



February 24, 2014

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# ENGROSSED SENATE BILL No. 118

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DIGEST OF SB 118 (Updated February 24, 2014 12:15 pm - DI 92)

**Citations Affected:** IC 36-7; noncode.

**Synopsis:** Redevelopment commissions and authorities. Provides that a redevelopment commission may not enter into any obligation payable from public funds without first obtaining the approval of the legislative or fiscal body of the unit that established the commission. Provides an exception if the obligation is for the acquisition of real property and the payments are for three years or less or the purchase price is less than \$5,000,000. Specifies that the approving ordinance or resolution must include certain items. Provides that a redevelopment commission and a department of redevelopment are subject to oversight by the legislative body of the unit, including review by the legislative body of annual budgets. Specifies that a redevelopment commission and a department of redevelopment are subject to the same laws, rules, and ordinances of a general nature that apply to all other commissions or departments of the unit. Specifies that a redevelopment commission, a department of redevelopment, and a redevelopment authority are subject to audit by the state board of accounts and covered by the public meetings and public records laws. Requires a redevelopment  
(Continued next page)

**Effective:** July 1, 2014.

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## Miller Pete, Walker, Smith J, Stoops

(HOUSE SPONSORS — BROWN T, BRAUN, BATTLES)

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January 8, 2014, read first time and referred to Committee on Tax and Fiscal Policy.  
January 28, 2014, amended, reported favorably — Do Pass.  
January 30, 2014, read second time, ordered engrossed.  
January 31, 2014, engrossed.  
February 3, 2014, read third time, passed. Yeas 48, nays 0.

HOUSE ACTION

February 11, 2014, read first time and referred to Committee on Ways and Means.  
February 24, 2014, amended, reported — Do Pass.

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ES 118—LS 6200/DI 58



## Digest Continued

commission to provide to the legislative body of the unit at a public meeting all the information supporting the action the redevelopment commission proposes to take regarding the sale, transfer, or other disposition of property. Provides that if the amount of excess assessed value determined by the commission is expected to generate more than 200% of the amount of allocated tax proceeds necessary to carry out the commission's plan, a determination of the amount of the excess available to other taxing units by the commission must be approved by the legislative body of the unit. Permits the legislative body of the unit to modify the commission's determination with respect to the amount of excess assessed value. Requires the treasurer of a redevelopment commission outside Indianapolis and the secretary-treasurer of a redevelopment authority outside Indianapolis to report annually to the fiscal body of the unit that established the commission or authority. Provides that the Indianapolis controller is the fiscal officer of the redevelopment commission and redevelopment authority in Indianapolis. Authorizes the Indianapolis controller to obtain financial services on a contractual basis. Prohibits a redevelopment commission, authority, or department, or a designee holding company from owning, leasing, or holding a single family dwelling or condominium unit that is leased for purposes of leasing for the use by individuals as a dwelling. Requires the department of local government finance, with the assistance of the state board of accounts, to prepare a report on redevelopment by redevelopment commissions, authorities, and departments and to submit and present the report to the commission on state tax and financing policy during the 2014 legislative interim. Provides that the power of eminent domain for redevelopment purposes belongs to the legislative body in counties other than Marion County. Requires legislative body approval of any amendment of a plan or of a resolution establishing an allocation area. Requires a declaratory resolution or amendment that establishes an allocation provision to include a specific finding of fact that the adoption of the allocation provision will result in new property taxes in the area that would not have been generated but for the adoption of the allocation provision. Provides, in the case of an allocation area that was initially established before July 1, 1995, that the expiration date of any allocation provisions for the allocation area is June 30, 2025, or the last date of any obligations outstanding on July 1, 2015, whichever is later. Provides that the consolidated allocation area in downtown Indianapolis is exempt from the expiration date.



February 24, 2014

Second Regular Session 118th General Assembly (2014)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2013 Regular Session and 2013 First Regular Technical Session of the General Assembly.

## ENGROSSED SENATE BILL No. 118

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A BILL FOR AN ACT to amend the Indiana Code concerning local government.

*Be it enacted by the General Assembly of the State of Indiana:*

1 SECTION 1. IC 36-7-14-0.5 IS ADDED TO THE INDIANA CODE  
2 AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY  
3 1, 2014]: **Sec. 0.5. (a) The definitions in this section apply**  
4 **throughout this chapter.**  
5 **(b) "Obligation" means any bond, note, warrant, lease, or other**  
6 **instrument under which money is borrowed.**  
7 **(c) "Public funds" means all fees, payments, tax receipts, and**  
8 **funds of whatever kind or character coming into the possession of**  
9 **a:**  
10 **(1) redevelopment commission; or**  
11 **(2) department of redevelopment.**  
12 SECTION 2. IC 36-7-14-2.5, AS AMENDED BY P.L.221-2007,  
13 SECTION 30, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
14 JULY 1, 2014]: **Sec. 2.5. (a) The assessment, planning, replanning,**  
15 **remediation, development, and redevelopment of economic**

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- 1 development areas:
- 2 (1) are public and governmental functions that cannot be
- 3 accomplished through the ordinary operations of private
- 4 enterprise because of:
- 5 (A) the necessity for requiring the proper use of the land so as
- 6 to best serve the interests of the county and its citizens; and
- 7 (B) the costs of these projects;
- 8 (2) will:
- 9 (A) benefit the public health, safety, morals, and welfare;
- 10 (B) increase the economic well-being of the unit and the state;
- 11 and
- 12 (C) serve to protect and increase property values in the unit
- 13 and the state; and
- 14 (3) are public uses and purposes for which public money may be
- 15 spent and private property may be acquired.
- 16 (b) This section and sections 41 and 43 of this chapter shall be
- 17 liberally construed to carry out the purposes of this section.
- 18 **(c) Except as provided in subsection (d), a redevelopment**
- 19 **commission may not enter into any obligation payable from public**
- 20 **funds without first obtaining the approval, by ordinance or**
- 21 **resolution, of the legislative body of the unit.**
- 22 **(d) A redevelopment commission is not required to obtain the**
- 23 **approval of the legislative body of the unit under this section if:**
- 24 **(1) the obligation is for the acquisition of real property under**
- 25 **this chapter; and**
- 26 **(2) the agreement to acquire the real property requires the**
- 27 **redevelopment commission to:**
- 28 **(A) make payments for the real property to be acquired for**
- 29 **a term of three (3) years or less; or**
- 30 **(B) purchase the real property for a cost of less than five**
- 31 **million dollars (\$5,000,000).**
- 32 **A redevelopment commission may not enter into an obligation**
- 33 **payable from public funds, other than an obligation described in**
- 34 **this subsection, unless the redevelopment commission first obtains**
- 35 **the approval of the legislative body of the unit as provided in**
- 36 **subsection (c).**
- 37 **(e) The approving ordinance or resolution of a legislative body**
- 38 **under subsection (c) must include the following:**
- 39 **(1) The maximum amount of the obligation.**
- 40 **(2) The maximum interest rate or rates, any provisions for**
- 41 **redemption before maturity, and any provisions for the**
- 42 **payment of capitalized interest associated with the obligation.**



1           **(3) The maximum term of the obligation.**

2           SECTION 3. IC 36-7-14-3, AS AMENDED BY P.L.190-2005,  
3           SECTION 6, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
4           JULY 1, 2014]: Sec. 3. (a) A unit may establish a department of  
5           redevelopment controlled by a board of five (5) members to be known  
6           as " \_\_\_\_\_ Redevelopment Commission", designating the name  
7           of the municipality or county. However, in the case of a county, the  
8           county executive may adopt an ordinance providing that the county  
9           redevelopment commission consists of seven (7) members.

10          **(b) A redevelopment commission and a department of**  
11          **redevelopment are subject to oversight by the legislative body of**  
12          **the unit, including a review by the legislative body of the**  
13          **commission's and department's annual budget. A redevelopment**  
14          **commission and a department of redevelopment are:**

15               **(1) subject to audit by the state board of accounts under**  
16               **IC 5-11;**

17               **(2) covered by IC 5-14-1.5 (the public meetings law); and**

18               **(3) covered by IC 5-14-3 (the public records law).**

19          ~~(b)~~ **(c)** Subject to section 3.5 of this chapter, all of the territory  
20          within the corporate boundaries of a municipality constitutes a taxing  
21          district for the purpose of levying and collecting special benefit taxes  
22          for redevelopment purposes as provided in this chapter. Subject to  
23          section 3.5 of this chapter, all of the territory in a county, except that  
24          within a municipality that has a redevelopment commission, constitutes  
25          a taxing district for a county.

26          ~~(c)~~ **(d)** All of the taxable property within a taxing district is  
27          considered to be benefited by redevelopment projects carried out under  
28          this chapter to the extent of the special taxes levied under this chapter.

29          SECTION 4. IC 36-7-14-8, AS AMENDED BY P.L.190-2005,  
30          SECTION 8, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
31          JULY 1, 2014]: Sec. 8. (a) The redevelopment commissioners shall  
32          hold a meeting for the purpose of organization not later than thirty (30)  
33          days after they are appointed and, after that, each year on the first day  
34          in January that is not a Saturday, a Sunday, or a legal holiday. They  
35          shall choose one (1) of their members as president, another as vice  
36          president, and another as secretary. These officers shall perform the  
37          duties usually pertaining to their offices and shall serve from the date  
38          of their election until their successors are elected and qualified.

39          (b) The **fiscal officer of the unit establishing a redevelopment**  
40          **commission may appoint a treasurer who need not be a member is the**  
41          **treasurer** of the redevelopment commission. ~~The redevelopment~~  
42          **commission may provide for the payment of compensation to a**



1 ~~treasurer who is not a member of the redevelopment commission.~~  
 2 Notwithstanding any other provision of this chapter, the treasurer has  
 3 charge over and is responsible for the administration, investment, and  
 4 disbursement of all funds and accounts of the redevelopment  
 5 commission in accordance with the requirements of ~~this chapter.~~  
 6 ~~However, the treasurer may not perform any duties of the fiscal officer~~  
 7 ~~or any other officer of the unit that are prescribed by section 24 of this~~  
 8 ~~chapter or by any provisions of this chapter that pertain to the issuance~~  
 9 ~~and sale of bonds, notes, or warrants of the special taxing district.~~ **state**  
 10 **laws that apply to other funds and accounts administered by the**  
 11 **fiscal officer. The treasurer shall report annually to the fiscal body**  
 12 **of the unit before July 1.**

13 (c) The redevelopment commissioners may adopt the rules and  
 14 bylaws they consider necessary for the proper conduct of their  
 15 proceedings, the carrying out of their duties, and the safeguarding of  
 16 the money and property placed in their custody by this chapter. In  
 17 addition to the annual meeting, the commissioners may, by resolution  
 18 or in accordance with their rules and bylaws, prescribe the date and  
 19 manner of notice of other regular or special meetings.

20 (d) This subsection does not apply to a county redevelopment  
 21 commission that consists of seven (7) members. Three (3) of the  
 22 redevelopment commissioners constitute a quorum, and the  
 23 concurrence of three (3) commissioners is necessary to authorize any  
 24 action.

25 (e) This subsection applies only to a county redevelopment  
 26 commission that consists of seven (7) members. Four (4) of the  
 27 redevelopment commissioners constitute a quorum, and the  
 28 concurrence of four (4) commissioners is necessary to authorize any  
 29 action.

30 SECTION 5. IC 36-7-14-12.2, AS AMENDED BY P.L.221-2007,  
 31 SECTION 32, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 32 JULY 1, 2014]: Sec. 12.2. (a) The redevelopment commission may do  
 33 the following:

34 (1) Acquire by purchase, exchange, gift, grant, condemnation, or  
 35 lease, or any combination of methods, any personal property or  
 36 interest in real property needed for the redevelopment of areas  
 37 needing redevelopment that are located within the corporate  
 38 boundaries of the unit.

39 (2) Hold, use, sell (by conveyance by deed, land sale contract, or  
 40 other instrument), exchange, lease, rent, or otherwise dispose of  
 41 property acquired for use in the redevelopment of areas needing  
 42 redevelopment on the terms and conditions that the commission



- 1 considers best for the unit and its inhabitants.
- 2 (3) Sell, lease, or grant interests in all or part of the real property
- 3 acquired for redevelopment purposes to any other department of
- 4 the unit or to any other governmental agency for public ways,
- 5 levees, sewerage, parks, playgrounds, schools, and other public
- 6 purposes on any terms that may be agreed on.
- 7 (4) Clear real property acquired for redevelopment purposes.
- 8 (5) Enter on or into, inspect, investigate, and assess real property
- 9 and structures acquired or to be acquired for redevelopment
- 10 purposes to determine the existence, source, nature, and extent of
- 11 any environmental contamination, including the following:
- 12 (A) Hazardous substances.
- 13 (B) Petroleum.
- 14 (C) Other pollutants.
- 15 (6) Remediate environmental contamination, including the
- 16 following, found on any real property or structures acquired for
- 17 redevelopment purposes:
- 18 (A) Hazardous substances.
- 19 (B) Petroleum.
- 20 (C) Other pollutants.
- 21 (7) Repair and maintain structures acquired for redevelopment
- 22 purposes.
- 23 (8) Remodel, rebuild, enlarge, or make major structural
- 24 improvements on structures acquired for redevelopment purposes.
- 25 (9) Survey or examine any land to determine whether it should be
- 26 included within an area needing redevelopment to be acquired for
- 27 redevelopment purposes and to determine the value of that land.
- 28 (10) Appear before any other department or agency of the unit, or
- 29 before any other governmental agency in respect to any matter
- 30 affecting:
- 31 (A) real property acquired or being acquired for
- 32 redevelopment purposes; or
- 33 (B) any area needing redevelopment within the jurisdiction of
- 34 the commissioners.
- 35 (11) Institute or defend in the name of the unit any civil action.
- 36 (12) Use any legal or equitable remedy that is necessary or
- 37 considered proper to protect and enforce the rights of and perform
- 38 the duties of the department of redevelopment.
- 39 ~~(13) Exercise the power of eminent domain in the name of and~~
- 40 ~~within the corporate boundaries of the unit in the manner~~
- 41 ~~prescribed by section 20 of this chapter.~~
- 42 ~~(14)~~ (13) Appoint an executive director, appraisers, real estate



- 1 experts, engineers, architects, surveyors, and attorneys.  
 2 ~~(15)~~ **(14)** Appoint clerks, guards, laborers, and other employees  
 3 the commission considers advisable, except that those  
 4 appointments must be made in accordance with the merit system  
 5 of the unit if such a system exists.  
 6 ~~(16)~~ **(15)** Prescribe the duties and regulate the compensation of  
 7 employees of the department of redevelopment.  
 8 ~~(17)~~ **(16)** Provide a pension and retirement system for employees  
 9 of the department of redevelopment by using the Indiana public  
 10 employees' retirement fund or a retirement plan approved by the  
 11 United States Department of Housing and Urban Development.  
 12 ~~(18)~~ **(17)** Discharge and appoint successors to employees of the  
 13 department of redevelopment subject to subdivision ~~(15)~~: **(14)**.  
 14 ~~(19)~~ **(18)** Rent offices for use of the department of redevelopment,  
 15 or accept the use of offices furnished by the unit.  
 16 ~~(20)~~ **(19)** Equip the offices of the department of redevelopment  
 17 with the necessary furniture, furnishings, equipment, records, and  
 18 supplies.  
 19 ~~(21)~~ **(20)** Expend, on behalf of the special taxing district, all or  
 20 any part of the money of the special taxing district.  
 21 ~~(22)~~ **(21)** Contract for the construction of:  
 22 (A) local public improvements (as defined in IC 36-7-14.5-6)  
 23 or structures that are necessary for redevelopment of areas  
 24 needing redevelopment or economic development within the  
 25 corporate boundaries of the unit; or  
 26 (B) any structure that enhances development or economic  
 27 development.  
 28 ~~(23)~~ **(22)** Contract for the construction, extension, or  
 29 improvement of pedestrian skyways.  
 30 ~~(24)~~ **(23)** Accept loans, grants, and other forms of financial  
 31 assistance from the federal government, the state government, a  
 32 municipal corporation, a special taxing district, a foundation, or  
 33 any other source.  
 34 ~~(25)~~ **(24)** Provide financial assistance (including grants and loans)  
 35 to enable individuals and families to purchase or lease residential  
 36 units **in a multiple unit residential structure** within the district.  
 37 However, financial assistance may be provided only to individuals  
 38 and families whose income is at or below the unit's median  
 39 income for individuals and families, respectively.  
 40 ~~(26)~~ **(25)** Provide financial assistance (including grants and loans)  
 41 to neighborhood development corporations to permit them to:  
 42 (A) provide financial assistance for the purposes described in





- 1 subdivision ~~(25)~~; **(24)**; or  
 2 (B) construct, rehabilitate, or repair commercial property  
 3 within the district.  
 4 ~~(27)~~ **(26)** Require as a condition of financial assistance to the  
 5 owner of a multiple unit residential structure that any of the units  
 6 leased by the owner must be leased:  
 7 (A) for a period to be determined by the commission, which  
 8 may not be less than five (5) years;  
 9 (B) to families whose income does not exceed eighty percent  
 10 (80%) of the unit's median income for families; and  
 11 (C) at an affordable rate.  
 12 (b) Conditions imposed by the commission under subsection ~~(a)(27)~~  
 13 **(a)(26)** remain in force throughout the period determined under  
 14 subsection ~~(a)(27)(A)~~; **(a)(26)(A)**, even if the owner sells, leases, or  
 15 conveys the property. The subsequent owner or lessee is bound by the  
 16 conditions for the remainder of the period.  
 17 (c) As used in this section, "pedestrian skyway" means a pedestrian  
 18 walkway within or outside of the public right-of-way and through and  
 19 above public or private property and buildings, including all structural  
 20 supports required to connect skyways to buildings or buildings under  
 21 construction. Pedestrian skyways constructed, extended, or improved  
 22 over or through public or private property constitute public property  
 23 and public improvements, constitute a public use and purpose, and do  
 24 not require vacation of any public way or other property.  
 25 (d) All powers that may be exercised under this chapter by the  
 26 redevelopment commission may also be exercised by the  
 27 redevelopment commission in carrying out its duties and purposes  
 28 under IC 36-7-14.5. **However, if a power pertains to issuing bonds**  
 29 **or incurring an obligation, the exercise of the power must first be**  
 30 **specifically approved by the fiscal or legislative body of the unit,**  
 31 **whichever applies.**  
 32 (e) **A commission may not exercise the power of eminent**  
 33 **domain.**  
 34 SECTION 6. IC 36-7-14-12.3, AS AMENDED BY P.L.221-2007,  
 35 SECTION 33, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 36 JULY 1, 2014]: Sec. 12.3. IC 5-16-7 applies to:  
 37 (1) a person that enters into a contract with a redevelopment  
 38 commission to perform construction work referred to in section  
 39 12.2(a)(4), 12.2(a)(7), **12.2(a)(21), or 12.2(a)(22) or ~~12.2(a)(23)~~**  
 40 of this chapter; and  
 41 (2) a subcontractor of a person described in subdivision (1);  
 42 with respect to the construction work referred to in subdivision (1).



1 SECTION 7. IC 36-7-14-12.4 IS ADDED TO THE INDIANA  
 2 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 3 [EFFECTIVE JULY 1, 2014]: **Sec. 12.4. Notwithstanding any other**  
 4 **provision in this chapter, after June 30, 2014:**

5 (1) a redevelopment commission;

6 (2) a department of redevelopment; or

7 (3) any other entity:

8 (A) established by the commission or department;

9 (B) controlled by the commission or a member of the  
 10 commission regardless of any pecuniary interest the  
 11 member may have; or

12 (C) to which the commission or department has delegated  
 13 any power to act or hold property under this chapter;

14 may not own, lease, or otherwise hold a single family dwelling or  
 15 condominium unit for purposes of leasing for the use by individuals  
 16 as a dwelling. In addition, an arrangement or agreement that is  
 17 contrary to this section may not be extended beyond the term of the  
 18 arrangement or agreement as in effect on June 30, 2014. However,  
 19 a commission, department, or entity covered by this section may  
 20 own property in the capacity of a land bank for a unit.

21 SECTION 8. IC 36-7-14-13, AS AMENDED BY P.L.218-2013,  
 22 SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 23 JULY 1, 2014]: Sec. 13. (a) Not later than March 15 of each year, the  
 24 redevelopment commissioners or their designees shall file with the  
 25 unit's executive a report setting out their activities during the preceding  
 26 calendar year.

27 (b) The report of the commissioners of a municipal redevelopment  
 28 commission must show the names of the then qualified and acting  
 29 commissioners, the names of the officers of that body, the number of  
 30 regular employees and their fixed salaries or compensation, the amount  
 31 of the expenditures made during the preceding year and their general  
 32 purpose, an accounting of the tax increment revenues expended by any  
 33 entity receiving the tax increment revenues as a grant or loan from the  
 34 commission, the amount of funds on hand at the close of the calendar  
 35 year, and other information necessary to disclose the activities of the  
 36 commissioners and the results obtained.

37 (c) The report of the commissioners of a county redevelopment  
 38 commission must show all the information required by subsection (b),  
 39 plus the names of any commissioners appointed to or removed from  
 40 office during the preceding calendar year.

41 (d) A copy of each report filed under this section must be submitted  
 42 to the department of local government finance in an electronic format.



1 (e) Before August 1 each year, the redevelopment commissioners  
 2 shall also submit a report to the fiscal body of the unit. The report must  
 3 include the following information set forth for each tax increment  
 4 financing district regarding the previous year:

- 5 (1) Revenues received.
- 6 (2) Expenses paid.
- 7 (3) Fund balances.
- 8 (4) The amount and maturity date for all outstanding obligations.
- 9 (5) The amount paid on outstanding obligations.
- 10 (6) A list of all the parcels included in each tax increment  
 11 financing district allocation area and the base assessed value and  
 12 incremental assessed value for each parcel in the list.

13 Before October 1 each year, the fiscal body shall compile the reports  
 14 received for all the tax increment financing districts and submit a  
 15 comprehensive report to the department of local government finance  
 16 in the form required by the department of local government finance.

17 **(e) A redevelopment commission and a department of**  
 18 **redevelopment are subject to the same laws, rules, and ordinances**  
 19 **of a general nature that apply to all other commissions or**  
 20 **departments of the unit.**

21 SECTION 9. IC 36-7-14-15, AS AMENDED BY P.L.172-2011,  
 22 SECTION 147, IS AMENDED TO READ AS FOLLOWS  
 23 [EFFECTIVE JULY 1, 2014]: Sec. 15. (a) Whenever the  
 24 redevelopment commission finds that:

- 25 (1) an area in the territory under its jurisdiction is an area needing  
 26 redevelopment;
- 27 (2) the conditions described in IC 36-7-1-3 cannot be corrected in  
 28 the area by regulatory processes or the ordinary operations of  
 29 private enterprise without resort to this chapter;
- 30 (3) the public health and welfare will be benefited by:
  - 31 (A) the acquisition and redevelopment of the area under this  
 32 chapter as a redevelopment project area; or
  - 33 (B) the amendment of the resolution or plan, or both, for an  
 34 existing redevelopment project area; and
- 35 (4) in the case of an amendment to the resolution or plan for an  
 36 existing redevelopment project area:
  - 37 (A) the amendment is reasonable and appropriate when  
 38 considered in relation to the original resolution or plan and the  
 39 purposes of this chapter; and
  - 40 (B) the resolution or plan, with the proposed amendment,  
 41 conforms to the comprehensive plan for the unit;

42 the commission shall cause to be prepared the data described in



- 1 subsection (b).  
 2 (b) After making a finding under subsection (a), the commission  
 3 shall cause to be prepared:  
 4 (1) maps and plats showing:  
 5 (A) the boundaries of the area in which property would be  
 6 acquired for, or otherwise affected by, the establishment of a  
 7 redevelopment project area; or the amendment of the  
 8 resolution or plan for an existing area;  
 9 (B) the location of the various parcels of property, streets,  
 10 alleys, and other features affecting the acquisition, clearance,  
 11 remediation, replatting, replanning, rezoning, or  
 12 redevelopment of the area, indicating any parcels of property  
 13 to be excluded from the acquisition or otherwise excluded  
 14 from the effects of the establishment of the redevelopment  
 15 project area; or the amendment of the resolution or plan for an  
 16 existing area; and  
 17 (C) the parts of the area acquired, if any, that are to be devoted  
 18 to public ways, levees, sewerage, parks, playgrounds, and  
 19 other public purposes under the redevelopment plan;  
 20 (2) lists of the owners of the various parcels of property proposed  
 21 to be acquired for, or otherwise affected by, the establishment of  
 22 an area or the amendment of the resolution or plan for an existing  
 23 area; and  
 24 (3) an estimate of the costs, if any, to be incurred for the  
 25 acquisition and redevelopment of property.  
 26 (c) This subsection applies to the initial establishment of a  
 27 redevelopment project area. After completion of the data required by  
 28 subsection (b), the redevelopment commission shall adopt a resolution  
 29 declaring that:  
 30 (1) the area needing redevelopment is a menace to the social and  
 31 economic interest of the unit and its inhabitants;  
 32 (2) it will be of public utility and benefit to acquire the area and  
 33 redevelop it under this chapter; and  
 34 (3) the area is designated as a redevelopment project area for  
 35 purposes of this chapter.  
 36 The resolution must state the general boundaries of the redevelopment  
 37 project area, and that the department of redevelopment proposes to  
 38 acquire all of the interests in the land within the boundaries, with  
 39 certain designated exceptions, if there are any.  
 40 (d) This subsection applies to the amendment of the resolution or  
 41 plan for an existing redevelopment project area. After completion of  
 42 the data required by subsection (b), the redevelopment commission



1 shall adopt a resolution declaring that:  
 2 (1) it will be of public utility and benefit to amend the resolution  
 3 or plan for the area; and  
 4 (2) any additional area to be acquired under the amendment is  
 5 designated as part of the existing redevelopment project area for  
 6 purposes of this chapter.

7 The resolution must state the general boundaries of the redevelopment  
 8 project area, including any changes made to those boundaries by the  
 9 amendment, and describe the activities that the department of  
 10 redevelopment is permitted to take under the amendment, with any  
 11 designated exceptions. **The resolution and all supporting**  
 12 **information shall be submitted to the legislative body of the unit**  
 13 **establishing the redevelopment commission for approval. The**  
 14 **legislative body must approve the additional area as part of the**  
 15 **redevelopment project area for purposes of this chapter.**

16 (e) For the purpose of adopting a resolution under subsection (c), or  
 17 (d), it is sufficient to describe the boundaries of the redevelopment  
 18 project area by its location in relation to public ways or streams, or  
 19 otherwise, as determined by the commissioners. Property excepted  
 20 from the application of a resolution may be described by street numbers  
 21 or location.

22 SECTION 10. IC 36-7-14-19, AS AMENDED BY P.L.185-2005,  
 23 SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 24 JULY 1, 2014]: Sec. 19. (a) If no appeal is taken or if an appeal is  
 25 taken but is unsuccessful, the redevelopment commission shall proceed  
 26 with the proposed project to the extent that money is available for that  
 27 purpose.

28 (b) The redevelopment commission shall first approve and adopt a  
 29 list of the real property and interests in real property to be acquired and  
 30 the price to be offered to the owner of each parcel of interest. The  
 31 prices to be offered may not exceed the average of two (2) independent  
 32 appraisals of fair market value procured by the commission except that  
 33 appraisals are not required in transactions with other governmental  
 34 agencies. However, if the real property is less than five (5) acres in size  
 35 and the fair market value of the real property or interest has been  
 36 appraised by one (1) independent appraiser at less than ten thousand  
 37 dollars (\$10,000), the second appraisal may be made by a qualified  
 38 employee of the department of redevelopment. The prices indicated on  
 39 the list may not be exceeded unless specifically authorized by the  
 40 commission or ordered by a court in condemnation proceedings. The  
 41 commission may except from acquisition any real property in the area  
 42 if the commission finds that such an acquisition is not necessary under



1 the redevelopment plan. Appraisals made under this section are for the  
2 information of the commission and are not open for public inspection.

3 (c) Negotiations for the purchase of property may be carried on  
4 directly by the redevelopment commission, by its employees, or by  
5 expert negotiations, but no option, contract, or understanding relative  
6 to the purchase of real property is binding on the commission until  
7 approved and accepted by the commission in writing. The commission  
8 may authorize the payment of a nominal fee to bind an option and as a  
9 part of the consideration for conveyance may agree to pay the expense  
10 incident to the conveyance and determination of the title of the  
11 property. Payment for the property purchased shall be made when and  
12 as directed by the commission but only on delivery of proper  
13 instruments conveying the title or interest of the owner to the "City  
14 (Town or County) of \_\_\_\_\_ for the use and benefit of its  
15 department of redevelopment". **Notwithstanding the other provisions  
16 of this subsection, any agreement by the commission to:**

17 **(1) make payments for the property to be purchased for a**  
18 **term exceeding three (3) years; or**

19 **(2) pay a purchase price for the property that exceeds five**  
20 **million dollars (\$5,000,000);**

21 **is subject to the prior approval of the legislative body of the unit.**

22 (d) All real property and interests in real property acquired by the  
23 redevelopment commission are free and clear of all liens, assessments,  
24 and other governmental charges except for current property taxes,  
25 which shall be prorated to the date of acquisition.

26 (e) Notwithstanding subsections (a) through (d), the redevelopment  
27 commission may, before the time referred to in this section, accept gifts  
28 of property needed for the redevelopment of redevelopment project  
29 areas if the property is free and clear of all liens other than taxes,  
30 assessments, and other governmental charges. The commission may,  
31 before the time referred to in this section, take options on or contract  
32 for the acquisition of property needed for the redevelopment of  
33 redevelopment project areas if the options and contracts are not binding  
34 on the commission or the district until the time referred to in this  
35 section and until money is available to pay the consideration set out in  
36 the options or contracts.

37 SECTION 11. IC 36-7-14-20, AS AMENDED BY P.L.146-2008,  
38 SECTION 730, IS AMENDED TO READ AS FOLLOWS  
39 [EFFECTIVE JULY 1, 2014]: Sec. 20. (a) **Subject to the approval of**  
40 **If** the legislative body of the unit that established the department of  
41 redevelopment ~~if the redevelopment commission~~ considers it necessary  
42 to acquire real property in a redevelopment project area by the exercise



1 of the power of eminent domain, the ~~commission~~ **legislative body** shall  
 2 adopt a resolution setting out its determination to exercise that power  
 3 and directing its attorney to file a petition in the name of the unit on  
 4 behalf of the department of redevelopment, in the circuit or superior  
 5 court of the county in which the property is situated.

6 (b) Eminent domain proceedings under this section are governed by  
 7 IC 32-24 and other applicable statutory provisions for the exercise of  
 8 the power of eminent domain. Property already devoted to a public use  
 9 may be acquired under this section, but property belonging to the state  
 10 or any political subdivision may not be acquired without its consent.

11 (c) The court having jurisdiction shall direct the clerk of the circuit  
 12 court to execute a deed conveying the title of real property acquired  
 13 under this section to the unit for the use and benefit of its department  
 14 of redevelopment.

15 SECTION 12. IC 36-7-14-22.5, AS AMENDED BY P.L.118-2013,  
 16 SECTION 12, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 17 JULY 1, 2014]: Sec. 22.5. (a) This section applies to the following:

18 (1) Real property:

19 (A) that was acquired by the commission to carry out a  
 20 redevelopment project, an economic development area project,  
 21 or an urban renewal project; and

22 (B) relative to which the commission has, at a public hearing,  
 23 decided that the real property is not needed to complete the  
 24 redevelopment activity, an economic development activity, or  
 25 urban renewal activity in the project area.

26 (2) Real property acquired under this chapter that is not in a  
 27 redevelopment project area, economic development area, or an  
 28 urban renewal project area.

29 (3) Parcels of property secured from the county under  
 30 IC 6-1.1-25-9(e) that were acquired by the county under  
 31 IC 6-1.1-24 and IC 6-1.1-25.

32 (4) Real property donated or transferred to the commission to be  
 33 held and disposed of under this section.

34 However, this section does not apply to property acquired under section  
 35 32.5 of this chapter.

36 (b) The commission may do the following to or for real property  
 37 described in subsection (a):

38 (1) Examine, classify, manage, protect, insure, and maintain the  
 39 property.

40 (2) Eliminate deficiencies (including environmental deficiencies),  
 41 carry out repairs, remove structures, and make improvements.

42 (3) Control the use of the property.



- 1 (4) Lease the property.
- 2 (5) Use any powers under section 12.2 of this chapter in relation
- 3 to the property.
- 4 (c) The commission may enter into contracts to carry out part or all
- 5 of the functions described in subsection (b).
- 6 (d) The commission may extinguish all delinquent taxes, special
- 7 assessments, and penalties relative to real property donated to the
- 8 commission to be held and disposed of under this section. The
- 9 commission shall provide the county auditor with a list of the real
- 10 property on which delinquent taxes, special assessments, and penalties
- 11 are extinguished under this subsection.
- 12 (e) **Subject to the prior approval by the legislative body of the**
- 13 **unit**, real property described in subsection (a) may be sold, exchanged,
- 14 transferred, granted, donated, or otherwise disposed of in any of the
- 15 following ways:
- 16 (1) In accordance with section 22, 22.2, 22.6, or 22.7 of this
- 17 chapter.
- 18 (2) In accordance with the provisions authorizing an urban
- 19 homesteading program under IC 36-7-17 or IC 36-7-17.1.
- 20 **The commission shall provide to the legislative body of the unit at**
- 21 **a public meeting all the information supporting the action the**
- 22 **commission proposes to take under this subsection, including any**
- 23 **terms and conditions to which the commission would have to agree**
- 24 **to carry out the action.**
- 25 (f) In disposing of real property under subsection (e), the
- 26 commission may:
- 27 (1) group together properties for disposition in a manner that will
- 28 best serve the interest of the community, from the standpoint of
- 29 both human and economic welfare; and
- 30 (2) group together nearby or similar properties to facilitate
- 31 convenient disposition.
- 32 SECTION 13. IC 36-7-14-25.1, AS AMENDED BY P.L.203-2011,
- 33 SECTION 6, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
- 34 JULY 1, 2014]: Sec. 25.1. (a) In addition to other methods of raising
- 35 money for property acquisition or redevelopment in a redevelopment
- 36 project area, and in anticipation of the special tax to be levied under
- 37 section 27 of this chapter, the taxes allocated under section 39 of this
- 38 chapter, or other revenues of the district, or any combination of these
- 39 sources, the redevelopment commission may, by **bond** resolution and
- 40 subject to ~~subsection~~ **subsections (c) and (p)**, issue the bonds of the
- 41 special taxing district in the name of the unit. The amount of the bonds
- 42 may not exceed the total, as estimated by the commission, of all





1 expenses reasonably incurred in connection with the acquisition and  
2 redevelopment of the property, including:

3 (1) the total cost of all land, rights-of-way, and other property to  
4 be acquired and redeveloped;

5 (2) all reasonable and necessary architectural, engineering, legal,  
6 financing, accounting, advertising, bond discount, and  
7 supervisory expenses related to the acquisition and redevelopment  
8 of the property or the issuance of bonds;

9 (3) capitalized interest permitted by this chapter and a debt  
10 service reserve for the bonds to the extent the redevelopment  
11 commission determines that a reserve is reasonably required; and

12 (4) expenses that the redevelopment commission is required or  
13 permitted to pay under IC 8-23-17.

14 (b) If the redevelopment commission plans to acquire different  
15 parcels of land or let different contracts for redevelopment work at  
16 approximately the same time, whether under one (1) or more  
17 resolutions, the commission may provide for the total cost in one (1)  
18 issue of bonds.

19 (c) **The legislative body of the unit must adopt a resolution that**  
20 **specifies the public purpose of the bond, the use of the bond**  
21 **proceeds, the maximum principal amount of the bond, the term of**  
22 **the bond, and the maximum interest rate or rates of the bond, any**  
23 **provision for redemption before maturity, and any provision for**  
24 **the payment of capitalized interest.** The bonds must be dated as set  
25 forth in the bond resolution and negotiable, subject to the requirements  
26 of the bond resolution for registering the bonds. The resolution  
27 authorizing the bonds must state:

28 (1) the denominations of the bonds;

29 (2) the place or places at which the bonds are payable; and

30 (3) the term of the bonds, which may not exceed:

31 (A) fifty (50) years, for bonds issued before July 1, 2008;

32 (B) thirty (30) years, for bonds issued after June 30, 2008, to  
33 finance:

34 (i) an integrated coal gasification powerplant (as defined in  
35 IC 6-3.1-29-6);

36 (ii) a part of an integrated coal gasification powerplant (as  
37 defined in IC 6-3.1-29-6); or

38 (iii) property used in the operation or maintenance of an  
39 integrated coal gasification powerplant (as defined in  
40 IC 6-3.1-29-6);

41 that received a certificate of public convenience and necessity  
42 from the Indiana utility regulatory commission under



1 IC 8-1-8.5 et seq. before July 1, 2008; or  
 2 (C) twenty-five (25) years, for bonds issued after June 30,  
 3 2008, that are not described in clause (B).

4 The **bond** resolution may also state that the bonds are redeemable  
 5 before maturity with or without a premium, as determined by the  
 6 redevelopment commission.

7 (d) The redevelopment commission shall certify a copy of the  
 8 resolution authorizing the bonds to the municipal or county fiscal  
 9 officer, who shall then prepare the bonds, subject to ~~subsection~~  
 10 **subsections (c) and (p)**. The seal of the unit must be impressed on the  
 11 bonds, or a facsimile of the seal must be printed on the bonds.

12 (e) The bonds must be executed by the appropriate officer of the  
 13 unit and attested by the municipal or county fiscal officer.

14 (f) The bonds are exempt from taxation for all purposes.

15 (g) The municipal or county fiscal officer shall give notice of the  
 16 sale of the bonds by publication in accordance with IC 5-3-1. The  
 17 municipal fiscal officer, or county fiscal officer or executive, shall sell  
 18 the bonds to the highest bidder, but may not sell them for less than  
 19 ninety-seven percent (97%) of their par value. However, bonds payable  
 20 solely or in part from tax proceeds allocated under section 39(b)(3) of  
 21 this chapter, or other revenues of the district may be sold at a private  
 22 negotiated sale.

23 (h) Except as provided in subsection (i), a redevelopment  
 24 commission may not issue the bonds when the total issue, including  
 25 bonds already issued and to be issued, exceeds two percent (2%) of the  
 26 adjusted value of the taxable property in the special taxing district, as  
 27 determined under IC 36-1-15.

28 (i) The bonds are not a corporate obligation of the unit but are an  
 29 indebtedness of the taxing district. The bonds and interest are payable,  
 30 as set forth in the bond resolution of the redevelopment commission:

31 (1) from a special tax levied upon all of the property in the taxing  
 32 district, as provided by section 27 of this chapter;

33 (2) from the tax proceeds allocated under section 39(b)(3) of this  
 34 chapter;

35 (3) from other revenues available to the redevelopment  
 36 commission; or

37 (4) from a combination of the methods stated in subdivisions (1)  
 38 through (3).

39 If the bonds are payable solely from the tax proceeds allocated under  
 40 section 39(b)(3) of this chapter, other revenues of the redevelopment  
 41 commission, or any combination of these sources, they may be issued  
 42 in any amount ~~without limitation~~. **not to exceed the maximum**



1 **amount approved by the legislative body in the resolution**  
 2 **described in subsection (c).**

3 (j) Proceeds from the sale of bonds may be used to pay the cost of  
 4 interest on the bonds for a period not to exceed five (5) years from the  
 5 date of issuance.

6 (k) All laws relating to the giving of notice of the issuance of bonds,  
 7 the giving of notice of a hearing on the appropriation of the proceeds  
 8 of the bonds, the right of taxpayers to appear and be heard on the  
 9 proposed appropriation, and the approval of the appropriation by the  
 10 department of local government finance apply to all bonds issued under  
 11 this chapter that are payable from the special benefits tax levied  
 12 pursuant to section 27 of this chapter or from taxes allocated under  
 13 section 39 of this chapter.

14 (l) All laws relating to:

15 (1) the filing of petitions requesting the issuance of bonds; and

16 (2) the right of:

17 (A) taxpayers and voters to remonstrate against the issuance of  
 18 bonds in the case of a proposed bond issue described by  
 19 IC 6-1.1-20-3.1(a); or

20 (B) voters to vote on the issuance of bonds in the case of a  
 21 proposed bond issue described by IC 6-1.1-20-3.5(a);

22 apply to bonds issued under this chapter except for bonds payable  
 23 solely from tax proceeds allocated under section 39(b)(3) of this  
 24 chapter, other revenues of the redevelopment commission, or any  
 25 combination of these sources.

26 (m) If a debt service reserve is created from the proceeds of bonds,  
 27 the debt service reserve may be used to pay principal and interest on  
 28 the bonds as provided in the bond resolution.

29 (n) Any amount remaining in the debt service reserve after all of the  
 30 bonds of the issue for which the debt service reserve was established  
 31 have matured shall be:

32 (1) deposited in the allocation fund established under section  
 33 39(b)(3) of this chapter; and

34 (2) to the extent permitted by law, transferred to the county or  
 35 municipality that established the department of redevelopment for  
 36 use in reducing the county's or municipality's property tax levies  
 37 for debt service.

38 (o) If bonds are issued under this chapter that are payable solely or  
 39 in part from revenues to the redevelopment commission from a project  
 40 or projects, the redevelopment commission may adopt a resolution or  
 41 trust indenture or enter into covenants as is customary in the issuance  
 42 of revenue bonds. The resolution or trust indenture may pledge or



1 assign the revenues from the project or projects, but may not convey or  
 2 mortgage any project or parts of a project. The resolution or trust  
 3 indenture may also contain any provisions for protecting and enforcing  
 4 the rights and remedies of the bond owners as may be reasonable and  
 5 proper and not in violation of law, including covenants setting forth the  
 6 duties of the redevelopment commission. The redevelopment  
 7 commission may establish fees and charges for the use of any project  
 8 and covenant with the owners of any bonds to set those fees and  
 9 charges at a rate sufficient to protect the interest of the owners of the  
 10 bonds. Any revenue bonds issued by the redevelopment commission  
 11 that are payable solely from revenues of the commission shall contain  
 12 a statement to that effect in the form of bond.

13 (p) If the total principal amount of bonds authorized by a resolution  
 14 of the redevelopment commission adopted before July 1, 2008, is equal  
 15 to or greater than three million dollars (\$3,000,000), the bonds may not  
 16 be issued without the approval, by resolution, of the legislative body of  
 17 the unit. Bonds authorized in any principal amount by a resolution of  
 18 the redevelopment commission adopted after June 30, 2008, may not  
 19 be issued without the approval of the legislative body of the unit.

20 SECTION 14. IC 36-7-14-25.2, AS AMENDED BY P.L.146-2008,  
 21 SECTION 733, IS AMENDED TO READ AS FOLLOWS  
 22 [EFFECTIVE JULY 1, 2014]: Sec. 25.2. (a) **Subject to the prior**  
 23 **approval of the fiscal body of the unit under subsection (c)**, a  
 24 redevelopment commission may enter into a lease of any property that  
 25 could be financed with the proceeds of bonds issued under this chapter  
 26 with a lessor for a term not to exceed:

- 27 (1) fifty (50) years, for a lease entered into before July 1, 2008; or  
 28 (2) twenty-five (25) years, for a lease entered into after June 30,  
 29 2008.

30 The lease may provide for payments to be made by the redevelopment  
 31 commission from special benefits taxes levied under section 27 of this  
 32 chapter, taxes allocated under section 39 of this chapter, any other  
 33 revenues available to the redevelopment commission, or any  
 34 combination of these sources.

35 (b) A lease may provide that payments by the redevelopment  
 36 commission to the lessor are required only to the extent and only for the  
 37 period that the lessor is able to provide the leased facilities in  
 38 accordance with the lease. The terms of each lease must be based upon  
 39 the value of the facilities leased and may not create a debt of the unit  
 40 or the district for purposes of the Constitution of the State of Indiana.

41 (c) A lease may be entered into by the redevelopment commission  
 42 only after a public hearing by the redevelopment commission at which



1 all interested parties are provided the opportunity to be heard. After the  
 2 public hearing, the redevelopment commission may adopt a resolution  
 3 authorizing the execution of the lease on behalf of the unit if it finds  
 4 that the service to be provided throughout the term of the lease will  
 5 serve the public purpose of the unit and is in the best interests of its  
 6 residents. Any lease approved by a resolution of the redevelopment  
 7 commission must **also** be approved by an ordinance **or resolution** of  
 8 the fiscal body of the unit. **The approving ordinance or resolution of**  
 9 **the fiscal body must include the following:**

10 (1) **The maximum annual lease rental for the lease.**

11 (2) **The maximum interest rate or rates, any provisions for**  
 12 **redemption before maturity, and any provisions for the**  
 13 **payment of capitalized interest associated with the lease.**

14 (3) **The maximum term of the lease.**

15 (d) Upon execution of a lease providing for payments by the  
 16 redevelopment commission in whole or in part from the levy of special  
 17 benefits taxes under section 27 of this chapter and upon approval of the  
 18 lease by the unit's fiscal body, the redevelopment commission shall  
 19 publish notice of the execution of the lease and its approval in  
 20 accordance with IC 5-3-1. Fifty (50) or more taxpayers residing in the  
 21 redevelopment district who will be affected by the lease and who may  
 22 be of the opinion that no necessity exists for the execution of the lease  
 23 or that the payments provided for in the lease are not fair and  
 24 reasonable may file a petition in the office of the county auditor within  
 25 thirty (30) days after the publication of the notice of execution and  
 26 approval. The petition must set forth the petitioners' names, addresses,  
 27 and objections to the lease and the facts showing that the execution of  
 28 the lease is unnecessary or unwise or that the payments provided for in  
 29 the lease are not fair and reasonable, as the case may be.

30 (e) Upon the filing of the petition, the county auditor shall  
 31 immediately certify a copy of it, together with such other data as may  
 32 be necessary in order to present the questions involved, to the  
 33 department of local government finance. Upon receipt of the certified  
 34 petition and information, the department of local government finance  
 35 shall fix a time and place for a hearing in the redevelopment district,  
 36 which must be not less than five (5) or more than thirty (30) days after  
 37 the time is fixed. Notice of the hearing shall be given by the department  
 38 of local government finance to the members of the fiscal body, to the  
 39 redevelopment commission, and to the first fifty (50) petitioners on the  
 40 petition by a letter signed by the commissioner or deputy commissioner  
 41 of the department and enclosed with fully prepaid postage sent to those  
 42 persons at their usual place of residence, at least five (5) days before



1 the date of the hearing. The decision of the department of local  
 2 government finance on the appeal, upon the necessity for the execution  
 3 of the lease, and as to whether the payments under it are fair and  
 4 reasonable, is final.

5 (f) A redevelopment commission entering into a lease payable from  
 6 allocated taxes under section 39 of this chapter or other available funds  
 7 of the redevelopment commission may:

8 (1) pledge the revenue to make payments under the lease pursuant  
 9 to IC 5-1-14-4; and

10 (2) establish a special fund to make the payments.

11 (g) Lease rentals may be limited to money in the special fund so that  
 12 the obligations of the redevelopment commission to make the lease  
 13 rental payments are not considered debt of the unit or the district for  
 14 purposes of the Constitution of the State of Indiana.

15 (h) Except as provided in this section, no approvals of any  
 16 governmental body or agency are required before the redevelopment  
 17 commission enters into a lease under this section.

18 (i) An action to contest the validity of the lease or to enjoin the  
 19 performance of any of its terms and conditions must be brought within  
 20 thirty (30) days after the publication of the notice of the execution and  
 21 approval of the lease. However, if the lease is payable in whole or in  
 22 part from tax levies and an appeal has been taken to the department of  
 23 local government finance, an action to contest the validity or enjoin the  
 24 performance must be brought within thirty (30) days after the decision  
 25 of the department.

26 (j) If a redevelopment commission exercises an option to buy a  
 27 leased facility from a lessor, the redevelopment commission may  
 28 subsequently sell the leased facility, without regard to any other statute,  
 29 to the lessor at the end of the lease term at a price set forth in the lease  
 30 or at fair market value established at the time of the sale by the  
 31 redevelopment commission through auction, appraisal, or arms length  
 32 negotiation. If the facility is sold at auction, after appraisal, or through  
 33 negotiation, the redevelopment commission shall conduct a hearing  
 34 after public notice in accordance with IC 5-3-1 before the sale. Any  
 35 action to contest the sale must be brought within fifteen (15) days of  
 36 the hearing.

37 SECTION 15. IC 36-7-14-27, AS AMENDED BY P.L.203-2011,  
 38 SECTION 8, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 39 JULY 1, 2014]: Sec. 27. (a) This section applies only to:

40 (1) bonds that are issued under section 25.1 of this chapter; and

41 (2) leases entered into under section 25.2 of this chapter;

42 which are payable from a special tax levied upon all of the property in



1 the special taxing district. This section does not apply to bonds or  
 2 leases that are payable solely from tax proceeds allocated under section  
 3 39(b)(3) of this chapter, other revenues of the redevelopment  
 4 commission, or any combination of these sources.

5 (b) The redevelopment commission, **with the prior approval of the**  
 6 **legislative body**, shall levy each year a special tax on all of the  
 7 property of the redevelopment taxing district, in such a manner as to  
 8 meet and pay the principal of the bonds as they mature, together with  
 9 all accruing interest on the bonds or lease rental payments under  
 10 section 25.2 of this chapter. The commission shall cause the tax levied  
 11 to be certified to the proper officers as other tax levies are certified, and  
 12 to the auditor of the county in which the redevelopment district is  
 13 located, before the second day of October in each year. The tax shall be  
 14 estimated and entered on the tax duplicate by the county auditor and  
 15 shall be collected and enforced by the county treasurer in the same  
 16 manner as other state and county taxes are estimated, entered,  
 17 collected, and enforced. The amount of the tax levied to pay bonds or  
 18 lease rentals payable from the tax levied under this section shall be  
 19 reduced by any amount available in the allocation fund established  
 20 under section 39(b)(3) of this chapter or other revenues of the  
 21 redevelopment commission to the extent such revenues have been set  
 22 aside in the redevelopment bond fund.

23 (c) As the tax is collected, it shall be accumulated in a separate fund  
 24 to be known as the redevelopment district bond fund and shall be  
 25 applied to the payment of the bonds as they mature and the interest on  
 26 the bonds as it accrues, or to make lease payments and to no other  
 27 purpose. All accumulations of the fund before their use for the payment  
 28 of bonds and interest or to make lease payments shall be deposited with  
 29 the depository or depositories for other public funds of the unit in  
 30 accordance with IC 5-13, unless they are invested under IC 5-13-9.

31 (d) If there are no outstanding bonds that are payable solely or in  
 32 part from tax proceeds allocated under section 39(b)(3) of this chapter  
 33 and that were issued to pay costs of redevelopment in an allocation area  
 34 that is located wholly or in part in the special taxing district, then all  
 35 proceeds from the sale or leasing of property in the allocation area  
 36 under section 22 of this chapter shall be paid into the redevelopment  
 37 district bond fund and become a part of that fund. In arriving at the tax  
 38 levy for any year, the redevelopment commission shall take into  
 39 account the amount of the proceeds deposited under this subsection and  
 40 remaining on hand.

41 (e) The tax levies provided for in this section are reviewable by  
 42 other bodies vested by law with the authority to ascertain that the levies



1 are sufficient to raise the amount that, with other amounts available, is  
 2 sufficient to meet the payments under the lease payable from the levy  
 3 of taxes.

4 SECTION 16. IC 36-7-14-27.5, AS AMENDED BY P.L.146-2008,  
 5 SECTION 735, IS AMENDED TO READ AS FOLLOWS  
 6 [EFFECTIVE JULY 1, 2014]: Sec. 27.5. (a) **Subject to the prior**  
 7 **approval by the legislative body of the unit**, the redevelopment  
 8 commission may borrow money in anticipation of receipt of the  
 9 proceeds of taxes levied for the redevelopment district bond fund and  
 10 not yet collected, and may evidence this borrowing by issuing warrants  
 11 of the redevelopment district. However, the aggregate principal amount  
 12 of warrants issued in anticipation of and payable from the same tax  
 13 levy or levies may not exceed an amount equal to eighty percent (80%)  
 14 of that tax levy or levies, as certified by the department of local  
 15 government finance, or as determined by multiplying the rate of tax as  
 16 finally approved by the total assessed valuation (after deducting all  
 17 mortgage deductions) within the redevelopment district, as most  
 18 recently certified by the county auditor.

19 (b) The warrants may be authorized and issued at any time after the  
 20 tax or taxes in anticipation of which they are issued have been levied  
 21 by the redevelopment commission. For purposes of this section, taxes  
 22 for any year are considered to be levied upon adoption by the  
 23 commission of a resolution prescribing the tax levies for the year.  
 24 However, the warrants may not be delivered and paid for before final  
 25 approval of the tax levy or levies by the county board of tax adjustment  
 26 or, if appealed, by the department of local government finance, unless  
 27 the issuance of the warrants has been approved by the department.

28 (c) All action that this section requires or authorizes the  
 29 redevelopment commission to take may be taken by resolution, which  
 30 need not be published or posted. The resolution takes effect  
 31 immediately upon its adoption by the redevelopment commission. An  
 32 action to contest the validity of tax anticipation warrants may not be  
 33 brought later than ten (10) days after the sale date.

34 (d) In their resolution authorizing the warrants, the redevelopment  
 35 commission must provide that the warrants mature at a time or times  
 36 not later than December 31 after the year in which the taxes in  
 37 anticipation of which the warrants are issued are due and payable.

38 (e) In their resolution authorizing the warrants, the redevelopment  
 39 commission may provide:

- 40 (1) the date of the warrants;
- 41 (2) the interest rate of the warrants;
- 42 (3) the time of interest payments on the warrants;





- 1 (4) the denomination of the warrants;
- 2 (5) the form either registered or payable to bearer, of the warrants;
- 3 (6) the place or places of payment of the warrants, either inside or
- 4 outside the state;
- 5 (7) the medium of payment of the warrants;
- 6 (8) the terms of redemption, if any, of the warrants, at a price not
- 7 exceeding par value and accrued interest;
- 8 (9) the manner of execution of the warrants; and
- 9 (10) that all costs incurred in connection with the issuance of the
- 10 warrants may be paid from the proceeds of the warrants.

11 (f) The warrants shall be sold for not less than par value, after notice  
 12 inviting bids has been published under IC 5-3-1. The redevelopment  
 13 commission may also publish the notice in other newspapers or  
 14 financial journals.

15 (g) Warrants and the interest on them are not subject to any  
 16 limitation contained in section 25.1 of this chapter, and are payable  
 17 solely from the proceeds of the tax levy or levies in anticipation of  
 18 which the warrants were issued. The authorizing resolution must  
 19 pledge a sufficient amount of the proceeds of the tax levy or levies to  
 20 the payment of the warrants and the interest.

21 SECTION 17. IC 36-7-14-32.5 IS REPEALED [EFFECTIVE JULY  
 22 1, 2014]. Sec. 32.5: (a) Subject to the approval of the fiscal body of the  
 23 unit that established the department of redevelopment, the commission  
 24 may acquire a parcel of real property by the exercise of eminent  
 25 domain when the real property has all of the following characteristics:

- 26 (1) The real property meets at least one (1) of the conditions
- 27 described in IC 32-24-4.5-7(1);
- 28 (2) The real property is capable of being developed or
- 29 rehabilitated to provide affordable housing for low or moderate
- 30 income families or to provide other development that will benefit
- 31 or serve low or moderate income families;
- 32 (3) The condition of the real property has a negative impact on the
- 33 use or value of the neighboring properties or other properties in
- 34 the community.

35 (b) The commission or the commission's designated hearing  
 36 examiner shall conduct a public meeting to determine whether a parcel  
 37 of real property has the characteristics set forth in subsection (a): Each  
 38 person holding a fee or life estate interest of record in the property must  
 39 be given notice by first class mail of the time and date of the hearing at  
 40 least ten (10) days before the hearing and is entitled to present evidence  
 41 and make arguments at the hearing.

42 (c) If the commission considers it necessary to acquire real property



1 under this section, the commission shall adopt a resolution setting out  
 2 the commission's determination to exercise that power and directing the  
 3 commission's attorney to file a petition in the name of the city on behalf  
 4 of the department in the circuit or superior court with jurisdiction in the  
 5 county.

6 (d) Eminent domain proceedings under this section are governed by  
 7 IC 32-24.

8 (e) The commission shall use real property acquired under this  
 9 section for one (1) of the following purposes:

10 (1) Sale in an urban homestead program under IC 36-7-17 or  
 11 IC 36-7-17.1.

12 (2) Sale to a family whose income is at or below the county's  
 13 median income for families.

14 (3) Sale or grant to a neighborhood development corporation with  
 15 a condition in the granting clause of the deed requiring the  
 16 nonprofit development corporation to lease or sell the property to  
 17 a family whose income is at or below the county's median income  
 18 for families or to cause development that will serve or benefit  
 19 families whose income is at or below the unit's median income for  
 20 families.

21 (4) Any other purpose appropriate under this chapter so long as  
 22 it will serve or benefit families whose income is at or below the  
 23 unit's median income for families.

24 (f) A neighborhood development corporation or nonprofit  
 25 corporation that receives property under this section must agree to  
 26 rehabilitate or otherwise develop the property in a manner that is  
 27 similar to and consistent with the use of the other properties in the area  
 28 served by the corporation.

29 SECTION 18. IC 36-7-14-39, AS AMENDED BY P.L.218-2013,  
 30 SECTION 16, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 31 JULY 1, 2014]: Sec. 39. (a) As used in this section:

32 "Allocation area" means that part of a redevelopment project area  
 33 to which an allocation provision of a declaratory resolution adopted  
 34 under section 15 of this chapter refers for purposes of distribution and  
 35 allocation of property taxes.

36 "Base assessed value" means the following:

37 (1) If an allocation provision is adopted after June 30, 1995, in a  
 38 declaratory resolution or an amendment to a declaratory  
 39 resolution establishing an economic development area:

40 (A) the net assessed value of all the property as finally  
 41 determined for the assessment date immediately preceding the  
 42 effective date of the allocation provision of the declaratory



- 1 resolution, as adjusted under subsection (h); plus  
 2 (B) to the extent that it is not included in clause (A), the net  
 3 assessed value of property that is assessed as residential  
 4 property under the rules of the department of local government  
 5 finance, as finally determined for any assessment date after the  
 6 effective date of the allocation provision.
- 7 (2) If an allocation provision is adopted after June 30, 1997, in a  
 8 declaratory resolution or an amendment to a declaratory  
 9 resolution establishing a redevelopment project area:  
 10 (A) the net assessed value of all the property as finally  
 11 determined for the assessment date immediately preceding the  
 12 effective date of the allocation provision of the declaratory  
 13 resolution, as adjusted under subsection (h); plus  
 14 (B) to the extent that it is not included in clause (A), the net  
 15 assessed value of property that is assessed as residential  
 16 property under the rules of the department of local government  
 17 finance, as finally determined for any assessment date after the  
 18 effective date of the allocation provision.
- 19 (3) If:  
 20 (A) an allocation provision adopted before June 30, 1995, in  
 21 a declaratory resolution or an amendment to a declaratory  
 22 resolution establishing a redevelopment project area expires  
 23 after June 30, 1997; and  
 24 (B) after June 30, 1997, a new allocation provision is included  
 25 in an amendment to the declaratory resolution;  
 26 the net assessed value of all the property as finally determined for  
 27 the assessment date immediately preceding the effective date of  
 28 the allocation provision adopted after June 30, 1997, as adjusted  
 29 under subsection (h).
- 30 (4) Except as provided in subdivision (5), for all other allocation  
 31 areas, the net assessed value of all the property as finally  
 32 determined for the assessment date immediately preceding the  
 33 effective date of the allocation provision of the declaratory  
 34 resolution, as adjusted under subsection (h).
- 35 (5) If an allocation area established in an economic development  
 36 area before July 1, 1995, is expanded after June 30, 1995, the  
 37 definition in subdivision (1) applies to the expanded part of the  
 38 area added after June 30, 1995.
- 39 (6) If an allocation area established in a redevelopment project  
 40 area before July 1, 1997, is expanded after June 30, 1997, the  
 41 definition in subdivision (2) applies to the expanded part of the  
 42 area added after June 30, 1997.



1 Except as provided in section 39.3 of this chapter, "property taxes"  
 2 means taxes imposed under IC 6-1.1 on real property. However, upon  
 3 approval by a resolution of the redevelopment commission adopted  
 4 before June 1, 1987, "property taxes" also includes taxes imposed  
 5 under IC 6-1.1 on depreciable personal property. If a redevelopment  
 6 commission adopted before June 1, 1987, a resolution to include within  
 7 the definition of property taxes, taxes imposed under IC 6-1.1 on  
 8 depreciable personal property that has a useful life in excess of eight  
 9 (8) years, the commission may by resolution determine the percentage  
 10 of taxes imposed under IC 6-1.1 on all depreciable personal property  
 11 that will be included within the definition of property taxes. However,  
 12 the percentage included must not exceed twenty-five percent (25%) of  
 13 the taxes imposed under IC 6-1.1 on all depreciable personal property.

14 (b) A declaratory resolution adopted under section 15 of this chapter  
 15 on or before the allocation deadline determined under subsection (i)  
 16 may include a provision with respect to the allocation and distribution  
 17 of property taxes for the purposes and in the manner provided in this  
 18 section. A declaratory resolution previously adopted may include an  
 19 allocation provision by the amendment of that declaratory resolution on  
 20 or before the allocation deadline determined under subsection (i) in  
 21 accordance with the procedures required for its original adoption. **A**  
 22 **declaratory resolution or amendment that establishes an allocation**  
 23 **provision must include a specific finding of fact, supported by**  
 24 **evidence, that the adoption of the allocation provision will result in**  
 25 **new property taxes in the area that would not have been generated**  
 26 **but for the adoption of the allocation provision. For an allocation**  
 27 **area established before July 1, 1995, the expiration date of any**  
 28 **allocation provisions for the allocation area is June 30, 2025, or the**  
 29 **last date of any obligations that are outstanding on July 1, 2015,**  
 30 **whichever is later.** A declaratory resolution or an amendment that  
 31 establishes an allocation provision after June 30, 1995, must specify an  
 32 expiration date for the allocation provision. For an allocation area  
 33 established before July 1, 2008, the expiration date may not be more  
 34 than thirty (30) years after the date on which the allocation provision  
 35 is established. For an allocation area established after June 30, 2008,  
 36 the expiration date may not be more than twenty-five (25) years after  
 37 the date on which the first obligation was incurred to pay principal and  
 38 interest on bonds or lease rentals on leases payable from tax increment  
 39 revenues. However, with respect to bonds or other obligations that were  
 40 issued before July 1, 2008, if any of the bonds or other obligations that  
 41 were scheduled when issued to mature before the specified expiration  
 42 date and that are payable only from allocated tax proceeds with respect



1 to the allocation area remain outstanding as of the expiration date, the  
 2 allocation provision does not expire until all of the bonds or other  
 3 obligations are no longer outstanding. The allocation provision may  
 4 apply to all or part of the redevelopment project area. The allocation  
 5 provision must require that any property taxes subsequently levied by  
 6 or for the benefit of any public body entitled to a distribution of  
 7 property taxes on taxable property in the allocation area be allocated  
 8 and distributed as follows:

9 (1) Except as otherwise provided in this section, the proceeds of  
 10 the taxes attributable to the lesser of:

11 (A) the assessed value of the property for the assessment date  
 12 with respect to which the allocation and distribution is made;

13 or

14 (B) the base assessed value;

15 shall be allocated to and, when collected, paid into the funds of  
 16 the respective taxing units.

17 (2) The excess of the proceeds of the property taxes imposed for  
 18 the assessment date with respect to which the allocation and  
 19 distribution is made that are attributable to taxes imposed after  
 20 being approved by the voters in a referendum or local public  
 21 question conducted after April 30, 2010, not otherwise included  
 22 in subdivision (1) shall be allocated to and, when collected, paid  
 23 into the funds of the taxing unit for which the referendum or local  
 24 public question was conducted.

25 (3) Except as otherwise provided in this section, property tax  
 26 proceeds in excess of those described in subdivisions (1) and (2)  
 27 shall be allocated to the redevelopment district and, when  
 28 collected, paid into an allocation fund for that allocation area that  
 29 may be used by the redevelopment district only to do one (1) or  
 30 more of the following:

31 (A) Pay the principal of and interest on any obligations  
 32 payable solely from allocated tax proceeds which are incurred  
 33 by the redevelopment district for the purpose of financing or  
 34 refinancing the redevelopment of that allocation area.

35 (B) Establish, augment, or restore the debt service reserve for  
 36 bonds payable solely or in part from allocated tax proceeds in  
 37 that allocation area.

38 (C) Pay the principal of and interest on bonds payable from  
 39 allocated tax proceeds in that allocation area and from the  
 40 special tax levied under section 27 of this chapter.

41 (D) Pay the principal of and interest on bonds issued by the  
 42 unit to pay for local public improvements that are physically



- 1 located in or physically connected to that allocation area.
- 2 (E) Pay premiums on the redemption before maturity of bonds
- 3 payable solely or in part from allocated tax proceeds in that
- 4 allocation area.
- 5 (F) Make payments on leases payable from allocated tax
- 6 proceeds in that allocation area under section 25.2 of this
- 7 chapter.
- 8 (G) Reimburse the unit for expenditures made by it for local
- 9 public improvements (which include buildings, parking
- 10 facilities, and other items described in section 25.1(a) of this
- 11 chapter) that are physically located in or physically connected
- 12 to that allocation area.
- 13 (H) Reimburse the unit for rentals paid by it for a building or
- 14 parking facility that is physically located in or physically
- 15 connected to that allocation area under any lease entered into
- 16 under IC 36-1-10.
- 17 (I) For property taxes first due and payable before January 1,
- 18 2009, pay all or a part of a property tax replacement credit to
- 19 taxpayers in an allocation area as determined by the
- 20 redevelopment commission. This credit equals the amount
- 21 determined under the following STEPS for each taxpayer in a
- 22 taxing district (as defined in IC 6-1.1-1-20) that contains all or
- 23 part of the allocation area:
- 24 STEP ONE: Determine that part of the sum of the amounts
- 25 under IC 6-1.1-21-2(g)(1)(A), IC 6-1.1-21-2(g)(2),
- 26 IC 6-1.1-21-2(g)(3), IC 6-1.1-21-2(g)(4), and
- 27 IC 6-1.1-21-2(g)(5) (before their repeal) that is attributable to
- 28 the taxing district.
- 29 STEP TWO: Divide:
- 30 (i) that part of each county's eligible property tax
- 31 replacement amount (as defined in IC 6-1.1-21-2 (before its
- 32 repeal)) for that year as determined under IC 6-1.1-21-4
- 33 (before its repeal) that is attributable to the taxing district;
- 34 by
- 35 (ii) the STEP ONE sum.
- 36 STEP THREE: Multiply:
- 37 (i) the STEP TWO quotient; times
- 38 (ii) the total amount of the taxpayer's taxes (as defined in
- 39 IC 6-1.1-21-2 (before its repeal)) levied in the taxing district
- 40 that have been allocated during that year to an allocation
- 41 fund under this section.
- 42 If not all the taxpayers in an allocation area receive the credit



1 in full, each taxpayer in the allocation area is entitled to  
 2 receive the same proportion of the credit. A taxpayer may not  
 3 receive a credit under this section and a credit under section  
 4 39.5 of this chapter (before its repeal) in the same year.

5 (J) Pay expenses incurred by the redevelopment commission  
 6 for local public improvements that are in the allocation area or  
 7 serving the allocation area. Public improvements include  
 8 buildings, parking facilities, and other items described in  
 9 section 25.1(a) of this chapter.

10 (K) Reimburse public and private entities for expenses  
 11 incurred in training employees of industrial facilities that are  
 12 located:

- 13 (i) in the allocation area; and
- 14 (ii) on a parcel of real property that has been classified as  
 15 industrial property under the rules of the department of local  
 16 government finance.

17 However, the total amount of money spent for this purpose in  
 18 any year may not exceed the total amount of money in the  
 19 allocation fund that is attributable to property taxes paid by the  
 20 industrial facilities described in this clause. The  
 21 reimbursements under this clause must be made within three  
 22 (3) years after the date on which the investments that are the  
 23 basis for the increment financing are made.

24 (L) Pay the costs of carrying out an eligible efficiency project  
 25 (as defined in IC 36-9-41-1.5) within the unit that established  
 26 the redevelopment commission. However, property tax  
 27 proceeds may be used under this clause to pay the costs of  
 28 carrying out an eligible efficiency project only if those  
 29 property tax proceeds exceed the amount necessary to do the  
 30 following:

- 31 (i) Make, when due, any payments required under clauses  
 32 (A) through (K), including any payments of principal and  
 33 interest on bonds and other obligations payable under this  
 34 subdivision, any payments of premiums under this  
 35 subdivision on the redemption before maturity of bonds, and  
 36 any payments on leases payable under this subdivision.
- 37 (ii) Make any reimbursements required under this  
 38 subdivision.
- 39 (iii) Pay any expenses required under this subdivision.
- 40 (iv) Establish, augment, or restore any debt service reserve  
 41 under this subdivision.

42 The allocation fund may not be used for operating expenses of the



- 1 commission.
- 2 (4) Except as provided in subsection (g), before July 15 of each
- 3 year, the commission shall do the following:
- 4 (A) Determine the amount, if any, by which the assessed value
- 5 of the taxable property in the allocation area for the most
- 6 recent assessment date minus the base assessed value, when
- 7 multiplied by the estimated tax rate of the allocation area, will
- 8 exceed the amount of assessed value needed to produce the
- 9 property taxes necessary to make, when due, principal and
- 10 interest payments on bonds described in subdivision (3), plus
- 11 the amount necessary for other purposes described in
- 12 subdivision (3).
- 13 (B) Provide a written notice to the county auditor, the fiscal
- 14 body of the county or municipality that established the
- 15 department of redevelopment, and the officers who are
- 16 authorized to fix budgets, tax rates, and tax levies under
- 17 IC 6-1.1-17-5 for each of the other taxing units that is wholly
- 18 or partly located within the allocation area. The notice must:
- 19 (i) state the amount, if any, of excess assessed value that the
- 20 commission has determined may be allocated to the
- 21 respective taxing units in the manner prescribed in
- 22 subdivision (1); or
- 23 (ii) state that the commission has determined that there is no
- 24 excess assessed value that may be allocated to the respective
- 25 taxing units in the manner prescribed in subdivision (1).
- 26 The county auditor shall allocate to the respective taxing units
- 27 the amount, if any, of excess assessed value determined by the
- 28 commission. The commission may not authorize an allocation
- 29 of assessed value to the respective taxing units under this
- 30 subdivision if to do so would endanger the interests of the
- 31 holders of bonds described in subdivision (3) or lessors under
- 32 section 25.3 of this chapter.
- 33 (C) If:
- 34 (i) the amount of excess assessed value determined by the
- 35 commission is expected to generate more than two
- 36 hundred percent (200%) of the amount of allocated tax
- 37 proceeds necessary to make, when due, principal and
- 38 interest payments on bonds described in subdivision (3);
- 39 plus
- 40 (ii) the amount necessary for other purposes described in
- 41 subdivision (3);
- 42 the commission shall submit to the legislative body of the





1           **unit its determination of the excess assessed value that the**  
 2           **commission proposes to allocate to the respective taxing**  
 3           **units in the manner prescribed in subdivision (1). The**  
 4           **legislative body of the unit may approve the commission's**  
 5           **determination or modify the amount of the excess assessed**  
 6           **value that will be allocated to the respective taxing units in**  
 7           **the manner prescribed in subdivision (1).**

8           (c) For the purpose of allocating taxes levied by or for any taxing  
 9           unit or units, the assessed value of taxable property in a territory in the  
 10          allocation area that is annexed by any taxing unit after the effective  
 11          date of the allocation provision of the declaratory resolution is the  
 12          lesser of:

- 13           (1) the assessed value of the property for the assessment date with  
 14           respect to which the allocation and distribution is made; or  
 15           (2) the base assessed value.

16          (d) Property tax proceeds allocable to the redevelopment district  
 17          under subsection (b)(3) may, subject to subsection (b)(4), be  
 18          irrevocably pledged by the redevelopment district for payment as set  
 19          forth in subsection (b)(3).

20          (e) Notwithstanding any other law, each assessor shall, upon  
 21          petition of the redevelopment commission, reassess the taxable  
 22          property situated upon or in, or added to, the allocation area, effective  
 23          on the next assessment date after the petition.

24          (f) Notwithstanding any other law, the assessed value of all taxable  
 25          property in the allocation area, for purposes of tax limitation, property  
 26          tax replacement, and formulation of the budget, tax rate, and tax levy  
 27          for each political subdivision in which the property is located is the  
 28          lesser of:

- 29           (1) the assessed value of the property as valued without regard to  
 30           this section; or  
 31           (2) the base assessed value.

32          (g) If any part of the allocation area is located in an enterprise zone  
 33          created under IC 5-28-15, the unit that designated the allocation area  
 34          shall create funds as specified in this subsection. A unit that has  
 35          obligations, bonds, or leases payable from allocated tax proceeds under  
 36          subsection (b)(3) shall establish an allocation fund for the purposes  
 37          specified in subsection (b)(3) and a special zone fund. Such a unit  
 38          shall, until the end of the enterprise zone phase out period, deposit each  
 39          year in the special zone fund any amount in the allocation fund derived  
 40          from property tax proceeds in excess of those described in subsection  
 41          (b)(1) and (b)(2) from property located in the enterprise zone that  
 42          exceeds the amount sufficient for the purposes specified in subsection



1 (b)(3) for the year. The amount sufficient for purposes specified in  
 2 subsection (b)(3) for the year shall be determined based on the pro rata  
 3 portion of such current property tax proceeds from the part of the  
 4 enterprise zone that is within the allocation area as compared to all  
 5 such current property tax proceeds derived from the allocation area. A  
 6 unit that has no obligations, bonds, or leases payable from allocated tax  
 7 proceeds under subsection (b)(3) shall establish a special zone fund  
 8 and deposit all the property tax proceeds in excess of those described  
 9 in subsection (b)(1) and (b)(2) in the fund derived from property tax  
 10 proceeds in excess of those described in subsection (b)(1) and (b)(2)  
 11 from property located in the enterprise zone. The unit that creates the  
 12 special zone fund shall use the fund (based on the recommendations of  
 13 the urban enterprise association) for programs in job training, job  
 14 enrichment, and basic skill development that are designed to benefit  
 15 residents and employers in the enterprise zone or other purposes  
 16 specified in subsection (b)(3), except that where reference is made in  
 17 subsection (b)(3) to allocation area it shall refer for purposes of  
 18 payments from the special zone fund only to that part of the allocation  
 19 area that is also located in the enterprise zone. Those programs shall  
 20 reserve at least one-half (1/2) of their enrollment in any session for  
 21 residents of the enterprise zone.

22 (h) The state board of accounts and department of local government  
 23 finance shall make the rules and prescribe the forms and procedures  
 24 that they consider expedient for the implementation of this chapter.  
 25 After each general reassessment of real property in an area under  
 26 IC 6-1.1-4-4 and after each reassessment in an area under a  
 27 reassessment plan prepared under IC 6-1.1-4-4.2, the department of  
 28 local government finance shall adjust the base assessed value one (1)  
 29 time to neutralize any effect of the reassessment of the real property in  
 30 the area on the property tax proceeds allocated to the redevelopment  
 31 district under this section. After each annual adjustment under  
 32 IC 6-1.1-4-4.5, the department of local government finance shall adjust  
 33 the base assessed value one (1) time to neutralize any effect of the  
 34 annual adjustment on the property tax proceeds allocated to the  
 35 redevelopment district under this section. However, the adjustments  
 36 under this subsection:

- 37 (1) may not include the effect of phasing in assessed value due to  
 38 property tax abatements under IC 6-1.1-12.1;  
 39 (2) may not produce less property tax proceeds allocable to the  
 40 redevelopment district under subsection (b)(3) than would  
 41 otherwise have been received if the general reassessment, the  
 42 reassessment under the reassessment plan, or the annual



1 adjustment had not occurred; and

2 (3) may decrease base assessed value only to the extent that  
3 assessed values in the allocation area have been decreased due to  
4 annual adjustments or the reassessment under the reassessment  
5 plan.

6 Assessed value increases attributable to the application of an abatement  
7 schedule under IC 6-1.1-12.1 may not be included in the base assessed  
8 value of an allocation area. The department of local government  
9 finance may prescribe procedures for county and township officials to  
10 follow to assist the department in making the adjustments.

11 (i) The allocation deadline referred to in subsection (b) is  
12 determined in the following manner:

13 (1) The initial allocation deadline is December 31, 2011.

14 (2) Subject to subdivision (3), the initial allocation deadline and  
15 subsequent allocation deadlines are automatically extended in  
16 increments of five (5) years, so that allocation deadlines  
17 subsequent to the initial allocation deadline fall on December 31,  
18 2016, and December 31 of each fifth year thereafter.

19 (3) At least one (1) year before the date of an allocation deadline  
20 determined under subdivision (2), the general assembly may enact  
21 a law that:

22 (A) terminates the automatic extension of allocation deadlines  
23 under subdivision (2); and

24 (B) specifically designates a particular date as the final  
25 allocation deadline.

26 SECTION 19. IC 36-7-14-43, AS AMENDED BY P.L.146-2008,  
27 SECTION 740, IS AMENDED TO READ AS FOLLOWS  
28 [EFFECTIVE JULY 1, 2014]: Sec. 43. (a) All of the rights, powers,  
29 privileges, and immunities that may be exercised by the commission in  
30 a redevelopment project area or urban renewal area may be exercised  
31 by the commission in an economic development area, subject to the  
32 following:

33 (1) The content and manner of exercise of these rights, powers,  
34 privileges, and immunities shall be determined by the purposes  
35 and nature of an economic development area. **A right, power,  
36 privilege, or immunity that pertains to issuing bonds or  
37 incurring an obligation may not be exercised by a  
38 redevelopment commission unless it is first specifically  
39 authorized by the fiscal or legislative body of the unit,  
40 whichever applies, regardless of any other law.**

41 (2) Real property (or interests in real property) relative to which  
42 action is taken in an economic development area is not required



1 to meet the conditions described in IC 36-7-1-3.

2 (3) The special tax levied in accordance with section 27 of this  
3 chapter may be used to carry out activities under this chapter in  
4 economic development areas.

5 (4) Bonds may be issued in accordance with section 25.1 of this  
6 chapter to defray expenses of carrying out activities under this  
7 chapter in economic development areas if no other revenue  
8 sources are available for this purpose.

9 (5) The tax exemptions set forth in section 37 of this chapter are  
10 applicable in economic development areas.

11 (6) An economic development area may be an allocation area for  
12 the purposes of distribution and allocation of property taxes.

13 ~~(7) The commission may not use its power of eminent domain  
14 under section 20 of this chapter to carry out activities under this  
15 chapter in an economic development area.~~

16 (b) The content and manner of discharge of duties set forth in  
17 section 11 of this chapter shall be determined by the purposes and  
18 nature of an economic development area.

19 SECTION 20. IC 36-7-14-46, AS ADDED BY P.L.154-2006,  
20 SECTION 74, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
21 JULY 1, 2014]: Sec. 46. ~~(a) Except as provided in subsection (b),~~ All  
22 the rights, powers, privileges, and immunities that may be exercised by  
23 the commission in blighted, deteriorated, or deteriorating areas may be  
24 exercised by the commission in implementing its program for housing,  
25 including the following:

26 (1) The special tax levied in accordance with section 27 of this  
27 chapter may be used to accomplish the housing program.

28 (2) Bonds may be issued under this chapter to accomplish the  
29 housing program, but only one (1) issue of bonds may be issued  
30 and payable from increments in any allocation area except for  
31 refunding bonds or bonds issued in an amount necessary to  
32 complete a housing program for which bonds were previously  
33 issued.

34 (3) Leases may be entered into under this chapter to accomplish  
35 the housing program.

36 (4) The tax exemptions set forth in section 37 of this chapter are  
37 applicable.

38 (5) Property taxes may be allocated under section 39 of this  
39 chapter.

40 ~~(b) A commission may not exercise the power of eminent domain  
41 in implementing its program for housing.~~

42 SECTION 21. IC 36-7-14-48, AS AMENDED BY P.L.203-2011,



1 SECTION 10, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 2 JULY 1, 2014]: Sec. 48. (a) Notwithstanding section 39(a) of this  
 3 chapter, with respect to the allocation and distribution of property taxes  
 4 for the accomplishment of a program adopted under section 45 of this  
 5 chapter, "base assessed value" means the net assessed value of all of  
 6 the property, other than personal property, as finally determined for the  
 7 assessment date immediately preceding the effective date of the  
 8 allocation provision, as adjusted under section 39(h) of this chapter.

9 (b) The allocation fund established under section 39(b) of this  
 10 chapter for the allocation area for a program adopted under section 45  
 11 of this chapter may be used only for purposes related to the  
 12 accomplishment of the program, including the following:

13 (1) The construction, rehabilitation, or repair of residential units  
 14 within the allocation area.

15 (2) The construction, reconstruction, or repair of any  
 16 infrastructure (including streets, sidewalks, and sewers) within or  
 17 serving the allocation area.

18 (3) The acquisition of real property and interests in real property  
 19 within the allocation area.

20 (4) The demolition of real property within the allocation area.

21 (5) The provision of financial assistance to enable individuals and  
 22 families to purchase or lease residential units within the allocation  
 23 area. However, financial assistance may be provided only to those  
 24 individuals and families whose income is at or below the county's  
 25 median income for individuals and families, respectively.

26 (6) The provision of financial assistance to neighborhood  
 27 development corporations to permit them to provide financial  
 28 assistance for the purposes described in subdivision (5).

29 (7) For property taxes first due and payable before January 1,  
 30 2009, providing each taxpayer in the allocation area a credit for  
 31 property tax replacement as determined under subsections (c) and  
 32 (d). However, the commission may provide this credit only if the  
 33 municipal legislative body (in the case of a redevelopment  
 34 commission established by a municipality) or the county  
 35 executive (in the case of a redevelopment commission established  
 36 by a county) establishes the credit by ordinance adopted in the  
 37 year before the year in which the credit is provided.

38 (c) The maximum credit that may be provided under subsection  
 39 (b)(7) to a taxpayer in a taxing district that contains all or part of an  
 40 allocation area established for a program adopted under section 45 of  
 41 this chapter shall be determined as follows:

42 STEP ONE: Determine that part of the sum of the amounts



1 described in IC 6-1.1-21-2(g)(1)(A) and IC 6-1.1-21-2(g)(2)  
 2 through IC 6-1.1-21-2(g)(5) (before their repeal) that is  
 3 attributable to the taxing district.

4 STEP TWO: Divide:

5 (A) that part of each county's eligible property tax replacement  
 6 amount (as defined in IC 6-1.1-21-2) (before its repeal) for  
 7 that year as determined under IC 6-1.1-21-4(a)(1) (before its  
 8 repeal) that is attributable to the taxing district; by

9 (B) the amount determined under STEP ONE.

10 STEP THREE: Multiply:

11 (A) the STEP TWO quotient; by

12 (B) the taxpayer's taxes (as defined in IC 6-1.1-21-2) (before  
 13 its repeal) levied in the taxing district allocated to the  
 14 allocation fund, including the amount that would have been  
 15 allocated but for the credit.

16 (d) The commission may determine to grant to taxpayers in an  
 17 allocation area from its allocation fund a credit under this section, as  
 18 calculated under subsection (c). Except as provided in subsection (g),  
 19 one-half (1/2) of the credit shall be applied to each installment of taxes  
 20 (as defined in IC 6-1.1-21-2) (before its repeal) that under  
 21 IC 6-1.1-22-9 are due and payable in a year. The commission must  
 22 provide for the credit annually by a resolution and must find in the  
 23 resolution the following:

24 (1) That the money to be collected and deposited in the allocation  
 25 fund, based upon historical collection rates, after granting the  
 26 credit will equal the amounts payable for contractual obligations  
 27 from the fund, plus ten percent (10%) of those amounts.

28 (2) If bonds payable from the fund are outstanding, that there is  
 29 a debt service reserve for the bonds that at least equals the amount  
 30 of the credit to be granted.

31 (3) If bonds of a lessor under section 25.2 of this chapter or under  
 32 IC 36-1-10 are outstanding and if lease rentals are payable from  
 33 the fund, that there is a debt service reserve for those bonds that  
 34 at least equals the amount of the credit to be granted.

35 If the tax increment is insufficient to grant the credit in full, the  
 36 commission may grant the credit in part, prorated among all taxpayers.

37 (e) Notwithstanding section 39(b) of this chapter, the allocation  
 38 fund established under section 39(b) of this chapter for the allocation  
 39 area for a program adopted under section 45 of this chapter may only  
 40 be used to do one (1) or more of the following:

41 (1) Accomplish one (1) or more of the actions set forth in section  
 42 39(b)(3)(A) through 39(b)(3)(H) and 39(b)(3)(J) of this chapter



- 1 for property that is residential in nature.  
 2 (2) Reimburse the county or municipality for expenditures made  
 3 by the county or municipality in order to accomplish the housing  
 4 program in that allocation area.  
 5 The allocation fund may not be used for operating expenses of the  
 6 commission.  
 7 (f) Notwithstanding section 39(b) of this chapter, the commission  
 8 shall, relative to the allocation fund established under section 39(b) of  
 9 this chapter for an allocation area for a program adopted under section  
 10 45 of this chapter, do the following before July 15 of each year:  
 11 (1) Determine the amount, if any, by which the assessed value of  
 12 the taxable property in the allocation area for the most recent  
 13 assessment date minus the base assessed value, when multiplied  
 14 by the estimated tax rate of the allocation area, will exceed the  
 15 amount of assessed value needed to produce the property taxes  
 16 necessary to:  
 17 (A) make the distribution required under section 39(b)(2);  
 18 (B) make, when due, principal and interest payments on bonds  
 19 described in section 39(b)(3) of this chapter;  
 20 (C) pay the amount necessary for other purposes described in  
 21 section 39(b)(3) of this chapter; and  
 22 (D) reimburse the county or municipality for anticipated  
 23 expenditures described in subsection (e)(2).  
 24 (2) Provide a written notice to the county auditor, the fiscal body  
 25 of the county or municipality that established the department of  
 26 redevelopment, and the officers who are authorized to fix budgets,  
 27 tax rates, and tax levies under IC 6-1.1-17-5 for each of the other  
 28 taxing units that is wholly or partly located within the allocation  
 29 area. The notice must:  
 30 (A) state the amount, if any, of excess property taxes that the  
 31 commission has determined may be paid to the respective  
 32 taxing units in the manner prescribed in section 39(b)(1) of  
 33 this chapter; or  
 34 (B) state that the commission has determined that there is no  
 35 excess assessed value that may be allocated to the respective  
 36 taxing units in the manner prescribed in subdivision (1).  
 37 The county auditor shall allocate to the respective taxing units the  
 38 amount, if any, of excess assessed value determined by the  
 39 commission.  
 40 **(3) If:**  
 41 **(A) the amount of excess assessed value determined by the**  
 42 **commission is expected to generate more than two hundred**



1           **percent (200%) of the amount of allocated tax proceeds**  
 2           **necessary to make, when due, principal and interest**  
 3           **payments on bonds described in subdivision (1); plus**  
 4           **(B) the amount necessary for other purposes described in**  
 5           **subdivision (1);**  
 6           **the commission shall submit to the legislative body of the unit**  
 7           **its determination of the excess assessed value that the**  
 8           **commission proposes to allocate to the respective taxing units**  
 9           **in the manner prescribed in subdivision (2). The legislative**  
 10           **body of the unit may approve the commission's determination**  
 11           **or modify the amount of the excess assessed value that will be**  
 12           **allocated to the respective taxing units in the manner**  
 13           **prescribed in subdivision (2).**

14           (g) This subsection applies to an allocation area only to the extent  
 15           that the net assessed value of property that is assessed as residential  
 16           property under the rules of the department of local government finance  
 17           is not included in the base assessed value. If property tax installments  
 18           with respect to a homestead (as defined in IC 6-1.1-12-37) are due in  
 19           installments established by the department of local government finance  
 20           under IC 6-1.1-22-9.5, each taxpayer subject to those installments in an  
 21           allocation area is entitled to an additional credit under subsection (d)  
 22           for the taxes (as defined in IC 6-1.1-21-2) (before its repeal) due in  
 23           installments. The credit shall be applied in the same proportion to each  
 24           installment of taxes (as defined in IC 6-1.1-21-2) (before its repeal).

25           SECTION 22. IC 36-7-14.5-7 IS AMENDED TO READ AS  
 26           FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7. (a) A \_\_\_\_\_  
 27           Redevelopment Authority (the blank to be filled in with a name  
 28           designated by the legislative body of the unit) may be created in the  
 29           unit as a separate body corporate and politic and as an instrumentality  
 30           of the unit to exercise any power granted to the authority under this  
 31           chapter.

32           (b) An authority may be created by ordinance of the legislative body  
 33           of the unit.

34           (c) **An authority is subject to the same laws, rules, and**  
 35           **ordinances of a general nature that apply to all other authorities**  
 36           **and departments of the unit. An authority is:**

37           **(1) subject to audit by the state board of accounts under**  
 38           **IC 5-11;**

39           **(2) covered by IC 5-14-1.5 (the public meetings law); and**

40           **(3) covered by IC 5-14-3 (the public records law).**

41           SECTION 23. IC 36-7-14.5-9 IS AMENDED TO READ AS  
 42           FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 9. (a) Immediately after





1 January 15 of each year, the board shall hold an organizational  
 2 meeting. It shall elect one (1) of the members president, another vice  
 3 president, and another secretary-treasurer to perform the duties of those  
 4 offices. These officers serve from the date of their election and until  
 5 their successors are elected and qualified. The board may elect an  
 6 assistant secretary-treasurer. **Before July 1, the secretary-treasurer**  
 7 **shall report annually to the fiscal body of the unit that established**  
 8 **the redevelopment authority.**

9 (b) Special meetings may be called by the president of the board or  
 10 any two (2) members of the board.

11 (c) A majority of the members constitutes a quorum, and the  
 12 concurrence of a majority of the members is necessary to authorize any  
 13 action.

14 SECTION 24. IC 36-7-14.5-11, AS AMENDED BY P.L.1-2006,  
 15 SECTION 566, IS AMENDED TO READ AS FOLLOWS  
 16 [EFFECTIVE JULY 1, 2014]: Sec. 11. (a) The authority is organized  
 17 for the following purposes:

18 (1) Financing, constructing, and leasing local public  
 19 improvements to the commission.

20 (2) Financing and constructing additional improvements to local  
 21 public improvements owned by the authority and leasing them to  
 22 the commission.

23 (3) Acquiring all or a portion of one (1) or more local public  
 24 improvements from the commission by purchase or lease and  
 25 leasing these local public improvements back to the commission,  
 26 with any additional improvements that may be made to them.

27 (4) Acquiring all or a portion of one (1) or more local public  
 28 improvements from the commission by purchase or lease to fund  
 29 or refund indebtedness incurred on account of those local public  
 30 improvements to enable the commission to make a savings in debt  
 31 services obligations or lease rental obligations or to obtain relief  
 32 from covenants that the commission considers to be unduly  
 33 burdensome.

34 (5) In a county having a United States government military base  
 35 that is scheduled for closing or is completely or partially inactive  
 36 or closed and if specified in the ordinance creating the authority  
 37 or in another ordinance adopted by the executive body of the unit,  
 38 an authority may exercise any of the powers of a redevelopment  
 39 commission established under IC 36-7-14, including the  
 40 establishment, in accordance with IC 36-7-14, of one (1) or more  
 41 economic development areas in the county in addition to an  
 42 economic development area established under section 12.5 of this



1 chapter. However, an economic development area that includes  
 2 any part of a military base described in section 12.5(a) of this  
 3 chapter is subject to the requirements of section 12.5 of this  
 4 chapter. An action taken by an authority under this subdivision  
 5 shall be treated as if the action were taken under the law granting  
 6 the power to the redevelopment commission.

7 **(b) Notwithstanding any other provision of this chapter, after**  
 8 **June 30, 2014:**

9 **(1) an authority; or**

10 **(2) any other entity:**

11 **(A) established by the authority;**

12 **(B) controlled by the authority; or**

13 **(C) to which the authority has delegated any power to act**  
 14 **or hold property under this chapter;**

15 **may not own, lease, or otherwise hold a single family dwelling or**  
 16 **condominium unit for purposes of leasing for the use by individuals**  
 17 **as a dwelling. In addition, an arrangement or agreement that is**  
 18 **contrary to this section may not be extended beyond the term of the**  
 19 **arrangement or agreement as in effect on June 30, 2014. However,**  
 20 **an authority or entity covered by this section may own property in**  
 21 **the capacity of a land bank for a unit.**

22 SECTION 25. IC 36-7-14.5-13 IS AMENDED TO READ AS  
 23 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 13. (a) Bonds issued  
 24 under IC 36-7-14 may be refunded as provided in this section.

25 **(b) Subject to the prior approval of the fiscal body of the unit**  
 26 **under IC 36-7-14-25.2, the commission may:**

27 (1) lease all or a portion of a local public improvement or  
 28 improvements to the authority, which may be at a nominal lease  
 29 rental with a lease back to the commission, conditioned upon the  
 30 authority assuming bonds issued under IC 36-7-14 and issuing its  
 31 bonds to refund those bonds; and

32 (2) sell all or a portion of a local public improvement or  
 33 improvements to the authority for a price sufficient to provide for  
 34 the refunding of those bonds and lease back the local public  
 35 improvement or improvements from the authority.

36 SECTION 26. IC 36-7-14.5-14 IS AMENDED TO READ AS  
 37 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 14. (a) Before a lease  
 38 may be entered into, the commission must:

39 (1) find that the lease rental provided for is fair and reasonable;  
 40 **and**

41 **(2) obtain the prior approval of the fiscal body of the unit**  
 42 **under IC 36-7-14-25.2.**



1 (b) A lease of local public improvements from the authority to the  
2 commission:

3 (1) must comply with IC 36-7-14-25.2 or IC 36-7-30-20;

4 (2) may not require payment of lease rental for a newly  
5 constructed local public improvement or for improvements to an  
6 existing local public improvement except to the extent that the  
7 local public improvement or improvements thereto have been  
8 completed and are ready for occupancy or use;

9 (3) may contain provisions:

10 (A) allowing the commission to continue to operate an existing  
11 local public improvement until completion of the  
12 improvements, reconstruction, or renovation; and

13 (B) requiring payment of lease rentals for an existing local  
14 public improvement being used, reconstructed, or renovated;

15 (4) may contain an option to renew the lease for the same or  
16 shorter term on the conditions provided in the lease;

17 (5) must contain an option for the commission to purchase the  
18 local public improvement upon the terms stated in the lease  
19 during the term of the lease for a price equal to the amount  
20 required to pay all indebtedness incurred on account of the local  
21 public improvement, including indebtedness incurred for the  
22 refunding of that indebtedness;

23 (6) may be entered into before acquisition or construction of a  
24 local public improvement;

25 (7) may provide that the commission shall agree to:

26 (A) pay all taxes and assessments thereon;

27 (B) maintain insurance thereon for the benefit of the authority;  
28 and

29 (C) assume responsibility for utilities, repairs, alterations, and  
30 any costs of operation; and

31 (8) may provide that the lease rental payments by the commission  
32 shall be made from any one (1) or more of the sources set forth in  
33 IC 36-7-14-25.2 or IC 36-7-30-20.

34 SECTION 27. IC 36-7-14.5-18 IS AMENDED TO READ AS  
35 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 18. (a) The commission  
36 may lease for a nominal lease rental, or sell to the authority, one (1) or  
37 more local public improvements or portions thereof or land upon which  
38 a local public improvement is located or is to be constructed.

39 (b) Any lease of all or a portion of a local public improvement by  
40 the commission to the authority must be for a term equal to the term of  
41 the lease of that local public improvement back to the redevelopment  
42 commission.



1           (c) **Subject to the prior approval of the fiscal body of the unit**  
 2 **under IC 36-7-14-25.2**, the commission may sell property to the  
 3 authority for such amount as **it the commission** determines to be in the  
 4 best interest of the commission, which amount may be paid from the  
 5 proceeds of bonds of the authority.

6           SECTION 28. IC 36-7-14.5-19 IS AMENDED TO READ AS  
 7 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 19. (a) **Subject to the**  
 8 **prior approval of the legislative body of the unit under**  
 9 **IC 36-7-14-25.1**, the authority may issue bonds for the purpose of  
 10 obtaining money to pay the cost of:

11           (1) acquiring property;

12           (2) constructing, improving, reconstructing, or renovating one (1)  
 13 or more local public improvements; or

14           (3) funding or refunding bonds issued under this chapter or  
 15 IC 36-7-14.

16           (b) The bonds are payable solely from the lease rentals from the  
 17 lease of the local public improvement for which the bonds were issued,  
 18 insurance proceeds, and any other funds pledged or available.

19           (c) The bonds shall be authorized by a resolution of the board.

20           (d) The terms and form of the bonds shall either be set out in the  
 21 resolution or in a form of trust indenture approved by the resolution.

22           (e) The bonds shall mature within fifty (50) years.

23           (f) The board shall sell the bonds at public or private sale upon such  
 24 terms as determined by the board.

25           (g) All money received from any bonds issued under this chapter  
 26 shall be applied solely to the payment of the cost of the acquisition or  
 27 construction, or both, of local public improvements, or the cost of  
 28 refunding or refinancing outstanding bonds, for which the bonds are  
 29 issued. The cost may include:

30           (1) planning and development of the local public improvements  
 31 and all related buildings, facilities, structures, and improvements;

32           (2) acquisition of a site and clearing and preparing the site for  
 33 construction;

34           (3) equipment, facilities, structures, and improvements that are  
 35 necessary or desirable to make the local public improvements that  
 36 are necessary or desirable to make the local public improvements  
 37 suitable for use and operations;

38           (4) architectural, engineering, consultant, and attorney fees;

39           (5) incidental expenses in connection with the issuance and sale  
 40 of bonds;

41           (6) reserves for principal and interest;

42           (7) interest during construction and for a period thereafter



1 determined by the board, but in no event to exceed five (5) years;  
 2 (8) financial advisory fees;  
 3 (9) insurance during construction;  
 4 (10) municipal bond insurance, debt service reserve insurance,  
 5 letters of credit, or other credit enhancement; and  
 6 (11) in the case of refunding or refinancing, payment of the  
 7 principal of, redemption premiums, if any, and interest on, the  
 8 bonds being refunded or refinanced.

9 SECTION 29. IC 36-7-14.5-21 IS AMENDED TO READ AS  
 10 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 21. (a) The authority  
 11 may secure bonds issued under this chapter by a trust indenture  
 12 between the authority and a corporate trustee, which may be any trust  
 13 company or national or state bank within Indiana that has trust powers.

14 **(b) Before a trust indenture may be entered into, the authority**  
 15 **must obtain the prior approval of the fiscal body of the unit under**  
 16 **IC 36-7-14-25.2.** The trust indenture may:

- 17 (1) pledge or assign lease rentals, receipts, and income from
- 18 leased local public improvements, but may not mortgage land or
- 19 local public improvements;
- 20 (2) contain reasonable and proper provisions for protecting and
- 21 enforcing the rights and remedies of the bondholders, including
- 22 covenants setting forth the duties of the authority and board;
- 23 (3) set forth the rights and remedies of bondholders and trustee;
- 24 and
- 25 (4) restrict the individual right of action of bondholders.

26 (c) Any pledge or assignment made by the authority under this  
 27 section **and approved by the fiscal body of the unit** is valid and  
 28 binding in accordance with IC 5-1-14-4 from the time that the pledge  
 29 or assignment is made, against all persons whether they have notice of  
 30 the lien or not. Any trust indenture by which a pledge is created or an  
 31 assignment need not be filed or recorded. The lien is perfected against  
 32 third parties in accordance with IC 5-1-14-4.

33 SECTION 30. IC 36-7-14.5-22 IS AMENDED TO READ AS  
 34 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 22. If the commission  
 35 exercises its option to purchase leased property, it may, **subject to the**  
 36 **prior approval of the legislative body of the unit under**  
 37 **IC 36-7-14-25.1,** issue its bonds as authorized by statute.

38 SECTION 31. IC 36-7-15.1-3.5 IS ADDED TO THE INDIANA  
 39 CODE AS A **NEW** SECTION TO READ AS FOLLOWS  
 40 [EFFECTIVE JULY 1, 2014]: **Sec. 3.5. (a) The controller of the**  
 41 **consolidated city is the fiscal officer of a commission subject to this**  
 42 **chapter.**



1           **(b) The controller may obtain financial services on a contractual**  
 2 **basis for purposes of carrying out the powers and duties of the**  
 3 **commission and protecting the public interests related to the**  
 4 **operations and funding of the commission. The controller has**  
 5 **charge over and is responsible for the administration, investment,**  
 6 **and disbursement of all funds and accounts of the authority in**  
 7 **accordance with the requirements of state law that apply to other**  
 8 **funds and accounts administered by the controller.**

9           SECTION 32. IC 36-7-15.1-4.2 IS ADDED TO THE INDIANA  
 10 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 11 [EFFECTIVE JULY 1, 2014]: **Sec. 4.2. A redevelopment commission**  
 12 **and a department of redevelopment are:**

- 13           **(1) subject to audit by the state board of accounts under**  
 14 **IC 5-11;**  
 15           **(2) covered by IC 5-14-1.5 (the public meetings law);**  
 16           **(3) covered by IC 5-14-3 (the public records law); and**  
 17           **(4) covered by IC 36-1-12 (the public works law).**

18           SECTION 33. IC 36-7-15.1-4.3 IS ADDED TO THE INDIANA  
 19 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 20 [EFFECTIVE JULY 1, 2014]: **Sec. 4.3. Notwithstanding any other**  
 21 **provision in this chapter, after June 30, 2014:**

- 22           **(1) a redevelopment commission;**  
 23           **(2) a department of redevelopment; or**  
 24           **(3) any other entity:**  
 25               **(A) established by the commission or department;**  
 26               **(B) controlled by the commission or a member of the**  
 27               **commission regardless of any pecuniary interest the**  
 28               **member may have; or**  
 29               **(C) to which the commission or department has delegated**  
 30               **any power to act or hold property under this chapter;**

31 **may not own, lease, or otherwise hold a single family dwelling or**  
 32 **condominium unit for purposes of leasing for the use by individuals**  
 33 **as a dwelling. In addition, an arrangement or agreement that is**  
 34 **contrary to this section may not be extended beyond the term of the**  
 35 **arrangement or agreement as in effect on June 30, 2014. However,**  
 36 **a commission, department, or entity covered by this section may**  
 37 **own property in the capacity of a land bank for a unit.**

38           SECTION 34. IC 36-7-15.1-7, AS AMENDED BY P.L.146-2008,  
 39 SECTION 744, IS AMENDED TO READ AS FOLLOWS  
 40 [EFFECTIVE JULY 1, 2014]: **Sec. 7. (a) In carrying out its duties and**  
 41 **purposes under this chapter, the commission may do the following:**

- 42           **(1) Acquire by purchase, exchange, gift, grant, lease, or**



- 1           condemnation, or any combination of methods, any real or  
2           personal property or interest in property needed for the  
3           redevelopment of areas needing redevelopment that are located  
4           within the redevelopment district.
- 5           (2) Hold, use, sell (by conveyance by deed, land sale contract, or  
6           other instrument), exchange, lease, rent, invest in, or otherwise  
7           dispose of, through any combination of methods, property  
8           acquired for use in the redevelopment of areas needing  
9           redevelopment on the terms and conditions that the commission  
10          considers best for the city and its inhabitants.
- 11          (3) Acquire from and sell, lease, or grant interests in all or part of  
12          the real property acquired for redevelopment purposes to any  
13          other department of the city, or to any other governmental agency,  
14          for public ways, levees, sewerage, parks, playgrounds, schools,  
15          and other public purposes, on any terms that may be agreed upon.
- 16          (4) Clear real property acquired for redevelopment purposes.
- 17          (5) Enter on or into, inspect, investigate, and assess real property  
18          and structures acquired or to be acquired for redevelopment  
19          purposes to determine the existence, source, nature, and extent of  
20          any environmental contamination, including the following:
- 21                (A) Hazardous substances.
- 22                (B) Petroleum.
- 23                (C) Other pollutants.
- 24          (6) Remediate environmental contamination, including the  
25          following, found on any real property or structures acquired for  
26          redevelopment purposes:
- 27                (A) Hazardous substances.
- 28                (B) Petroleum.
- 29                (C) Other pollutants.
- 30          (7) Repair and maintain structures acquired or to be acquired for  
31          redevelopment purposes.
- 32          (8) Enter upon, survey, or examine any land, to determine whether  
33          it should be included within an area needing redevelopment to be  
34          acquired for redevelopment purposes, and determine the value of  
35          that land.
- 36          (9) Appear before any other department or agency of the city, or  
37          before any other governmental agency in respect to any matter  
38          affecting:
- 39                (A) real property acquired or being acquired for  
40                redevelopment purposes; or  
41                (B) any area needing redevelopment within the jurisdiction of  
42                the commission.



- 1 (10) Subject to section 13 of this chapter, exercise the power of  
 2 eminent domain in the name of the city, within the redevelopment  
 3 district, in the manner prescribed by this chapter.
- 4 (11) Establish a uniform fee schedule whenever appropriate for  
 5 the performance of governmental assistance, or for providing  
 6 materials and supplies to private persons in project or program  
 7 related activities.
- 8 (12) Expend, on behalf of the redevelopment district, all or any  
 9 part of the money available for the purposes of this chapter.
- 10 (13) Contract for the construction, extension, or improvement of  
 11 pedestrian skyways.
- 12 (14) Accept loans, grants, and other forms of financial assistance  
 13 from the federal government, the state government, a municipal  
 14 corporation, a special taxing district, a foundation, or any other  
 15 source.
- 16 (15) Provide financial assistance (including grants and loans) to  
 17 enable individuals and families to purchase or lease residential  
 18 units **in a multiple unit residential structure** within the district.  
 19 However, financial assistance may be provided only to those  
 20 individuals and families whose income is at or below the county's  
 21 median income for individuals and families, respectively.
- 22 (16) Provide financial assistance (including grants and loans) to  
 23 neighborhood development corporations to permit them to:
- 24 (A) provide financial assistance for the purposes described in  
 25 subdivision (15); or
- 26 (B) construct, rehabilitate, or repair commercial property  
 27 within the district.
- 28 (17) Require as a condition of financial assistance to the owner of  
 29 a ~~multiunit~~ **multiple unit** residential structure that any of the units  
 30 leased by the owner must be leased:
- 31 (A) for a period to be determined by the commission, which  
 32 may not be less than five (5) years;
- 33 (B) to families whose income does not exceed eighty percent  
 34 (80%) of the county's median income for families; and  
 35 (C) at an affordable rate.
- 36 Conditions imposed by the commission under this subdivision  
 37 remain in force throughout the period determined under clause  
 38 (A), even if the owner sells, leases, or conveys the property. The  
 39 subsequent owner or lessee is bound by the conditions for the  
 40 remainder of the period.
- 41 (18) Provide programs in job training, job enrichment, and basic  
 42 skill development for residents of an enterprise zone.





- 1 (19) Provide loans and grants for the purpose of stimulating  
 2 business activity in an enterprise zone or providing employment  
 3 for residents of an enterprise zone.
- 4 (20) Contract for the construction, extension, or improvement of:  
 5 (A) public ways, sidewalks, sewers, waterlines, parking  
 6 facilities, park or recreational areas, or other local public  
 7 improvements (as defined in IC 36-7-15.3-6) or structures that  
 8 are necessary for redevelopment of areas needing  
 9 redevelopment or economic development within the  
 10 redevelopment district; or  
 11 (B) any structure that enhances development or economic  
 12 development.
- 13 (b) In addition to its powers under subsection (a), the commission  
 14 may plan and undertake, alone or in cooperation with other agencies,  
 15 projects for the redevelopment of, rehabilitating, preventing the spread  
 16 of, or eliminating slums or areas needing redevelopment, both  
 17 residential and nonresidential, which projects may include any of the  
 18 following:
- 19 (1) The repair or rehabilitation of buildings or other  
 20 improvements by the commission, owners, or tenants.  
 21 (2) The acquisition of real property.  
 22 (3) Either of the following with respect to environmental  
 23 contamination on real property:  
 24 (A) Investigation.  
 25 (B) Remediation.  
 26 (4) The demolition and removal of buildings or improvements on  
 27 buildings acquired by the commission where necessary for any of  
 28 the following:  
 29 (A) To eliminate unhealthful, unsanitary, or unsafe conditions.  
 30 (B) To mitigate or eliminate environmental contamination.  
 31 (C) To lessen density.  
 32 (D) To reduce traffic hazards.  
 33 (E) To eliminate obsolete or other uses detrimental to public  
 34 welfare.  
 35 (F) To otherwise remove or prevent the conditions described  
 36 in IC 36-7-1-3.  
 37 (G) To provide land for needed public facilities.  
 38 (5) The preparation of sites and the construction of improvements  
 39 (such as public ways and utility connections) to facilitate the sale  
 40 or lease of property.  
 41 (6) The construction of buildings or facilities for residential,  
 42 commercial, industrial, public, or other uses.



- 1           (7) The disposition in accordance with this chapter, for uses in  
2           accordance with the plans for the projects, of any property  
3           acquired in connection with the projects.
- 4           (c) The commission may use its powers under this chapter relative  
5           to real property and interests in real property obtained by voluntary sale  
6           or transfer, even though the real property and interests in real property  
7           are not located in a redevelopment or urban renewal project area  
8           established by the adoption and confirmation of a resolution under  
9           sections 8(c), 9, 10, and 11 of this chapter. In acquiring real property  
10          and interests in real property outside of a redevelopment or urban  
11          renewal project area, the commission shall comply with section 12(b)  
12          through 12(e) of this chapter. The commission shall hold, develop, use,  
13          and dispose of this real property and interests in real property  
14          substantially in accordance with section 15 of this chapter.
- 15          (d) As used in this section, "pedestrian skyway" means a pedestrian  
16          walkway within or outside of the public right-of-way and through and  
17          above public or private property and buildings, including all structural  
18          supports required to connect skyways to buildings or buildings under  
19          construction. Pedestrian skyways constructed, extended, or improved  
20          over or through public or private property constitute public property  
21          and public improvements, constitute a public use and purpose, and do  
22          not require vacation of any public way or other property.
- 23          (e) All powers that may be exercised under this chapter by the  
24          commission may also be exercised by the commission in carrying out  
25          its duties and purposes under IC 36-7-15.3.
- 26          SECTION 35. IC 36-7-15.1-12, AS AMENDED BY P.L.185-2005,  
27          SECTION 32, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
28          JULY 1, 2014]: Sec. 12. (a) If no appeal is taken, or if an appeal is  
29          taken but is unsuccessful, the commission shall proceed with the  
30          proposed project, to the extent that money is available for that purpose.
- 31          (b) The commission shall first approve and adopt a list of the real  
32          property and interests in real property to be acquired, and the price to  
33          be offered to the owner of each parcel or interests. The prices to be  
34          offered may not exceed the average of two (2) independent appraisals  
35          of fair market value procured by the commission, except that appraisals  
36          are not required in transactions with other governmental agencies.  
37          However, if the real property is less than five (5) acres in size and the  
38          fair market value of the real property or interest has been appraised by  
39          one (1) independent appraiser at less than ten thousand dollars  
40          (\$10,000), the second appraisal may be made by a qualified employee  
41          of the department. The prices indicated on the list may not be exceeded  
42          unless specifically authorized by the commission under section 7 of



1 this chapter or ordered by a court in condemnation proceedings. The  
 2 commission may except from acquisition any real property in the area  
 3 if it finds that such an acquisition is not necessary under the  
 4 redevelopment plan. Appraisals made under this section are for the  
 5 information of the commission and are not open for public inspection.

6 (c) Negotiations for the purchase of property may be carried on  
 7 directly by the commission, by its employees, or by expert negotiators  
 8 employed for that purpose. The commission shall adopt a standard  
 9 form of option for use in negotiations, but no option, contract, or  
 10 understanding relative to the purchase of real property is binding on the  
 11 commission until approved and accepted by the commission in writing.  
 12 The commission may authorize the payment of a nominal fee to bind  
 13 an option, and as a part of the consideration for conveyance may agree  
 14 to pay the expense incident to the conveyance and determination of the  
 15 title of the property. Payment for the property purchased shall be made  
 16 when and as directed by the commission, but only on delivery of proper  
 17 instruments conveying the title or interest of the owner to "City of  
 18 \_\_\_\_\_ for the use and benefit of its Department of Metropolitan  
 19 Development". **Notwithstanding the other provisions of this**  
 20 **subsection, any agreement by the commission to make payments**  
 21 **for the property purchased over a term exceeding five (5) years is**  
 22 **subject to the prior approval of the legislative body of the unit.**

23 (d) Notwithstanding subsections (a) through (c), the commission  
 24 may, before the time referred to in this section, accept gifts of property  
 25 needed for the redevelopment of redevelopment project areas. The  
 26 commission may, before the time referred to in this section, take  
 27 options on or contract for the acquisition of property needed for the  
 28 redevelopment of redevelopment project areas if the options and  
 29 contracts are not binding on the commission or the redevelopment  
 30 district until the time referred to in this section and until money is  
 31 available to pay the consideration set out in the options or contracts.

32 (e) Section 15(a) through 15(h) of this chapter does not apply to  
 33 exchanges of real property (or interests in real property) in connection  
 34 with the acquisition of real property (or interests in real property) under  
 35 this section. In acquiring real property (or interests in real property)  
 36 under this section the commission may, as an alternative to offering  
 37 payment of money as specified in subsection (b), offer for the real  
 38 property (or interest in real property) that the commission desires to  
 39 acquire:

- 40 (1) exchange of real property or interests in real property owned
- 41 by the redevelopment district;
- 42 (2) exchange of real property or interests in real property owned



1 by the redevelopment district, along with the payment of money  
 2 by the commission; or  
 3 (3) exchange of real property or interests in real property owned  
 4 by the redevelopment district along with the payment of money by  
 5 the owner of the real property or interests in real property that the  
 6 commission desires to acquire.

7 The commission shall have the fair market value of the real property or  
 8 interests in real property owned by the redevelopment district appraised  
 9 as specified in section 15(b) of this chapter. The appraisers may not  
 10 also appraise the value of the real property or interests in real property  
 11 to be acquired by the redevelopment district. The commission shall  
 12 establish the nature of the offer to the owner based on the difference  
 13 between the average of the two (2) appraisals of the fair market value  
 14 of the real property or interests in real property to be acquired by the  
 15 commission and the average of the appraisals of fair market value of  
 16 the real property or interests in real property to be exchanged by the  
 17 commission.

18 SECTION 36. IC 36-7-15.1-26, AS AMENDED BY P.L.112-2012,  
 19 SECTION 56, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 20 JULY 1, 2014]: Sec. 26. (a) As used in this section:

21 "Allocation area" means that part of a redevelopment project area  
 22 to which an allocation provision of a resolution adopted under section  
 23 8 of this chapter refers for purposes of distribution and allocation of  
 24 property taxes.

25 "Base assessed value" means the following:

26 (1) If an allocation provision is adopted after June 30, 1995, in a  
 27 declaratory resolution or an amendment to a declaratory  
 28 resolution establishing an economic development area:

29 (A) the net assessed value of all the property as finally  
 30 determined for the assessment date immediately preceding the  
 31 effective date of the allocation provision of the declaratory  
 32 resolution, as adjusted under subsection (h); plus

33 (B) to the extent that it is not included in clause (A), the net  
 34 assessed value of property that is assessed as residential  
 35 property under the rules of the department of local government  
 36 finance, as finally determined for any assessment date after the  
 37 effective date of the allocation provision.

38 (2) If an allocation provision is adopted after June 30, 1997, in a  
 39 declaratory resolution or an amendment to a declaratory  
 40 resolution establishing a redevelopment project area:

41 (A) the net assessed value of all the property as finally  
 42 determined for the assessment date immediately preceding the



1 effective date of the allocation provision of the declaratory  
 2 resolution, as adjusted under subsection (h); plus  
 3 (B) to the extent that it is not included in clause (A), the net  
 4 assessed value of property that is assessed as residential  
 5 property under the rules of the department of local government  
 6 finance, as finally determined for any assessment date after the  
 7 effective date of the allocation provision.

8 (3) If:

9 (A) an allocation provision adopted before June 30, 1995, in  
 10 a declaratory resolution or an amendment to a declaratory  
 11 resolution establishing a redevelopment project area expires  
 12 after June 30, 1997; and

13 (B) after June 30, 1997, a new allocation provision is included  
 14 in an amendment to the declaratory resolution;

15 the net assessed value of all the property as finally determined for  
 16 the assessment date immediately preceding the effective date of  
 17 the allocation provision adopted after June 30, 1997, as adjusted  
 18 under subsection (h).

19 (4) Except as provided in subdivision (5), for all other allocation  
 20 areas, the net assessed value of all the property as finally  
 21 determined for the assessment date immediately preceding the  
 22 effective date of the allocation provision of the declaratory  
 23 resolution, as adjusted under subsection (h).

24 (5) If an allocation area established in an economic development  
 25 area before July 1, 1995, is expanded after June 30, 1995, the  
 26 definition in subdivision (1) applies to the expanded part of the  
 27 area added after June 30, 1995.

28 (6) If an allocation area established in a redevelopment project  
 29 area before July 1, 1997, is expanded after June 30, 1997, the  
 30 definition in subdivision (2) applies to the expanded part of the  
 31 area added after June 30, 1997.

32 Except as provided in section 26.2 of this chapter, "property taxes"  
 33 means taxes imposed under IC 6-1.1 on real property. However, upon  
 34 approval by a resolution of the redevelopment commission adopted  
 35 before June 1, 1987, "property taxes" also includes taxes imposed  
 36 under IC 6-1.1 on depreciable personal property. If a redevelopment  
 37 commission adopted before June 1, 1987, a resolution to include within  
 38 the definition of property taxes, taxes imposed under IC 6-1.1 on  
 39 depreciable personal property that has a useful life in excess of eight  
 40 (8) years, the commission may by resolution determine the percentage  
 41 of taxes imposed under IC 6-1.1 on all depreciable personal property  
 42 that will be included within the definition of property taxes. However,



1 the percentage included must not exceed twenty-five percent (25%) of  
2 the taxes imposed under IC 6-1.1 on all depreciable personal property.

3 (b) A resolution adopted under section 8 of this chapter on or before  
4 the allocation deadline determined under subsection (i) may include a  
5 provision with respect to the allocation and distribution of property  
6 taxes for the purposes and in the manner provided in this section. A  
7 resolution previously adopted may include an allocation provision by  
8 the amendment of that resolution on or before the allocation deadline  
9 determined under subsection (i) in accordance with the procedures  
10 required for its original adoption. **A declaratory resolution or**  
11 **amendment that establishes an allocation provision must include**  
12 **a specific finding of fact, supported by evidence, that the adoption**  
13 **of the allocation provision will result in new property taxes in the**  
14 **area that would not have been generated but for the adoption of**  
15 **the allocation provision. For an allocation area established before**  
16 **July 1, 1995, the expiration date of any allocation provisions for the**  
17 **allocation area is June 30, 2025, or the last date of any obligations**  
18 **that are outstanding on July 1, 2015, whichever is later. However,**  
19 **an expiration date imposed by this subsection does not apply to an**  
20 **allocation area identified as the Consolidated Allocation Area in**  
21 **the report submitted in 2013 to the fiscal body under section 36.3**  
22 **of this chapter.** A declaratory resolution or an amendment that  
23 establishes an allocation provision after June 30, 1995, must specify an  
24 expiration date for the allocation provision. For an allocation area  
25 established before July 1, 2008, the expiration date may not be more  
26 than thirty (30) years after the date on which the allocation provision  
27 is established. For an allocation area established after June 30, 2008,  
28 the expiration date may not be more than twenty-five (25) years after  
29 the date on which the first obligation was incurred to pay principal and  
30 interest on bonds or lease rentals on leases payable from tax increment  
31 revenues. However, with respect to bonds or other obligations that were  
32 issued before July 1, 2008, if any of the bonds or other obligations that  
33 were scheduled when issued to mature before the specified expiration  
34 date and that are payable only from allocated tax proceeds with respect  
35 to the allocation area remain outstanding as of the expiration date, the  
36 allocation provision does not expire until all of the bonds or other  
37 obligations are no longer outstanding. The allocation provision may  
38 apply to all or part of the redevelopment project area. The allocation  
39 provision must require that any property taxes subsequently levied by  
40 or for the benefit of any public body entitled to a distribution of  
41 property taxes on taxable property in the allocation area be allocated  
42 and distributed as follows:

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- 1 (1) Except as otherwise provided in this section, the proceeds of  
 2 the taxes attributable to the lesser of:  
 3 (A) the assessed value of the property for the assessment date  
 4 with respect to which the allocation and distribution is made;  
 5 or  
 6 (B) the base assessed value;  
 7 shall be allocated to and, when collected, paid into the funds of  
 8 the respective taxing units.
- 9 (2) The excess of the proceeds of the property taxes imposed for  
 10 the assessment date with respect to which the allocation and  
 11 distribution is made that are attributable to taxes imposed after  
 12 being approved by the voters in a referendum or local public  
 13 question conducted after April 30, 2010, not otherwise included  
 14 in subdivision (1) shall be allocated to and, when collected, paid  
 15 into the funds of the taxing unit for which the referendum or local  
 16 public question was conducted.
- 17 (3) Except as otherwise provided in this section, property tax  
 18 proceeds in excess of those described in subdivisions (1) and (2)  
 19 shall be allocated to the redevelopment district and, when  
 20 collected, paid into a special fund for that allocation area that may  
 21 be used by the redevelopment district only to do one (1) or more  
 22 of the following:
- 23 (A) Pay the principal of and interest on any obligations  
 24 payable solely from allocated tax proceeds that are incurred by  
 25 the redevelopment district for the purpose of financing or  
 26 refinancing the redevelopment of that allocation area.
- 27 (B) Establish, augment, or restore the debt service reserve for  
 28 bonds payable solely or in part from allocated tax proceeds in  
 29 that allocation area.
- 30 (C) Pay the principal of and interest on bonds payable from  
 31 allocated tax proceeds in that allocation area and from the  
 32 special tax levied under section 19 of this chapter.
- 33 (D) Pay the principal of and interest on bonds issued by the  
 34 consolidated city to pay for local public improvements that are  
 35 physically located in or physically connected to that allocation  
 36 area.
- 37 (E) Pay premiums on the redemption before maturity of bonds  
 38 payable solely or in part from allocated tax proceeds in that  
 39 allocation area.
- 40 (F) Make payments on leases payable from allocated tax  
 41 proceeds in that allocation area under section 17.1 of this  
 42 chapter.



- 1 (G) Reimburse the consolidated city for expenditures for local  
 2 public improvements (which include buildings, parking  
 3 facilities, and other items set forth in section 17 of this  
 4 chapter) that are physically located in or physically connected  
 5 to that allocation area.
- 6 (H) Reimburse the unit for rentals paid by it for a building or  
 7 parking facility that is physically located in or physically  
 8 connected to that allocation area under any lease entered into  
 9 under IC 36-1-10.
- 10 (I) Reimburse public and private entities for expenses incurred  
 11 in training employees of industrial facilities that are located:  
 12 (i) in the allocation area; and  
 13 (ii) on a parcel of real property that has been classified as  
 14 industrial property under the rules of the department of local  
 15 government finance.
- 16 However, the total amount of money spent for this purpose in  
 17 any year may not exceed the total amount of money in the  
 18 allocation fund that is attributable to property taxes paid by the  
 19 industrial facilities described in this clause. The  
 20 reimbursements under this clause must be made within three  
 21 (3) years after the date on which the investments that are the  
 22 basis for the increment financing are made.
- 23 (J) Pay the costs of carrying out an eligible efficiency project  
 24 (as defined in IC 36-9-41-1.5) within the unit that established  
 25 the redevelopment commission. However, property tax  
 26 proceeds may be used under this clause to pay the costs of  
 27 carrying out an eligible efficiency project only if those  
 28 property tax proceeds exceed the amount necessary to do the  
 29 following:
- 30 (i) Make, when due, any payments required under clauses  
 31 (A) through (I), including any payments of principal and  
 32 interest on bonds and other obligations payable under this  
 33 subdivision, any payments of premiums under this  
 34 subdivision on the redemption before maturity of bonds, and  
 35 any payments on leases payable under this subdivision.
- 36 (ii) Make any reimbursements required under this  
 37 subdivision.
- 38 (iii) Pay any expenses required under this subdivision.
- 39 (iv) Establish, augment, or restore any debt service reserve  
 40 under this subdivision.
- 41 The special fund may not be used for operating expenses of the  
 42 commission.





1 (4) Before July 15 of each year, the commission shall do the  
 2 following:

3 (A) Determine the amount, if any, by which the assessed value  
 4 of the taxable property in the allocation area for the most  
 5 recent assessment date minus the base assessed value, when  
 6 multiplied by the estimated tax rate of the allocation area will  
 7 exceed the amount of assessed value needed to provide the  
 8 property taxes necessary to make, when due, principal and  
 9 interest payments on bonds described in subdivision (3) plus  
 10 the amount necessary for other purposes described in  
 11 subdivision (3) and subsection (g).

12 (B) Provide a written notice to the county auditor, the  
 13 legislative body of the consolidated city, and the officers who  
 14 are authorized to fix budgets, tax rates, and tax levies under  
 15 IC 6-1.1-17-5 for each of the other taxing units that is wholly  
 16 or partly located within the allocation area. The notice must:

17 (i) state the amount, if any, of excess assessed value that the  
 18 commission has determined may be allocated to the  
 19 respective taxing units in the manner prescribed in  
 20 subdivision (1); or

21 (ii) state that the commission has determined that there is no  
 22 excess assessed value that may be allocated to the respective  
 23 taxing units in the manner prescribed in subdivision (1).

24 The county auditor shall allocate to the respective taxing units  
 25 the amount, if any, of excess assessed value determined by the  
 26 commission. The commission may not authorize an allocation  
 27 to the respective taxing units under this subdivision if to do so  
 28 would endanger the interests of the holders of bonds described  
 29 in subdivision (3).

30 (C) If:

31 **(i) the amount of excess assessed value determined by the**  
 32 **commission is expected to generate more than two**  
 33 **hundred percent (200%) of the amount of allocated tax**  
 34 **proceeds necessary to make, when due, principal and**  
 35 **interest payments on bonds described in subdivision (3);**  
 36 **plus**

37 **(ii) the amount necessary for other purposes described in**  
 38 **subdivision (3) and subsection (g);**

39 **the commission shall submit to the legislative body of the**  
 40 **unit the commission's determination of the excess assessed**  
 41 **value that the commission proposes to allocate to the**  
 42 **respective taxing units in the manner prescribed in**



- 1           **subdivision (1). The legislative body of the unit may**  
2           **approve the commission's determination or modify the**  
3           **amount of the excess assessed value that will be allocated**  
4           **to the respective taxing units in the manner prescribed in**  
5           **subdivision (1).**
- 6           (c) For the purpose of allocating taxes levied by or for any taxing  
7           unit or units, the assessed value of taxable property in a territory in the  
8           allocation area that is annexed by any taxing unit after the effective  
9           date of the allocation provision of the resolution is the lesser of:  
10           (1) the assessed value of the property for the assessment date with  
11           respect to which the allocation and distribution is made; or  
12           (2) the base assessed value.
- 13           (d) Property tax proceeds allocable to the redevelopment district  
14           under subsection (b)(3) may, subject to subsection (b)(4), be  
15           irrevocably pledged by the redevelopment district for payment as set  
16           forth in subsection (b)(3).
- 17           (e) Notwithstanding any other law, each assessor shall, upon  
18           petition of the commission, reassess the taxable property situated upon  
19           or in, or added to, the allocation area, effective on the next assessment  
20           date after the petition.
- 21           (f) Notwithstanding any other law, the assessed value of all taxable  
22           property in the allocation area, for purposes of tax limitation, property  
23           tax replacement, and formulation of the budget, tax rate, and tax levy  
24           for each political subdivision in which the property is located is the  
25           lesser of:  
26           (1) the assessed value of the property as valued without regard to  
27           this section; or  
28           (2) the base assessed value.
- 29           (g) If any part of the allocation area is located in an enterprise zone  
30           created under IC 5-28-15, the unit that designated the allocation area  
31           shall create funds as specified in this subsection. A unit that has  
32           obligations, bonds, or leases payable from allocated tax proceeds under  
33           subsection (b)(3) shall establish an allocation fund for the purposes  
34           specified in subsection (b)(3) and a special zone fund. Such a unit  
35           shall, until the end of the enterprise zone phase out period, deposit each  
36           year in the special zone fund the amount in the allocation fund derived  
37           from property tax proceeds in excess of those described in subsection  
38           (b)(1) and (b)(2) from property located in the enterprise zone that  
39           exceeds the amount sufficient for the purposes specified in subsection  
40           (b)(3) for the year. A unit that has no obligations, bonds, or leases  
41           payable from allocated tax proceeds under subsection (b)(3) shall  
42           establish a special zone fund and deposit all the property tax proceeds



1 in excess of those described in subsection (b)(1) and (b)(2) in the fund  
 2 derived from property tax proceeds in excess of those described in  
 3 subsection (b)(1) and (b)(2) from property located in the enterprise  
 4 zone. The unit that creates the special zone fund shall use the fund,  
 5 based on the recommendations of the urban enterprise association, for  
 6 one (1) or more of the following purposes:

7 (1) To pay for programs in job training, job enrichment, and basic  
 8 skill development designed to benefit residents and employers in  
 9 the enterprise zone. The programs must reserve at least one-half  
 10 (1/2) of the enrollment in any session for residents of the  
 11 enterprise zone.

12 (2) To make loans and grants for the purpose of stimulating  
 13 business activity in the enterprise zone or providing employment  
 14 for enterprise zone residents in the enterprise zone. These loans  
 15 and grants may be made to the following:

16 (A) Businesses operating in the enterprise zone.

17 (B) Businesses that will move their operations to the enterprise  
 18 zone if such a loan or grant is made.

19 (3) To provide funds to carry out other purposes specified in  
 20 subsection (b)(3). However, where reference is made in  
 21 subsection (b)(3) to the allocation area, the reference refers for  
 22 purposes of payments from the special zone fund only to that part  
 23 of the allocation area that is also located in the enterprise zone.

24 (h) The state board of accounts and department of local government  
 25 finance shall make the rules and prescribe the forms and procedures  
 26 that they consider expedient for the implementation of this chapter.  
 27 After each general reassessment of real property in an area under  
 28 IC 6-1.1-4-4 and after each reassessment under a reassessment plan  
 29 prepared under IC 6-1.1-4-4.2, the department of local government  
 30 finance shall adjust the base assessed value one (1) time to neutralize  
 31 any effect of the reassessment of the real property in the area on the  
 32 property tax proceeds allocated to the redevelopment district under this  
 33 section. After each annual adjustment under IC 6-1.1-4-4.5, the  
 34 department of local government finance shall adjust the base assessed  
 35 value to neutralize any effect of the annual adjustment on the property  
 36 tax proceeds allocated to the redevelopment district under this section.  
 37 However, the adjustments under this subsection may not include the  
 38 effect of property tax abatements under IC 6-1.1-12.1, and these  
 39 adjustments may not produce less property tax proceeds allocable to  
 40 the redevelopment district under subsection (b)(3) than would  
 41 otherwise have been received if the general reassessment, reassessment  
 42 under the reassessment plan, or annual adjustment had not occurred.



1 The department of local government finance may prescribe procedures  
 2 for county and township officials to follow to assist the department in  
 3 making the adjustments.

4 (i) The allocation deadline referred to in subsection (b) is  
 5 determined in the following manner:

6 (1) The initial allocation deadline is December 31, 2011.

7 (2) Subject to subdivision (3), the initial allocation deadline and  
 8 subsequent allocation deadlines are automatically extended in  
 9 increments of five (5) years, so that allocation deadlines  
 10 subsequent to the initial allocation deadline fall on December 31,  
 11 2016, and December 31 of each fifth year thereafter.

12 (3) At least one (1) year before the date of an allocation deadline  
 13 determined under subdivision (2), the general assembly may enact  
 14 a law that:

15 (A) terminates the automatic extension of allocation deadlines  
 16 under subdivision (2); and

17 (B) specifically designates a particular date as the final  
 18 allocation deadline.

19 SECTION 37. IC 36-7-15.3-7 IS AMENDED TO READ AS  
 20 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7. (a) In addition to its  
 21 purposes specified in IC 36-10-9.1-10, the authority is also organized  
 22 for the following purposes:

23 (1) Financing, constructing, and leasing local public  
 24 improvements to the commission.

25 (2) Financing and constructing additional improvements to local  
 26 public improvements owned by the authority and leasing them to  
 27 the commission.

28 (3) Acquiring all or a portion of one (1) or more local public  
 29 improvements from the commission by purchase or lease and  
 30 leasing these local public improvements back to the commission,  
 31 with any additional improvements that may be made to them.

32 (4) Acquiring all or a portion of one (1) or more local public  
 33 improvements from the commission by purchase or lease to fund  
 34 or refund indebtedness incurred on account of those local public  
 35 improvements to enable the commission to make a savings in debt  
 36 service obligations or lease rental obligations or to obtain relief  
 37 from covenants that the commission considers to be unduly  
 38 burdensome.

39 (b) Notwithstanding any other provision of this chapter, after  
 40 June 30, 2014:

41 (1) an authority; or

42 (2) any other entity:

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- 1                   (A) established by the authority;  
 2                   (B) controlled by the authority; or  
 3                   (C) to which the authority has delegated any power to act  
 4                   or hold property under this chapter;  
 5 may not own, lease, or otherwise hold a single family dwelling or  
 6 condominium unit for purposes of leasing for the use by individuals  
 7 as a dwelling. In addition, an arrangement or agreement that is  
 8 contrary to this section may not be extended beyond the term of the  
 9 arrangement or agreement as in effect on June 30, 2014. However,  
 10 an authority or entity covered by this section may own property in  
 11 the capacity of a land bank for a unit.
- 12           SECTION 38. IC 36-7-15.3-8.5 IS ADDED TO THE INDIANA  
 13 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 14 [EFFECTIVE JULY 1, 2014]: **Sec. 8.5. An authority is:**
- 15                   (1) subject to audit by the state board of accounts under  
 16                   IC 5-11;  
 17                   (2) covered by IC 5-14-1.5 (the public meetings law);  
 18                   (3) covered by IC 5-14-3 (the public records law); and  
 19                   (4) covered by IC 36-1-12 (the public works law).
- 20           SECTION 39. [EFFECTIVE JULY 1, 2014] (a) During the 2014  
 21 legislative interim, the commission on state tax and financing  
 22 policy shall study redevelopment commissions, authorities, and  
 23 departments. The department of local government finance, with  
 24 the assistance of the state board of accounts, shall prepare a report  
 25 on redevelopment that covers at least the following:
- 26                   (1) The activities of each redevelopment commission,  
 27                   authority, and department throughout Indiana, including  
 28                   projects proposed and projects completed.  
 29                   (2) The budgets for 2009 through 2013 for each  
 30                   redevelopment commission, authority, and department,  
 31                   including a summary of these budgets.  
 32                   (3) The audit findings for 2009 through 2013 for each  
 33                   redevelopment commission, authority, and department  
 34                   audited by the state board of accounts, including a summary  
 35                   of these audits.  
 36                   (4) The actual increase in assessed values in redevelopment  
 37                   areas compared to the estimated increases set forth in the  
 38                   redevelopment plan.  
 39                   (5) The actual increase in assessed values in redevelopment  
 40                   areas compared to the increase in assessed values outside  
 41                   redevelopment areas.  
 42                   (6) Suggested changes in the law with regard to



1           redevelopment commissions, authorities, and departments.  
2       **Before August 1, 2014, the department of local government finance**  
3       **shall deliver the report concerning redevelopment commissions,**  
4       **authorities, and departments to the executive director of the**  
5       **legislative services agency in an electronic format under IC 5-14-6**  
6       **for distribution to each member of the commission on state tax and**  
7       **financing policy. The department of local government finance and**  
8       **the state board of accounts shall be available to present the report**  
9       **and respond to questions at a meeting specified by the commission.**

10       **(b) This SECTION expires June 30, 2015.**

11       SECTION 40. [EFFECTIVE JULY 1, 2014] (a) IC 36-7-14, as  
12       amended by this act, applies to an obligation entered into or  
13       incurred by a redevelopment commission after June 30, 2014.

14       (b) IC 36-7-14-25.1, as amended by this act, applies to bonds for  
15       which a bond resolution is adopted after June 30, 2014.

16       (c) IC 36-7-14-25.2, as amended by this act, applies to a lease for  
17       which a public hearing is held under IC 36-7-14-25.2(c) after June  
18       30, 2014.

19       (d) IC 36-7-14-27.5, as amended by this act, applies to warrants  
20       issued after June 30, 2014.

21       (e) This SECTION expires July 1, 2015.



## COMMITTEE REPORT

Madam President: The Senate Committee on Tax and Fiscal Policy, to which was referred Senate Bill No. 118, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Page 3, line 39, after "The" insert "**fiscal officer of the unit establishing a**".

Page 3, line 39, strike "may appoint a treasurer who".

Page 3, line 40, strike "need not be a member" and insert "**is the treasurer**".

Page 3, line 40, after "commission." strike "The".

Page 3, strike lines 41 through 42.

Page 4, line 1, strike "commission.".

Page 4, line 4, strike "this".

Page 4, strike lines 5 through 8.

Page 4, line 9, strike "special taxing district." and insert "**state laws that apply to other funds and accounts administered by the fiscal officer.**".

Page 4, delete lines 28 through 42, begin a new paragraph and insert:

"SECTION 5. IC 36-7-14-10, AS AMENDED BY P.L.146-2008, SECTION 724, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 10. (a) A redevelopment commissioner or a nonvoting adviser appointed under section 6.1 of this chapter may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. However, any property required for redevelopment purposes in which a commissioner or nonvoting adviser has a pecuniary interest may be acquired, but only by gift or condemnation.

**(b) If a redevelopment commissioner or a nonvoting adviser owns, directly or indirectly, more than a ten percent (10%) interest in a business entity, the redevelopment commissioner or the nonvoting adviser shall be treated as an owner of the business entity for purposes of determining whether a pecuniary interest exists for the redevelopment commissioner or the nonvoting adviser under this section.**

~~(b)~~ (c) A transaction made in violation of this section is void.

SECTION 6. IC 36-7-14-12.2, AS AMENDED BY P.L.221-2007, SECTION 32, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 12.2. (a) The redevelopment commission may do the following:



- (1) Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of areas needing redevelopment that are located within the corporate boundaries of the unit.
- (2) Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the unit and its inhabitants.
- (3) Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the unit or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on.
- (4) Clear real property acquired for redevelopment purposes.
- (5) Enter on or into, inspect, investigate, and assess real property and structures acquired or to be acquired for redevelopment purposes to determine the existence, source, nature, and extent of any environmental contamination, including the following:
  - (A) Hazardous substances.
  - (B) Petroleum.
  - (C) Other pollutants.
- (6) Remediate environmental contamination, including the following, found on any real property or structures acquired for redevelopment purposes:
  - (A) Hazardous substances.
  - (B) Petroleum.
  - (C) Other pollutants.
- (7) Repair and maintain structures acquired for redevelopment purposes.
- (8) Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.
- (9) Survey or examine any land to determine whether it should be included within an area needing redevelopment to be acquired for redevelopment purposes and to determine the value of that land.
- (10) Appear before any other department or agency of the unit, or before any other governmental agency in respect to any matter affecting:
  - (A) real property acquired or being acquired for redevelopment purposes; or
  - (B) any area needing redevelopment within the jurisdiction of





the commissioners.

- (11) Institute or defend in the name of the unit any civil action.
- (12) Use any legal or equitable remedy that is necessary or considered proper to protect and enforce the rights of and perform the duties of the department of redevelopment.
- ~~(13) Exercise the power of eminent domain in the name of and within the corporate boundaries of the unit in the manner prescribed by section 20 of this chapter.~~
- ~~(14)~~ **(13)** Appoint an executive director, appraisers, real estate experts, engineers, architects, surveyors, and attorneys.
- ~~(15)~~ **(14)** Appoint clerks, guards, laborers, and other employees the commission considers advisable, except that those appointments must be made in accordance with the merit system of the unit if such a system exists.
- ~~(16)~~ **(15)** Prescribe the duties and regulate the compensation of employees of the department of redevelopment.
- ~~(17)~~ **(16)** Provide a pension and retirement system for employees of the department of redevelopment by using the Indiana public employees' retirement fund or a retirement plan approved by the United States Department of Housing and Urban Development.
- ~~(18)~~ **(17)** Discharge and appoint successors to employees of the department of redevelopment subject to subdivision ~~(15)~~ **(14)**.
- ~~(19)~~ **(18)** Rent offices for use of the department of redevelopment, or accept the use of offices furnished by the unit.
- ~~(20)~~ **(19)** Equip the offices of the department of redevelopment with the necessary furniture, furnishings, equipment, records, and supplies.
- ~~(21)~~ **(20)** Expend, on behalf of the special taxing district, all or any part of the money of the special taxing district.
- ~~(22)~~ **(21)** Contract for the construction of:
- (A) local public improvements (as defined in IC 36-7-14.5-6) or structures that are necessary for redevelopment of areas needing redevelopment or economic development within the corporate boundaries of the unit; or
  - (B) any structure that enhances development or economic development.
- ~~(23)~~ **(22)** Contract for the construction, extension, or improvement of pedestrian skyways.
- ~~(24)~~ **(23)** Accept loans, grants, and other forms of financial assistance from the federal government, the state government, a municipal corporation, a special taxing district, a foundation, or any other source.



~~(25)~~ **(24)** Provide financial assistance (including grants and loans) to enable individuals and families to purchase or lease residential units **in a multiple unit residential structure** within the district. However, financial assistance may be provided only to individuals and families whose income is at or below the unit's median income for individuals and families, respectively.

~~(26)~~ **(25)** Provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to:

(A) provide financial assistance for the purposes described in subdivision ~~(25)~~; **(24)**; or

(B) construct, rehabilitate, or repair commercial property within the district.

~~(27)~~ **(26)** Require as a condition of financial assistance to the owner of a multiple unit residential structure that any of the units leased by the owner must be leased:

(A) for a period to be determined by the commission, which may not be less than five (5) years;

(B) to families whose income does not exceed eighty percent (80%) of the unit's median income for families; and

(C) at an affordable rate.

(b) Conditions imposed by the commission under subsection ~~(a)(27)~~ **(a)(26)** remain in force throughout the period determined under subsection ~~(a)(27)(A)~~; **(a)(26)(A)**, even if the owner sells, leases, or conveys the property. The subsequent owner or lessee is bound by the conditions for the remainder of the period.

(c) As used in this section, "pedestrian skyway" means a pedestrian walkway within or outside of the public right-of-way and through and above public or private property and buildings, including all structural supports required to connect skyways to buildings or buildings under construction. Pedestrian skyways constructed, extended, or improved over or through public or private property constitute public property and public improvements, constitute a public use and purpose, and do not require vacation of any public way or other property.

(d) All powers that may be exercised under this chapter by the redevelopment commission may also be exercised by the redevelopment commission in carrying out its duties and purposes under IC 36-7-14.5. **However, if a power pertains to issuing bonds or incurring an obligation, the exercise of the power must first be specifically approved by the fiscal or legislative body of the unit, whichever applies.**

(e) **A commission may not exercise the power of eminent domain.**



SECTION 7. IC 36-7-14-12.3, AS AMENDED BY P.L.221-2007, SECTION 33, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 12.3. IC 5-16-7 applies to:

- (1) a person that enters into a contract with a redevelopment commission to perform construction work referred to in section 12.2(a)(4), 12.2(a)(7), **12.2(a)(21), or 12.2(a)(22) or ~~12.2(a)(23)~~** of this chapter; and
  - (2) a subcontractor of a person described in subdivision (1);
- with respect to the construction work referred to in subdivision (1).

SECTION 6. IC 36-7-14-12.4 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 12.4. (a) Notwithstanding any other provision in this chapter, after June 30, 2014:**

- (1) a redevelopment commission;**
  - (2) a department of redevelopment; or**
  - (3) any other entity:**
    - (A) established by the commission or department;**
    - (B) controlled by the commission or a member of the commission regardless of any pecuniary interest the member may have; or**
    - (C) to which the commission or department has delegated any power to act or hold property under this chapter;**
- may not own, lease, or otherwise hold a single family dwelling or condominium unit for purposes of leasing for the use by individuals as a dwelling. In addition, an arrangement or agreement that is contrary to this section may not be extended beyond the term of the arrangement or agreement as in effect on June 30, 2014. However, a commission, department, or entity covered by this section may own property in the capacity of a land bank for a unit.**

**(b) After June 30, 2014, a project involving telecommunication equipment, such as fiber optic cabling and related equipment, may not be included as part of the assessed value and may not be financed using proceeds from an obligation under this chapter if the telecommunications services that would be provided are already being provided in the area."**

Delete pages 5 through 6.

Page 7, delete lines 1 through 29.

Page 8, between lines 29 and 30, begin a new paragraph and insert:  
 "SECTION 7. IC 36-7-14-15, AS AMENDED BY P.L.172-2011, SECTION 147, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 15. (a) Whenever the redevelopment commission finds that:



- (1) an area in the territory under its jurisdiction is an area needing redevelopment;
- (2) the conditions described in IC 36-7-1-3 cannot be corrected in the area by regulatory processes or the ordinary operations of private enterprise without resort to this chapter;
- (3) the public health and welfare will be benefited by:
  - (A) the acquisition and redevelopment of the area under this chapter as a redevelopment project area; or
  - (B) the amendment of the resolution or plan, or both, for an existing redevelopment project area; and
- (4) in the case of an amendment to the resolution or plan for an existing redevelopment project area:
  - (A) the amendment is reasonable and appropriate when considered in relation to the original resolution or plan and the purposes of this chapter; and
  - (B) the resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the unit;

the commission shall cause to be prepared the data described in subsection (b).

(b) After making a finding under subsection (a), the commission shall cause to be prepared:

- (1) maps and plats showing:
  - (A) the boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area; or the amendment of the resolution or plan for an existing area;
  - (B) the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the area, indicating any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area; or the amendment of the resolution or plan for an existing area; and
  - (C) the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the redevelopment plan;
- (2) lists of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the establishment of an area or the amendment of the resolution or plan for an existing area; and
- (3) an estimate of the costs, if any, to be incurred for the



acquisition and redevelopment of property.

(c) This subsection applies to the initial establishment of a redevelopment project area. After completion of the data required by subsection (b), the redevelopment commission shall adopt a resolution declaring that:

- (1) the area needing redevelopment is a menace to the social and economic interest of the unit and its inhabitants;
- (2) it will be of public utility and benefit to acquire the area and redevelop it under this chapter; and
- (3) the area is designated as a redevelopment project area for purposes of this chapter.

The resolution must state the general boundaries of the redevelopment project area, and that the department of redevelopment proposes to acquire all of the interests in the land within the boundaries, with certain designated exceptions, if there are any.

(d) This subsection applies to the amendment of the resolution or plan for an existing redevelopment project area. After completion of the data required by subsection (b), the redevelopment commission shall adopt a resolution declaring that:

- (1) it will be of public utility and benefit to amend the resolution or plan for the area; and
- (2) any additional area to be acquired under the amendment is designated as part of the existing redevelopment project area for purposes of this chapter.

The resolution must state the general boundaries of the redevelopment project area, including any changes made to those boundaries by the amendment, and describe the activities that the department of redevelopment is permitted to take under the amendment, with any designated exceptions. **The resolution and all supporting information shall be submitted to the legislative body of the unit establishing the redevelopment commission for approval. The legislative body must approve the additional area as part of the redevelopment project area for purposes of this chapter.**

(e) For the purpose of adopting a resolution under subsection (c), or (d), it is sufficient to describe the boundaries of the redevelopment project area by its location in relation to public ways or streams, or otherwise, as determined by the commissioners. Property excepted from the application of a resolution may be described by street numbers or location."

Page 10, between lines 2 and 3, begin a new paragraph and insert:

"SECTION 8. IC 36-7-14-20 IS REPEALED [EFFECTIVE JULY 1, 2014]. Sec. 20: (a) Subject to the approval of the legislative body of



the unit that established the department of redevelopment; if the redevelopment commission considers it necessary to acquire real property in a redevelopment project area by the exercise of the power of eminent domain; the commission shall adopt a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the department of redevelopment; in the circuit or superior court of the county in which the property is situated:

(b) Eminent domain proceedings under this section are governed by IC 32-24 and other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired under this section; but property belonging to the state or any political subdivision may not be acquired without its consent.

(c) The court having jurisdiction shall direct the clerk of the circuit court to execute a deed conveying the title of real property acquired under this section to the unit for the use and benefit of its department of redevelopment."

Page 20, between lines 8 and 9, begin a new paragraph and insert:

"SECTION 13. IC 36-7-14-32.5 IS REPEALED [EFFECTIVE JULY 1, 2014]. Sec. 32.5: (a) Subject to the approval of the fiscal body of the unit that established the department of redevelopment; the commission may acquire a parcel of real property by the exercise of eminent domain when the real property has all of the following characteristics:

(1) The real property meets at least one (1) of the conditions described in IC 32-24-4.5-7(1).

(2) The real property is capable of being developed or rehabilitated to provide affordable housing for low or moderate income families or to provide other development that will benefit or serve low or moderate income families.

(3) The condition of the real property has a negative impact on the use or value of the neighboring properties or other properties in the community.

(b) The commission or the commission's designated hearing examiner shall conduct a public meeting to determine whether a parcel of real property has the characteristics set forth in subsection (a). Each person holding a fee or life estate interest of record in the property must be given notice by first class mail of the time and date of the hearing at least ten (10) days before the hearing and is entitled to present evidence and make arguments at the hearing.

(c) If the commission considers it necessary to acquire real property under this section; the commission shall adopt a resolution setting out



the commission's determination to exercise that power and directing the commission's attorney to file a petition in the name of the city on behalf of the department in the circuit or superior court with jurisdiction in the county.

(d) Eminent domain proceedings under this section are governed by IC 32-24.

(e) The commission shall use real property acquired under this section for one (1) of the following purposes:

(1) Sale in an urban homestead program under IC 36-7-17 or IC 36-7-17.1.

(2) Sale to a family whose income is at or below the county's median income for families.

(3) Sale or grant to a neighborhood development corporation with a condition in the granting clause of the deed requiring the nonprofit development corporation to lease or sell the property to a family whose income is at or below the county's median income for families or to cause development that will serve or benefit families whose income is at or below the unit's median income for families.

(4) Any other purpose appropriate under this chapter so long as it will serve or benefit families whose income is at or below the unit's median income for families.

(f) A neighborhood development corporation or nonprofit corporation that receives property under this section must agree to rehabilitate or otherwise develop the property in a manner that is similar to and consistent with the use of the other properties in the area served by the corporation."

Page 22, line 1, after "adoption." insert "**For an allocation area established before July 1, 1995, the expiration date of any allocation provisions for the allocation area is June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2014, whichever is later.**"

Page 29, strike lines 26 through 28.

Page 29, between lines 31 and 32, begin a new paragraph and insert:

"SECTION 15. IC 36-7-14-46, AS ADDED BY P.L.154-2006, SECTION 74, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 46. (a) Except as provided in subsection (b); All the rights, powers, privileges, and immunities that may be exercised by the commission in blighted, deteriorated, or deteriorating areas may be exercised by the commission in implementing its program for housing, including the following:

(1) The special tax levied in accordance with section 27 of this



chapter may be used to accomplish the housing program.

(2) Bonds may be issued under this chapter to accomplish the housing program, but only one (1) issue of bonds may be issued and payable from increments in any allocation area except for refunding bonds or bonds issued in an amount necessary to complete a housing program for which bonds were previously issued.

(3) Leases may be entered into under this chapter to accomplish the housing program.

(4) The tax exemptions set forth in section 37 of this chapter are applicable.

(5) Property taxes may be allocated under section 39 of this chapter.

~~(b) A commission may not exercise the power of eminent domain in implementing its program for housing:~~

SECTION 16. IC 36-7-14-48, AS AMENDED BY P.L.203-2011, SECTION 10, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 48. (a) Notwithstanding section 39(a) of this chapter, with respect to the allocation and distribution of property taxes for the accomplishment of a program adopted under section 45 of this chapter, "base assessed value" means the net assessed value of all of the property, other than personal property, as finally determined for the assessment date immediately preceding the effective date of the allocation provision, as adjusted under section 39(h) of this chapter.

(b) The allocation fund established under section 39(b) of this chapter for the allocation area for a program adopted under section 45 of this chapter may be used only for purposes related to the accomplishment of the program, including the following:

(1) The construction, rehabilitation, or repair of residential units within the allocation area.

(2) The construction, reconstruction, or repair of any infrastructure (including streets, sidewalks, and sewers) within or serving the allocation area.

(3) The acquisition of real property and interests in real property within the allocation area.

(4) The demolition of real property within the allocation area.

(5) The provision of financial assistance to enable individuals and families to purchase or lease residential units within the allocation area. However, financial assistance may be provided only to those individuals and families whose income is at or below the county's median income for individuals and families, respectively.

(6) The provision of financial assistance to neighborhood





development corporations to permit them to provide financial assistance for the purposes described in subdivision (5).

(7) For property taxes first due and payable before January 1, 2009, providing each taxpayer in the allocation area a credit for property tax replacement as determined under subsections (c) and (d). However, the commission may provide this credit only if the municipal legislative body (in the case of a redevelopment commission established by a municipality) or the county executive (in the case of a redevelopment commission established by a county) establishes the credit by ordinance adopted in the year before the year in which the credit is provided.

(c) The maximum credit that may be provided under subsection (b)(7) to a taxpayer in a taxing district that contains all or part of an allocation area established for a program adopted under section 45 of this chapter shall be determined as follows:

STEP ONE: Determine that part of the sum of the amounts described in IC 6-1.1-21-2(g)(1)(A) and IC 6-1.1-21-2(g)(2) through IC 6-1.1-21-2(g)(5) (before their repeal) that is attributable to the taxing district.

STEP TWO: Divide:

- (A) that part of each county's eligible property tax replacement amount (as defined in IC 6-1.1-21-2) (before its repeal) for that year as determined under IC 6-1.1-21-4(a)(1) (before its repeal) that is attributable to the taxing district; by
- (B) the amount determined under STEP ONE.

STEP THREE: Multiply:

- (A) the STEP TWO quotient; by
- (B) the taxpayer's taxes (as defined in IC 6-1.1-21-2) (before its repeal) levied in the taxing district allocated to the allocation fund, including the amount that would have been allocated but for the credit.

(d) The commission may determine to grant to taxpayers in an allocation area from its allocation fund a credit under this section, as calculated under subsection (c). Except as provided in subsection (g), one-half (1/2) of the credit shall be applied to each installment of taxes (as defined in IC 6-1.1-21-2) (before its repeal) that under IC 6-1.1-22-9 are due and payable in a year. The commission must provide for the credit annually by a resolution and must find in the resolution the following:

- (1) That the money to be collected and deposited in the allocation fund, based upon historical collection rates, after granting the credit will equal the amounts payable for contractual obligations



from the fund, plus ten percent (10%) of those amounts.

(2) If bonds payable from the fund are outstanding, that there is a debt service reserve for the bonds that at least equals the amount of the credit to be granted.

(3) If bonds of a lessor under section 25.2 of this chapter or under IC 36-1-10 are outstanding and if lease rentals are payable from the fund, that there is a debt service reserve for those bonds that at least equals the amount of the credit to be granted.

If the tax increment is insufficient to grant the credit in full, the commission may grant the credit in part, prorated among all taxpayers.

(e) Notwithstanding section 39(b) of this chapter, the allocation fund established under section 39(b) of this chapter for the allocation area for a program adopted under section 45 of this chapter may only be used to do one (1) or more of the following:

(1) Accomplish one (1) or more of the actions set forth in section 39(b)(3)(A) through 39(b)(3)(H) and 39(b)(3)(J) of this chapter for property that is residential in nature.

(2) Reimburse the county or municipality for expenditures made by the county or municipality in order to accomplish the housing program in that allocation area.

The allocation fund may not be used for operating expenses of the commission.

(f) Notwithstanding section 39(b) of this chapter, the commission shall, relative to the allocation fund established under section 39(b) of this chapter for an allocation area for a program adopted under section 45 of this chapter, do the following before July 15 of each year:

(1) Determine the amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the base 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:

(A) make the distribution required under section 39(b)(2);

(B) make, when due, principal and interest payments on bonds described in section 39(b)(3) of this chapter;

(C) pay the amount necessary for other purposes described in section 39(b)(3) of this chapter; and

(D) reimburse the county or municipality for anticipated expenditures described in subsection (e)(2).

(2) Provide a written notice to the county auditor, the fiscal body of the county or municipality that established the department of redevelopment, and the officers who are authorized to fix budgets,



tax rates, and tax levies under IC 6-1.1-17-5 for each of the other taxing units that is wholly or partly located within the allocation area. The notice must:

(A) state the amount, if any, of excess property taxes that the commission has determined may be paid to the respective taxing units in the manner prescribed in section 39(b)(1) of this chapter; or

(B) state that the commission has determined that there is no excess assessed value that may be allocated to the respective taxing units in the manner prescribed in subdivision (1).

The county auditor shall allocate to the respective taxing units the amount, if any, of excess assessed value determined by the commission.

**(3) If:**

**(A) the amount of excess assessed value determined by the commission is expected to generate more than two hundred percent (200%) of the amount of allocated tax proceeds necessary to make, when due, principal and interest payments on bonds described in subdivision (1); plus**

**(B) the amount necessary for other purposes described in subdivision (1);**

**the commission shall submit to the legislative body of the unit its determination of the excess assessed value that the commission proposes to allocate to the respective taxing units in the manner prescribed in subdivision (2). The legislative body of the unit may approve the commission's determination or modify the amount of the excess assessed value that will be allocated to the respective taxing units in the manner prescribed in subdivision (2).**

(g) This subsection applies to an allocation area only to the extent that the net assessed value of property that is assessed as residential property under the rules of the department of local government finance is not included in the base assessed value. If property tax installments with respect to a homestead (as defined in IC 6-1.1-12-37) are due in installments established by the department of local government finance under IC 6-1.1-22-9.5, each taxpayer subject to those installments in an allocation area is entitled to an additional credit under subsection (d) for the taxes (as defined in IC 6-1.1-21-2) (before its repeal) due in installments. The credit shall be applied in the same proportion to each installment of taxes (as defined in IC 6-1.1-21-2) (before its repeal)."

Page 30, between lines 20 and 21, begin a new paragraph and insert:  
"SECTION 17. IC 36-7-14.5-10.5 IS ADDED TO THE INDIANA



CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 10.5. (a) A board member may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. However, any property required for redevelopment purposes in which a board member has a pecuniary interest may be acquired, but only by gift or condemnation.**

**(b) If a board member owns, directly or indirectly, more than a ten percent (10%) interest in a business entity, the board member shall be treated as an owner of the business entity for purposes of determining whether a pecuniary interest exists for the board member under this section.**

**(c) A transaction made in violation of this section is void.**

SECTION 13. IC 36-7-14.5-11, AS AMENDED BY P.L.1-2006, SECTION 566, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 11. (a) The authority is organized for the following purposes:**

- (1) Financing, constructing, and leasing local public improvements to the commission.
- (2) Financing and constructing additional improvements to local public improvements owned by the authority and leasing them to the commission.
- (3) Acquiring all or a portion of one (1) or more local public improvements from the commission by purchase or lease and leasing these local public improvements back to the commission, with any additional improvements that may be made to them.
- (4) Acquiring all or a portion of one (1) or more local public improvements from the commission by purchase or lease to fund or refund indebtedness incurred on account of those local public improvements to enable the commission to make a savings in debt services obligations or lease rental obligations or to obtain relief from covenants that the commission considers to be unduly burdensome.
- (5) In a county having a United States government military base that is scheduled for closing or is completely or partially inactive or closed and if specified in the ordinance creating the authority or in another ordinance adopted by the executive body of the unit, an authority may exercise any of the powers of a redevelopment commission established under IC 36-7-14, including the establishment, in accordance with IC 36-7-14, of one (1) or more economic development areas in the county in addition to an economic development area established under section 12.5 of this



chapter. However, an economic development area that includes any part of a military base described in section 12.5(a) of this chapter is subject to the requirements of section 12.5 of this chapter. An action taken by an authority under this subdivision shall be treated as if the action were taken under the law granting the power to the redevelopment commission.

**(b) Notwithstanding any other provision of this chapter, after June 30, 2014:**

- (1) an authority; or**
- (2) any other entity:**
  - (A) established by the authority;**
  - (B) controlled by the authority; or**
  - (C) to which the authority has delegated any power to act or hold property under this chapter;**

may not own, lease, or otherwise hold a single family dwelling or condominium unit for purposes of leasing for the use by individuals as a dwelling. In addition, an arrangement or agreement that is contrary to this section may not be extended beyond the term of the arrangement or agreement as in effect on June 30, 2014. However, an authority or entity covered by this section may own property in the capacity of a land bank for a unit.

**(c) After June 30, 2014, a project involving telecommunication equipment, such as fiber optic cabling and related equipment, may not be included as part of the assessed value and may not be financed using proceeds from an obligation under this chapter if the telecommunications services that would be provided are already being provided in the area."**

Page 34, between lines 7 and 8, begin a new paragraph and insert:

**"SECTION 24. IC 36-7-15.1-4.2 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 4.2. A redevelopment commission and a department of redevelopment are:**

- (1) subject to audit by the state board of accounts under IC 5-11;**
- (2) covered by IC 5-14-1.5 (the public meetings law);**
- (3) covered by IC 5-14-3 (the public records law); and**
- (4) covered by IC 36-1-12 (the public works law).**

**SECTION 25. IC 36-7-15.1-4.3 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 4.3. (a) Notwithstanding any other provision in this chapter, after June 30, 2014:**

- (1) a redevelopment commission;**



- (2) a department of redevelopment; or**
- (3) any other entity:**
  - (A) established by the commission or department;**
  - (B) controlled by the commission or a member of the commission regardless of any pecuniary interest the member may have; or**
  - (C) to which the commission or department has delegated any power to act or hold property under this chapter;**

may not own, lease, or otherwise hold a single family dwelling or condominium unit for purposes of leasing for the use by individuals as a dwelling. In addition, an arrangement or agreement that is contrary to this section may not be extended beyond the term of the arrangement or agreement as in effect on June 30, 2014. However, a commission, department, or entity covered by this section may own property in the capacity of a land bank for a unit.

**(b) After June 30, 2014, a project involving telecommunication equipment, such as fiber optic cabling and related equipment, may not be included as part of the assessed value and may not be financed using proceeds from an obligation under this chapter if the telecommunications services that would be provided are already being provided in the area.**

SECTION 26. IC 36-7-15.1-5, AS AMENDED BY P.L.146-2008, SECTION 743, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 5. **(a)** A member of the commission or a nonvoting adviser appointed under IC 36-7-4-207 may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. However, any property required for redevelopment purposes in which a member or nonvoting adviser has a pecuniary interest may be acquired but only by gift or condemnation.

**(b) If a redevelopment commissioner or a nonvoting adviser owns, directly or indirectly, more than a ten percent (10%) interest in a business entity, the redevelopment commissioner or the nonvoting adviser shall be treated as an owner of the business entity for purposes of determining whether a pecuniary interest exists for the redevelopment commissioner or the nonvoting adviser under this section.**

**(c) A transaction made in violation of this section is void.**

SECTION 27. IC 36-7-15.1-7, AS AMENDED BY P.L.146-2008, SECTION 744, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7. **(a)** In carrying out its duties and purposes under this chapter, the commission may do the following:

- (1) Acquire by purchase, exchange, gift, grant, lease, or**



condemnation, or any combination of methods, any real or personal property or interest in property needed for the redevelopment of areas needing redevelopment that are located within the redevelopment district.

(2) Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the city and its inhabitants.

(3) Acquire from and sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the city, or to any other governmental agency, for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes, on any terms that may be agreed upon.

(4) Clear real property acquired for redevelopment purposes.

(5) Enter on or into, inspect, investigate, and assess real property and structures acquired or to be acquired for redevelopment purposes to determine the existence, source, nature, and extent of any environmental contamination, including the following:

- (A) Hazardous substances.
- (B) Petroleum.
- (C) Other pollutants.

(6) Remediate environmental contamination, including the following, found on any real property or structures acquired for redevelopment purposes:

- (A) Hazardous substances.
- (B) Petroleum.
- (C) Other pollutants.

(7) Repair and maintain structures acquired or to be acquired for redevelopment purposes.

(8) Enter upon, survey, or examine any land, to determine whether it should be included within an area needing redevelopment to be acquired for redevelopment purposes, and determine the value of that land.

(9) Appear before any other department or agency of the city, or before any other governmental agency in respect to any matter affecting:

- (A) real property acquired or being acquired for redevelopment purposes; or
- (B) any area needing redevelopment within the jurisdiction of the commission.



- (10) Subject to section 13 of this chapter, exercise the power of eminent domain in the name of the city, within the redevelopment district, in the manner prescribed by this chapter.
- (11) Establish a uniform fee schedule whenever appropriate for the performance of governmental assistance, or for providing materials and supplies to private persons in project or program related activities.
- (12) Expend, on behalf of the redevelopment district, all or any part of the money available for the purposes of this chapter.
- (13) Contract for the construction, extension, or improvement of pedestrian skyways.
- (14) Accept loans, grants, and other forms of financial assistance from the federal government, the state government, a municipal corporation, a special taxing district, a foundation, or any other source.
- (15) Provide financial assistance (including grants and loans) to enable individuals and families to purchase or lease residential units **in a multiple unit residential structure** within the district. However, financial assistance may be provided only to those individuals and families whose income is at or below the county's median income for individuals and families, respectively.
- (16) Provide financial assistance (including grants and loans) to neighborhood development corporations to permit them to:
- (A) provide financial assistance for the purposes described in subdivision (15); or
  - (B) construct, rehabilitate, or repair commercial property within the district.
- (17) Require as a condition of financial assistance to the owner of a ~~multiunit~~ **multiple unit** residential structure that any of the units leased by the owner must be leased:
- (A) for a period to be determined by the commission, which may not be less than five (5) years;
  - (B) to families whose income does not exceed eighty percent (80%) of the county's median income for families; and
  - (C) at an affordable rate.
- Conditions imposed by the commission under this subdivision remain in force throughout the period determined under clause (A), even if the owner sells, leases, or conveys the property. The subsequent owner or lessee is bound by the conditions for the remainder of the period.
- (18) Provide programs in job training, job enrichment, and basic skill development for residents of an enterprise zone.





(19) Provide loans and grants for the purpose of stimulating business activity in an enterprise zone or providing employment for residents of an enterprise zone.

(20) Contract for the construction, extension, or improvement of:

(A) public ways, sidewalks, sewers, waterlines, parking facilities, park or recreational areas, or other local public improvements (as defined in IC 36-7-15.3-6) or structures that are necessary for redevelopment of areas needing redevelopment or economic development within the redevelopment district; or

(B) any structure that enhances development or economic development.

(b) In addition to its powers under subsection (a), the commission may plan and undertake, alone or in cooperation with other agencies, projects for the redevelopment of, rehabilitating, preventing the spread of, or eliminating slums or areas needing redevelopment, both residential and nonresidential, which projects may include any of the following:

(1) The repair or rehabilitation of buildings or other improvements by the commission, owners, or tenants.

(2) The acquisition of real property.

(3) Either of the following with respect to environmental contamination on real property:

(A) Investigation.

(B) Remediation.

(4) The demolition and removal of buildings or improvements on buildings acquired by the commission where necessary for any of the following:

(A) To eliminate unhealthful, unsanitary, or unsafe conditions.

(B) To mitigate or eliminate environmental contamination.

(C) To lessen density.

(D) To reduce traffic hazards.

(E) To eliminate obsolete or other uses detrimental to public welfare.

(F) To otherwise remove or prevent the conditions described in IC 36-7-1-3.

(G) To provide land for needed public facilities.

(5) The preparation of sites and the construction of improvements (such as public ways and utility connections) to facilitate the sale or lease of property.

(6) The construction of buildings or facilities for residential, commercial, industrial, public, or other uses.



(7) The disposition in accordance with this chapter, for uses in accordance with the plans for the projects, of any property acquired in connection with the projects.

(c) The commission may use its powers under this chapter relative to real property and interests in real property obtained by voluntary sale or transfer, even though the real property and interests in real property are not located in a redevelopment or urban renewal project area established by the adoption and confirmation of a resolution under sections 8(c), 9, 10, and 11 of this chapter. In acquiring real property and interests in real property outside of a redevelopment or urban renewal project area, the commission shall comply with section 12(b) through 12(e) of this chapter. The commission shall hold, develop, use, and dispose of this real property and interests in real property substantially in accordance with section 15 of this chapter.

(d) As used in this section, "pedestrian skyway" means a pedestrian walkway within or outside of the public right-of-way and through and above public or private property and buildings, including all structural supports required to connect skyways to buildings or buildings under construction. Pedestrian skyways constructed, extended, or improved over or through public or private property constitute public property and public improvements, constitute a public use and purpose, and do not require vacation of any public way or other property.

(e) All powers that may be exercised under this chapter by the commission may also be exercised by the commission in carrying out its duties and purposes under IC 36-7-15.3."

Page 37, line 34, after "adoption." insert "**For an allocation area established before July 1, 1995, the expiration date of any allocation provisions for the allocation area is June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2014, whichever is later.**"

Page 43, between lines 30 and 31, begin a new paragraph and insert:

"SECTION 26. IC 36-7-15.3-7 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 7. (a) In addition to its purposes specified in IC 36-10-9.1-10, the authority is also organized for the following purposes:

- (1) Financing, constructing, and leasing local public improvements to the commission.
- (2) Financing and constructing additional improvements to local public improvements owned by the authority and leasing them to the commission.
- (3) Acquiring all or a portion of one (1) or more local public improvements from the commission by purchase or lease and



leasing these local public improvements back to the commission, with any additional improvements that may be made to them.

(4) Acquiring all or a portion of one (1) or more local public improvements from the commission by purchase or lease to fund or refund indebtedness incurred on account of those local public improvements to enable the commission to make a savings in debt service obligations or lease rental obligations or to obtain relief from covenants that the commission considers to be unduly burdensome.

**(b) Notwithstanding any other provision of this chapter, after June 30, 2014:**

**(1) an authority; or**

**(2) any other entity:**

**(A) established by the authority;**

**(B) controlled by the authority; or**

**(C) to which the authority has delegated any power to act or hold property under this chapter;**

**may not own, lease, or otherwise hold a single family dwelling or condominium unit for purposes of leasing for the use by individuals as a dwelling. In addition, an arrangement or agreement that is contrary to this section may not be extended beyond the term of the arrangement or agreement as in effect on June 30, 2014. However, an authority or entity covered by this section may own property in the capacity of a land bank for a unit.**

**(c) After June 30, 2014, a project involving telecommunication equipment, such as fiber optic cabling and related equipment, may not be included as part of the assessed value and may not be financed using proceeds from an obligation under this chapter if the telecommunications services that would be provided are already being provided in the area.**

**SECTION 27. IC 36-7-15.3-8.3 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 8.3. (a) A board member may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. However, any property required for redevelopment purposes in which a board member has a pecuniary interest may be acquired, but only by gift or condemnation.**

**(b) If a board member owns, directly or indirectly, more than a ten percent (10%) interest in a business entity, the board member shall be treated as an owner of the business entity for purposes of determining whether a pecuniary interest exists for the board**



**member under this section.**

**(c) A transaction made in violation of this section is void.**

SECTION 28. IC 36-7-15.3-8.5 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: **Sec. 8.5. An authority is:**

- (1) subject to audit by the state board of accounts under IC 5-11;**
- (2) covered by IC 5-14-1.5 (the public meetings law);**
- (3) covered by IC 5-14-3 (the public records law); and**
- (4) covered by IC 36-1-12 (the public works law).**

SECTION 29. [EFFECTIVE JULY 1, 2014] **(a) During the 2014 legislative interim, the commission on state tax and financing policy shall study redevelopment commissions, authorities, and departments. The department of local government finance, with the assistance of the state board of accounts, shall prepare a report on redevelopment that covers at least the following:**

- (1) The activities of each redevelopment commission, authority, and department throughout Indiana, including projects proposed and projects completed.**
- (2) The budgets for 2009 through 2013 for each redevelopment commission, authority, and department, including a summary of these budgets.**
- (3) The audit findings for 2009 through 2013 for each redevelopment commission, authority, and department audited by the state board of accounts, including a summary of these audits.**
- (4) The actual increase in assessed values in redevelopment areas compared to the estimated increases set forth in the redevelopment plan.**
- (5) The actual increase in assessed values in redevelopment areas compared to the increase in assessed values outside redevelopment areas.**
- (6) Suggested changes in the law with regard to redevelopment commissions, authorities, and departments.**

**Before August 1, 2014, the department of local government finance shall deliver the report concerning redevelopment commissions, authorities, and departments to the executive director of the legislative services agency in an electronic format under IC 5-14-6 for distribution to each member of the commission on state tax and financing policy. The department of local government finance and the state board of accounts shall be available to present the report and respond to questions at a meeting specified by the commission.**



**(b) This SECTION expires June 30, 2015."**

Renumber all SECTIONS consecutively.

and when so amended that said bill do pass.

(Reference is to SB 118 as introduced.)

HERSHMAN, Chairperson

Committee Vote: Yeas 10, Nays 0.

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#### COMMITTEE REPORT

Mr. Speaker: Your Committee on Ways and Means, to which was referred Senate Bill 118, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 4, line 11, delete "quarterly" and insert "**annually**".

Page 4, line 12, delete "officer" and insert "**body**".

Page 4, line 12, after "unit" insert "**before July 1**".

Page 4, delete lines 30 through 42.

Page 5, delete lines 1 through 4.

Page 8, line 20, delete "(a)".

Page 8, delete lines 38 through 42.

Page 9, delete line 1.

Page 13, delete lines 18 through 36, begin a new paragraph and insert:

"SECTION 11. IC 36-7-14-20, AS AMENDED BY P.L.146-2008, SECTION 730, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 20. (a) ~~Subject to the approval of~~ **If** the legislative body of the unit that established the department of redevelopment ~~if the redevelopment commission~~ considers it necessary to acquire real property in a redevelopment project area by the exercise of the power of eminent domain, the ~~commission~~ **legislative body** shall adopt a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the department of redevelopment, in the circuit or superior court of the county in which the property is situated.

(b) Eminent domain proceedings under this section are governed by IC 32-24 and other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired under this section, but property belonging to the state



or any political subdivision may not be acquired without its consent.

(c) The court having jurisdiction shall direct the clerk of the circuit court to execute a deed conveying the title of real property acquired under this section to the unit for the use and benefit of its department of redevelopment."

Page 27, line 1, after "." insert "**A declaratory resolution or amendment that establishes an allocation provision must include a specific finding of fact, supported by evidence, that the adoption of the allocation provision will result in new property taxes in the area that would not have been generated but for the adoption of the allocation provision.**".

Page 27, line 5, delete "2014," and insert "**2015,**".

Page 39, line 23, delete "The" and insert "**Before July 1, the**".

Page 39, line 24, delete "quarterly" and insert "**annually**".

Page 39, line 24, delete "officer" and insert "**body**".

Page 39, delete lines 31 through 42.

Page 40, delete lines 1 through 2.

Page 41, delete lines 11 through 16.

Page 45, line 15, delete "(a)".

Page 45, delete lines 33 through 42.

Page 46, delete lines 1 through 12.

Page 53, line 27, after "." insert "**A declaratory resolution or amendment that establishes an allocation provision must include a specific finding of fact, supported by evidence, that the adoption of the allocation provision will result in new property taxes in the area that would not have been generated but for the adoption of the allocation provision.**".

Page 53, line 30, delete "2014," and insert "**2015,**".

Page 53, line 30, after "." insert "**However, an expiration date imposed by this subsection does not apply to an allocation area identified as the Consolidated Allocation Area in the report submitted in 2013 to the fiscal body under section 36.3 of this chapter.**".

Page 60, delete lines 20 through 39.

Renumber all SECTIONS consecutively.

and when so amended that said bill do pass.

(Reference is to SB 118 as printed January 29, 2014.)

BROWN T, Chair

Committee Vote: yeas 16, nays 5.

ES 118—LS 6200/DI 58

