

RESOLUTION NO. 2017-60

**A RESOLUTION OF THE TOWN COUNCIL APPROVING THE
REDEVELOPMENT COMMISSION AMENDMENT TO DECLARATORY
RESOLUTION NO. PRC 1-1995 REGARDING THE
U.S. 40 CORRIDOR ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Plainfield Redevelopment Commission (the "Commission") adopted a Declaratory Resolution No. PRC 1-1995 on February 27, 1995 (the "Declaratory Resolution"), and the Plainfield Plan Commission (the "Plan Commission") previously adopted a written order stating that the Declaratory Resolution and the Plan (as defined in the Declaratory Resolution) conform to the Town's Comprehensive Plan; and

WHEREAS, the Commission adopted Amendment to Declaratory Resolution No. PRC 1-1995 on November 6, 2017 (the "Amended Declaratory Resolution") to add certain parcels to the acquisition list and to approve the Plan Amendment (as defined in the Amended Declaratory Resolution) and the Plan Commission adopted a written order on November 6, 2017 stating that the Amended Declaratory Resolution and the Plan Amendment conform to the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA that:

SECTION 1. The Town Council reviewed the prior actions of the Commission and the Plan Commission and reviewed the Amended Declaratory Resolution, and hereby approves such Amended Declaratory Resolution.

SECTION 2. The President of the Town Council and the Clerk-Treasurer are hereby authorized and directed to take such actions or execute and deliver such documents and certificates as are necessary or desirable in connection with this Resolution as they deem necessary or desirable in connection therewith.

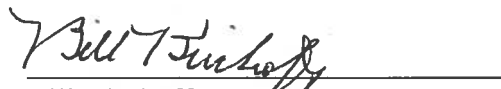
SECTION 4. This Resolution shall be in full force and effect immediately upon its passage and signing by the members of the Plainfield Town Council.

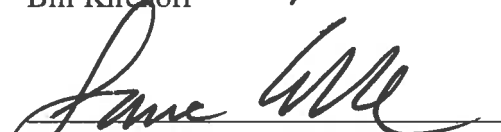
PASSED AND ADOPTED by the Town Council of Plainfield, Indiana on the 13th day of November, 2017.


PLAINFIELD TOWN COUNCIL


Robin G. Brandgard, President

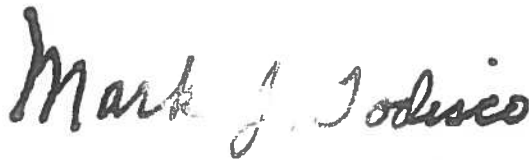

Kent McPhail


Bill Kirchoff


Lance K. Angle


Dan Bridget

ATTEST:



Mark J. Todisco, Clerk-Treasurer of the Town of Plainfield, Indiana

EXHIBIT A
PLAN AMENDMENT

1. The Plan for the Area is amended for the purpose of including the following project:

The financing of the acquisition, development, redevelopment, construction, installation and equipping of the Roadway Parcel (defined below) located in the Shops at Perry Crossing area between the Applebee's and the Culver's restaurants and adjacent to the JC Penney Outlot, Plainfield, Indiana. The Redevelopment Commission hereby finds that the Roadway Parcel is located in and serves or benefits the Area.

2. The purchase price to acquire the Roadway Parcel shall be determined by appraisals and/or negotiation with the owner of the Roadway Parcel, and the Commission will be expending funds to cover closing costs and costs to position the Roadway Parcel for redevelopment. It is expected that such amounts will be funded from cash on hand and/or bonds issued or leases entered into by the Redevelopment Commission to finance such project, the payment of which bonds or leases is secured by tax increment revenues generated in the allocation area for the Area.

3. The Plan shall include the acquisition, development, redevelopment, construction, installation and equipping of the Roadway Parcel, which requires a significant amount of labor and material.

4. The acquisition, development, redevelopment, construction, installation and equipping of the Roadway Parcel will provide needed retail entertainment, office and meeting options that the Town currently lacks, and will retain and attract residents to the area, which will attract additional business and investment, and will create construction jobs and increase the tax base for the Town.

5. The acquisition, development, redevelopment, construction, installation and equipping of the Roadway Parcel is necessary and significant and would be cost prohibitive without the Plan and the expansion of the Area.

6. The acquisition, development, redevelopment, construction, installation and equipping of the Roadway Parcel will also drive the demand for additional commercial services for residents, will encourage additional commercial development, especially along U.S. 40 on the east side of the Town, and will help diversify the population of the Town.

7. The Roadway Parcel will be exempt from property tax after it is acquired by the Commission. It is not possible to estimate the increase in the property tax base of the Roadway Parcel after it is redevelopment at this point.

8. The following property is proposed to be added to the acquisition list for the Economic Development Plan for the U.S. 40 Corridor Economic Development Area:

Parcel # 32-09-30-100-061.000-012

(collectively, the "Roadway Parcel").

[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.]

In the development or redevelopment of real property and improvements acquired or to be used in the accomplishment of the Plan, the Commission shall proceed in the same manner as private owners of the property.

EXHIBIT B: PARCEL ACQUISITION
LIST

Legal Description

Roadway Parcel (32-09-30-100-061.000-012)

A part of the Northwest Quarter of Section 30, Township 15 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, more particularly described as follows:

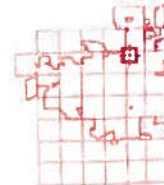
Commencing at the Northeast corner of Plainfield Shoppes Lot 1 as recorded in Plat Cabinet 3, Slide 49, pages 1 and 2, as amended in Miscellaneous Record 148, page 406 and Miscellaneous Record 150, pages 80 and 81, in the office of the Recorder of Hendricks County, Indiana; thence South 27 degrees 32 minutes 36 seconds East (plat bearing) along the East line thereof 251.16 feet; thence North 62 degrees 27 minutes 24 seconds East along a North line of said Lot 1 a distance of 68.99 feet to a corner thereof and the point of beginning; thence North 62 degrees 13 minutes 25 seconds East a distance of 341.42 feet to an angle point in the West right-of-way line of the Perimeter Parkway as recorded in Deed Record 147, page 167, in the said Recorder's Office; thence North 62 degrees 15 minutes 33 seconds East along said West right-of-way line a distance of 10.00 feet; thence South 27 degrees 44 minutes 27 seconds East along said right-of-way line a distance of 35.99 feet; thence South 62 degrees 13 minutes 25 seconds West a distance of 351.54 feet to the Easterly line of said Plainfield Shoppes Lot 1; thence North 27 degrees 32 minutes 36 seconds West along said Easterly line a distance of 36.00 feet to the point of beginning, containing 0.29 acres, more or less and subject to all highways, rights-of-way and easements.

EXCEPT:






That portion of Perry Road as described in a Dedication of Right-of-way recorded May 12, 1995, in Book 147, page 167, in the office of the Recorder of Hendricks County, Indiana.



Overview



Legend

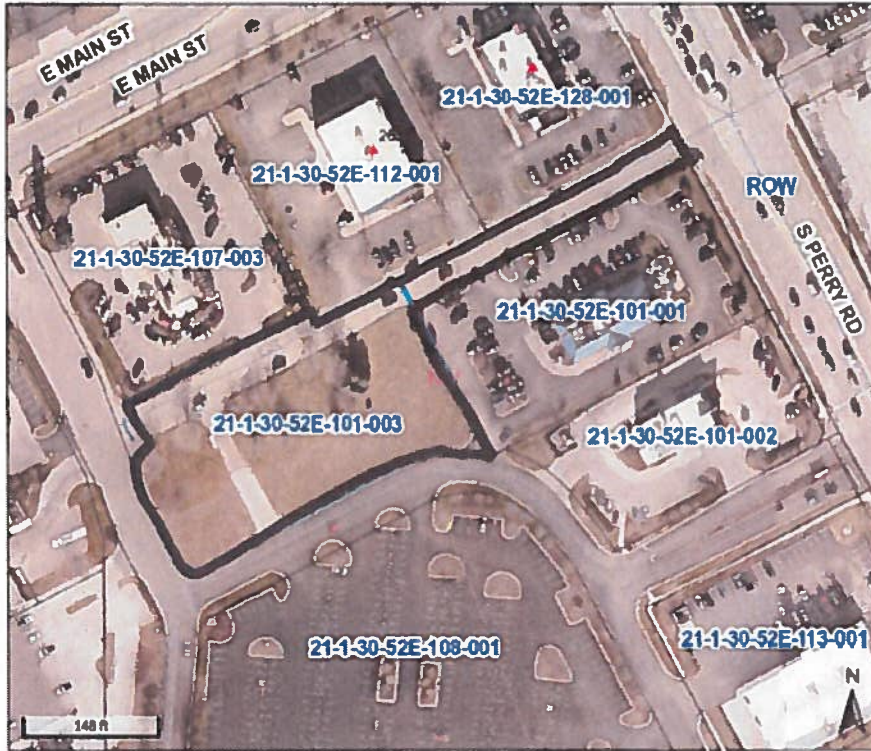
-  Roads
-  Sites
-  Parcels
-  USPLS Sections
-  USPLS Quarters
-  Corporate Bounda

Parcel ID	32-09-30-100-061.000-012	Alternate ID	021-130521-100061	Owner Address	Premier Ventures LLC
Sec/Twp/Rng	0030-0015-2E	Class	COMMERCIAL VACANT LAND		c/o CB RICHARD ELLIS
Property Address		Acres	0.21		2499 FUTURA PARKWAY
					Plainfield, IN 46168

District: Town Of Plainfield
 Brief Tax Description: Pt NW 1/4 30-15N-2E 0.21 AC
 10/11 CAME FROM 021-130521-100036
 Pt to 100 050
 (Note: Not to be used on legal documents)

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 The Schneider Corporation



Overview



Legend

-  Roads
-  Sites
-  Parcels
-  USPLS Sections
-  USPLS Quarters
-  Corporate Bounda

Parcel ID	32 09-30-101-003.000-012	Alternate ID	21-1-30-52E 101 003	Owner Address	PLAINFIELD TOWN OF
Sec/Twp/Rng	0030-0015-2E	Class	EXEMPT PROPERTY OWNED BY A MUNICIPALITY		PO BOX 65
Property Address		Acreege	1.428		Plainfield, IN 46168
District	Town Of Plainfield				
Brief Tax Description	BLK A PLAINFIELD MARKETPLACE PH 1 EXCEPT FOR THAT PART CONTAINED IN A JUNE 8 200				
	<i>(Note: Not to be used on legal documents)</i>				

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