm water improvements, to ensure reasonable and appropriate utility services to the Area; (c) drainage improvements to ensure adequate drainage of the Area; and/or (d) other improvements necessary for the development of the Area, including economic development project improvements in or serving the Area by all means allowable pursuant to the Act. These improvements (collectively, "Improvements") promote public health and welfare for the citizens of Dearborn County by enhancing economic development of the Area through the provision of adequate road infrastructure, adequate utility services (water, sewer and storm water) to the Area, and by making the Area more suitable for development through the construction of economic development project improvements.

Section 5. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by providing the construction of the Improvements to encourage and enable the development of new businesses in the Area, and the retention of and fostering of growth of existing businesses around the Area.

Section 6. The Plan conforms to other development and redevelopment plans for Dearborn County.

Section 7. The Commission proposes to acquire land or interests in the land as part of the Plan and the Acquisition List in the Plan attached as Exhibit A-4 is hereby approved.

Section 8. The Commission estimates the cost of implementing the Plan will be approximately \$2,850,000 (this estimate includes the construction of the Improvements).

Section 9. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents, if any. The Commission will take no actions that will result in the displacement of residential areas.

Section 10. The Bright Economic Development Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act to be known as the “2024 Bright Economic Development Area Allocation Area,” as set forth on the parcel list and legal description in Exhibit A-2 for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the “2024 Bright Economic Development Area Allocation Area Fund.” The base assessment date for the 2024 Bright Economic Development Area Allocation Area shall be January 1, 2024. The Commission hereby finds and determines, based upon its review of the proposed Area and its reasonable expectations relating to expected growth of assessed value in the 2024 Bright Economic Development Area Allocation Area following completion of local public improvements as set forth in the Plan, that the adoption of the allocation provision as provided herein will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation areas 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 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 the respective allocation fund for each of said allocation area that may be used by the District to do one (1) 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 funds may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes or lease rentals on leases payable from tax increment revenues.

Section 11. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Area, subject to the limitations of Indiana Code 36-7-14-43.

Section 12. 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)(5) of the Act.

Section 13. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the Dearborn County Plan Commission (“Plan Commission”) for its approval.

Section 14. The Commission also directs the presiding officer, after receipt of the written order of approval of the Dearborn County Plan Commission and the Dearborn County Board of Commissioners to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 36-7-14-17 and Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of Dearborn County concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of Dearborn County Administrator Plan Commission 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 project and will determine the public utility and benefit of the proposed project. Copies of the notice shall also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

Section 15. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area which includes (a) the estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (b) the anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 13 hereof).

Section 16. The Commission further directs the presiding officer to submit this resolution to the Dearborn County Board of Commissioners for its approval of the establishment of the Area.

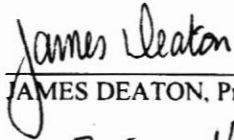
Section 17. The Commission hereby confirms the findings and determinations set forth in the Declaratory Resolution and Plan with respect to the Area.

Section 18. 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.

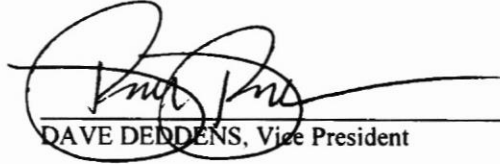
Section 19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Section 20. This resolution shall be effective as of the date of its adoption.

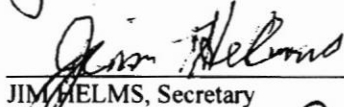
Passed and adopted at a meeting of the Dearborn County Redevelopment Commission this
9th day of July 2024.



JAMES DEATON, President

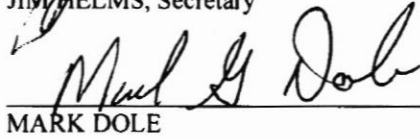


DAVE DEDDENS, Vice President



JIM HELMS, Secretary

JIM MANSFIELD, Member



MARK DOLE

ATTESTED:


CONNIE FROMHOLD

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. /s/ ANTHONY M. SMART

This Instrument Prepared By:
ANTHONY M. SMART (31106-58)
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311 Walnut St Ste D
Lawrenceburg, IN 47025-1908
Phone: (812) 537-4577
Fax: (513) 493-1827

DEARBORN COUNTY REDEVELOPMENT COMMISSION

ECONOMIC DEVELOPMENT PLAN

for the

Bright Economic Development Area

Initial Plan Adoption: July 9, 2024

Approved by: Dearborn County Redevelopment Commission on July 9, 2024

Submitted to: Dearborn County Plan Commission on August 26, 2024

(Exhibit A-1 as referenced in Adopting Resolutions)

Prepared by: One Dearborn, Inc.

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FINDING # 1 12
The Economic Development Plan promotes significant opportunities for the gainful employment of its citizens, attracts a major new business enterprise to the County, retains and expands a significant business enterprise existing in the boundaries of the County, and meets other statutory purposes as set forth in IC 63-7-14-2.5 and IC 36-7-14-43.

FINDING # 2 13
The plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of lack of local public improvements, multiple ownership of land, or other similar conditions.

FINDING # 3 13
The public health and welfare will be benefitted by accomplishment of the plan for the Economic Development Area.

FINDING # 4 13 - 14
The accomplishment of the plan for the Economic Development Area will constitute 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.

FINDING # 5 14
The plan for the Economic Development Area conforms to other development and redevelopment plans for the County.

CONCLUSION & RECOMMENDATIONS 14

APPENDIX --- EXHIBITS "A-2" THROUGH "A-4"

PURPOSE OF THE ECONOMIC DEVELOPMENT PLAN

The Dearborn County, Bright Economic Development Plan (the "Plan") is not a freestanding document. It will be philosophically and factually linked to the previous and current planning efforts for Dearborn County (the "County"). This plan has been designed to permit and assist Dearborn County Government in physically improving the newly established Bright Economic Development Area (the "Area"). The implementation of the Plan outlined in this document will bring about a distinct and visible upgrade to the Area. Additionally, it will result in an improvement in the quality of life and place for residents and visitors, as well as the Area's general environment for new private investment in commercial and residential development.

The Dearborn County Redevelopment Commission ("Commission") has responsibility and oversight for the day-to-day execution and development of the Area. It is the goal of DCRC to deepen its level of communication and collaboration with the Dearborn County Council, Dearborn County Board of Commissioners, Dearborn County Planning and Zoning Department, Dearborn County Highway Department, and other County government partners in improving the Area. DCRC wishes to ensure that its work and this Plan are consistent with the strategies and opportunities identified in the County's existing Comprehensive Plan and future updates of the Comprehensive Plan, especially the economic development element.

In the broadest sense, the goal of this Plan is to support the county's overall strategy around creating positive economic opportunities that will:

- improve the quality of life for Dearborn County citizens,
- ensure the County remains attractive to businesses who may consider operating here and retain its existing businesses,
- attract individuals to live in Dearborn County as we experience population stagnation and hedge against demographic trends of an aging population, and
- keep residential property values and housing options attractive; which will result in an increase in property values and the County's property tax base over time.

The population growth trend, while it was on a very positive trend between 1980 and 2000; with growth continuing for the following ten years until 2010. However, the past ten years, 2010 through 2020, reflect a stagnation of population.

Dearborn County Population Growth	
2014 – 2023	3.57%
2010 – 2020	1.26%
2000 – 2010	8.0%
1990 – 2000	20.2%
1980 – 1990	17.7%

Source: US Census Bureau

Dearborn County's population change since 2010 shows a modest gain of citizens while the Cincinnati MSA grew by 1.9%. Also, for the same period, the state of Indiana grew its population by the same amount as the Cincinnati MSA. The chart below demonstrates the population activity in all counties in the Cincinnati MSA between 2010 and 2020. This data makes it clear that Dearborn County was one of only seven counties in the region that lost population during this period. It is important to note that the other four counties, unlike Dearborn County are not located close to downtown Cincinnati, near the Ohio River, near the Airport or at the crossroads of several major interstates. There are multiple factors impacting this trend that will not be addressed in this plan. However, the DCRC believes this trend can be addressed by improving public infrastructure, affordable housing options, employment opportunities, and wages over the long term among other things.

Cincinnati, OH-KY-IN [17140] CBSA by County Population Estimates & Projections to 2030								
County / Area	7/1/2010	2010%	7/1/2020	2020%	7/1/2030	2030%	2010-30	2010-30%
Dearborn, IN [18029]	50,101	2.37	48,774	2.22	47,558	2.08	-2,543	-5.08
Ohio, IN [18115]	6,109	0.29	5,832	0.27	5,531	0.24	-578	-9.46
Union, IN [18161]	7,533	0.36	7,038	0.32	6,480	0.28	-1,053	-14.0
Boone, KY [21015]	119,362	5.64	134,776	6.12	152,311	6.65	32,949	27.60
Bracken, KY [21023]	8,503	0.40	8,426	0.38	8,261	0.36	-242	-2.85
Campbell, KY [21037]	90,610	4.28	93,404	4.24	96,369	4.21	5,759	6.36
Gallatin, KY [21077]	8,611	0.41	8,614	0.39	8,578	0.37	-33	-0.38
Grant, KY [21081]	24,680	1.17	25,226	1.15	25,606	1.12	926	3.75
Kenton, KY [21117]	159,999	7.55	168,282	7.65	177,463	7.75	17,464	10.92
Pendleton, KY [21191]	14,902	0.70	14,491	0.66	13,953	0.61	-949	-6.37
Brown, OH [39015]	44,878	2.12	43,179	1.96	41,397	1.81	-3,481	-7.76
Butler, OH [39017]	369,078	17.43	384,048	17.45	398,844	17.42	29,766	8.06
Clermont, OH [39025]	197,708	9.34	206,957	9.40	216,177	9.44	18,469	9.34
Hamilton, OH [39061]	802,284	37.88	815,177	37.04	829,889	36.25	27,605	3.44
Warren, OH [39165]	213,531	10.08	236,369	10.74	260,805	11.39	47,274	22.14
Cincinnati Region Total	2,117,889	100.00	2,200,593	100.00	2,289,222	100.00	171,333	8.09

Source: <http://proximityone.com/cbsa/1/cbsa17140.htm>

This demonstrates that Dearborn County, despite being situated so close to a major metropolitan area, is not experiencing the same growth as its state or region. However, the sharp decline forecasted between 2020 and 2030 gives cause for concern.

It is also important to note that the average median income in Dearborn County, based on Lightcast Q2 2024 Data Set, shows a median household income of \$72,700 in Dearborn County. While there are some good employment opportunities, many residents of the Area travel to work in Cincinnati, Ohio or northern Kentucky communities where more robust economies and employment opportunities exist. According to Indiana Business Research Center citing Indiana IT-40 Returns for Tax Year 2021, approximately 34.6 percent of Dearborn County's resident labor force commutes outside the county to work.

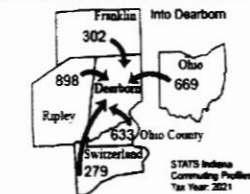
Overview

Workers		Commuters	
Number of people who live in Dearborn County and work (implied resident labor force)	35,564*	Number of people who live in Dearborn County but work outside the county	13,602
Number of people who live AND work in Dearborn County	21,962*	Number of people who live in another county (or state) but work in Dearborn County	3,376
Total number of people who work in Dearborn County (implied workforce)	25,338		

* This number is artificially inflated. See the about the data page for more details.

Top 5 counties sending workers INTO Dearborn County:

County Sending Workers	Workers
Ripley County	898
Ohio (State)	669
Ohio County	633
Franklin County	302
Switzerland County	279
Total of above	2,781

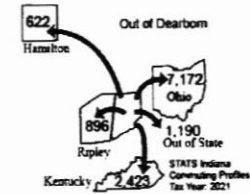


Download print quality map

(11.8% of Dearborn County workforce)

Top 5 counties receiving workers FROM Dearborn County:

County Receiving Workers	Workers
Ohio (State)	7,172
Kentucky	2,423
Out of State	1,190
Ripley County	896
Hamilton County	622
Total of above	12,303



Download print quality map

(34.6% of Dearborn County labor force)

This Plan is focused on the Area where residential and commercial development has historically occurred without an overarching master development plan targeting the Area and the surrounding vicinity. Lack of coordination in development has resulted in flawed infrastructure and land uses which may not be considered highest and best use. The Plan can combat the existing issues and challenges in the area identified by the Commission. This location is marketable in terms of interstate access to I-275 and I-74, proximity to the growing Harrison, Ohio area, available infrastructure, and developable sites.

A map and description of the Area is an exhibit to the Plan. The Area encompasses property parcels along State Line Road ranging from Bright Community Park on the north end to either side of Jamison Road on the south end.

DESIGNATION OF THE ECONOMIC DEVELOPMENT AREA

Identification of the Area was a collaborative effort of members of the Commission, Dearborn County Board of Commissioners, Dearborn County Council, One Dearborn Economic Development, and Bayer Becker (engineering services provider to the Commission).

The Area is being defined and approved by appropriate governing boards of Dearborn County in 2024. The Commission, Plan Commission, and Board of Commissioners will each evaluate and ensure alignment of this Plan with the Dearborn County Comprehensive Plan.

Dearborn County rests in a prime location given its proximity to Cincinnati, Northern Kentucky and the Greater Cincinnati-Northern Kentucky International Airport (CVG). In fact, Dearborn County is part of the Cincinnati Metropolitan Statistical area and considered, like Northern Kentucky, an extension of Cincinnati from a residential and commercial business perspective.

As such, Bright has experienced significant growth since sewer infrastructure was laid by private developers in the 1990s and early 2000s. Neighborhoods such as Picnic Woods, Old Orchard, Park Place Estates, and Hidden Acres consist of single family homes while Jamison Place and Picnic Woods Apartments make up multi-family housing options.

More recently, significant commercial development has occurred in Bright's Stateline Road corridor from Gibson Cemetery to Bright Community Park. A 2012-2014 project by Dearborn County to improve and widen Stateline Road in the commercial area near the Jamison Road intersection was soon followed by private investment in a new United Dairy Farmers service station, George's Pharmacy, Shift Restaurant, Friendship State Bank, Maxwell Construction's new leased medical building, and other development.

The nature of the residential and commercial development in Bright was largely uncoordinated among several different developers, with no overarching plan for infrastructure or amenities in the Bright area. Combined with less stringent county development standards and requirements at the time such development was occurring the 1990s and 2000s, the lack of a master plan or shared vision for the area has led to quality of life, place, and safety issues for the Bright community.

DESCRIPTION OF THE ECONOMIC DEVELOPMENT AREA

The Area is constituted of parcels along the east and west sides of Stateline Road physically bounded on the north end by Bright Community Park and on the south end by Jamison Road and Gibson Cemetery. Additional area runs east to west along Jamison Road from Professional Park Drive to Sonoma Lane.

Stateline Road, which runs the length of the Area, is considered one of Dearborn County's most important north-south arterial roads, extending from US 50 at the south end to North Dearborn Road at the north end. Stateline Road daily traffic ranges from approximately 4,500 to 7,000 vehicles per day. Most of these vehicles are residents of Bright, Hidden Valley, and other communities along Stateline Road. The busy nature of Stateline Road and its connections to other major arterial roads such as Jamison Road, North Dearborn Road, and US Highway 50 have caused commercial developers to take interest in the Area.

The topography of the Area is generally flat to rolling hills, which is unlike most other areas of Dearborn County due to its location in the Ohio River valley. This flat topography is why developers identified Bright as prime for development once infrastructure was installed by Tri-Township Water Corporation, LHM Utilities, and Sycamore Gas.

Most parcels in this area are small in size around one-half acre up to two acres. The largest property parcel in the Area is Bright Community Park, owned by the Dearborn County Park & Recreation Board, at 14.76 acres. The small parcel sizes and existing land uses lend the Area to redevelopment opportunities for retail stores, restaurants, professional offices, and small multi-family residential.

There are a handful of greenfield development sites in the area, but redevelopment opportunities have been shown to exist for past and current residential single-family homes along Stateline Road in the heart of the Bright business district. Redevelopment will continue to present a challenge as the investment versus land yield for development will need to be evaluated on a case-by-case basis.

TIF Area Summary		
TOTAL	GIS Area (Ac)	Count
		100.107
Zoning	GIS Area (Ac)	Count
Agricultural (Ag)	11.890	6
Local Business (B1)	44.679	92
Community Business (B2)	0.307	1
Residential (R)	40.489	19
N/A	2.742	2
Property Type Code	GIS Area (Ac)	Count
65 - Agricultural	5.407	1
67 - Commercial	33.029	61
69 - Exempt	31.685	24
82 - Residential	29.986	34

In accordance with Indiana statute, IC 36-7-14-15, the Commission must ensure that this plan conforms to the requirements below and includes attachments of the statutory documents as follows:

I. Legal Description of the Economic Development Area.

- (i) The Economic Development Plan must include a general description of the Economic Development Area. It is customary practice to also include, at the very least, a general description of the boundaries of the Economic Development Area in the Economic Development Plan. Preferably, the Plan will contain a legal description of the Area. (See Exhibit A-2)

II. No Split Parcels.

- (i) A parcel should either be entirely included in or entirely excluded from the Economic Development Area or TIF allocation area.

III. Maps and Plats of the Area.

- (i) IC 36-7-14-15 requires the Commission to cause "maps and plats" to be prepared showing the boundaries of the Economic Development Area, along with various other items. It is customary practice to include a descriptive map of the Economic Development Area in the Economic Development Plan, outlining the boundaries of the Economic Development Area on the map. (See Exhibit A-3)

IV. Acquisition List or a Statement of No Acquisition. IC 36-7-14-15 also requires the preparation by the Commission of a list of the owners of the parcels of property within the Economic Development Area that are proposed to be acquired under the Economic Development Plan. Therefore, the Economic Development Plan should contain either:

- (i) an acquisition list of such owners, or
- (ii) a statement that the Commission does not, or does not currently, anticipate acquiring property as part of the Plan.

(See Exhibit A-4)

V. Estimate of the Cost of Acquisition and Economic Development.

- (i) IC 36-7-14-15 also requires the DCRC to prepare an estimate of the cost of acquisition and economic development before passing the Declaratory Resolution. It is customary practice for the Economic Development Plan to set forth this estimate, typically with an allocation of the total estimate among the various projects and/or costs. (See data contained in Proposed Projects Section below.)

DESCRIPTION OF PROPOSED PROJECTS

List of Projects

Tax increment revenues from the Allocation Area or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving the Area (as well as demolition, in, serving or benefiting the Allocation Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; (3) public park improvements and recreational equipment; (4) job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7; (5) eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L); and (6) all projects related to any of the foregoing projects and all other purposes permitted by law. 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 Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

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

Acquisition or construction of projects to enhance the public safety.

Tax increment revenues from the Allocation Area 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 Area, including the financing of capital expenditures and/or operating expenses of such police or fire services.

Construction and installation of public amenities such as street trees, street furniture and wayfinding signage.

Job training grants and assistance as permitted under I.C. 36-7-14-39(b)(2)(K) and I.C. 36-7-25.

Financial incentives to new and existing businesses locating in the Economic Development Area as permitted by law including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Economic Development Area.

All other projects and purposes permitted by law.

Estimate of the Cost of Acquisition and Economic Development

The Commission has prepared the following estimate of costs for implementation of this plan:

PROJECT TYPE	COST ESTIMATE
Infrastructure	\$1,000,000
Property Acquisition	\$500,000
Public Safety	\$250,000
Public Amenities	\$250,000
Incentives	\$750,000
All Others	\$100,000
TOTAL	\$2,850,000

ECONOMIC DEVELOPMENT STRATEGY

The following section is a summary of the various economic development activities the Commission may undertake as it conducts its work to grow this Area over the coming years.

Infrastructure

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to finance the cost of infrastructure improvements in or serving the Area. This includes, without limitation, curbs, gutters, water lines, waste water lines, street paving and construction, storm sewer lines, storm water basin improvement, signage and other infrastructure inside, serving or benefiting the Area.

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 Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities.

Financial Support of Projects

The provision of incentives by the application of tax increment revenues has become an established financing tool and an increasingly common methodology to incentivize and attract economic development and redevelopment. In furtherance of the economic development or redevelopment purposes of the Area, the tax increment revenues from the Area may be used to:

- 1) offset developer promissory notes that secure economic development revenue bonds, or
- 2) pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, or
- 3) purchase land for development that may be utilized as an incentive as an option.

Projects to enhance Cultural Attractiveness

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to acquire or construct projects that will enhance the cultural attractiveness of the entire unit, including the Area.

Projects to Enhance Public Safety

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to acquire or construct projects that enhance the public safety of the entire unit, including the Area.

Professional Services

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to provide or acquire the services of professionals such as attorneys, accountants, surveyors, engineers, environmental specialists, architects and other subject-matter experts as consultants for work which is related to, and in support of, the plan for development of the Area. This includes expenses related to the issuance of bonds and related analysis and reporting.

Marketing and Land Negotiation

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to provide or acquire marketing and developer recruitment assistance and services that will seek out and expose potential businesses to the properties, buildings and sites located in the Area. From time-to-time, services related to the negotiation and closing of land purchases in the Area may be obtained.

Workforce and Labor Demographics

The Commission may utilize tax increment revenues from the Area, or other sources of funds available to them, to provide or acquire information and statistics about the local and regional

workforce and labor pool in order to respond to concerns of potential businesses regarding availability of the quantity, quality and appropriately trained employees they will need to operate in the Area. As permitted by Indiana Statute, the Commission may elect to provide funding for workforce development programs and educational initiatives in partnership with local and regional schools if it is determined to be in the best interest of ensuring an ample workforce for the future of the Area.

It is important to note that the exact cost of any development will be dependent on the scope of each specific project and the market at the time the work is completed. Development of this data and cost estimates will be an ongoing process as the Commission has funds to engage planning engineers and similar professionals. All work will be presented with a cost estimate and approved before being performed at a regular or special public meeting of the Commission.

CONFORMITY WITH OTHER PLANS

The Dearborn County Comprehensive Plan has the following guiding principles:

- 1) Enhance the quality of the development in Dearborn County.
- 2) Designate appropriate locations for different potential uses of land, coordinating them with the existing and future placement of utilities, roads and other infrastructure and services to the extent such infrastructure is needed to support such uses consistent with responsible development.
- 3) Coordinate developmental activity in a manner that achieves and maintains desired performance standards, minimizes the time until services are provided to new developments, and realizes the cost efficiencies of planned and responsible growth.
- 4) Conserve distinctive natural and man-made features and resources that contribute to the rural character of Dearborn County.
- 5) Strengthen the economic base of the incorporated and unincorporated areas within Dearborn County through well-planned residential, commercial and industrial development.

These principles encourage the establishment and expansion of business in an orderly and appropriate manner. The Area is primarily zoned for commercial and businesses uses, with some smaller residential areas. This Plan is consistent with the principles outlined in the Dearborn County Comprehensive Plan. Where approvals by and partnership with the Dearborn County Plan Commission and Dearborn County Board of Commissioners is necessary, the Commission will follow the standard process of approvals. Thus, projects requiring approval will be presented for consideration by these boards when appropriate.

Additionally, this plan serves to strengthen the economic base of Dearborn County through well-planned commercial and industrial development. For these reasons, we find that the Area's Plan is in conformity with the Dearborn County Comprehensive Plan.

IMPACT OF FUTURE DEVELOPMENT DECISIONS

This Plan enables the Commission to direct tax dollars generated above the base level before improvements toward specific projects that will promote economic development in the designated Area. As provided in Indiana law, the County can use several development incentives to recruit new business or create new economic opportunities for its citizens, including various forms of public financing such as the use of County Option Income Tax (COIT) revenue, gaming revenues and Tax Increment Financing (TIF). The creation of this Area is part of an overall strategy by Dearborn County to implement a broad plan for developing its economy. This strategy continues and is even more essential as the county increases in population and average median incomes in portions of the county are below desired levels.

In the case of infrastructure improvements that may occur under this plan, it is the expectation of the Commission that projects will be financed through tax increment dollars generated by expansion of existing business, construction of new commercial business or other means that may be deemed appropriate by the Commission and other boards of the County when applicable and required by Indiana State Law.

All formal development plans must be approved by the Plan Commission as being in conformance with the plan of development for Dearborn County. This specific plan for the Area was developed with the goals of the Dearborn County Comprehensive Plan in mind. It is intended to support that plan as it relates to economic development and citizen prosperity.

Creation of the Area in and of itself, did not generate municipal bonds or otherwise authorize public debt. However, as a separate action, the creation of this Area enabled the County to issue tax exempt or taxable municipal bonds (payable from several revenue streams) to pay for improvements which would generate and shape economic growth in the Area, and would otherwise implement the Plan.

It is important to note that the designation of this Area and its Plan do not include additional powers of eminent domain within the Area. This Plan does not affect the powers vested in the Dearborn County Board of Commissioners regarding eminent domain for public purposes. Voluntary acquisition of land by the Commission, however, is allowable under these provisions. The recommendations contained in this Plan will not include any proposal for the use of eminent domain by the Commission. However, voluntary acquisition of land for economic development purposes may be included so long as the Commission follows the appropriate statutory procedure. This provision should not be construed as any limitation upon the powers or actions of the County to act in partnership with the Commission in the implementation of any project(s).

STATUTORY REQUIREMENTS

The minimum requirements of an Economic Development Plan are set for in IC 36-7-14-41. Subsection (b) of that provision reads as follows:

- 1) The plan for the economic development area:

- (A) promotes significant opportunities for the gainful employment of its citizens;
 - (B) attracts a major new business enterprise to the unit (of government);
 - (C) retains or expands a significant business enterprise existing in the unit; OR
 - (D) meets other purposes of redevelopment and economic development.
- 2) The plan for the economic development area cannot be achieved by regulatory processes or by the ordinary processes or by the ordinary operation of private enterprise without resort to the powers allowed under IC 36-7-14 and related sections because of:
- (A) lack of local public improvements,
 - (B) existence of improvements or conditions that lower the value of the land below that of nearby land;
 - (C) multiple ownership of land; OR
 - (D) other similar conditions.
- 3) The public health and welfare will be benefited by the accomplishment of the plan for the economic development area.
- 4) The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by:
- (A) the attraction or retention of permanent jobs;
 - (B) an increase in the property tax base;
 - (C) improved diversity of the economic base; OR
 - (D) other similar benefits.
- 5) The plan for the economic development area conforms to other development and redevelopment plans for the unit.

FINDINGS OF FACT

The Economic Development Plan will directly address the statutory requirements of 36-14-41 as follows:

Finding # 1

The plan for the economic development area promotes significant opportunities for the gainful employment of its citizens; attracts a major new business enterprise to the unit (of government); retains or expands a significant business enterprise existing in the unit; OR meets other purposes of redevelopment and economic development.

Many commercial, institutional, and residential facilities are already located in the Area. The location of the Area is prime and the groundwork has been put in place for attracting new businesses and jobs which pay good wages. The area has potential to attract which will impact the quality of life for Dearborn County citizens who live in, live near, visit, or travel through the Area regularly.

Based on this analysis, this Plan meets the statutory requirements of IC 36-7-14-41(b)(1).

FINDING #2

The plan for the economic development area cannot be achieved by regulatory processes or by the ordinary processes or by the ordinary operation of private enterprise without resort to the powers allowed under IC 36-7-14 and related sections because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land; multiple ownership of land; OR other similar conditions.

It will be necessary for the Commission to assist with the improvements of various utility lines, roads, and other infrastructure to accomplish the goals of this Plan. While this location along Stateline Road is ideal, challenges around stormwater drainage and road maintenance need to be overcome and buildable sites developed to encourage businesses to continue locating in this area. Without this due diligence and assistance, sites in this area would be unlikely to attract investment or create tax base and jobs for Dearborn County. Additionally, this work will assist in the creation of much-needed master planning of the Area.

Based on this analysis, this Plan meets the statutory requirements of IC 36-7-14-41(b)(1).

FINDING #3

The public health and welfare will be benefitted by accomplishment of the plan for the Economic Development Area.

The implementation of this Economic Development Plan will help spur new commercial and residential development; which provides for new employment opportunities and places for citizens to live. In addition, residents of the County will benefit from an additional revenue source that may be used to complete any upgrades and provide incentives to increase the likelihood of attracting new jobs.

Based on this analysis, this Plan meets the statutory requirements of IC 36-7-14-41(b)(1).

FINDING #4

The accomplishment of the Plan for the Economic Development Area will constitute 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.

As previously described, the completion of the projects as outlined in this Plan will be a public benefit and utility by affording greater employment opportunities and diversifying the number and types of businesses forming the economic base in the County. New commercial and residential investment will increase the assessed value of property in the Area, providing an increase in the property tax base. In addition, the availability of infrastructure and utilities will make the properties in the Area more marketable.

Based on this analysis, this Plan meets the statutory requirements of IC 36-7-14-41(b)(1).

FINDING #5

The plan for the Economic Development Area conforms to other development and redevelopment plans for the County.

As described above, the Commission desires to work closely with the Planning and Zoning Department and Plan Commission to ensure its work is aligned with the Dearborn County Comprehensive Plan. The Commission has already identified the goals of the County's Comprehensive Plan and outlined how the Plan helps accomplish those goals.

Based on this analysis, this Plan meets the statutory requirements of IC 36-7-14-41(b)(1).

CONCLUSIONS & RECOMMENDATIONS

Based on the examination of the facts and analysis set forth in this Plan the following conclusions are offered:

- 1) The Area has been formally identified as an area where business and population growth is likely to occur; especially considering recent changes in the Cincinnati market and new opportunities in Dearborn County outlined above.
- 2) The future development activity outlined in this Plan will benefit Dearborn County by attracting new commercial and residential projects. The improvement in the aesthetics of the entrance and other components of the Bright commercial business district, active development of viable building sites for new construction and improved marketing of the Area will create new jobs and diversify and increase housing opportunities for the residents of Dearborn County.
- 3) Additional commercial and residential development will increase the tax base and have the potential to spur additional development, quality of life, and quality of place activities in the surrounding area within the County.

Therefore, it is the conclusion that the Area's Plan is appropriately designed to meet the statutory parameters contained in IC 36-7-14-41. It is the recommendation that this Plan created in 2024 be adopted to allow for further economic development of this Area.

APPENDIX

Following in this Appendix are the Exhibits A-2 through A-4 referenced in the Plan.

These documents are noted as follows and inserted in order as follows:

Exhibit A-2 - Legal Description of the Economic Development Area

Exhibit A-3 – Maps and Plats of the Area

Exhibit A-4 – Acquisition List or Statement of No Acquisition in accordance with IC 36-7-14-15

EXHIBIT A-2

LEGAL DESCRIPTION OF THE ECONOMIC DEVELOPMENT AREA

See enclosed Bayer Becker legal description dated July 7, 2024 and the following parcel list.

Date: July 7, 2024
Description: TIF District
114.2± Acres
Location: Section 34, Township 7 North, Range 1 West
Section 35, Township 7 North, Range 1 West
Harrison Township, Dearborn County, Indiana



Situated in the Section 34, Township 7 North, Range 1 West, and Section 35, Township 7 North, Range 1 West, Harrison Township, Dearborn County, Indiana, and being further described as follows:

Commencing at the centerline intersection of Jamison Drive and Professional Park Drive, thence, South 20° 69' 22" East, 30.00 feet to the south right-of-way line of said Jamison Drive and the True Point of Beginning;

thence, from the True Point of Beginning thus found, with the south right-of-way line of Jamison Drive, South 69° 43' 14" West, 147.12 feet;

thence, departing the south right-of-way line of said Jamison Drive, North 04° 09' 57" West, 62.45 feet to the north right-of-way line of said Jamison Drive, and the southwest corner of the Bright Business Center Subdivision as recorded on Plat 385B;

thence, departing the north right-of-way line of said Jamison Drive, and with the west line of said Bright Business Center Subdivision, North 00° 16' 41" West, 854.53 feet to the south right-of-way line of Megrue Drive, and the northwest corner of said Bright Business Center Subdivision;

thence, South 89° 03' 31" West, 111.43 feet;

thence, North 78° 06' 54" West, 102.50 feet;

thence, North 08° 20' 46" East, 56.86 feet to the north right-of-way line of said Megrue Drive;

thence, departing the north right-of-way line of said Megrue Drive, North 00° 56' 32" West, 215.86 feet;

thence, North 13° 22' 55" West, 33.46 feet;

thence, with a curve to the right, having a central angle of 119° 41' 50", a radius of 50.08 feet, an arc length of 104.63 feet, and a chord bearing North 13° 22' 55" West, 86.61 feet;

thence, with a curve to the left, having a central angle of 75° 51' 51", a radius of 125.69 feet, an arc length of 166.43 feet, and a chord bearing North 51° 33' 45" West, 154.53 feet;

thence, North 89° 44' 19" West, 149.24 feet to the south right-of-way line of Garden Meadows Drive;

thence, departing the south right-of-way line of said Garden Meadows Drive, and with the west right-of-way line of Garden Green Drive, North 00° 12' 26" East, 802.09 feet to the south right-of-way line of Sneakville Road;

thence, departing the south right-of-way line of said Sneakville Road, North 51° 22' 48" West, 96.68 feet to the north right-of-way line of said Sneakville Road;

thence, departing the north right-of-way line of said Sneakville Road, North 00° 04' 40" East, 462.84 feet;

thence, North 89° 35' 52" East, 234.91 feet to the centerline of State Line Road;

thence, with the centerline of said State Line Road for the following five (5) courses:

1. thence, North 23° 08' 55" West, 69.41 feet;
2. thence, North 17° 46' 14" West, 100.25 feet;
3. thence, North 11° 58' 45" West, 89.65 feet;

4. thence, North 08° 04' 58" West, 283.59 feet to the centerline intersection of said State Line Road and Lela Drive;

5. thence, North 07° 52' 33" West, 326.56 feet to the centerline intersection of said State Line Road and Einsel Road;

thence, departing the centerline of said State Line Road, and with the centerline of said Einsel Road, South 89° 57' 34" East, 1114.02 feet to the common section line of Section 34 and Section 35;

thence, with said common line of Section 34 and Section 35, South 00° 17' 23" West, 599.73 feet;

thence, departing said common line of Section 34 and Section 35, South 89° 58' 13" West, 390.34 feet;

thence, South 05° 20' 00" East, 478.80 feet;

thence, North 72° 39' 11" East, 59.69 feet;

thence, North 88° 19' 02" East, 286.70 feet to said common line of Section 34 and Section 35;

thence, with said common line of Section 34 and Section 35, South 00° 17' 23" West, 287.52 feet;

thence, departing said common line of Section 34 and Section 35, North 89° 54' 30" East, 308.84 feet;

thence, South 15° 34' 30" West, 124.46 feet;

thence, North 85° 44' 30" West, 245.27 feet;

thence, South 82° 09' 11" West, 30.89 feet to said common line of Section 35 and Section 35;

thence, South 00° 07' 33" East, 259.85 feet;

thence, departing said common line of Section 34 and Section 35, South 12° 19' 11" West, 55.64 feet;

thence, South 77° 40' 51" East, 12.28 feet to said common line of Section 34 and Section 35.

thence, with said common line of Section 34 and Section 35, South 00° 07' 33" East, 258.07 feet;

thence, departing said common line of Section 34 and Section 35, South 29° 06' 40" East, 33.80 feet;

thence, South 61° 43' 17" West, 18.58 feet to said common line of Section 34 and Section 35;

thence, with said common line of Section 34 and Section 35, South 00° 07' 33" East, 220.61 feet;

thence, departing said common line of Section 34 and Section 35, North 89° 59' 17" East, 552.77 feet;

thence, North 58° 35' 06" East, 197.59 feet;

thence, North 68° 48' 46" East, 289.19 feet;

thence, South 88° 00' 58" East, 194.03 feet;

thence, South 84° 51' 14" East, 151.65 feet;

thence, South 00° 15' 51" East, 562.20 feet;

thence, South 73° 39' 39" West, 176.35 feet;

thence, South 08° 25' 48" East, 157.65 feet;

thence, South 67° 56' 46" West, 160.00 feet;

thence, South 16° 14' 48" East, 150.87 feet to the centerline of said Jamison Road;

thence, with the centerline of said Jamison Road North 66° 30' 32" East, 276.50 feet;

thence, departing the centerline of said Jamison Road, South 00° 00' 37" West, 231.92 feet;

thence, South 74° 10' 17" West, 716.34 feet;

thence, South 12° 47' 14" East, 378.46 feet;

thence, South 77° 36' 27" West, 131.50 feet;

thence, North 12° 46' 31" West, 99.92 feet;

thence, South 78° 29' 46" West, 195.97 feet to the centerline of said State Line Road;

thence, with the centerline of said State Line Road, South 12° 26' 52" East, 28.81 feet;

thence, departing the centerline of said State Line Road, South 82° 56' 47" West, 394.47 feet;

thence, North 00° 25' 16" West, 162.95 feet;

thence, South 89° 26' 14" West, 279.11 feet;
thence, South 26° 00' 29" West, 206.04 feet;
thence, North 19° 18' 58" West, 288.23 feet to the True Point of Beginning, containing 114.2+/- acres of land, more or less, and subject to all easements and rights-of-way of record.

The reference meridian is based on NAD83 (2011) Indiana State Plane coordinates, East Zone. This description was generated for a TIF designation area using the county geographical information system and does not represent a surveyed boundary.

The above description was prepared by Bayer Becker, Mark A. Rosenberger, Licensed Professional Land Surveyor #29900025 in the State of Indiana on July 7, 2024

Parcel Number	Zoning	Property Type Code	Taxpayer Name	GIS Area	Gross Assessed Value	Notes
15-01-34-401-003.000-006	B1	69 - Exempt	Hubbard Property Management LLC	1.099	649,600.00	Alt. PID: 15-01-34-401-008.000-006
15-01-34-401-042.000-006	B1	82 - Residential	Andry, Linda L & Carl Andry	0.829	149,800.00	
15-01-34-401-054.000-006	B1	82 - Residential	PMC Properties LLC	0.349	4,400.00	
15-01-34-401-054.001-006	B1	82 - Residential	GT Properties Bright LLC	0.349	100.00	
15-01-34-404-001.001-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-001.002-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	
15-01-34-404-001.003-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.223	67,000.00	
15-01-34-404-001.004-006	B1	67 - Commercial	MRDrew Properties LLC	0.852	315,600.00	
15-01-34-404-001.005-006	B1	67 - Commercial	Moorwessel, Mark P & Kathy L	0.324	149,700.00	
15-01-34-404-001.007-006	B2	67 - Commercial	Rauen, Michael P	0.307	67,700.00	
15-01-34-404-002.000-006	B1	82 - Residential	Boardwalk Bright LLC	1.091	478,500.00	
15-01-34-404-002.002-006	B1	69 - Exempt	Berean Baptist Church	0.346	3,200.00	
15-01-34-404-002.003-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	
15-01-34-404-002.004-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	
15-01-34-404-002.005-006	B1	67 - Commercial	Pennington, Regina	0.536	92,900.00	
15-01-34-404-002.006-006	B1	67 - Commercial	Boardwalk Restaurant Holdings Inc	0.314	79,300.00	
15-01-34-404-002.007-006	B1	67 - Commercial	Boardwalk Restaurant Holdings Inc	0.330	70,700.00	
15-01-34-404-002.008-006	B1	67 - Commercial	Performance Electric LLC	0.483	178,200.00	
15-01-34-404-004.000-006	B1	69 - Exempt	Trustees, Berean Baptist Church	0.633	112,900.00	
15-01-34-404-006.000-006	B1	67 - Commercial	DSDREW Properties	0.048	15,300.00	
15-01-34-404-006.001-006	B1	82 - Residential	Kelly's Beauty Salon Inc	0.012	300.00	
15-01-34-404-008.001-006	B1	67 - Commercial	Long, Edward Jr MD	0.244	151,300.00	
15-01-34-404-008.002-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.306	435,200.00	
15-01-34-404-008.003-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-008.004-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-008.005-006	B1	67 - Commercial	Rauen, Michael P	0.289	74,900.00	Alt. PID: 15-01-34-404-001.008-006

15-01-34-404-008.006-006	B1	67 - Commercial	Long, Edward Jr MD	0.122	42,300.00	
15-01-34-404-014.000-006	R	67 - Commercial	Lunsford, Venoy	0.730	154,500.00	
15-01-34-404-015.000-006	B1	67 - Commercial	Boardwalk Restaurant Holdings LLC	0.553	330,000.00	
15-01-34-404-049.000-006	B1	67 - Commercial	Maxwell Holdings Inc	2.419	103,320.00	
15-01-34-404-050.000-006	B1	67 - Commercial	Bright Enterprises, LLC	2.419	55,870.00	
15-01-35-302-002.001-006	B1	67 - Commercial	PMC Properties LLC	1.279	504,900.00	
15-01-35-302-002.062-006	B1	82 - Residential	GT Properties Bright LLC	2.236	43,100.00	
15-01-35-303-001.000-006	B1	69 - Exempt	Trustees, Berean Baptist Church	0.404	162,900.00	
15-01-35-303-002.000-006	B1	67 - Commercial	Team Hatoway Properties LLC	0.606	168,100.00	
15-01-35-303-003.000-006	B1	82 - Residential	MDG Bright LLC	0.543	138,400.00	
15-01-35-303-004.000-006	Ag	82 - Residential	Burger-Ziegler Properties, LLC	2.164	193,300.00	
15-01-35-303-005.000-006	Ag	82 - Residential	Meyer, Ryan	1.020	225,100.00	
15-01-35-303-007.000-006	N/A	69 - Exempt	Tri Township Water Corp	1.508	306,400.00	
15-01-35-303-010.000-006	B1	67 - Commercial	DSDREW Properties	0.448	90,900.00	
15-01-35-303-010.001-006	B1	67 - Commercial	Kelly's Beauty Salon Inc	0.395	184,500.00	
15-01-35-303-011.000-006	N/A	67 - Commercial	Burger-Ziegler Properties, LLC	1.233	146,600.00	
15-01-35-303-014.000-006	B1	69 - Exempt	Tri Township Water Corp	0.328	100,000.00	
15-01-35-303-016.000-006	B1	67 - Commercial	Allen Daniels Holdings LCC	0.533	469,900.00	
15-01-35-303-017.000-006	Ag	82 - Residential	Burger-Ziegler Properties, LLC	0.801	29,500.00	
15-01-35-303-018.000-006	B1	67 - Commercial	Hipsky, Timothy & Jennifer L	0.383	130,800.00	
15-01-35-303-019.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.364	82,500.00	
15-01-35-303-020.000-006	B1	67 - Commercial	Burger-Ziegler Properties, LLC	0.220	112,900.00	
15-01-35-303-020.001-006	B1	67 - Commercial	Gillman Family LLC	0.473	225,600.00	
15-01-35-303-021.000-006	B1	67 - Commercial	Burger-Ziegler Properties, LLC	0.265	61,700.00	
15-01-35-303-023.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.515	358,700.00	
15-01-35-303-024.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.073	28,000.00	
15-01-35-303-025.000-006	B1	67 - Commercial	United Dairy Farmers Inc	0.418	95,300.00	
15-01-35-303-027.000-006	B1	67 - Commercial	United Dairy Farmers Inc	0.215	62,900.00	
15-01-35-303-028.000-006	B1	67 - Commercial	Yash Indiana LLC	0.091	15,500.00	
15-01-35-303-029.000-006	B1	67 - Commercial	Yash Indiana LLC	0.055	20,500.00	
15-01-35-303-030.000-006	B1	67 - Commercial	Yash Indiana LLC	0.667	314,000.00	
15-01-35-303-031.000-006	B1	67 - Commercial	United Dairy Farmers Inc	1.106	747,300.00	

15-01-35-303-033.000-006	B1	67 - Commercial	Yash Indiana LLC	0.284	74,500.00	Alt. PID: 15-01-35-303-032.000-006
15-01-35-303-034.000-006	B1	67 - Commercial	Yash Indiana LLC	0.714	266,400.00	
15-01-35-303-036.000-006	B1	67 - Commercial	De Bruler, Brian D Life Est: George D & Mary J De Bruler	0.585	176,700.00	
15-01-35-303-035.000-006	B1	67 - Commercial	Yash Indiana LLC	0.273	70,900.00	
15-01-34-104-008.000-006	R	82 - Residential	Friendship State Bank	3.160	59,900.00	
15-01-34-104-007.001-006	B1	67 - Commercial	Rauen, Melissa M aka Malisa M & Mi- chael P	2.369	150,100.00	
15-01-34-104-010.000-006	R	82 - Residential	Rauen, Melissa M aka Malisa M & Mi- chael P	2.259	196,500.00	
15-01-34-104-010.001-006	R	67 - Commercial	Hekk Development, Inc An Indiana Corp	4.008	84,000.00	
15-01-34-401-004.000-006	B1	67 - Commercial	Sony Empire LLC	0.641	132,500.00	
15-01-34-401-005.000-006	B1	67 - Commercial	Sony Empire LLC	1.295	81,300.00	
15-01-34-401-011.000-006	R	82 - Residential	SMITH, AMY L	1.025	249,700.00	
15-01-34-401-002.000-006	R	67 - Commercial	HUBBARD PROP- ERTY MANAGE- MENT LLC	1.241	204,800.00	
15-01-34-104-001.000-006	R	69 - Exempt	Dearborn County Park & Recreation Board	14.836	0.00	
15-01-34-104-007.000-006	R	82 - Residential	SCHENK, THOMAS J II & AMY L	2.578	260,600.00	
15-01-34-104-008.001-006	R	82 - Residential	Noel, Gary & Cyn- thia	0.108	2,400.00	
15-01-35-302-001.000-006	R	82 - Residential	Sony Empire LLC	0.739	152,400.00	
15-01-35-303-030.001-006	B1	67 - Commercial	Jamison Place Own- ers Association Inc	0.104	13,900.00	
15-01-34-401-013.000-006	B1	67 - Commercial	SLS Management LLC	0.573	198,500.00	
15-01-34-401-012.000-006	B1	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	2.788	5,543,800.00	
15-01-34-401-015.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	2.734	100.00	
15-01-34-401-018.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.880	116,200.00	
15-01-34-401-029.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.989	120,000.00	
15-01-34-401-036.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.992	5,000.00	
15-01-34-401-031.000-006	B1	82 - Residential	CHRISTIAN CHURCH OF BRIGHT	0.459	121,600.00	
15-01-34-401-037.000-006	B1	82 - Residential	CHRISTIAN CHURCH OF BRIGHT	0.439	137,300.00	

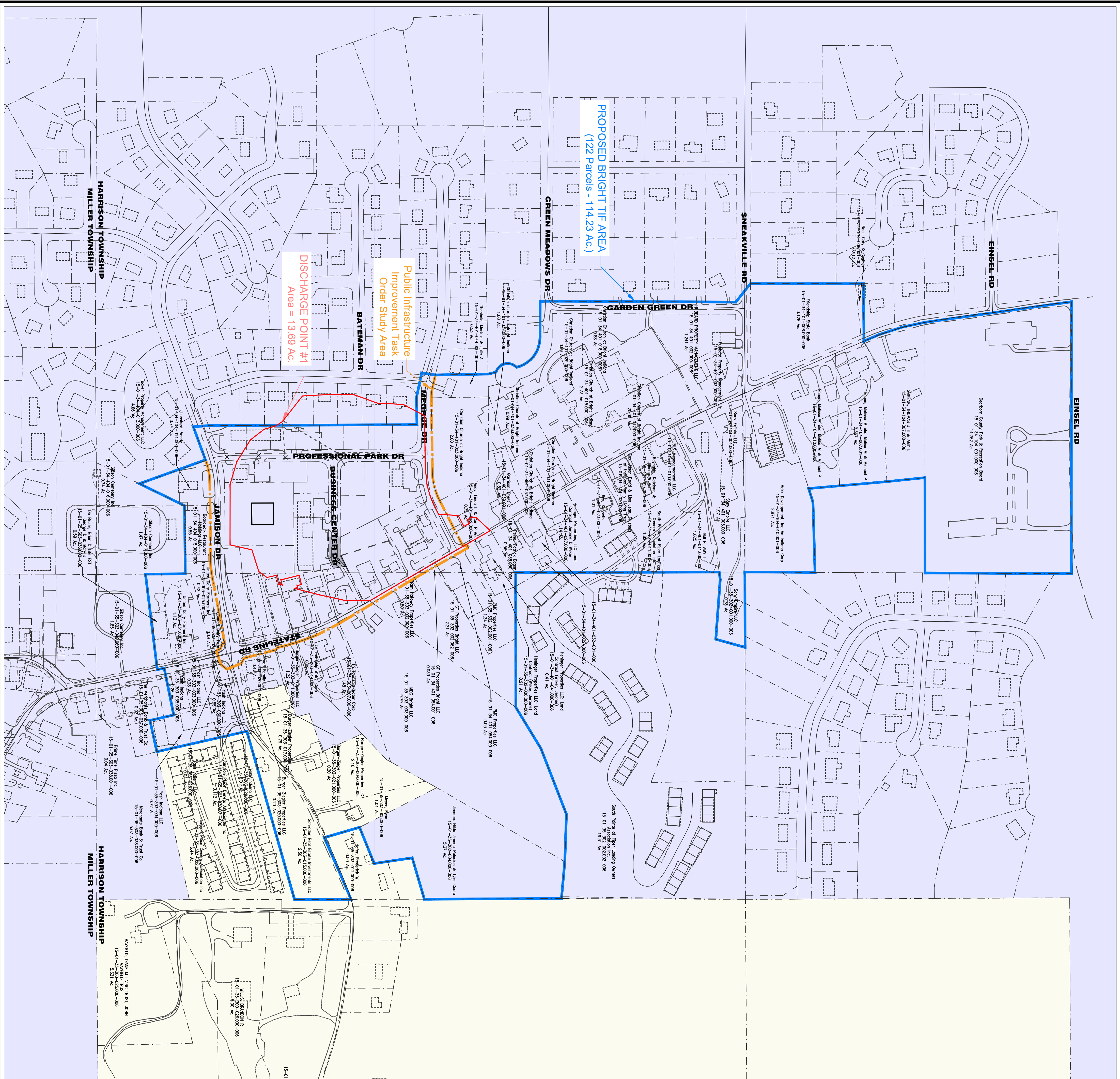
15-01-34-401-039.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.192	2,100.00	
15-01-34-401-039.001-006	B1	82 - Residential	Garrison, Brent C	0.811	129,300.00	
15-01-34-401-044.000-006	R	82 - Residential	Theobald, Mark A & Julie A	0.528	180,400.00	
15-01-34-401-043.000-006	R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	1.991	240,000.00	
15-01-34-401-017.000-006	B1	82 - Residential	Reynolds, Katelynn & Jacob W Beall	0.573	111,900.00	
15-01-34-401-020.000-006	B1	82 - Residential	Cox, Jason David & Lisa Jean, Trustees of The Cox	0.573	119,100.00	
15-01-34-401-023.000-006	B1	82 - Residential	FEY, KENNETH	1.015	142,000.00	
15-01-34-401-011.001-006	R	82 - Residential	South Pointe at Piper Landing Owners Association I	1.473	0.00	
15-01-34-401-027.000-006	B1	82 - Residential	HENINGER PROPERTIES, LLC LAND CONTRACT: JEROME D W	1.111	156,400.00	Alt. PID: 15-01-34-401-028.000-006
15-01-34-401-038.000-006	B1	82 - Residential	PEINE, PATRICK EDGAR	0.527	154,600.00	
15-01-35-302-006.000-006	B1	82 - Residential	Heninger Properties, LLC : LAND CONTRACT: Wilker, Jerome	0.201	3,800.00	
15-01-34-401-041.000-006	B1	82 - Residential	Heninger Properties, LLC : LAND CONTRACT: Wilker, Jerome	0.432	103,200.00	
15-01-35-302-004.000-006	Ag	65 - Agricultural	Jimenez, Hilda Jimena Palacios & Tyler Costa	5.407	3,500.00	
15-01-35-303-015.000-006	Ag	82 - Residential	Schroder Real Estate Investments LLC	2.481	129,400.00	
15-01-35-303-020.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.082	0.00	
15-01-35-303-011.800-006	B1	82 - Residential	Dearborn County Board of Commissioners	0.048	0.00	
15-01-35-303-026.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.019	0.00	
15-01-35-303-024.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.003	0.00	
15-01-35-303-023.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.054	0.00	
15-01-35-303-019.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.040	0.00	
15-01-35-303-014.800-006	B1	69 - Exempt	Dearborn County Board of Commissioners	0.039	0.00	

15-01-35-303-007.800-006	B1	69 - Exempt	Dearborn County Board of Commissioners	0.020	0.00	
15-01-35-303-016.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.084	0.00	
15-01-35-303-028.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.061	0.00	
15-01-35-303-020.801-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.324	0.00	
15-01-35-303-029.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.012	0.00	
15-01-35-303-027.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.043	0.00	
15-01-35-303-031.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.081	0.00	
15-01-35-303-036.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.585	0.00	
15-01-35-303-021.800-006	B1	82 - Residential	Dearborn County Board of Commissioners	0.034	0.00	
15-01-35-303-017.800-006	Ag	82 - Residential	Dearborn County Board of Commissioners	0.017	0.00	
15-01-35-303-030.800-006	R	67 - Commercial	Dearborn County Board of Commissioners	0.027	0.00	
15-01-35-303-033.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.058	0.00	
15-01-35-303-035.800-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.060	0.00	
15-01-35-303-030.801-006	B1	67 - Commercial	Dearborn County Board of Commissioners	0.102	0.00	
15-01-34-401-032.000-006	B1	82 - Residential	Heninger Properties, LLC Land Contract: Jerome D Wilker	0.000	15,600.00	
15-01-34-401-032.001-006	B1	82 - Residential	Heninger Properties LLC LAND CONTRACT: Jerome D Wilker	0.000	108,600.00	

EXHIBIT A-3

MAPS AND PLATS OF THE AREA

See enclosed Bayer Becker Bright TIF District Overview map dated July 2, 2024



BRIGHT TIF AREA INFORMATION:

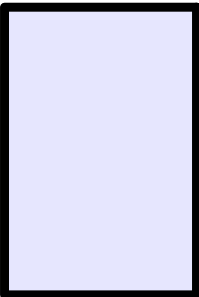
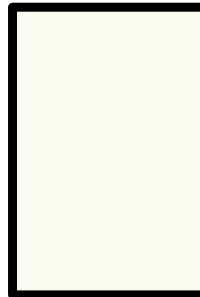
TIF Area: 114.2 ± Acres
 Area within Parcels: 100.11 Acres
 Number of Parcels: 120 Parcels
 Township: Harrison Township

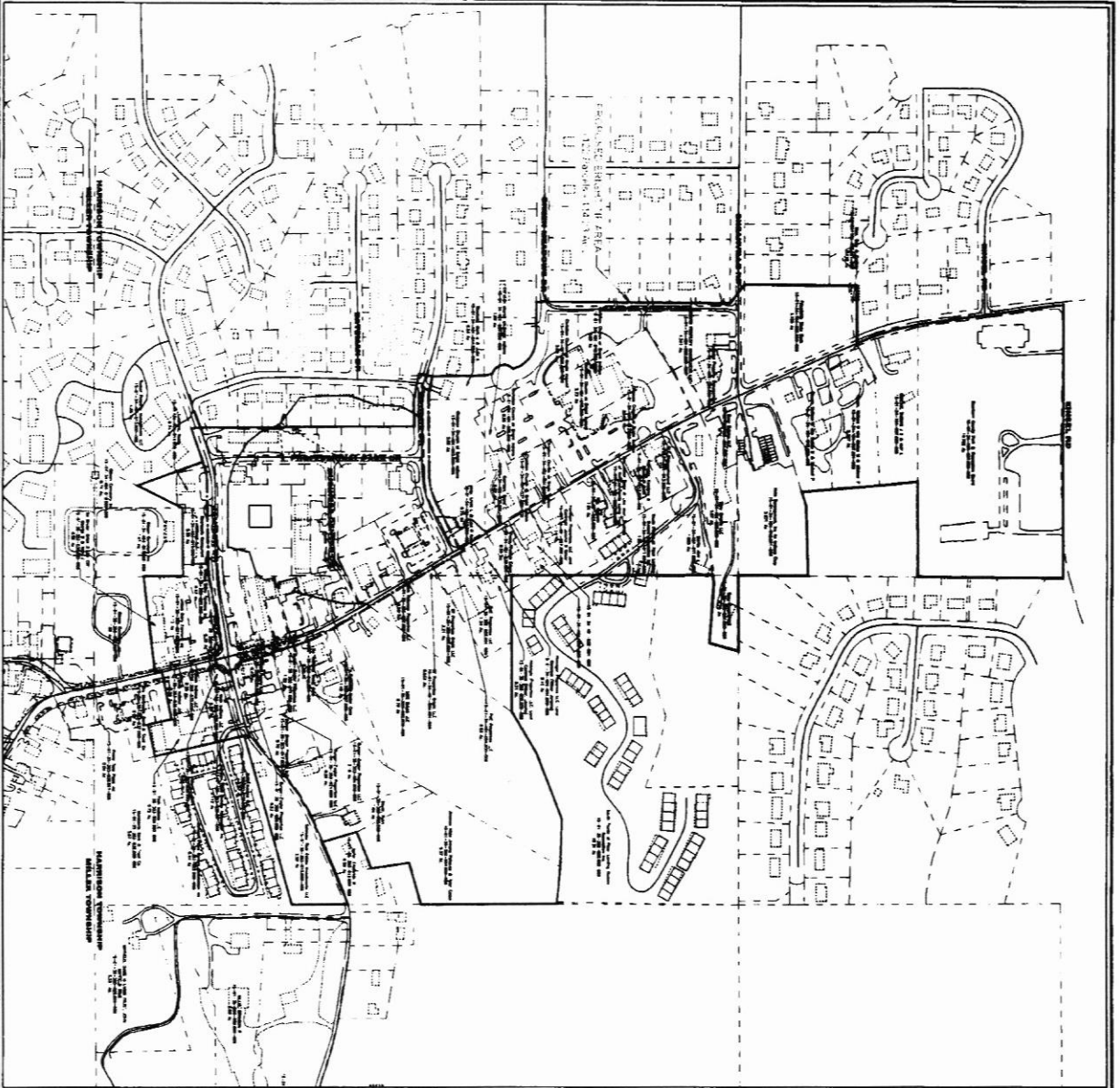
BRIGHT TIF ZONING INFORMATION:

Agricultural (Ag): 11.89 Acres (6 Parcels)
 Local Business District (B1): 44.68 Acres (92 Parcels)
 Community Business District (B2): 0.31 Acres (1 Parcel)
 Residential (R): 40.49 Acres (19 Parcels)
 Unzoned N/A: 2.74 Acres (2 Parcels)

BRIGHT TIF PROPERTY TYPE INFORMATION:

65 - Agricultural: 5.407 Acres (1 Parcel)
 67 - Commercial: 33.03 Acres (61 Parcels)
 69 - Exempt: 31.69 Acres (24 Parcel)
 82 - Residential: 29.99 Acres (34 Parcels)

-  Zip Code: 47025
-  Zip Code: 47060



BRIGHT TIF AREA INFORMATION:

TIF Area: 114.2 ± Acres
 Area within Parcels: 100.11 Acres
 Number of Parcels: 120 Parcels
 Township: Harrison Township


BRIGHT TIF ZONING INFORMATION:

Agricultural (A9): 11.89 Acres (6 Parcels)
 Local Business District (B1): 41.68 Acres (92 Parcels)
 Community Business District (B2): 0.31 Acres (1 Parcel)
 Residential (R1): 40.49 Acres (19 Parcels)
 Unzoned N/A: 2.74 Acres (2 Parcels)

BRIGHT TIF PROPERTY TYPE INFORMATION:


65 - Agricultural: 5,407 Acres (1 Parcel)
 67 - Commercial: 33.03 Acres (61 Parcels)
 69 - Exempt: 31.69 Acres (24 Parcels)
 82 - Residential: 29.99 Acres (34 Parcels)

- Zip Code: 47025
- Zip Code: 47060



**BRIGHT TIF DISTRICT
 SITE INVESTIGATION EXHIBIT**
 DEARBORN COUNTY, INDIANA
 DEARBORN COUNTY REDEVELOPMENT COMMISSION
 BRIGHT TIF AREA OVERVIEW

Item	Revision Description	Appr	Chg	Rev



1/2

DATE: 02/02/24
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 02/02/24

EXHIBIT A-4

**ACQUISITION LIST OR STATEMENT OF NO ACQUISITION IN ACCORDANCE WITH
IC 36-7-14-15**

The Dearborn County Commission may find it necessary to acquire property from willing property owners in order to complete projects benefitting the Area. Required property acquisitions could include area and parcels from Exhibit A-2.