

BEFORE THE WABASH COUNTY REDEVELOPMENT COMMISSION

RESOLUTION #2021- 04

**A RESOLUTION AMENDING
THE ARC LIGHT BUSINESS PARK DEVELOPMENT PLAN**

Pursuant to Resolution #2020-02, the Wabash County Redevelopment Commission adopted its development plan for the Arc Light Business Park ("Park") on February 26, 2020 ("Plan").

Also pursuant to Resolution #2020-02, the Park was declared to be an area needing redevelopment, as defined in I.C. 36-7-1-3, allowing for the Park to be redeveloped for commercial and/or industrial purposes, with the exception of that part of the Park needed for development of a new jail and sheriff's office.

Pursuant to said Plan, the following part of the Park is being developed for a new jail and sheriff's office, to wit:

Outlot A, consisting of 18.85 acres, more or less, in the Arc Light Business Park, as shown on the Re-plat of the Arc Light Business Park recorded September 21, 2021, as document #2021R470515, in the office of the Recorder of Wabash County, Indiana; Parcel #85-10-36-400-006.000-008.

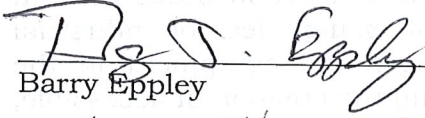
The Commission, pursuant to the Plan, offered for sale what was described as Lot 4 on the original plan, but that sale never materialized.

The Commission now wishes to amend the Plan to offer for sale the balance of the Park (not needed for development to a new jail and sheriff's office), which consists of 39.69 acres.

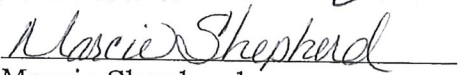
IT IS NOW RESOLVED that the balance of the Arc Light Business Park shall be developed pursuant to the ***Amended Arc Light Business Park Development Plan*** dated November 10, 2021, which Plan is now adopted, subject to the approval of the Wabash County Board of Commissioners

WABASH COUNTY REDEVELOPMENT COMMISSION

Roger Cromer



Barry Eppley



Marcie Shepherd



Tod Minnich

Mark Guenin

November 10, 2021

BEFORE THE WABASH COUNTY REDEVELOPMENT COMMISSION

AMENDED ARC LIGHT BUSINESS PARK DEVELOPMENT PLAN

November 10, 2021

Pursuant to Resolution #2020-02, the Wabash County Redevelopment Commission adopted its development plan for the Arc Light Business Park ("Park") on February 26, 2020 ("Plan").

Also pursuant to Resolution #2020-02, the Park was declared to be an area needing redevelopment, as defined in I.C. 36-7-1-3, allowing for the Park to be redeveloped for commercial and/or industrial purposes, with the exception of that part of the Park needed for development of a new jail and sheriff's office.

Pursuant to said Plan, the following part of the Park is being developed for a new jail and sheriff's office, to wit:

Outlot A, consisting of 18.85 acres, more or less, in the Arc Light Business Park, as shown on the Re-plat of the Arc Light Business Park recorded September 21, 2021, as document #2021R470515, in the office of the Recorder of Wabash County, Indiana; Parcel #85-10-36-400-006.000-008.

The Commission, pursuant to the Plan, offered for sale what was described as Lot 4 on the original plan, but that sale never materialized.

The Commission now wishes to amend the Plan to offer for sale the balance of the Park (not needed for development to a new jail and sheriff's office), which consists of 39.69 acres.

The Wabash County Redevelopment Commission now adopts the following amended plan for the redevelopment of the balance of the Park:

1. The restrictive and protective covenants affecting the Park remain in full force and effect.
2. The balance of the Park consisting of approximately 39.69 acres shall be offered for sale under I.C. 36-7-14-22, upon the following terms and conditions:
 - 2.1. Development must be for commercial or industrial use only, and shall include (i) the construction of one or more facilities with an aggregate amount of at least 200,000 square feet of industrial space, (ii) the investment of machinery and equipment in the amount of at least \$15,000,000, and (iii) the creation of accessible, quality jobs at the site.
 - 2.2. Developments that augment existing agriculture and manufacturing industries and provide for the deployment of new technologies are preferred.

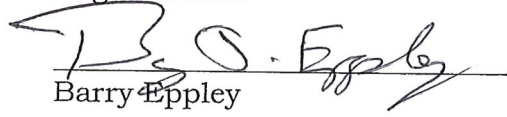
- 2.3. Construction shall commence no later than six (6) months following closing, and shall be substantially completed within eighteen (18) months thereafter.
- 2.4. All bids will be submitted in writing accompanied by a notarized non-collusion affidavit on forms provide by the Auditor's office.
- 2.5. A bid by a trust must identify each beneficiary and settlor of the trust.
- 2.6. Bids will be evaluated on the amount offered, and the bidder's intent and ability to comply with this redevelopment plan, the plat, the Park's restrictive and protective covenants, and all federal, state and local statutes, ordinances, and regulations, including, but not limited to the City of Wabash Zoning Code.
- 2.7. The Commission shall have the right to reject any and all bids, to waive irregularities in the bidding process, and to accept or reject bid terms.
- 2.8. The successful bidder shall execute a purchase agreement containing customary terms and conditions for a sale of this nature, which purchase agreement shall be subject to the approval of the Wabash County Board of Commissioners and Wabash County Council.

WABASH COUNTY REDEVELOPMENT COMMISSION

Roger Cromer

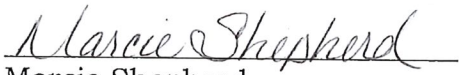


Tod Minnich



Barry Eppley

Mark Guenin



Marcie Shepherd

November 10, 2021

BEFORE THE WABASH COUNTY REDEVELOPMENT COMMISSION

OFFERING SHEET

FOR SALE OF 39.69 ACRES IN THE ARC LIGHT BUSINESS PARK

November 10, 2021

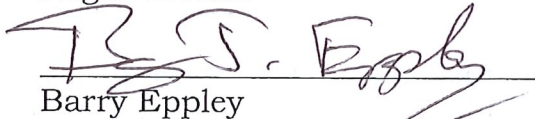
The Wabash County Redevelopment Commission now approves offering 39.69 acres in the Arc Light Business Park ("Park") located at the southeast corner of the intersection of Indiana Highway 13 and U.S. 24, Wabash County, Indiana, as shown on the Re-Plat of the Arc Light Business Park, which plat is on file in the Wabash County Auditor's Office on the first floor of the Wabash County Courthouse, commonly referred to as Lots 1 through 7, Common Area, and Innovation Parkway, for sale on the following terms and conditions:

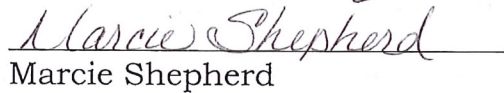
1. The restrictive and protective covenants affecting the Park remain in full force and effect.
2. The balance of the Park consisting of approximately 39.69 acres shall be offered for sale under I.C. 36-7-14-22, for not less than \$ 18,568, upon the following terms and conditions:
 - 2.1. Development must be for commercial or industrial use only, and shall include (i) the construction of one or more facilities with an aggregate amount of at least 200,000 square feet of industrial space, (ii) the investment of machinery and equipment in the amount of at least \$15,000,000, and (iii) the creation of accessible, quality jobs at the site.
 - 2.2. Developments that augment existing agriculture and manufacturing industries and provide for the deployment of new technologies are preferred.
 - 2.3. Construction shall commence no later than six (6) months following closing, and shall be substantially completed within eighteen (18) months thereafter.
 - 2.4. All bids will be submitted in writing accompanied by a notarized non-collusion affidavit on forms provide by the Auditor's office.
 - 2.5. A bid by a trust must identify each beneficiary and settlor of the trust.
 - 2.6. Bids will be evaluated on the amount offered, and the bidder's intent and ability to comply with this redevelopment plan, the plat, the Park's restrictive and protective covenants, and all federal, state and local statutes, ordinances, and regulations, including, but not limited to the City of Wabash Zoning Code.

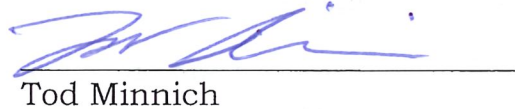
- 2.7. The Commission shall have the right to reject any and all bids, to waive irregularities in the bidding process, and to accept or reject bid terms.
- 2.8. The successful bidder shall execute a purchase agreement containing customary terms and conditions for a sale of this nature, which purchase agreement shall be subject to the approval of the Wabash County Board of Commissioners and Wabash County Council.

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