

RESOLUTION NO. 2016-01

**RESOLUTION OF THE TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION AMENDING
THE ECONOMIC DEVELOPMENT PLANS FOR THE
SR 267 CORRIDOR, I-70 INTERCHANGE, U.S. 40 CORRIDOR
AND SIX POINTS ECONOMIC DEVELOPMENT AREAS**

WHEREAS, the Town of Plainfield Redevelopment Commission (the "Commission"), the governing body of the Town of Plainfield, Indiana Department of Redevelopment and the Redevelopment District of the Town of Plainfield, Indiana, exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, on November 18, 1992, the Commission adopted and approved its Resolution No. PRC 1-1992 (the "SR 267 Corridor Declaratory Resolution") designating and declaring an area within the Town of Plainfield, Indiana (the "Town") entitled "SR 267 Corridor Economic Development Area" to be an economic development area within the meaning of the Act (the "SR 267 Corridor Area"), designating the SR 267 Corridor Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the SR 267 Corridor Area (the "SR 267 Corridor Plan"); and

WHEREAS, on November 18, 1992, the Commission adopted and approved its Resolution No. PRC 2-1992 (the "I-70 Interchange Declaratory Resolution") designating and declaring an area within the Town entitled "I-70 Interchange Economic Development Area" to be an economic development area within the meaning of the Act (the "I-70 Interchange Area"), designating the I-70 Interchange Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the I-70 Interchange Area (the "I-70 Interchange Plan"); and

WHEREAS, on February 27, 1995, the Commission adopted and approved its Resolution No. PRC 1-1995 (the "U.S. 40 Corridor Declaratory Resolution") designating and declaring an area within the Town entitled "U.S. 40 Corridor Economic Development Area" to be an economic development area within the meaning of the Act (as amended in 1998 and 2005, the "U.S. 40 Corridor Area"), designating the U.S. 40 Corridor Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the U.S. 40 Corridor Area (the "U.S. 40 Corridor Plan"); and

WHEREAS, on February 18, 2003, the Commission adopted and approved its Resolution (the "Six Points Declaratory Resolution") designating and declaring an area within the Town entitled "Six Points Economic Development Area" to be an economic development area within the meaning of the Act (the "Six Points Area"), designating the Six Points Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the Six Points Area (the "Six Points Plan"); and

WHEREAS, under the SR 267 Corridor Declaratory Resolution, the I-70 Interchange Declaratory Resolution, the U.S. 40 Corridor Declaratory Resolution and the Six Points Declaratory Resolution (collectively, the "Declaratory Resolutions"), the Commission made certain findings (collectively, the "Findings") with respect to the SR 267 Corridor Area, the I-70 Interchange Area, the U.S. 40 Corridor Area and the Six Points Area, respectively (collectively, the "Areas"), and the SR 267 Corridor Plan, the I-70 Interchange Plan, the U.S. 40 Corridor Plan and the Six Points Plan, respectively (collectively, the "Plans"), which findings the Commission hereby reconfirms; and

WHEREAS, the Town of Plainfield Plan Commission (the "Plan Commission") has heretofore adopted resolutions constituting its written orders approving the Declaratory Resolutions and the Plans (collectively, the "Plan Commission Orders"), and the Town Council of the Town (the "Town Council") has heretofore adopted resolutions approving the Plan Commission Orders; and

WHEREAS, the Commission has heretofore, after notices and public hearings as required by the Act, confirmed the Declaratory Resolutions; and

WHEREAS, the Commission has previously amended the U.S. 40 Corridor Declaratory Resolutions and the U.S. 40 Corridor Plan; and

WHEREAS, the Commission now desires to take action to further amend the Plans for purposes of including certain additional projects, as set forth in Exhibit A attached hereto and made a part hereof (the "Amendments"); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Areas, the boundaries of which Areas are described in the Declaratory Resolutions hereby made a part hereof (the boundaries of which Areas are not being changed as part of this Resolution), and the proposed Amendments; and

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Plans for the Areas cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Amendments, which Amendments are attached hereto as Exhibit A; and

WHEREAS, the public health and welfare will be benefited by the Amendments to the Plans for the Areas as described herein and in the Amendments; and

WHEREAS, the Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Plans and the purposes of the Act; and

WHEREAS, in determining to undertake the Plans as amended by the Amendments, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Areas, if any, who will be displaced by the economic development thereof; and

WHEREAS, the Declaratory Resolutions and the Plans, with the proposed Amendments, conform to the Plans and other comprehensive development and redevelopment plans for the Town; and

WHEREAS, the Commission has prepared an estimate of the costs of the projects described in the Amendments as set forth in Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Town of Plainfield Redevelopment Commission as follows:

1. The Commission hereby finds that the proposed Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Plans and the purposes of the Act.

2. The Commission hereby finds that it will be of public utility and benefit to amend the Plans for the Areas, to include the Amendments.

3. The Commission hereby finds that the Declaratory Resolutions and the Plans, with the proposed Amendments described herein, conform to the comprehensive plan for the Town.

4. The Plans are hereby amended to include certain additional projects, as set forth in Exhibit A attached hereto and made a part hereof, and the Plans, as so amended, are hereby approved in all respects.

5. The Secretary of the Commission is directed to file a certified copy of the Plans, as amended, and this Resolution with the minutes of this meeting.

6. This Resolution, together with supporting data, shall be submitted to the Plan Commission and the Town Council of the Town, as provided by Section 16 of the Act, for the approval of this Resolution and the Amendments, and if approved by both bodies, this Resolution and the Amendment shall be submitted to public hearing and remonstrance as proved by Section 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

7. All other findings, determinations and conclusions contained in the Plans shall remain as stated therein.

8. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on February 8, 2016.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION

President

Jennifer Andrus

Vice President

Samuel G. M.

Secretary

Bill T. Lushoff

Commissioner

Kent M. L.

Commissioner

EXHIBIT A

PLAN AMENDMENTS

Additional Projects:

1. Each of the SR 267 Corridor Plan, the I-70 Interchange Plan, the U.S. 40 Corridor Plan and the Six Points Plan for the SR 267 Corridor Economic Development Area, the I-70 Interchange Economic Development Area, the U.S. 40 Corridor Economic Development Area and the Six Points Economic Development Area, respectively (collectively, the "Areas"), is amended for the purpose of including the following project(s):

(a) The financing of the acquisition, construction, installation and equipping of a new Fire Station 121, expected to be located in the vicinity of Stafford and Stanley roads along Quaker Blvd. The building size is approximately 22,000 square feet with a site size of up to 4 acres. The Commission hereby finds that such fire station is either located in or serves or benefits each of the Areas.

The estimated cost of this added project is not expected to exceed \$9,800,000. It is expected that approximately \$7,800,000 of such amount will be funded from bonds issued or leases entered into by the Commission to finance a portion of such project, the payment of which bonds or leases is secured by tax increment revenues generated in the allocation area for the Six Points Economic Development Area. It is expected that the remaining approximately \$2,000,000 will be funded from tax increment revenues on deposit in the Allocation Fund for the Six Points Economic Development Area.

(b) The financing of the acquisition, construction, installation and equipping of various public safety projects within the Town of Plainfield, including, but not limited to, the new fire department headquarters and new Fire Station 122 be located at or about Moon Road in the Town, remodeling of the 911 Center, the remodeling of the existing PPD 911 Center and the remodeling of the existing Fire Stations 121 and 122. The Commission hereby finds that such public safety projects are either located in or serve or benefit each of the Areas.

The estimated cost of these added projects is not expected to exceed \$17,500,000. It is expected that approximately \$14,000,000 of such amount will be funded from a bond issue, EDIT funds on hands, and CCIS fund on hand. It is expected that the remaining approximately \$3,500,000 will be funded from tax increment revenues on deposit in the Allocation Funds for the Areas.

2. With respect to the Six Points Economic Development Area, the financing of the Commission's obligations, as the same may be amended from time to time, pursuant to that certain Memorandum of Understanding, to be entered by and between Plainfield Community School Corporation and the Town.

Dated: February 8, 2016

By: TOWN OF PLAINFIELD REDEVELOPMENT COMMISSION