

**RESOLUTION NO. 2016-09**

**DECLARATORY RESOLUTION OF THE  
PLAINFIELD REDEVELOPMENT COMMISSION**

WHEREAS, the Plainfield Redevelopment Commission (the "Commission") has investigated, studied and surveyed certain areas within the corporate boundaries of the Town of Plainfield, Indiana (the "Town");

WHEREAS, the Commission has selected an area to be developed as an economic development area under IC 36-7-14 and IC 36-7-25 (collectively, the "Act") to be known as the Klondike Economic Development Area (the "Area");

WHEREAS, the Commission has prepared an economic development plan for the Area (the "Plan"), which Plan is attached to and incorporated by reference in this resolution;

WHEREAS, the Plan promotes significant opportunities for the gainful employment of its citizens, and the Plan cannot be achieved by regulatory process or the operation of private enterprise due to the lack of public improvements and other factors;

WHEREAS, the Commission has caused to be prepared:

(1) A map and plat showing:

(A) the boundaries of the Area;

(B) the location of various parcels of property, streets, roads, alleys, and other features that may affect the clearance, replatting, replanning, rezoning or development of the Area, as shown on Exhibit B attached hereto; and

(C) the parts of the Area that are planned to be devoted to public ways, levees, sewerage, parks and other public purposes under the Plan;

(2) A list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the establishment of the Area, as shown on Exhibit B attached hereto; and

(3) An estimate of the costs, if any, to be incurred for the development of property in the Area; and

WHEREAS, the Commission has caused to be prepared a factual report (the "Report") in support of the findings contained in this resolution, which Report is attached to and incorporated by reference in this resolution.

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

Section 1. The Commission has selected as an area within the Town an as area needing economic development, which area the Commission is hereby designating as the Klondike Economic Development Area ("Area"), and which Area is set forth on the map attached as Exhibit A.

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

- (a) Promotes significant opportunities for the gainful employment of citizens of the Town;
- (b) Benefits the public health, safety, morals and welfare of the citizens of the Town;
- (c) Increases the economic well-being of the Town and the State of Indiana; and
- (d) Serves to protect and increase property values in the Town and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements in the Area.

Section 4. The Commission finds that the public utility and benefit will be accomplished by the purposes of the Plan, specifically by improving the diversity of the economic base of the Town, attracting and retaining permanent jobs, improving diversity of the economic base, increasing the property tax base and other similar benefits including improvement of the infrastructure in a rapidly growing area of the Town.

Section 5. The Commission finds that the Plan conforms to other development and redevelopment plans for the Town.

Section 6. (a) The Commission does propose to acquire interests in real property within the boundaries of the Area as shown on Exhibit B.

(b) The Commission hereby finds that all of the property in the Area is the property to be affected in a beneficial manner by the establishment of the Area because new infrastructure and development will occur on this property that increases tax base and property values.

Section 7. The Commission estimates that the costs to the Commission or the Town, if any, to be incurred in connection with implementing the Plan will be approximately Fourteen Million Dollars (\$14,000,000.00).

Section 8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 9. This paragraph shall be considered the allocation provision for the Klondike Allocation Area for purposes of IC 36-7-14-39. The Area set forth on the map and parcel list attached hereto as Exhibit B shall constitute an allocation area as defined in IC 36-7-14-39 (the "Klondike Allocation Area"). The boundaries of the Area and the Klondike Allocation Area shall be coterminous. Any real property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Klondike Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. The base date for the Klondike Allocation Area shall be January 1, 2016. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Klondike Allocation Area.

Section 10. 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 the Area in implementing the Plan, including the provisions of and subject to the limitations of IC 36-7-14-43.

Section 11. The President of the Commission is hereby authorized and directed to submit this resolution (and all attachments thereto), the Plan and the Report to the Plainfield Plan Commission (the "Plan Commission") for its approval.

Section 12. The Commission also directs the President, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council of the Town, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Parks Board, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Klondike Allocation Area.

Section 13. The Commission also directs the President to prepare or cause to be prepared a statement disclosing the impact of the Klondike Allocation Area, including the following:

(a) The estimated economic benefits and costs to be incurred in the Klondike Allocation Area, as measured by increased employment and anticipated growth of real property assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Klondike Allocation Area.

A copy of this statement (an "Impact Statement") shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 13 of this resolution.

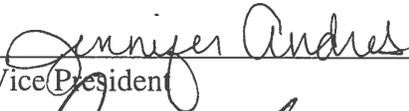
Section 14. The Commission further directs the presiding officer to submit this resolution to the Town Council for its approval of the establishment of the Area.

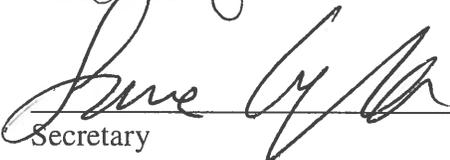
Section 15. This resolution shall be effective as of its date of adoption.

Adopted August 29, 2016.

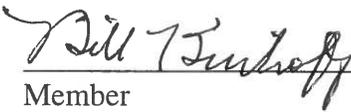
PLAINFIELD REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

  
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Member

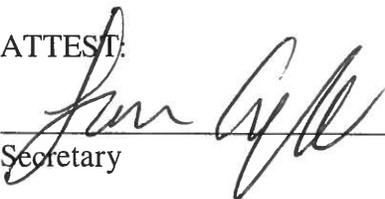
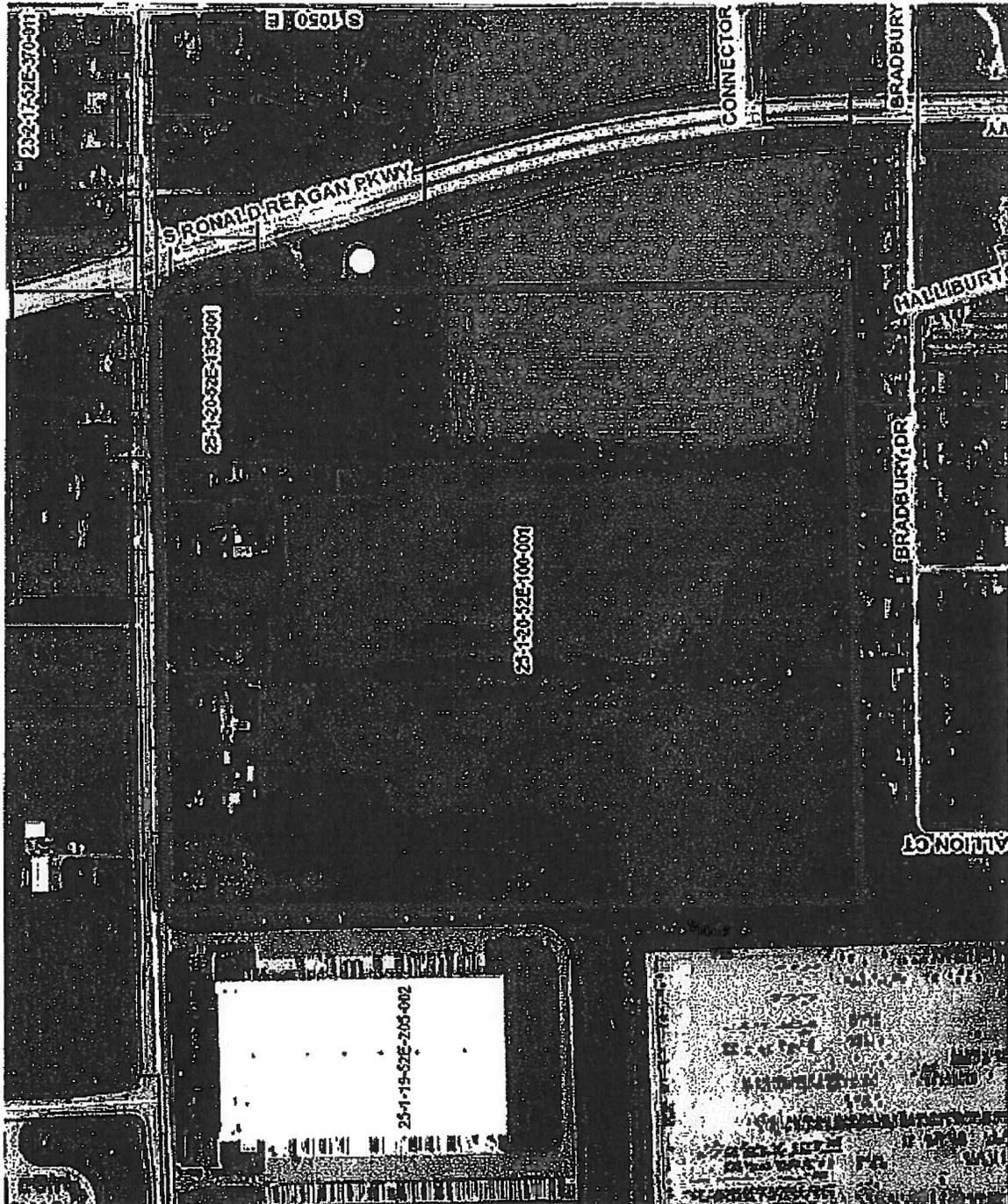
ATTEST:  
  
\_\_\_\_\_  
Secretary

EXHIBIT A

Map of the Klondike Economic Development Area



A part of the Northwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Section 20, marked by a rebar in concrete proceed thence South 00 degrees 44 minutes 45 seconds East 45.00 feet along the west line of said section to a rebar with cap stamped "Banning Eng Firm #0060" (hereafter referred to as capped rebar) and the POINT OF BEGINNING; thence continue along said line South 00 degrees 44 minutes 45 seconds East 1,288.20 feet to the southwest corner of the north half of the northwest quarter of said section, marked by a rebar with cap stamped "Wilson Eng & Survey S-0225"; thence South 00 degrees 44 minutes 11 seconds East along said west line 662.16 feet to the north line of Medallion Meadows as recorded in Plat Book 4, Page 143, marked by a capped rebar; thence North 89 degrees 05 minutes 44 seconds East along said north line 1,825.77 feet to a capped rebar; thence North 00 degrees 46 minutes 07 seconds West 1,198.43 feet to the south line of the lands of Thomas M. & Eleanor L. Burks as described in Deed Book 310, Pages 857-858, marked by an capped rebar; thence North 88 degrees 57 minutes 15 seconds East along said south line 10.73 feet to the southwest corner of a parcel owned by the Town of Plainfield as described in Instrument Number 200706046, marked by a capped rebar; thence North 00 degrees 46 minutes 30 seconds West along the west line of said Town of Plainfield parcel 471.33 feet to the northwest corner of said parcel, marked by a capped rebar; thence North 88 degrees 57 minutes 15 seconds East along the north line of said Town of Plainfield parcel 31.20 feet to the western right of way of Ronald Reagan Parkway, marked by a capped rebar; thence proceed along said right of way for the following three (3) calls: 1) North 00 degrees 46 minutes 32 seconds West 62.72 feet to a capped rebar; 2) thence North 16 degrees 39 minutes 33 seconds West 194.16 feet to a concrete right of way marker; 3) thence North 73 degrees 48 minutes 17 seconds West 85.31 feet to the southern right of way for County Road 200 South, marked by a capped rebar; thence proceed along said southern right of way for the following three (3) calls: 1) thence South 88 degrees 57 minutes 15 seconds West 290.49 feet to a capped rebar; 2) thence North 85 degrees 20 minutes 13 seconds West 100.53 feet to a capped rebar; 3) thence South 88 degrees 57 minutes 15 seconds West 5.05 feet to the northeast corner of the lands of Timothy A. Robinson as described in Instrument Number 199608452, marked by a capped rebar; thence South 00 degrees 47 minutes 32 seconds East 238.89 feet to the southeast corner of said lands, marked by a capped rebar; thence South 89 degrees 26 minutes 52 seconds West 110.12 feet to the southwest corner of said lands, marked by a capped rebar; thence North 00 degrees 45 minutes 44 seconds West 237.95 feet to the southern right of way of County Road 200 South, marked by a capped rebar; thence South 88 degrees 57 minutes 30 seconds West along said right of way 1,226.40 feet to the POINT OF BEGINNING, and containing 81.327 acres of land, more or less.

Plus:

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A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS WEST (ASSUMED BEARING) 283.89 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 26 SECONDS WEST 109.43 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 31 SECONDS EAST 282.37 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON AND ALONG SAID NORTH LINE 109.87 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF PLAINFIELD, INDIANA BY A CERTAIN DEED RECORDED AS INSTRUMENT NO. 200706054, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF AND THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 29 MINUTES 39 SECONDS EAST ALONG THE EAST LINE THEREOF 45.00 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID WEST HALF 109.34 FEET TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID LINE 45.00 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE THEREOF AND THE NORTH LINE OF SAID WEST HALF 109.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.113 ACRES, MORE OR LESS, INCLUSIVE OF THE APPARENT EXISTING RIGHT OF WAY WHICH CONTAINS 0.050 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.063 ACRES, MORE OR LESS.

Also described as:

A part of the West Half of the Northwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana and being more particularly described as follows:

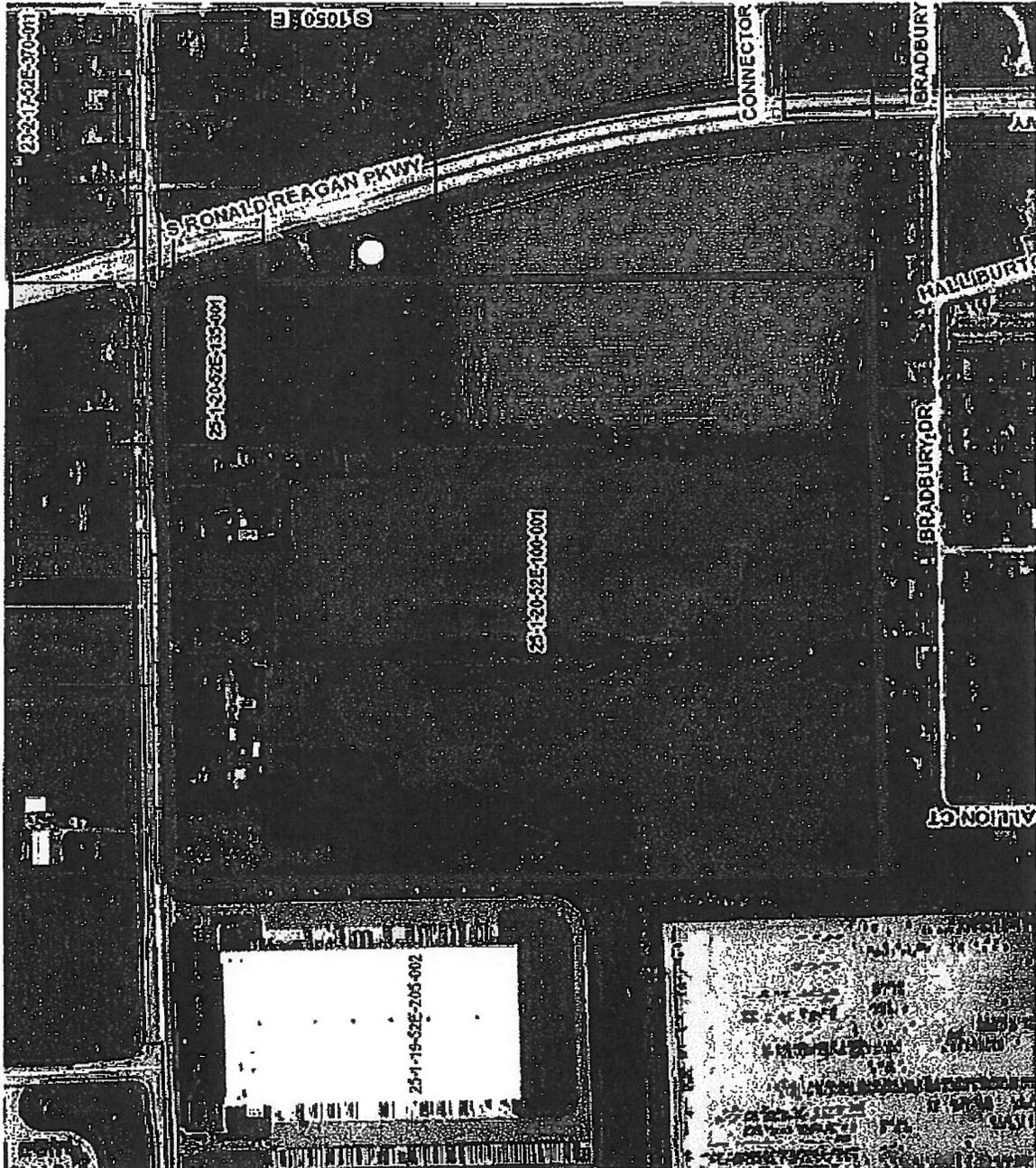
Commencing at the northeast corner of said half quarter section, marked by a rebar in concrete proceed thence South 00 degrees 47 minutes 32 seconds East (assumed bearing) along the east line of said half quarter section to the northeast corner of the lands of Timothy A. Robinson as described in Instrument Number 199608452, marked by a rebar with cap stamped "Banning Eng Firm #0060" (hereafter referred to as capped rebar) and also being the POINT OF BEGINNING; thence continue South 00 degrees 47 minutes 32 seconds East 238.89 feet to the southeast corner of said lands, marked by a capped rebar; thence South 89 degrees 26 minutes 52 seconds West 110.12 feet to the southwest corner of said lands, marked by a capped rebar; thence North 00 degrees 45 minutes 44 seconds West 237.95 feet to the southern right of way of County Road 200 South, marked by a capped rebar; thence North 88 degrees 57 minutes 30 seconds East along said right of way 110.00 feet to the POINT OF BEGINNING, and containing 0.602 acres of land, more or less.

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EXHIBIT B

Klondike Allocation Area

[Map and Parcel List]



Parcels constituting the Klondike Economic Development Area:

Parcel Numbers with Associated Legal Descriptions:

1. 32-09-20-100-001.000-027: PT NW 20-15-2E 78.897 AC 15/16 CAME FROM 025-120521-1000003 & 001 16/17 COMBIN
2. 32-09-20-135-001.000-027: PT LOST 1, 2 & 3 OAKLAWN ADDITION 3.03 AC 15/16 ANNEX PER ORD 11-2014 FROM 012-
3. 32-09-20-100-033.000-027: PT NW 20-15-2E .06 AC 16/17 CAME FROM 025-120521-100032

It is anticipated that the Commission may acquire a portion of Parcel Number 32-09-20-100-033.000-027 within the Area.

It is further anticipated that the Commission may acquire portions of the following Parcel Numbers outside the Area:

32-09-20-300-040.000-027  
32-09-20-300-023.000-027  
32-09-20-300-022.000-027  
32-09-20-320-005.000-027  
32-09-20-320-001.000-027  
32-09-20-320-004.000-027  
32-09-19-200-005.000-027  
32-09-20-170-004.000-022  
32-09-20-170-003.000-022  
32-09-20-170-002.000-022  
32-09-20-170-001.000-022  
32-09-20-155-001.000-022  
32-09-20-100-001.000-027  
32-09-19-205-002.000-027  
32-09-17-351-001.000-027  
32-09-20-100-033.000-027  
32-09-20-135-001.000-027  
32-09-17-377-002.000-031  
32-09-17-365-001.000-031  
32-09-17-300-015.000-031  
32-09-17-300-016.000-031  
32-09-17-370-001.000-031  
32-09-17-370-002.000-031  
32-09-17-370-003.000-031  
32-09-20-140-003.000-022

32-09-20-140-004.000-022  
32-09-20-140-005.000-022  
32-09-20-140-010.000-022  
32-09-17-370-004.000-031  
32-09-17-370-005.000-031  
32-09-17-370-006.000-031  
32-09-17-370-007.000-031  
32-09-17-370-008.000-031  
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32-09-20-210-011.000-022  
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32-09-17-450-007.000-022  
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32-09-17-450-004.000-022  
32-09-17-450-003.000-022  
32-09-20-200-021.000-027  
32-09-20-200-017.000-027  
32-09-20-285-007.000-027  
32-09-20-285-008.000-027  
32-09-20-285-006.000-027  
32-09-20-200-015.000-027  
32-09-20-200-024.000-027  
32-09-20-400-030.000-027  
32-09-20-200-013.000-027  
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32-09-20-400-019.000-027  
32-09-20-400-021.000-027  
32-09-20-400-029.000-027  
32-09-20-100-008.000-027  
32-09-20-155-023.000-022  
32-09-20-155-021.000-022  
32-09-20-155-020.000-022  
32-09-20-101-002.000-027  
32-09-20-190-003.000-027  
32-09-20-155-022.000-022  
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32-09-20-255-022.000-027  
32-09-20-190-001.000-027

FACTUAL REPORT IN SUPPORT OF FINDINGS FOR THE  
**KLONDIKE ALLOCATION AREA**  
CONTAINED IN RESOLUTION NO. 2016-09 OF THE  
PLAINFIELD REDEVELOPMENT COMMISSION

Section 1. The Plan for the Klondike Allocation Area (the "Klondike Allocation Area") will promote significant opportunities for the gainful employment of citizens of the Town of Plainfield, Indiana (the "Town") as follows: The Plan includes the construction of infrastructure which requires a significant amount of labor and material.

Section 2. The planning, replanning, development, and redevelopment of the Klondike Allocation Area will benefit the public health, safety, morals and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana as follows: The development of the Area will allow the Town to improve transportation and storm water drainage in the vicinity of the Klondike Allocation Area, and implementation of the Plan will provide stable, well-paying jobs for the Town.

Section 3. The Plan for the Klondike Allocation Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute) because of: the lack of local public improvements, as adequate roads and storm water drainage facilities do not currently exist to allow the proposed development of the described distribution buildings. The new roadway and storm water drainage facilities are necessary and significant improvements that are cost prohibitive without the Plan and creation of the Klondike Allocation Area.

Section 4. The accomplishment of the Plan for the Klondike Allocation Area will be of public utility and benefit as measured by:

(a) The anticipated increase in the property tax base of assessed valuation; and

(b) Improved diversity of the economic base as follows: The development of two (2) or more distribution buildings that will benefit from the infrastructure will also drive the demand for additional commercial services for residents. This increase in demand will encourage additional commercial development, especially along Ronald Reagan Parkway on the east side of the Town.

Section 5. The Commission anticipates that it will need to issue bonds or enter into a lease financing to implement the Plan for the Klondike Allocation Area, including the payment of issuance costs, capitalized interest and a debt service reserve.