

**RESOLUTION NO. 2017-10**

**RESOLUTION OF THE TOWN OF PLAINFIELD REDEVELOPMENT  
COMMISSION DECLARING AN AMENDMENT TO THE DECLARATORY  
RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE  
RONALD REAGAN CORRIDOR ECONOMIC DEVELOPMENT AREA,  
AND CERTAIN MATTERS RELATED THERETO**

WHEREAS, the Town of Plainfield Redevelopment Commission (the "Commission"), the governing body of the Town of Plainfield, Indiana Department of Redevelopment (the "Department") 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 October 9, 2006, the Commission adopted and approved its Resolution (the "Declaratory Resolution"), which designated and declared an area within the Town of Plainfield, Indiana (the "Town"), entitled "Ronald Reagan Corridor Economic Development Area" (the "Area") to be an economic development area within the meaning of the Act, designated the Area as an allocation area for purposes of Section 39 of the Act, and approved an economic development plan for the Area entitled "Ronald Reagan Corridor Economic Development Area Economic Development Plan" (the "Plan"); and

WHEREAS, pursuant to Section 16(a) of the Act, on November 6, 2006, the Town of Plainfield Plan Commission (the "Plan Commission") adopted and approved its Resolution No. 2006-06 constituting its written order approving the Declaratory Resolution and the Plan (the "Plan Commission Order"); and

WHEREAS, pursuant to Section 16(b) of the Act, on November 13, 2006, the Town Council of the Town (the "Town Council") adopted its Resolution which approved the Plan Commission Order; and

WHEREAS, on November 13, 2006, pursuant to Section 17(d) of the Act, after notice and a public hearing thereon, the Commission confirmed the Declaratory Resolution by the adoption of its Resolution No. PRC 2006-09; and

WHEREAS, the Commission now desires to take action to amend the Declaration and the Plan for purposes of establishing a land acquisition list and proposing the acquisition of two parcels of property, as set forth in Exhibit A attached hereto and made a part hereof (the "Amendment"); and

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

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Plan for the Area cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act, and that the public health and welfare will be benefited by the accomplishment of the Amendment to the Plan; and

WHEREAS, the Commission has previously caused to be prepared maps and plats of the Area, showing the boundaries of the Area, the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, redevelopment or economic development of the Area, indicating the parcels of property to be excluded from acquisition, and 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 plans for the economic development of the Area as adopted herein; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the amendment to the Plan (the "Amended Plan"), which Amended Plan is attached hereto as Exhibit A; and

WHEREAS, the public health and welfare will be benefited by the Amendment to the Plan for the Area as described herein and in the Amended Plan; and

WHEREAS, the Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plan and the purposes of the Act; and

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

WHEREAS, the Declaratory Resolution and the Plan, with the proposed Amended Plan, conforms to the Plan and other comprehensive development and redevelopment plans for the Town;

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

1. The Commission hereby finds that the proposed Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plan and the purposes of the Act.
2. The Commission hereby finds that it will be of public utility and benefit to amend the Plan for the Area, to include the Amendment.
3. The Commission hereby finds that the Declaratory Resolution and the Plan, with the proposed Amendment described herein, conforms to the comprehensive plan for the Town.

4. The Plan is hereby amended to establish the acquisition list as set forth in Exhibit A attached hereto (which is designated as part of the Area), and the Plan, as so amended, is hereby approved in all respects.

5. The Secretary of the Commission is directed to file a certified copy of the Declaratory Resolution and the Plan, 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 Amendment, 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 Sections 17(b) and (c) of the Act.

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

8. The Commission hereby authorizes the President of the Commission to appoint two independent appraisers to appraise the property described in Exhibit A attached hereto pursuant to Indiana Code 36-7-14-19. The President of the Commission is further authorized to accept the final appraisals from such appraisers on behalf of the Commission, which appraisals shall not be open for public inspection. Notwithstanding the foregoing, if the property described in Exhibit A is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one independent appraiser at less than \$10,000, then the second appraisal may be made by a qualified employee of the Department.

9. The Commission hereby authorizes, approves and ratifies the execution by the President of the Commission to enter into agreements to acquire the property on the land acquisition list from the Town of Plainfield, which currently owns such property.

10. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Department of Local Government Finance, the Hendricks County Auditor and the Hendricks County Recorder in connection with the Amendment.

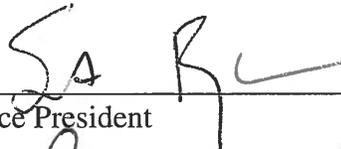
11. All orders or resolutions in conflict herewith are hereby rescinded, revoked and repealed insofar as such exist. All other findings, determinations and conclusions contained in the Declaratory Resolution and the Plan shall remain as stated therein.

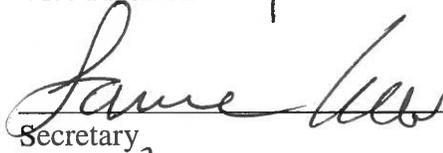
12. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Commission held on the 7th day of August, 2017.

TOWN OF PLAINFIELD REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

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

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

Attest:

  
\_\_\_\_\_  
Wesley R. Bennett, Clerk-Treasurer

**EXHIBIT A**

The section of the Economic Development Plan entitled “No Acquisition” is hereby deleted in its entirety and shall hereafter read as follows:

**“Acquisition**

The following property is proposed to be added to the acquisition list for the Economic Development Plan for the Ronald Reagan Corridor Economic Development Plan:

Parcel ID      32-09-20-200-029.000-027

Parcel ID      32-09-20-200-028.000-027

[The above-referenced property shall not be acquired until after the appraisal of the property and compliance with other procedures required by Indiana Code 36-7-14-19.]

Under the Act, the Commission may not exercise the power of eminent domain in an economic development area.”

The Section of the Economic Development Plan entitled “Estimate of Costs of Acquisition and Economic Development” is hereby deleted in its entirety and shall hereafter read as follows:

**“Estimate of Costs of Acquisition and Economic Development**

The Project contemplated by this Plan (the “Project”) consists of the design, acquisition, construction, installation, development and redevelopment of the public infrastructure and improvements described in Attachment 2 (the “Public Infrastructure Improvements”), which is attached to and made a part of the Plan by this reference.”

The following is hereby added at the end of Attachment 2 to the Economic Development Plan:

**“Parcel Acquisition**

- 17)    Costs to acquire, develop and redevelop the property on the acquisition list
- 18)    Design, engineering, planning and related costs in connection with foregoing
- 19)    Reimbursement of all costs and expenses in connection with foregoing”

The following is hereby added as the new third sentence to Section 1 under the Section entitled Statutory Findings:

“The public infrastructure improvements shall include the acquisition, development and redevelopment of the property listed on the acquisition list, which will accommodate the addition or expansion of significant new business enterprises.”

The following is hereby added as the new third sentence to Section 3 under the Section entitled Statutory Findings:

“The acquisition, development and redevelopment of the property listed on the acquisition list will result in the expansion or addition of significant business enterprises and the overall increased demands on the Town’s infrastructure as a result of the anticipated economic expansion related to the addition of new business enterprises.”

 **Beacon™** Town of Plainfield, IN



Overview



Legend

-  Roads
-  Parcels

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 Developed by  
The Schneider Corporation