

ORDINANCE NO. 34-2017



**AN ORDINANCE TO CREATE THE
NORTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

WHEREAS, the Town of Plainfield, Hendricks County, Indiana ("Town") has a number of significant industrial parks within its town limits; and

WHEREAS, the Town has received a petition ("Petition") from the property owners within a certain district of the industrial parks requesting the creation of an economic improvement district for the purpose of acting in the best interest of the district's business community, supporting the property owners and businesses particularly as it pertains to public transportation and the attraction, creation, retention, and training of a stable work force; and

WHEREAS, the Town provided notice of a public hearing on the Petition as required by I.C. 36-7-22-6 and I.C. 5-3-1; and

WHEREAS, the Town conducted a public hearing on the Petition on the 13th day of November, 2017 in accordance with I.C. 36-7-22-6.

NOW, THEREFORE, CONCERNING THE PETITION, THE TOWN FINDS AS FOLLOWS:

1. The Petition meets the requirements of Sections 4, 5 and 7 of I.C. 36-7-22; and
2. The economic improvements project will provide special benefits to property owners in the district and will be of public utility and benefit; and
3. The benefits provided by the project will be new benefits that do not replace benefits existing before the establishment of the district; and
4. The formulae to be used for the assessment of benefits is appropriate; and
5. A majority of the owners of real property within the proposed district signed the Petition; and
6. The Petition was signed by the owners of real property constituting more than fifty percent (50%) of the assessed valuation in the proposed district.

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

1. The North Plainfield Economic Improvement District ("District") is hereby established as petitioned by the owners of real property within the District.

2. The District shall be comprised of the parcels identified on the map, Exhibit A; and identified by name, address, existing land use and zoning on Exhibit B.
3. The District shall be established for a period of two years from the date of this ordinance, at which time it shall cease to exist unless a majority of the owners present to the Council a petition to continue the District and the District is approved for an additional period of time.
4. The Board of Directors of the North Plainfield Economic Improvement District (the "Board") shall have the authority to oversee and manage the EID to: a) manage and implement the economic improvement project (the "Project") specifically and exclusively related to identification and retention of workers and transportation of workers to be carried out within as well as to and from the EID, in accordance with I.C. §36-7-22-3 and Indiana law, and the estimated annual cost of such Project being \$88,000; b) to determine special assessments ("EID Assessments") to fund the Project in accordance with I.C. §36-7-22-7(a)(4), I.C. §36-7-22-12, and I.C. §36-7-22-17; and c) to exercise any other powers and authority necessary to further the purpose of the EID in accordance with the provisions of I.C. §36-7-22 and Indiana law.
5. The Board shall authorize the use of annual assessed value as determined by the Hendricks County Assessor's office as the basis for determining the percentage of the total benefit to be received by each parcel of property within the EID in accordance with the requirements of I.C. §36-7-22-5. Each parcel has the potential to benefit from the Project according to its current use and zoning classification.
6. The Board shall authorize the levy of EID Assessments for a period of two (2) years beginning in 2018, payable in semi-annual installments.
7. The Board of Directors shall be made up of at least three members and may be drawn from the following proposed list: a) Appointee by Duke Realty b) Appointee by Browning Investments c) Ambrose Property Group and d) Appointee by Town of Plainfield (non-voting)
8. Upon the adoption of this ordinance, the Clerk-Treasurer of the Town shall cause a certified copy of this ordinance, including the exhibits, to be filed with the Hendricks County Auditor, Assessor and any other Hendricks County Government officials as shall be necessary to establish the District and enable the Board to operate.

Adopted by the Town Council of the Town of Plainfield, Indiana this 11th day of December, 2017.

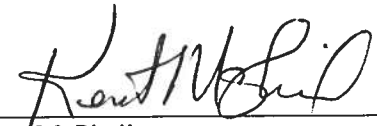
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



Robin G. Brandgard, President



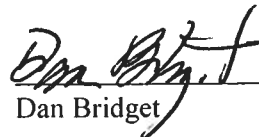
Bill Kirchoff, Vice President



Kent McPhail




Lance K. Angle



Dan Bridget

Attested by:



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

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW."

NAME Melanie Q. Noble

PREPARED BY
MELANIE Q. NOBLE

**PETITION TO CREATE
THE NORTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

WHEREAS, the Town of Plainfield, Hendricks County, Indiana (“the Town”) has a number of significant industrial parks within its town limits; and

WHEREAS, those industrial parks require workers to staff them who do not necessarily live in the immediate area and do not necessarily have access to personal transportation to get to their jobs within the parks; and

WHEREAS, the Central Indiana Regional Transportation Authority (“CIRTA”) provides transportation services (the “Plainfield Connector”) for workers currently employed, and potential future employees within the businesses located north in Plainfield since 2015 under a Congestion Mitigation and Air Quality grant from the Federal Highway Administration and with local financial support from the Town; and

WHEREAS, the Congestion Mitigation and Air Quality grant is expiring in March 2018 and,

WHEREAS, after considerable evaluation, the landowners in the area have determined public transportation plays a key role in attracting, creating, retaining, and training their work force; and,

WHEREAS, the property owners wish to maintain a stable work force, and public transportation is necessary; and,

WHEREAS, the property owners have determined and concluded the establishment of the Plainfield North Economic Improvement District (the “EID”), pursuant to Indiana Code 36-7-22, is in the best interest of the business community, supports the property owners and businesses within the parks and it is in the best interest of the Town to continue such efforts;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE GAINED, THE UNDERSIGNED PETITIONERS (the “Petitioners”), representing at least a majority of the owners of real property within the proposed EID, and being owners of real property constituting more than 50% of the assessed valuation in the EID and exceeding 50% of the landowners within the EID, in accordance with the requirements of I.C. §36-7-22-7(b), hereby petition the Town Council of the Town of Plainfield, Hendricks County, Indiana pursuant to I.C. §36-7-22 as follows:

Section 1. To adopt an ordinance establishing the “Plainfield North Economic Improvement District” in the Town of Plainfield, Hendricks County, Indiana, which shall comprise of the parcels identified on the map, Exhibit A; and identified by name, address, existing land use and zoning on Exhibit B);

Section 2. To grant to the Board charged with overseeing and managing the EID the authority to:

- i. manage and implement economic improvement project (the “Project”) specifically and exclusively related to identification and retention of workers and transportation of workers to be carried out within and to/from the EID, in accordance with I.C. §36-7-22-3 and Indiana law, and the estimated annual cost of such Project being \$88,000;
- ii. the authority to determine special assessments (“EID Assessments”) to fund the Project in accordance with I.C. §36-7-22-7(a)(4), I.C. §36-7-22-12, and I.C. §36-7-22-17; and
- iii. any other powers and authority necessary to further the purpose of the EID as in accordance with the provisions of I.C. §36-7-22 and Indiana law.

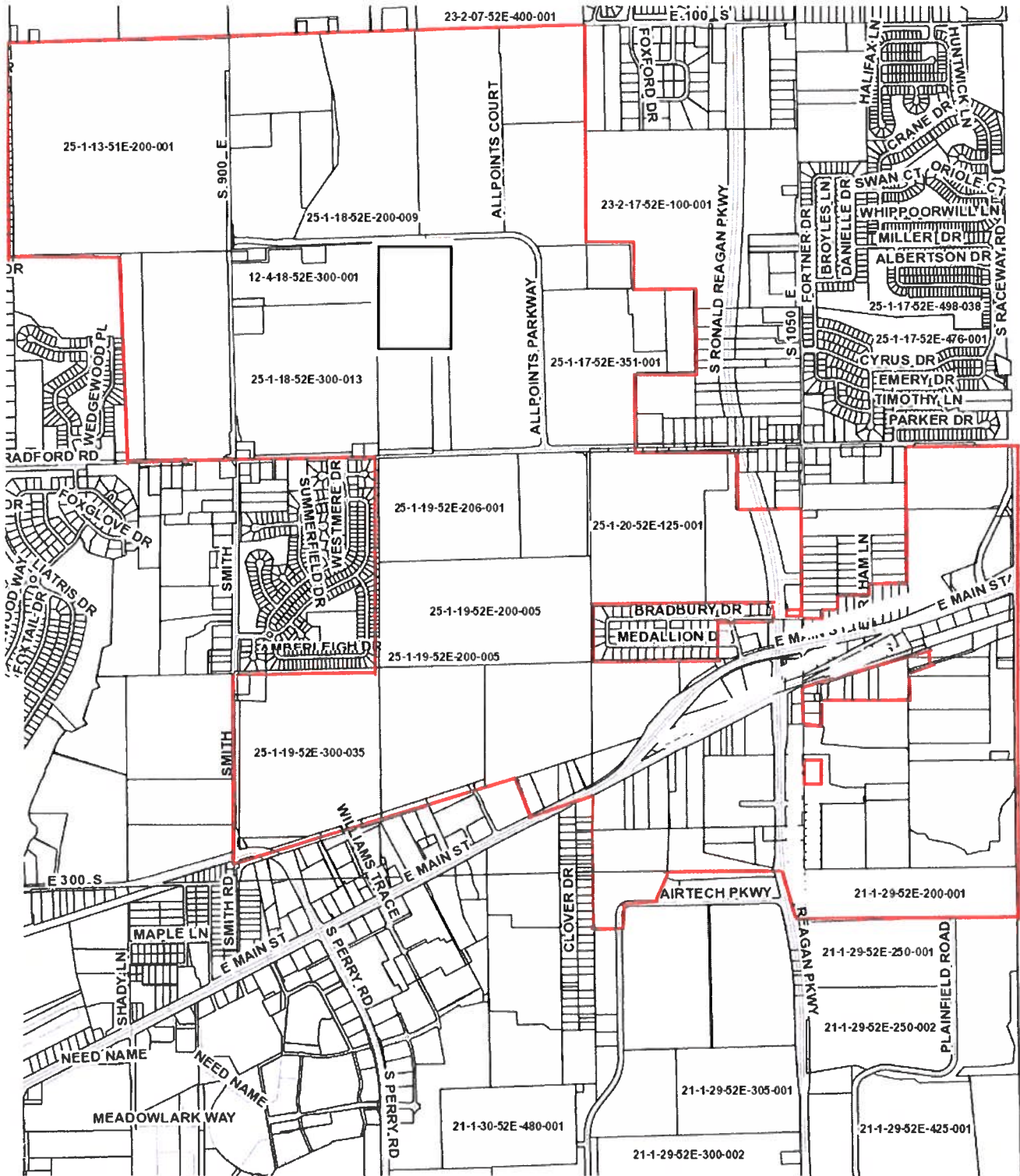
Section 3. To authorize the use of annual assessed value as determined by the Hendricks County Assessor’s office as the basis for determining the percentage of the total benefit to be received by each parcel of property within the EID in accordance with the requirements of I.C. §36-7-22-5. Each parcel will be within reasonable walking distance of the Project and each parcel has the potential to benefit from the Project according to its current use and zoning classification.

Section 4. To authorize the levy of EID Assessments for a period of 2 years beginning in 2018, payable in semi-annual installments.

Section 5. The proposed list to be added to the Board of Directors includes the following:

1. Appointee by Browning Investments
2. Appointee by Ambrose Property Group
3. Appointee by Duke Realty

EXHIBIT A



PARCEL #	Owner	Location Address	Zoning	Assessed Value	Assessment
32-09-29-100-007.000-01	12 Points Associates LLC	N/A	65-Ag	\$18,400.00	\$6.26
32-09-20-300-040.000-02	12 Points Associates LLC	N/A	69-Ex	\$60,000.00	0
32-09-20-285-001.000-02	3315 East Main Street LLC	N/A	67-Com	\$435,300.00	\$148.00
32-09-20-200-019.000-02	3315 East Main Street LLC	N/A	82-Res	\$33,000.00	\$11.22
32-09-20-200-011.000-02	3345 East Main Street LLC	N/A	73-Ind	\$294,000.00	\$99.96
32-09-20-400-011.000-02	3345 East Main Street LLC	N/A	73-Ind	\$50,000.00	\$17.00
32-09-19-200-005.000-02	Adesa Indianapolis Inc.	2950 E Main St.	67-Com	\$12,886,400.00	\$4,381.38
32-09-19-400-031.000-02	Adesa Indianapolis Inc.	2950 E Main St.	67-Com	\$2,414,400.00	\$820.90
32-09-19-300-035.000-02	Adesa Indianapolis Inc.	2537 S Co. Rd. 900 E	82-Res	\$170,300.00	\$57.90
32-09-20-125-001.000-02	Ambrose Plainfield Indust	N/A	0	\$534,200.00	\$181.63
32-09-20-125-002.000-02	Ambrose Plainfield Indust	10265 Bradford Rd	0	\$184,310.00	\$62.67
32-09-18-478-001.000-02	BD Midwest 11 LLC	9431 Allpoints Pkwy	65-Ag	\$17,128,000.00	\$5,823.52
32-09-20-170-019.000-02	BDB PROPERTY MANAGEI	N/A	67-Com	\$243,600.00	\$82.82
32-09-20-255-023.000-02	Beg, Saadia	3112 E Main St	67-Com	\$143,400.00	\$48.76
32-09-20-255-024.000-02	Beg, Waleed	3122 E Main St	67-Com	\$102,800.00	\$34.95
32-09-20-255-025.000-02	Beg, Waleed	3122 E Main St	67-Com	\$150,000.00	\$51.00
32-09-20-255-016.000-02	Beg, Waleed & Sadia A	3142 E Main St	67-Com	\$137,500.00	\$46.75
32-09-18-100-001.000-02	Browning Duke LLC	N/A	65-Ag	\$50,500.00	\$17.17
32-09-18-100-004.000-02	Browning Duke LLC	1209 S Co. Rd. 200E	82-Res	\$38,300.00	\$13.02
32-09-18-100-005.000-02	Browning Duke LLC	1515 S Co. Rd. 900 E	65-Ag	\$128,700.00	\$43.76
32-09-18-100-006.000-02	Browning Duke LLC	N/A	65-Ag	\$16,000.00	\$5.44
32-09-18-200-006.000-02	Browning Duke LLC	9543 E Co. Rd. 100 S	67-Com	\$6,100.00	\$2.07
32-09-18-478-002.000-02	Browning Duke LLC	9580 E Co. Rd. 200 S	82-Res	\$12,700.00	\$4.32
32-09-18-100-009.000-02	Browning Duke LLC	1515 S Co. Rd. 200 S	65-Ag	\$8,420.00	\$2.86
32-09-18-300-013.000-02	Browning Duke LLC	1803 S Co. Rd. 900 E	65-Ag	\$333,300.00	\$113.32
32-10-13-200-001.000-02	Browning Duke LLC	8945 E Co. Rd. 100 S	65-Ag	\$348,300.00	\$118.42
32-10-13-400-012.000-02	Browning Duke LLC	N/A	65-Ag	\$11,500.00	\$3.91
32-09-18-100-004.000-02	Browning Duke LLC	N/A	82-Res	\$38,300.00	\$13.02
32-09-18-300-010.000-02	Browning Duke LLC	N/A	82-Res	\$3,600.00	0
32-09-18-300-005.000-02	Browning Duke LLC	N/A	82-Res	\$2,500.00	0
32-09-18-300-006.000-02	Browning Duke LLC	9288 E Co. Rd. 200 S	82-Res	\$4,100.00	0
32-09-18-300-012.000-02	Browning Duke LLC	9336 E Co. Rd. 200 S	82-Res	\$5,100.00	0
32-09-19-400-037.000-02	Butler Family Revocable L	2908 E Main St.	67-Com	\$352,500.00	\$119.85
32-09-20-400-041.000-02	CHAYSE INVESTMENTS LL	N/A	82-Res	\$2,000.00	\$0.68
32-09-20-400-038.000-02	CHAYSE INVESTMENTS LL	N/A	67-Com	\$35,200.00	\$11.97
32-09-20-400-035.000-02	CHAYSE INVESTMENTS LL	10556 E County Road 251	67-Com	\$200,100.00	\$68.03
32-09-18-477-001.000-02	DH Plainfield LLC	9955 Allpoints Pkwy	82-Res	\$44,415,500.00	\$15,101.27
32-09-20-276-001.000-02	Double Creek Flats LLC	N/A	67-Com	\$19,342,000.00	\$6,576.28
32-09-20-200-021.000-02	Drinkard, Jeffrey N	3390 E Main St	67-Com	\$10,700.00	\$3.64
32-09-18-250-001.000-02	Duke Allpoints LLC	9590 Allpoints Pkwy	67-Com	\$42,474,500.00	\$14,441.33
32-09-19-206-001.000-02	Duke Allpoints LLC	9597 E Co. Rd. 200 S	73-Ind	\$22,009,400.00	\$7,483.20
32-09-18-300-014.000-02	Duke Energy Indiana INC	1803 S Co. Rd. 900 E	65-Ag	\$123,700.00	\$42.06
32-09-19-205-002.000-02	Duke Realty Limited	9899 E Co. Rd. 200 S	82-Res	\$14,410,300.00	\$4,899.50
32-09-20-320-004.000-02	Fasone Properties LLC	10246 Old National Rd	67-Com	\$324,200.00	\$110.23
32-09-20-200-018.000-02	Franklin, David	10686 E County Road 251	67-Com	\$56,800.00	\$19.31
32-09-20-255-022.000-02	FSM Properties LLC	3102 E MAIN ST	67-Com	\$151,400.00	\$51.48
32-09-20-330-001.000-02	GETGO PORTFOLIO II LP/C	3061 E Main St	67-Com	\$2,590,800.00	\$880.87
32-09-20-330-002.000-02	GETGO PORTFOLIO II LP/C	3055 E Main St	67-Com	\$744,600.00	\$253.16
32-09-18-200-008.000-02	Granite Reit America INC	N/A	65-Ag	\$66,900.00	\$22.75
32-09-18-226-001.000-02	Granite Reit America INC	1451 Allpoints Ct	65-Ag	\$19,740,200.00	\$6,711.67
32-09-29-105-001.000-01	GREEN MEADOWS AIRTEC	390 AIRTECH	73-In	\$12,424,800.00	\$4,224.43
32-09-20-370-001.000-02	GREEN MEADOWS AIRTEC	390 Airtech Pkwy	69-Ex	\$93,500.00	0
32-09-20-300-007.000-02	SKINNER MARY ROSE & C	2508 S County Road 105C	67-Com	\$112,600.00	\$38.28

32-09-20-285-005.000-02	Hunter, Kenneth C & Thel	10901 E US Hwy 40	67-Com	\$184,400.00	\$62.70
32-09-20-400-028.000-02	Indianapolis Airport Auth	N/A	69-Ex	\$20,100.00	0
32-09-20-400-022.000-02	Indianapolis Airport Auth	3201 Six Points Rd	69-Ex	\$20,400.00	0
32-09-20-400-025.000-02	Indianapolis Airport Auth	N/A	69-Ex	\$16,300.00	0
32-09-20-400-024.000-02	Indianapolis Airport Auth	N/A	69-Ex	\$26,700.00	0
32-09-20-400-029.000-02	Indianapolis Airport Auth	2866 County Line Rd.	69-Ex	\$19,200.00	0
32-09-19-400-034.000-02	Kennedy, Charles O & Bet	2752 E Main St.	67-Com	\$535,700.00	\$182.14
32-09-18-400-008.000-02	Kohls Department Stores	N/A	65-Ag	\$18,500.00	\$6.29
32-09-17-100-008.000-03	Kohls Department Stores	10654 E US Highway 36	65-Ag	\$13,200.00	\$4.49
32-09-17-351-001.000-02	Kohls Department Stores	9998 Allpoints Pkwy	65-Ag	\$34,650,900.00	\$11,781.31
32-09-17-351-002.000-02	Kohls Department Stores	9900 Allpoints Pkwy	65-Ag	\$458,600.00	\$155.92
32-09-17-351-003.000-02	Kohls Department Stores	10032 E Co. Rd. 200 S	65-Ag	\$0.00	\$0.00
32-09-20-300-018.000-02	Mohr Realty LLC	2719 E Main St	82-Res	\$39,500.00	\$13.43
32-09-20-200-022.000-02	National Creek Realty LLC	N/A	67-Com	\$41,600.00	\$14.14
32-09-20-352-001.000-02	North South Corridor Proj	N/A	65-Ag	\$33,400.00	\$11.36
32-09-20-353-001.000-02	North South Corridor Proj	S County Road 1050	65-Ag	\$5,300.00	\$1.80
32-09-20-351-001.000-02	North South Corridor Proj	3105 Wamsley Way	65-Ag	\$2,300.00	\$0.78
32-09-20-100-010.000-02	NORTH SOUTH CORRIDOF	2362 S County Road 1050	82-Res	\$41,700.00	\$14.18
32-09-20-190-001.000-02	NORTH SOUTH CORRIDOF	3090 E Main St	67-Com	\$215,000.00	\$73.10
32-09-20-190-001.000-02	NORTH SOUTH CORRIDOF	3090 E Main St	67-Com	\$215,000.00	\$73.10
32-09-20-300-013.000-02	North South Corridor Proj	10025 State Rd 40	82-Res	\$78,100.00	\$26.55
32-09-20-300-024.000-02	North South Corridor Proj	10259 Old National Rd	82-Res	\$157,300.00	\$53.48
32-09-20-300-023.000-02	North South Corridor Proj	10119 Old National Rd	82-Res	\$103,400.00	\$35.16
32-09-20-300-022.000-02	North South Corridor Proj	10191 Old National Rd	82-Res	\$105,000.00	\$35.70
32-09-19-400-035.000-02	P A H Properties LLC	2760 E Main St.	67-Com	\$689,800.00	\$234.53
32-09-20-400-031.000-02	Pace Properties Holding L	N/A	65-Ag	\$31,200.00	\$10.61
32-09-20-400-043.000-02	Pace Properties Holding L		0 ?	\$0.00	\$0.00
32-09-20-400-021.000-02	Pace Properties Holding L	2850 S Raceway Rd	65-Ag	\$227,300.00	\$77.28
32-09-20-400-042.000-02	Pace Property Holding LLC		0 ?	\$0.00	\$0.00
32-09-20-285-006.000-02	Pace Property Holding LLC	10933 E US Hwy 40	73-Ind	\$146,300.00	\$49.74
32-09-20-285-004.000-02	Pace Property Holding LLC	N/A	73-Ind	\$97,200.00	\$33.05
32-09-20-285-003.000-02	Pace Property Holding LLC	N/A	73-Ind	\$96,100.00	\$32.67
32-09-20-285-002.000-02	Pace Property Holding LLC	N/A	73-Ind	\$725,600.00	\$246.70
32-09-20-200-015.000-02	Pace Property Holding LLC	N/A	73-Ind	\$548,300.00	\$186.42
32-09-20-200-027.000-02	Pace Property Holding LLC	N/A	69-Ex	\$1,100.00	0
32-09-20-200-023.000-02	Pace Property Holding LLC	N/A	65-Ag	\$15,800.00	\$5.37
32-09-20-400-010.000-02	Pace Property Holding LLC	N/A	82-Res	\$1,500.00	\$0.51
32-09-20-400-039.000-02	Pace Property Holding LLC	N/A	65-Ag	\$6,500.00	\$2.21
32-09-20-400-019.000-02	Pace Property Holding LLC	2760 RACEWAY RD	82-Res	\$85,000.00	\$28.90
32-09-20-400-016.000-02	Pace Property Holding LLC	N/A	82-Res	\$18,000.00	\$6.12
32-09-20-200-013.000-02	Pace Property Holding LLC	2767 S County Road 1050	82-Res	\$91,300.00	\$31.04
32-09-20-400-013.000-02	Pace Property Holding LLC	2590 County Line Rd	82-Res	\$89,200.00	\$30.33
32-09-20-400-030.000-02	Pace Property Holding LLC	2767 S CR 1050 E	65-Ag	\$54,400.00	\$18.50
32-09-20-285-008.000-02	Pace Property Holding LLC	N/A	73-Ind	\$1,700.00	\$0.58
32-09-20-200-024.000-02	Pace Property Holding LLC	N/A	73-Ind	\$1,400.00	\$0.48
32-09-20-400-030.000-02	Pace Property Holding LLC	N/A	65-Ag	\$54,400.00	\$18.50
32-09-20-326-001.000-02	ROSE'S LLC	10274 Old National Rd	67-Com	\$237,700.00	\$80.82
32-09-20-265-003.000-02	ROUTE 40 LLC	10579 E Us Highway 40	67-Com	\$113,500.00	\$38.59
32-09-20-300-019.000-02	Samuel Ping Jr & Doreen	10095 E Old National Rd	67-Com	\$229,300.00	\$77.96
32-09-20-326-002.000-02	Singh Pardeep		0 67-Com	\$86,200.00	\$29.31
32-09-18-400-005.000-02	Smith Roberd E Credit-Sh	9500 E Co. Rd. 200 S	65-Ag	\$44,900.00	\$15.27
32-09-20-226-001.000-02	Sodrel, William E	N/A	67-Com	\$297,500.00	\$101.15
32-09-20-270-005.000-02	Sodrel, William E	N/A	67-Com	\$56,000.00	\$19.04
32-09-20-101-002.000-02	SPEEDWAY SUPERAMERIK	? E Main St	67-Com	\$690,700.00	\$234.84
32-09-20-101-001.000-02	SPEEDWAY SUPERAMERIK	3066 E Main St	67-Com	\$841,600.00	\$286.14

32-09-20-300-031.000-02	Stout's Real Estate LLC	2924 S CR 1050 E	67-Com	\$4,800.00	\$1.63
32-09-20-300-032.000-02	Stout's Real Estate LLC	2924 S COUNTY ROAD 10	67-Com	\$160,400.00	\$54.54
32-09-20-300-020.000-02	Tague, Debbie A	10101 & 10107 E Old Nat	67-Com	\$397,500.00	\$135.15
32-09-20-265-001.000-02	Thomas L & Judith Ann H	N/A	67-Com	\$118,900.00	\$40.43
32-09-20-200-029.000-02	Town of Plainfield	N/A	69-Ex	\$124,130.00	\$0.00
32-09-20-200-028.000-02	Town of Plainfield	N/A	69-Ex	\$32,910.00	\$0.00
32-09-20-330-003.000-02	US 40 PARTNERS LLC	301 E Main St	67-Com	\$606,900.00	\$206.35
32-09-20-300-044.000-02	US 40 Partners LLC	N/A	67-Com	\$12,900.00	\$4.39
32-09-20-265-008.000-02	VAIBHAV LAXMI INC	3155 E Main St	67-Com	\$270,000.00	\$91.80
32-09-18-200-009.000-02	WAL-MART REAL ESTATE	9543 E County Road 100	67-Com	\$134,600.00	\$45.76
32-09-20-100-008.000-02	Wamsley, Vaughn A	2362 S CR 1050 E	65-Ag	\$8,200.00	\$2.79
32-09-20-400-034.000-02	Whitlow Terry	N/A	67-Com	\$46,400.00	\$15.78
32-09-20-180-006.000-02	WILLIAMS, JAMES M	N/A	67-Com	\$224,900.00	\$76.47