

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-10**

**RESOLUTION OF THE PLAINFIELD REDEVELOPMENT COMMISSION
APPROVING PROJECT AGREEMENT WITH KELLER-HUFF GROUP
[Prewitt Theater Redevelopment Project]**

WHEREAS, the Plainfield Redevelopment Commission (the “Commission”) has determined that redevelopment of downtown Plainfield would, among other benefits, have a positive economic impact on the Town of Plainfield, Indiana (the “Town”) and its residents, enhance the quality of life for its residents, and, is in the best interest of the citizens of the Town;

WHEREAS, the Commission desires to encourage and support redevelopment in downtown Plainfield consistent with the Town of Plainfield’s *Conceptual Downtown Redevelopment Plan* adopted by the Plainfield Town Council in December, 2017 (the “Master Development Plan”);

WHEREAS, the Keller-Huff Group (the “Developer”) is a development partnership between two Plainfield-based business owners, each of whom the Commission recognizes has experience and expertise in downtown redevelopment projects and desires to further invest in the Town;

WHEREAS, the Commission owns certain real property in downtown Plainfield known as the former Prewitt Theater (the “Property”), which it acquired in order to encourage redevelopment in accordance with the Master Development Plan;

WHEREAS, the Commission previously publicly offered the Property for sale (the “Public Offering”) in accordance with Indiana Code 36-7-14, *et seq.* (the “Act”) and received no offers;

WHEREAS, more than thirty (30) days after the Public Offering concluded and no proposals or bids were received, the Commission did receive a redevelopment proposal (the “Proposal”) from the Developer seeking to acquire the Property and redevelop the same into an event venue and dining establishment;

WHEREAS, having previously conducted a Public Offering, received no responses, and waited at least thirty (30) days after the closing of the Public Offering, the Commission recognizes that the Act authorizes disposal of the Property in a manner the Commission finds to be in the best interest of the Town;

WHEREAS, the Commission did previously, in a public meeting, vote to accept the Proposal submitted by Developer, and did, along with the Town of Plainfield (the “Town”), enter into that certain Letter of Intent with Developer (the “LOI”), which LOI is incorporated herein by reference;

WHEREAS, the Commission has determined that the redevelopment of the historic Prewitt Theater (the “Project”) in accordance with the Proposal would, among other benefits, have a

positive economic impact on the Town and its residents, enhance the quality of life for its residents, aid in implementation of the Master Development Plan and is in the best interest of the citizens of the Town; and

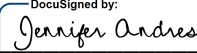
WHEREAS, the Commission has reviewed the Project Agreement to be entered between the Developer, the Commission, and the Town, (the "Project Agreement") and wishes to approve and enter in to the same in accordance with its powers and obligations as a redevelopment commission under the Act.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION AS FOLLOWS:

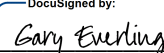
1. The Commission approves the Project Agreement with Developer and accepts the rights and duties of the Commission enumerated therein, including disposal of the Property to facilitate the Project as specified in the Proposal.
2. The Commission President and Town staff are authorized to take all necessary and proper action to execute the Project Agreement, to execute any other agreements or documents ancillary to the Project Agreement, and to take any and all other actions necessary on behalf of the Commission to effectuate development of the Project, under the advice of legal counsel.

Adopted at the meeting of the Plainfield Redevelopment Commission held on the 7th day of June, 2021 in Plainfield, Indiana.


PLAINFIELD REDEVELOPMENT COMMISSION

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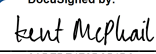
 Jennifer Andres, President

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 Gary Everling, Vice President

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 Lance Angle, Member

DocuSigned by:


 Kent McPhail, Member

DocuSigned by:


 Bill Kirchoff, Member

Attest:

DocuSigned by:


Mark J. Todisco, Clerk-Treasurer
Town of Plainfield