

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-22**

**RESOLUTION OF THE TOWN OF PLAINFIELD REDEVELOPMENT
COMMISSION DECLARING AN AMENDMENT TO THE DECLARATORY
RESOLUTIONS FOR THE CONSOLIDATED I-70 ECONOMIC DEVELOPMENT
AREA, THE ORIGINAL I-70 ALLOCATION AREA AND THE EAST END ECONOMIC
DEVELOPMENT AREA, AND CERTAIN MATTERS RELATED THERETO**

WHEREAS, the Town of 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 November 18, 1992, the Commission adopted and approved its Resolution No. PRC 2-1992 (the “Original I-70 Declaratory Resolution”), which designated and declared an area within the Town of Plainfield, Indiana (the “Town”), entitled “I-70 Interchange Economic Development Area” (the “Original I-70 Area”) to be an economic development area within the meaning of the Act, approved an allocation area (the “Original I-70 Allocation Area”) and approved an economic development plan for the Original I-70 Area entitled “Economic Development Plan” (the “Original I-70 Plan”); and

WHEREAS, pursuant to Section 16(a) of the Act, on December 7, 1992, the Town of Plainfield Plan Commission (the “Plan Commission”) subsequently adopted and approved its Resolution constituting its written order approving the Original I-70 Declaratory Resolution and the Original I-70 Plan (the “I-70 Plan Commission Order”); and

WHEREAS, pursuant to Section 16(b) of the Act, on January 25, 1993, the Town Council of the Town (the “Town Council”) adopted its resolution which approved the I-70 Plan Commission Order; and

WHEREAS, on January 18, 1993, pursuant to Section 17(d) of the Act, after notice and a public hearing thereon, the Commission confirmed the Original I-70 Declaratory Resolution by the adoption of a confirmatory resolution; and

WHEREAS, the Original I-70 Declaratory Resolution has been supplemented and amended from time to time by the Commission (the Original I-70 Declaratory Resolution, as so supplemented and amended, shall hereinafter be referred to as the “I-70 Declaratory Resolution”), the Original I-70 Area has been expanded from time to time by the Commission (the Original I-70 Area, as so expanded, shall hereinafter be referred to as the “I-70 Area”), and the Original I-70 Plan has been supplemented and amended from time to time by the Commission (the Original I-70 Plan, as so supplemented and amended, shall hereinafter be referred to as the “I-70 Plan”); and

WHEREAS, on April 6, 2017, the Commission adopted and approved its Resolution No. 2017-04 (the “East End Declaratory Resolution”), which designated and declared an area within

the Town, entitled “East End Economic Development Area” (the “East End Area”) to be an economic development area within the meaning of the Act, approved an allocation area (the “Original East End Allocation Area”) and approved an economic development plan for the East End Area entitled “Plan” (the “East End Plan”); and

WHEREAS, on April 6, 2017, pursuant to Section 16(a) of the Act, on, the Plan Commission subsequently adopted and approved its Resolution constituting its written order approving the East End Declaratory Resolution and the East End Plan (the “East End Plan Commission Order”); and

WHEREAS, pursuant to Section 16(b) of the Act, on April 10, 2017, the Town Council adopted its Resolution No. 2017-17 which approved the East End Plan Commission Order; and

WHEREAS, on May 1, 2017, pursuant to Section 17(d) of the Act, after notice and a public hearing thereon, the Commission confirmed the East End Declaratory Resolution by the adoption of a confirmatory resolution as its Resolution No. 2017-05; and

WHEREAS, in 2018, the Commission amended, combined and enlarged the I-70 Area and the East End Area to create the Consolidated I-70 Economic Development Area (the “Consolidated I-70 Area”), and amended and combined the I-70 Plan and the East End Plan to create the Consolidated I-70 Economic Development Plan attached hereto (the “Consolidated I-70 Plan”); and

WHEREAS, the Commission now desires to take action to enlarge the Consolidated I-70 Area and the East End Allocation Area, and to designate the Hartford Allocation Area; and

WHEREAS, the Commission now desires to take action to amend the Declaratory Resolution and the Plan (as amended, the “Plan”) for purposes of: (1) expanding the Consolidated I-70 Area to include the parcels listed in Exhibit A-1 and Exhibit A-2 attached hereto (as amended, the “Area”); (2) designating certain parcels as the Hartford Allocation Area (the “Hartford Allocation Area”), all as set forth in Exhibit A-1 attached hereto and made a part hereof, and (3) expanding the Original East End Allocation Area by designating certain parcels as the 2021 East End Expansion Area (the “2021 Expansion Area”) as set forth in Exhibit A-2 attached hereto and made a part hereof (collectively, the “Amendment”); and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the amendment to the Plan (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 Plan 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 Plan and the purposes of the Act; and

WHEREAS, in determining to undertake the Plan 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 Plan, with the proposed Amended Plan, conforms to the Plan and other comprehensive development and redevelopment plans for the Town.

NOW, THEREFORE, BE IT RESOLVED by the Town of Plainfield Redevelopment Commission as follows:

1. The Commission hereby finds that the proposed Amendment is reasonable and appropriate when considered in relation to the Original Declaratory Resolution, the Plan and the purposes of the Act.

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

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

4. The Commission hereby declares each the Hartford Allocation Area and the 2021 Expansion Area as a new "Allocation Area" in accordance with I.C. 36-7-14-39 and hereby amends the Consolidated I-70 Area for the purposes of allocation and distribution of property taxes. The base assessment date for the Hartford Allocation Area and the 2021 Expansion Area shall be January 1, 2021, and the base assessment date for the Original East End Allocation Area shall remain unchanged. The allocation provisions for the Hartford Allocation Area and 2021 Expansion Area shall each expire on the date which is 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 collected in the Hartford Allocation Area and 2021 Expansion Area, respectively. A listing of the parcels included in the Hartford Allocation Area is attached hereto as Exhibit A-1 and a listing of the parcels included in the 2021 Expansion Area is attached hereto as Exhibit A-2.

5. The Commission hereby declares that the parcels of real property identified and depicted on Exhibit A-3 shall be included in the Consolidated I-70 Area by virtue of the Amendment.

6. The Commission further determines that, upon the adoption of a Confirmatory Resolution, the 2021 Expansion Area and the Hartford Allocation Area shall be included in the Consolidated I-70 Area and shall be designated part of an "Economic Development Area" in accordance with I.C. 36-7-14-41. The approval of the 2021 Expansion Area and the Hartford Allocation Area as additions to the Consolidated I-70 Area and as an economic development area shall be submitted to the Town Council for approval as required by I.C. 36-7-14-15(d) and I.C. 36-7-14-41(c).

7. The Plan is hereby amended to: (1) add certain parcels of property as identified on Exhibit A-1 to the Consolidated I-70 Area and designate those parcels as the Hartford Allocation Area for the purpose of capturing incremental property tax revenue in accordance with the Act;

and (2) add certain parcels of property as identified on Exhibit A-2 to the Consolidated I-70 Area and designate those parcels as the 2021 Expansion Area, as an allocation area for the purpose of capturing incremental property tax revenue in accordance with the Act; and (3) add certain parcels of property as identified on Exhibit A-3 to the Consolidated I-70 Area. The Plan, as so amended, is hereby approved in all respects.

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

9. 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.

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

11. 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.

12. 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 Plan shall remain as stated therein.

13. 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

Map and Parcel List of the Consolidated I-70 Area

EXHIBIT A-1

Map and Parcel List of the Hartford Allocation Area

EXHIBIT A-2

Map and Parcel List of the 2021 Expansion Area (East End)

EXHIBIT A-3

Map and Parcel List of Parcels Added to Consolidated I-70 Economic Development Area

EXHIBIT B

ECONOMIC DEVELOPMENT PLAN FOR THE MAP OF THE CONSOLIDATED I-70 AREA
ECONOMIC DEVELOPMENT AREA
PLAINFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan (the “Consolidated I-70 Plan”) for the Consolidated I-70 Economic Development Area (the “Consolidated I-70 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 Consolidated I-70 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 Consolidated I-70 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 Consolidated I-70 Area, (iii) remove improvements or conditions that lower the value of the land in the Consolidated I-70 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.

Description of the Consolidated I-70 Area.

The Consolidated I-70 Area is located in the Town and is described as that area contained in the map and parcel list attached as Exhibit A to the Declaratory Resolution.

Project Description.

The economic development of the Consolidated I-70 Area may proceed in phases and is described as follows (the “Projects”).

The following is a summary of the Projects and budgets:

I-70 Allocation Area	\$ 4,950,000
East End Allocation Area	\$ 50,523,750
South of 70	\$ 100,249,692
Consolidated I-70 Area Total	\$ 155,723,442

I-70 Interchange Allocation Area

1. Clarks Creek bank stabilization project between Hunters Ridge and Gateway Drive	\$ 550,000
2. Thoroughfare plan update	\$ 50,000
3. Intersection improvements at 267 and Hadley	\$ 2,000,000
4. South water main loop from Holiday Inn Express to Sycamore Estates	\$ 900,000
5. Sewer interceptor from Clarks Creek to SW and SE quadrants of I-70 Interchange	\$ 800,000
6. Pedestrian Crossing from north to south I-70	\$ 400,000
7. Prorated share of Anderson Water Plant future expansion to 8 MGD (4)	\$ 250,000
Total	\$ 4,950,000

East End Allocation Area

1. Streetscape of Ronald Reagan Parkway from Stafford Road to Main Street	\$ 2,400,000
2. Street lighting of Ronald Reagan Parkway from Stafford Road to Main Street	\$ 850,000
3. Additional Lanes NB and SB along Ronald Reagan Parkway from Stafford to Main Street	\$15,000,000
4. Stafford Road upgrade from Ronald Reagan Parkway to Marion County line	\$ 2,600,000
5. Bridge over East fork of White Lick at Stafford Road	\$ 1,000,000
6. Airtech Parkway from Ronald Reagan Parkway intersection to Marion County line	\$ 2,800,000
7. East Fork of White Lick Sanitary Sewer Stafford to Main	\$ 4,793,750
8. Raceway road south of Main Street to Plainfield Road	\$ 3,300,000
9. Wamsley Way from Ronald Reagan Parkway to Plainfield Road	\$ 2,200,000
10. Intersection improvements at Ronald Reagan Parkway and Stafford Road	\$ 1,500,000
11. Plainfield Road from Stafford to existing cul-de-sac	\$ 3,200,000

12. Plainfield Road from Airtech Parkway to Wamsley Way	\$ 1,300,000
13. Raceway to Earlham South connector (future Road A)	\$ 1,400,000
14. Earlham South from CR 251S to Wamsley Way	\$ 2,000,000
15. CR 251 S water main	\$ 100,000
16. Raceway Rad water main	\$ 380,000
17. Earlham South water main	\$ 200,000
18. Raceway to Earlham South connector (future Road A)	\$ 1,100,000
19. Plainfield Road water main Airtech to Wamsley Way	\$ 1,200,000
20. Wamsley Way water main	\$ 280,000
21. Airtech Parkway water main	\$ 230,000
22. Plainfield Road water main from Stafford Road to cul-de-sac	\$ 320,000
23. Stafford road water main from Marion County line to Midfield Court	\$ 370,000
24. East Fork Trail from Stafford to Main Street	\$ 2,000,000
Total	\$ 50,523,750

Future Projects and estimated costs

1. Camby Road SR 267 to CR 1050 East (3-Lane Urban) includes bridge & utilities	\$ 11,717,779.72
2. Camby Road CR 1050 East to Marion County Line (3-Lane Urban) includes utilities	\$ 6,506,448.77
3. CR 1050 E from Camby Road to SR 67 (3-Lane Urban) includes utilities	\$ 6,307,432.19
4. Orly Road from Camby Road to CR 1075 East (2-Lane Urban) includes bridge and utilities	\$ 8,130,000.00
5. Bountiful Place from Orly Road to Camby Road (2-Lane Urban) Includes utilities	\$ 3,721,365.87
6. Willsee Lane from Camby Road to SR 267 (2-Lane Urban) includes utilities Engineering, Legal, contingency for Projects 1-6 above	\$ 8,434,365.84
Total	\$ 46,772,392.40

7. SR 267 South Connector Alternative 1 - South to Hendricks County Road (5-Lane Urban)	\$ 11,200,000
7.alt SR 267 South Connector Alternative 2 - South and East to CR 1025 E Tie into SR 267 (5-Lane Urban)	\$ 21,840,000
8. Fly-Over Intersection Improvement at SR 67	\$ 6,000,000
Engineering, Legal, contingency for Projects 7 and 8	\$ 3,784,000
Total - Alternative 1	\$ 20,984,000
Total Plan Subtotal with Alternative 2	\$ 27,840,000
Engineering, Legal, contingency for Projects 7.alt and 8	\$ 6,124,800
Total - Alternative 2	\$ 33,964,800
9. Interchange Improvement at SR 267 and I-70	TBD
10. Intersection of Camby Road and SR 267; signal; turn lanes	\$ 1,500,000
Camby Road west of 267 to CR 800 E (3-Lane Urban)	\$ 750,000
Engineering, Legal, contingency for Project 10 Unaccounted for Items (10%)	\$ 562,500
Project 10 Total	\$ 2,812,500
11. Fire Station 124 Recreation and Environmental Costs	\$15,000,000
12. RDC land purchase from Town (including survey and subdivision platting)	\$ 1,700,000
Master planning for recreation and habitat uses	TBD
Environmental, Habitat and Wildlife related land purchases	TBD
Environmental and Habitat improvements/enhancements	TBD
Invasive species removal project	TBD
Mitigation projects	TBD
Wetlands construction projects	TBD
Stream enhancement projects	TBD
Recreational improvements and development	TBD
Deer population management Study phase	TBD
Camping area improvements	TBD
Lodging	TBD
Park buildings	TBD

Trails	TBD
Tree planting	TBD

Total Future Projects and estimated costs \$ 100,249,692.40

All Projects are in, physically connected to, serving or benefiting the Consolidated I-70 Area.

Acquisition of Property.

The property described in Exhibit A-1 is proposed to be added to the acquisition list for the Economic Development Plan for the Consolidated Area.

The Commission may not exercise the power of eminent domain in the Consolidated I-70 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 Consolidated I-70 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 Consolidated I-70 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 Consolidated I-70 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 Consolidated I-70 Plan.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Consolidated I-70 Plan for the Consolidated I-70 Area. However, any amendment of the boundaries of the Consolidated I-70 Area must be approved by the Town Council.

