

**RESOLUTION NO. 2017-04**

**DECLARATORY RESOLUTION OF THE  
PLAINFIELD REDEVELOPMENT COMMISSION --  
EAST END ECONOMIC DEVELOPMENT AREA**

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 East End 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 East End Economic Development Area (the "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 Fifty Million Five Hundred Twenty-Three Thousand Seven Hundred Fifty Dollars (\$50,523,750.00).

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 East End 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 "East End Allocation Area"). The boundaries of the Area and the East End 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 East End 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 East End Allocation Area shall be January 1, 2017. This allocation provision shall expire no later than twenty-five (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 East End 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 East End Allocation Area.

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

(a) The estimated economic benefits and costs to be incurred in the East End 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 East End Allocation Area.

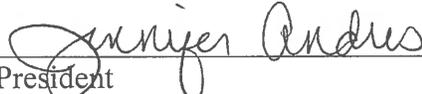
A copy of this statement (an "Impact Statement") shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 13 of this resolution.

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.

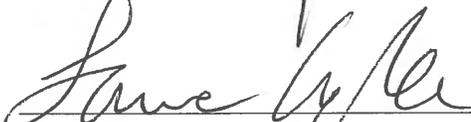
Section 15. This resolution shall be effective as of its date of adoption.

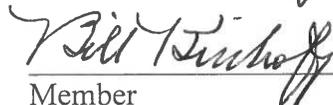
Adopted April \_\_, 2017.

PLAINFIELD REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

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

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member



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

EXHIBIT A

Map of the East End Economic Development Area



The East End Economic Development Area is bounded on the north and northwest by residential and commercial parcels which have not been annexed into the Town of Plainfield and remain in Hendricks County's jurisdiction. They are immediately south of the Ronald Reagan TIF District, which generally stretches between U.S. 40/Main Street and CR 251S.

South of the aforementioned parcels which are in Hendricks County's jurisdiction, the western boundary of the East End Economic Development Area is CR 1050E until CR 1050E ends at a stub of Airtech Parkway. From that point the East End Economic Development Area is bounded by Ronald Reagan Parkway to the corner of Stafford Road; then east to the Stafford Road/Marion County line, and north along the Marion County line, and returning to boundary of the Ronald Reagan Economic Development Area.

There are two already existing businesses within the boundaries of the East End Economic Development Area which are not included: Knight Transportation, whose facility is located on parcels 32-09-29-461-002.000-012 (021-129521-461002) and 32-09-32-224-001.000-012 (021-232521-224001); and LIT Industrial Partnership GreenParke I, located on parcel 32-09-29-250-002.000-012 (021-129521-250002).

Notes:

1) An industrial building is currently being constructed on land owned by LIT Industrial Partnership, but this building was less than 50% completed at the time of the 2017 assessment, so this building will not be assessed until 2018, and it is included in the East End Economic Development Area.

2) Knight Transportation also owns a parcel containing approximately 8 acres directly to the west of its current facility; this parcel is undeveloped, and it is included in the East End Economic Development Area.

The East End Economic Development Area is bounded on the north by parcels in the Ronald Reagan TIF District, which generally fall between U.S. 40/Main Street and CR 251C; on the west by CR 1050E until CR 1050E ends at a stub of Airtech Parkway, and from that point on the Area is bounded by Ronald Reagan Parkway; on the south by Stafford Road; and on the east by the Marion County boundary line (in general, that is S. Raceway Road).



Parcels constituting the East End Economic Development Area:

Landowner	Parcel ID Number	Tax ID Number
Francis Lookabill	32-09-20-400-030.000-027	025-120521-400030
Pace Property Holding, LLC	32-09-20-200-023.000-027	025-120521-200023
Pace Property Holding, LLC	32-09-20-200-027.000-027	025-120521-200027
Hendricks County Board of Commissioners	32-09-20-400-027.000-027	025-120521-400027
Chayse Investments	32-09-20-400-035.000-027	025-120521-400035
Hendricks County Board of Commissioners	32-09-20-400-026.000-027	025-120521-400026
PACE Property Holding	32-09-20-400-039.000-027	025-120521-400039
Francis Lookabill	32-09-20-200-013.000-027	025-120521-200013
Francis Lookabill	32-09-20-400-013.000-027	025-120521-400013
Francis Lookabill	32-09-20-400-030.000-027	025-120521-400030
?	32-09-20-400-042.000-027	025-120521-400042
Indianapolis Airport Authority	32-09-20-400-028.000-027	025-120521-400028
Pace Property Holding, LLC	32-09-20-400-031.000-027	025-120521-400031
Indianapolis Airport Authority	32-09-20-400-028.000-027	025-120521-400028
Indianapolis Airport	32-09-20-400-022.000-027	025-120521-400022
Francis Lookabill	32-09-20-400-019.000-027	025-120521-400019
Francis Lookabill	32-09-20-400-021.000-027	025-120521-400021
Indianapolis Airport	32-09-20-400-029.000-027	025-120521-400029
Indianapolis Airport	32-09-20-400-025.000-027	025-120521-400025
Indianapolis Airport	32-09-20-400-024.000-027	025-120521-400024
?	32-09-29-200-000.001-012	021-129521-200001
LIT Industrial Partnership	32-09-29-250-001.000-012	021-129521-250001
LIT Industrial Partnership	32-09-29-250-003.000-012	021-129521-250003
North South Corridor Property Albert LLC	32-09-29-410-001.000-012	021-129521-410001
Indianapolis Airport	32-09-29-200-006.000-012	021-129521-200006
North South Corridor Property Albert LLC	32-09-29-410-002.000-012	021-129521-410002
Indianapolis Airport	32-09-29-400-004.000-012	021-129521-400004
Town of Plainfield	32-09-29-455-005.000-012	021-129521-455005
Reagan Crossing LLC	32-09-29-455-009.000-012	021-129521-455009
Reagan Crossing LLC	32-09-29-455-010.000-012	021-129521-455010

Reagan Crossing LLC		32-09-29-455-007.000-012	021-129521-455007
Reagan Crossing LLC		32-09-29-455-008.000-012	021-129521-455008
Reagan Crossing LLC		32-09-29-460-005.000-012	021-129521-460005
Reagan Crossing LLC		32-09-29-460-002.000-012	021-129521-460002
Reagan Crossing LLC		32-09-29-460-003.000-012	021-129521-460003
Reagan Crossing LLC		32-09-32-200-001.000-011	006-132521-200001
Reagan Crossing LLC		32-09-29-460-001.000-012	021-129521-460001
Town of Plainfield		32-09-29-455-006.000-012	021-129521-455006
Town of Plainfield		32-09-29-460-004.000-012	021-129521-460004
Town of Plainfield		32-09-32-200-012.000-011	006-132521-200012
Knight Transportation		32-09-29-461-001.000-012	021-129521-461001
Indianapolis Airport		32-09-29-400-005.000-012	021-129521-400005
Indianapolis Airport		32-09-32-210-001.000-012	021-232521-210001
Indianapolis Airport		32-09-32-210-002.000-012	021-232521-210002
Indianapolis Airport		32-09-32-210-003.000-012	021-232521-210003
Indianapolis Airport		32-09-32-210-004.000-012	021-232521-210004
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Indianapolis Airport		32-09-32-210-015.000-012	021-232521-210015
Indianapolis Airport		32-09-32-210-016.000-012	021-232521-210016
Indianapolis Airport		32-09-32-210-017.000-012	021-232511-210017
Indianapolis Airport		32-09-32-210-018.000-012	021-232521-210018
Donald Matthews		32-09-32-210-019.000-012	021-232521-210019
Indianapolis Airport		32-09-32-215-024.000-012	021-232521-215024
Gary L. Foster & Nellie Foster		32-09-32-215-023.000-012	021-232521-215023
Indianapolis Airport		32-09-32-215-022.000-012	021-232521-215022
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Indianapolis Airport		32-09-32-265-006.000-012	021-232521-265006
Indianapolis Airport		32-09-32-265-007.000-012	021-232521-265007
Indianapolis Airport		32-09-32-265-008.000-012	021-232521-265008
Richard Armstrong & Lula Armstrong		32-09-32-265-009.000-012	021-232521-265009
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Indianapolis Airport		32-09-32-265-019.000-012	021-232521-265019
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Indianapolis Airport		32-09-32-265-017.000-012	021-232521-265017
Indianapolis Airport		32-09-32-265-016.000-012	021-232521-265016
Indianapolis Airport		32-09-32-265-015.000-012	021-232521-265015
Indianapolis Airport		32-09-32-265-014.000-012	021-232521-265014
Indianapolis Airport		32-09-32-265-013.000-012	021-232521-265013
Indianapolis Airport		32-09-32-265-012.000-012	021-232521-265012
Indianapolis Airport		32-09-32-265-011.000-012	021-232521-26501

It is anticipated that the Commission may acquire all or a portion of any or all of the Parcel Numbers within the Area.

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

Landowner		Parcel ID Number	Tax ID Number
Francis Lookabill		32-09-20-285-008.000-027	025-120521-285008
Francis Lookabill		32-09-20-200-024.000-027	025-120521-200024
Pace Property Holding, LLC		32-09-20-400-008.000-022	012-420521-400008
Pace Property Holding, LLC		32-09-20-200-015.000-027	025-120521-200015
Pace Property Holding, LLC		32-09-20-285-006.000-027	025-120521-285006
Kenneth Hunter		32-09-20-285-005.000-027	025-120521-285005
Jeffrey & Kim Sullivan		32-09-20-455-001.000-022	012-420521-455001
Indianapolis Airport		32-09-32-400-008.000-012	021-232521-400008
Indianapolis Airport		32-09-32-400-001.000-012	021-232521-400001

Indianapolis Airport		32-09-32-400-007.000-012	021-232521-400007
Indianapolis Airport		32-09-32-430-001.000-012	021-232521-430001
Indianapolis Airport		32-09-32-430-002.000-012	021-232521-430002
Indianapolis Airport		32-09-32-430-003.000-012	021-232521-430003
Indianapolis Airport		32-09-32-435-001.000-012	021-232521-435001
Indianapolis Airport		32-09-32-435-002.000-012	021-232521-435002
Indianapolis Airport		32-09-32-435-003.000-012	021-232521-435003
Wilson Evelyn A Rev Trust Wilson Evelyn A & James C Tr		32-09-32-400-003.000-012	021-232521-400003

FACTUAL REPORT IN SUPPORT OF FINDINGS FOR THE  
**EAST END ALLOCATION AREA**  
CONTAINED IN RESOLUTION NO. 2017-04 OF THE  
PLAINFIELD REDEVELOPMENT COMMISSION

Section 1. The Plan for the East End Allocation Area (the "East End 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 East End 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 water, sanitary sewer and recreational facilities in the vicinity of the East End Allocation Area, and implementation of the Plan will provide stable, well-paying jobs for the Town.

Section 3. The Plan for the East End 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, streetscape, lighting, bridges, trails and water and sanitary sewer facilities do not currently exist to allow the proposed development of the described mixed-use, commercial, manufacturing and industrial distribution buildings. The new roads, streetscape, lighting, bridges, trails and water and sanitary sewer facilities are necessary and significant improvements that are cost prohibitive without the Plan and creation of the East End Allocation Area.

Section 4. The accomplishment of the Plan for the East End 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 mixed-use, commercial, manufacturing and industrial 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 East End Allocation Area, including the payment of issuance costs, capitalized interest and a debt service reserve.

ECONOMIC DEVELOPMENT PLAN  
FOR THE **EAST END ALLOCATION AREA**  
PLAINFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan (the "Plan") for the East End Allocation Area (the "East End Area") which is coterminous with the East End Economic Development Area (the "Area") in the Town of Plainfield, Indiana (the "Town"). It is intended for approval by the Town Council, the Plan Commission and the Redevelopment Commission (the "Commission") in conformance with IC 36-7-14.

Project Objectives.

The purposes of the Plan are to 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. The Plan is designed to: (i) promote significant opportunities for the gainful employment of citizens of the Town, (ii) provide for local public improvements in the East End Area, (iii) remove improvements or conditions that lower the value of the land in the East End Area below that of nearby land, (iv) increase the property tax base, (v) attract and retain permanent jobs, and (vi) improve the diversity of the economic base of the Town.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of the East End Allocation Area.

The Area is located in the Town and is described as that area contained in the map and parcel list attached as Exhibit B to the Declaratory Resolution.

Project Description.

The economic development of the East End Area may proceed in phases and is described as follows (the "Projects"):

1. Construct or reconstruct streetscape and street lighting.
2. Construct, reconstruct or relocate and extend water lines.
3. Construct or reconstruct road improvements and bridges.
4. Construct, reconstruct or relocate and extend sanitary sewers.
5. Construct or reconstruct parks, trails and other recreational facilities.
6. Construct or reconstruct sidewalks.
7. Construct or reconstruct curbs.
8. Construct or reconstruct storm water drainage systems.

9. Construct or reconstruct buffer zones/mounding.
10. Construct or reconstruct beneficial environmental projects.
11. Site preparation, excavation and drainage.
12. Construct, reconstruct or relocate electrical and gas infrastructure.
13. Acquisition of parcels for the foregoing.
14. Design, engineering, planning and related costs in connection with foregoing.
15. Reimbursement of all costs and expenses incurred in connection with foregoing.

All Projects are in, physically connected to, serving or benefiting the Area.

Acquisition of Property.

The Commission has plans to acquire interests in real property as shown on Exhibit B.

The Commission may not exercise the power of eminent domain in the East End Area.

Procedures with respect to the Projects.

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of any interests in land in the East End Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the Town to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

### Disposal of Property.

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

### Financing of the Projects.

It is the intention of the Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any required property acquisition and completion of the Projects in the East End Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

The total cost of all land, rights-of-way, and other property to be acquired and developed;

All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 36-7-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the Town.

In addition, the Commission may pay for the Projects, or a portion thereof, utilizing funds on hand.

Amendment of the Plan.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the East End Area. However, any amendment of the boundaries of the East End Area must be approved by the Town Council.