

**RESOLUTION NO. 2018-03**

**RESOLUTION OF THE TOWN OF PLAINFIELD REDEVELOPMENT  
COMMISSION DECLARING AN AMENDMENT TO THE DECLARATORY  
RESOLUTIONS FOR THE I-70 INTERCHANGE ECONOMIC DEVELOPMENT  
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 "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 of the Town (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, the Commission now desires to take action to amend, combine and enlarge the I-70 Area and the East End Area to create the Consolidated I-70 Economic Development Area (the "Consolidated I-70 Area") and to amend and combine 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, in connection with the "Consolidated I-70 Plan, the Commission now desires to take action for purposes of establishing a parcel acquisition list and proposing the acquisition of certain parcels of property, as set forth in Exhibit A-1 attached hereto and made a part hereof; and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Consolidated I-70 Area, which Consolidated I-70 Area is described in Exhibit A attached hereto and hereby made a part hereof (the boundaries of which Consolidated I-70 Area are being created as part of this Resolution); and

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Consolidated I-70 Plan for the Consolidated I-70 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 Consolidated I-70 Plan; and

WHEREAS, the Commission has previously caused to be prepared maps and plats of the Consolidated I-70 Area, showing the boundaries of the Consolidated I-70 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 Consolidated I-70 Area, indicating the parcels of property to be excluded

from acquisition, and the parts of the Consolidated I-70 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 Consolidated I-70 Area as adopted herein; and

WHEREAS, the Consolidated I-70 Plan is reasonable and appropriate when considered in relation to the Declaratory Resolution, the Consolidated I-70 Plan and the purposes of the Act; and

WHEREAS, in determining to undertake the Consolidated I-70 Plan, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Consolidated I-70 Area, if any, who will be displaced by the economic development thereof; and

WHEREAS, the Declaratory Resolution and the Consolidated I-70 Plan conforms to the comprehensive development (a Master Development Plan) and redevelopment plans for the Town;

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

Section 1. The Commission has selected the Consolidated I-70 Area as an area within the Town as an area needing economic development, which Consolidated I-70 Area is set forth on the map attached as Exhibit A. The I-70 Area and the East End Area are hereby amended, combined and enlarged and shall be renamed the "Consolidated I-70 Area".

Section 2. The Commission has developed the Consolidated I-70 Plan and finds that the Consolidated I-70 Plan for the Consolidated I-70 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 Consolidated I-70 Plan cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements in the Consolidated I-70 Area.

Section 4. The Commission finds that the public utility and benefit will be accomplished by the purposes of the Consolidated I-70 Plan, specifically by improving the diversity of the economic base of the Town, attracting and retaining permanent jobs, 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 Consolidated I-70 Plan conforms to other development and redevelopment plans for the Town.

Section 6. (a) The Commission hereby finds that all of the property in the Consolidated I-70 Area is the property to be affected in a beneficial manner by the establishment of the Consolidated I-70 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 Consolidated I-70 Plan will be approximately One Hundred Fifty-Five Million Seven Hundred Twenty-Three Thousand Four Hundred Forty-Two and 00/100 Dollars (\$155,723,442.00).

Section 8. The Commission finds that no residents of the Consolidated I-70 Area will be displaced by any project resulting from the Consolidated I-70 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. The existing I-70 Interchange Allocation Area and the existing East End Allocation Area are still separate allocation areas and are not being changed in connection with this resolution.

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 Consolidated I-70 Area in implementing the Consolidated I-70 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 Consolidated I-70 Plan to 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 projects and will determine the public utility and benefit of the proposed projects.

Section 13. The Commission further directs the presiding officer to submit this resolution to the Town Council for its approval of the establishment of the Consolidated I-70 Area.

Section 14. The Commission hereby finds that the Consolidated I-70 Plan is reasonable and appropriate when considered in relation to the Declaratory Resolution, and the purposes of the Act.

Section 15. The Commission hereby finds that it will be of public utility and benefit to amend, combine and enlarge the I-70 Area and the East End Area to create the Consolidated I-70 Area and to amend and combine the I-70 Plan and the East End Plan to create the Consolidated I-70 Plan as provided herein.

Section 16. The Commission hereby finds that the Declaratory Resolution and the Consolidated I-70 Plan conform to the comprehensive plan for the Town (a Master Development Plan).

Section 17. The Consolidated I-70 Plan is hereby approved in all respects, and the establishment of the acquisition list as set forth in Exhibit A-1 attached hereto (which is designated as part of the Area) is hereby approved in all respects.

Section 18. The Secretary of the Commission is directed to file a certified copy of the Consolidated I-70 Plan and this Resolution with the minutes of this meeting.

Section 19. 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 Consolidated I-70 Plan, and if approved by both bodies, this Resolution 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 Section 17(b) of the Act.

Section 20. 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 2nd day of April, 2018.

TOWN OF PLAINFIELD REDEVELOPMENT  
COMMISSION

  
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President

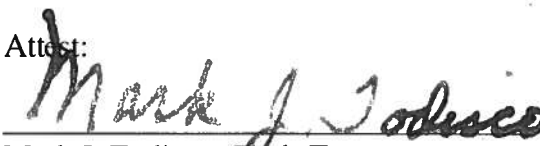
  
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Vice President

  
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Secretary

  
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Commissioner

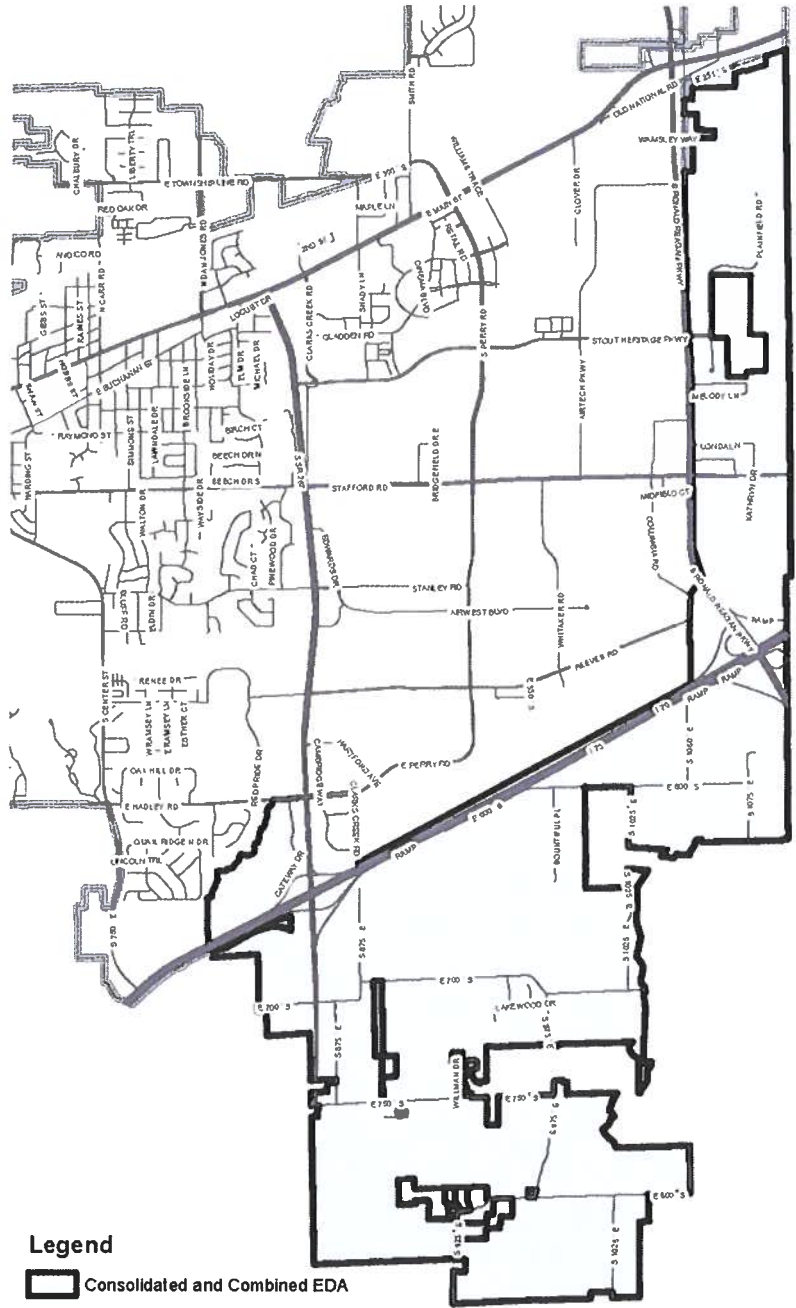
\_\_\_\_\_  
Commissioner

Attest:

  
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Mark J. Todisco, Clerk-Treasurer

**EXHIBIT A**

**Map and Parcel List of the Consolidated I-70 Area**



**Legend**

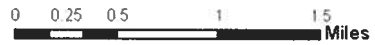
Consolidated and Combined EDA

**Roads**

- Interstate
- Primary Arterial
- Secondary Arterial
- Collector
- Local
- Corporate Boundary



**Consolidated I-70 EDA**





Parcel Number	Owner(s) of Record
32-15-12-100-008.000-012	DOLCE VITA INC
32-15-12-100-014.000-012	ISLAMIC SOCIETY OF NORTH AMERICA
32-15-12-126-001.000-012	DA GREEN LLC
32-15-12-126-003.000-012	R H H LLC
32-15-12-126-004.000-012	TSP BLACKHAWK LLC
32-15-12-126-005.000-012	Charm Inc
32-15-12-127-001.000-012	SHREE HOTELS LLC
32-15-12-127-002.000-012	SHREE PROPERTIES LIMITED LIABILITY
32-15-12-128-001.000-012	6003 GATEWAY DRIVE LLC
32-15-12-128-002.000-012	KIRK FRANK & LYNN REVOCABLE TRUST
32-15-12-128-003.000-012	SHREE PROPERTIES LLC
32-15-12-128-004.000-012	Evergreen Motor Lodge Inc
32-15-12-128-005.000-012	ARSICH SVETISLAV
32-15-12-128-006.000-012	AMERICAN GATEWAY CORPORATION
32-15-12-129-001.000-012	ISLAMIC SOCIETY OF NORTH AMERICA
32-15-12-129-002.000-012	WABASH HEALTHCARE LLC
32-15-12-130-001.000-012	VALUE PLACE PLAINFIELD LLC
32-15-12-200-001.000-012	OLD NATIONAL BANK
32-15-12-205-001.000-012	Emro Marketing Co Delaware C Marath
32-15-12-205-002.000-012	K&K REAL ESTATE ASSOC LLC
32-15-12-205-003.000-012	LU GEORGE GUOQING
32-15-12-205-004.000-012	Paynter Lawrence & Rebecca
32-15-12-205-005.000-012	Cambridge Development Group
32-15-12-205-006.000-012	EDD Of Bloomington LLC
32-15-12-205-007.000-012	Cracker Barrel Old Country Store In
32-15-12-205-008.000-012	Strauss Frances K
32-15-12-210-004.000-012	ELWOOD PLAINFIELD LLC
32-15-12-210-006.000-012	B & O LLC
32-15-12-210-007.000-012	McDonalds Corp A Delaware Corp
32-15-12-210-008.000-012	SHREE RAM HOSPITALITY INC
32-15-12-210-012.000-012	M & I HOSPITALITY LLC
32-15-12-210-013.000-012	ANKITAMI HOSPITALITY LLC
32-15-12-210-015.000-012	INDY WEST REAL ESTATE LLC
32-15-12-210-016.000-012	GANESHI LLC
32-15-12-210-017.000-012	TEAMSTERS LOCAL UNION NO 357
32-15-12-215-002.000-012	THOMAS CHARLES R & JILL H/W
32-15-12-215-003.000-012	THOMAS CHARLES R &/OR JILL
32-15-12-227-001.000-012	SOUTHWEST HOTEL PARTNERS LLC
32-15-12-227-002.000-012	Plainfield Hotel Partners LLC

Parcel Number	Owner(s) of Record
32-09-29-200-001.000-012	Indianapolis Airport Authority (OWN
32-09-29-200-006.000-012	Indianapolis Airport Authority
32-09-29-400-004.000-012	Indianapolis Airport Authority
32-09-29-400-005.000-012	Indianapolis Airport Authority
32-09-29-410-001.000-012	NORTH SOUTH CORRIDOR PROPERTY ALBER
32-09-29-410-002.000-012	NORTH SOUTH CORRIDOR PROPERTY ALBER
32-09-29-455-005.000-012	PLAINFIELD TOWN OF
32-09-29-455-006.000-012	PLAINFIELD TOWN OF
32-09-29-455-007.000-012	REAGAN CROSSING LLC
32-09-29-455-008.000-012	REAGAN CROSSING LLC
32-09-29-455-009.000-012	REAGAN CROSSING LLC
32-09-29-455-010.000-012	REAGAN CROSSING LLC
32-09-29-460-001.000-012	REAGAN CROSSING LLC
32-09-29-460-002.000-012	REAGAN CROSSING LLC
32-09-29-460-003.000-012	REAGAN CROSSING LLC
32-09-29-460-004.000-012	PLAINFIELD TOWN OF
32-09-29-460-005.000-012	REAGAN CROSSING LLC
32-09-29-461-001.000-012	KNIGHT TRANSPORTATION INC
32-09-32-215-011.000-012	Indianapolis Airport Authority
32-09-32-210-017.000-012	Indianapolis Airport Authority
32-09-32-200-003.000-012	Indianapolis Airport Authority
32-09-32-200-004.000-012	Indianapolis Airport Authority
32-09-32-200-007.000-012	Indianapolis Airport Authority
32-09-32-200-008.000-012	Indianapolis Airport Authority
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32-09-32-210-018.000-012	Indianapolis Airport Authority

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32-09-32-220-007.000-012 Indianapolis Airport Authority  
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32-09-29-250-001.000-012 LIT INDUSTRIAL LIMITED PARTNERSHIP  
32-09-29-250-003.000-012 LIT INDUSTRIAL LIMITED PARTNERSHIP  
32-09-32-200-013.000-012 REAGAN CROSSING LLC  
32-09-32-215-023.000-012 Foster Gary L & Nellie  
32-09-32-265-009.000-012 Armstrong Richard K & Lula F  
32-09-20-200-013.000-027 PACE PROPERTY HOLDING LLC  
32-09-20-200-023.000-027 PACE PROPERTY HOLDING LLC  
32-09-20-200-027.000-027 PACE PROPERTY HOLDING LLC  
32-09-20-400-013.000-027 PACE PROPERTY HOLDING LLC  
32-09-20-400-019.000-027 LOOKABILL FRANCIS DON  
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32-09-20-400-029.000-027 Indianapolis Airport Authority  
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32-09-20-400-031.000-027 PACE PROPERTIES HOLDING LLC  
32-09-20-400-035.000-027 CHAYSE INVESTMENTS LLC  
32-09-20-400-039.000-027 PACE PROPERTY HOLDING LLC  
32-09-20-400-042.000-027 Lookabill Francis Don  
32-09-20-400-021.000-027 LOOKABILL FRANCIS D  
32-09-32-200-012.000-011 PLAINFIELD TOWN OF

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32-09-32-260-022.000-012 Indianapolis Airport Authority  
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32-09-32-280-008.000-012 Indianapolis Airport Authority

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**EXHIBIT A-1**

**Parcel Acquisition List**

32-16-05-200-019.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-400-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-400-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-200-016.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-200-020.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-09-32-400-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-09-32-430-006.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-09-32-200-004.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-018.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-004.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-012.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-014.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-015.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-480-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-480-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-480-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-475-003.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
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32-16-07-482-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
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32-16-18-222-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-222-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-205-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-008.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-009.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-002.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST







32-16-18-225-011.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-011.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-011.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-205-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-006.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-225-004.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-240-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-033.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-240-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-032.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-225-005.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-011.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-240-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-480-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-205-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-006.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-205-007.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-225-010.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-016.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-003.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-001.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-200-002.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-18-375-001.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-09-32-400-002.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-200-022.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-09-32-400-006.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-200-003.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-05-200-003.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-16-07-200-017.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-225-003.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-225-002.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W MAIN ST
32-15-13-225-001.000-012	PLAINFIELD TOWN OF	PO BOX 65	206 W Main St
32-16-05-300-006.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450
32-16-05-300-002.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450
32-16-07-400-001.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450

32-15-13-200-017.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450
32-15-13-200-016.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450
32-15-12-400-005.000-012	ROCK CREEK PARTNERS LLC	C/O AASIF BADE	55 Monument Cir Ste 450

## 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	\$ 562,500
Unaccounted for Items (10%)	
Project 10 Total	\$ 2,812,500
11. Fire Station 124	\$15,000,000
Recreation and Environmental Costs	
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.