

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-21**

**AMENDED RESOLUTION OF THE PLAINFIELD REDEVELOPMENT
COMMISSION DECLARING AN AMENDMENT TO THE DECLARATORY
RESOLUTION AND THE HOUSING PROGRAM AND ECONOMIC DEVELOPMENT
PLAN FOR THE NORTHWEST ECONOMIC DEVELOPMENT AREA AND
VANDALIA ALLOCATION AREA THEREIN,
AND CERTAIN MATTERS RELATED THERETO**

(Northwest EDA)

WHEREAS, the 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 January 20, 2014, the Commission adopted and approved its Resolution No. 2014-02 (the “Declaratory Resolution”), which designated and declared an area within the Town of Plainfield, Indiana (the “Town”), entitled “Northwest Economic Development Area” (as amended, the “Original Area”) to be an economic development area within the meaning of the Act, designated two (2) areas within the boundaries of the Original Area as the “Vandalia ARH Allocation Area,” (the “Original Vandalia Allocation Area”), and the “Saratoga Allocation Area,” (the “Original Saratoga Allocation Area”), for purposes of Section 39 of the Act, and approved a housing program for the Original Vandalia Allocation Area (the “Vandalia Plan”) and an economic development plan for the Original Saratoga Allocation Area (the “Saratoga Plan,” and collectively with the Vandalia Plan, the “Plans”); 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 No. 2006-49 which approved the Plan Commission Order; and

WHEREAS, on February 11, 2014, pursuant to Section 17(d) of the Act, following the Plainfield Plan Commission’s determination that the Vandalia Plan and the Saratoga Plan conform to the Town’s Comprehensive Plan (the “Plan Commission Order”) and subsequent approval of the Plan Commission Order by the Plainfield Town Council, and after notice and a public hearing thereon, the Commission confirmed the Declaratory Resolution by the adoption of its Resolution No. 2014-03; and

WHEREAS, the Commission now desires to take action to amend the Declaratory Resolution and the Vandalia Plan (as amended, the “Plan”) for purposes of amending the

boundaries of the Original Area (as amended, the “Area”) and the Vandalia Allocation Area (as amended, the “Vandalia Allocation Area”) by removing certain real property as set forth in Exhibit A-1 attached hereto (collectively, the “Amendment”), all as identified and illustrated in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Department, pursuant to the Act, has previously conducted surveys and investigations and has thoroughly studied the Original Area, which area is described in the Declaratory Resolution hereby made a part hereof, and the proposed Amendment; and

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Plans for the Original 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 Plans; and

WHEREAS, the Commission has previously caused to be prepared maps and plats of the Original Area, showing the boundaries of the Original 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 Original 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 Original 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 Plans (the “Plan Amendment”), which Plan Amendment is attached hereto as Exhibit A; and

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

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

WHEREAS, in determining to undertake the Plans, as amended by the Plan Amendment, 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 Plans, with the proposed Plan Amendment, conforms to the Plans and other comprehensive development and redevelopment plans for the Town;

NOW, THEREFORE, BE IT RESOLVED by the 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 Plans, and the purposes of the Act.

2. The Commission hereby finds that it will be of public utility and benefit to amend the Plans for the Area to include the Amendment.

3. The Commission hereby finds that the Declaratory Resolution and the Plans, with the proposed Amendment described herein, conforms to the comprehensive plan for the Town.

4. The Commission hereby amends the Area and Vandalia Allocation Area for the purposes of removing real property for the purposes of allocation and distribution of property taxes to exclude those certain parcels of real property identified in Exhibit A-1.

5. The Plans are hereby amended to remove certain parcels of property identified on Exhibit A-1 from the Area and Vandalia Allocation area in accordance with the Act. The Plans, as so amended, are hereby approved in all respects.

6. It is the desire of the Commission to ensure that all parcels of property assessed as residential property under the rules of the Indiana Department of Local Government Finance that are not age-restricted (collectively, “Non-age-restricted Residential Parcels”) are *not* to be considered as part of the Vandalia Allocation Area. Accordingly, the Commission finds that during any period of time that any parcels of property within the geographic boundaries of the Vandalia Allocation Area are assessed as residential under the rules of the Indiana Department of Local Government Finance, and are not age-restricted, such parcels shall not be part of the Vandalia Allocation Area.

7. The Secretary of the Commission is directed to file a certified copy of the Declaratory Resolution and the Plans, as amended, and this Resolution with the minutes of this meeting.

8. 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.

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

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 Plans 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 6th day of December, 2021.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION

DocuSigned by:
Jennifer Andres
Jennifer A. Andres, President

DocuSigned by:
Gary Everling
Gary Everling, Vice President

DocuSigned by:
Bill Kirchoff
Bill Kirchoff, Member

DocuSigned by:
Kent McPhail
Kent McPhail, Member

DocuSigned by:
Lance Angle
Lance Angle, Member

Attested by:
DocuSigned by:
Mark Todisco
Mark J. Todisco, Clerk-Treasurer
Town of Plainfield

EXHIBIT A-1

**MAP AND PARCELS REMOVED FROM THE AREA AND VANDALIA ALLOCATION
AREA:**

