

**RESOLUTION NO. 2016-04**

**CONFIRMATORY RESOLUTION OF THE TOWN OF  
PLAINFIELD REDEVELOPMENT COMMISSION  
AMENDING THE ECONOMIC DEVELOPMENT PLANS FOR THE  
SR 267 CORRIDOR, I-70 INTERCHANGE, U.S. 40 CORRIDOR  
AND SIX POINTS ECONOMIC DEVELOPMENT AREAS**

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");

WHEREAS, on November 18, 1992, the Commission adopted and approved its Resolution No. PRC 1-1992 (the "SR 267 Corridor Declaratory Resolution") designating and declaring an area within the Town of Plainfield, Indiana (the "Town") entitled "SR 267 Corridor Economic Development Area" to be an economic development area within the meaning of the Act (the "SR 267 Corridor Area"), designating the SR 267 Corridor Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the SR 267 Corridor Area (the "SR 267 Corridor Plan");

WHEREAS, on November 18, 1992, the Commission adopted and approved its Resolution No. PRC 2-1992 (the "I-70 Interchange Declaratory Resolution") designating and declaring an area within the Town entitled "I-70 Interchange Economic Development Area" to be an economic development area within the meaning of the Act (the "I-70 Interchange Area"), designating the I-70 Interchange Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the I-70 Interchange Area (the "I-70 Interchange Plan");

WHEREAS, on February 27, 1995, the Commission adopted and approved its Resolution No. PRC 1-1995 (the "U.S. 40 Corridor Declaratory Resolution") designating and declaring an area within the Town entitled "U.S. 40 Corridor Economic Development Area" to be an economic development area within the meaning of the Act (as amended in 1998 and 2005, the "U.S. 40 Corridor Area"), designating the U.S. 40 Corridor Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the U.S. 40 Corridor Area (the "U.S. 40 Corridor Plan");

WHEREAS, on February 18, 2003, the Commission adopted and approved its Resolution (the "Six Points Declaratory Resolution") designating and declaring an area within the Town entitled "Six Points Economic Development Area" to be an economic development area within the meaning of the Act (the "Six Points Area"), designating the Six Points Area as an allocation area for purposes of Section 39 of the Act, and approving an economic development plan for the Six Points Area (the "Six Points Plan");

WHEREAS, under the SR 267 Corridor Declaratory Resolution, the I-70 Interchange Declaratory Resolution, the U.S. 40 Corridor Declaratory Resolution and the Six Points Declaratory Resolution (collectively, the "Declaratory Resolutions"), the Commission made certain findings with respect to the SR 267 Corridor Area, the I-70 Interchange Area, the U.S. 40 Corridor Area and the Six Points Area, respectively (collectively, the "Areas"), and the SR 267 Corridor Plan, the I-70 Interchange Plan, the U.S. 40 Corridor Plan and the Six Points Plan, respectively (collectively, the "Plans"), which findings the Commission hereby reconfirms;

WHEREAS, the Town of Plainfield Plan Commission (the "Plan Commission") has heretofore adopted resolutions constituting its written orders approving the Declaratory Resolutions and the Plans (collectively, the "Plan Commission Orders"), and the Town Council of the Town (the "Town Council") has heretofore adopted resolutions approving the Plan Commission Orders;

WHEREAS, the Commission has heretofore, after notices and public hearings as required by the Act, confirmed the Declaratory Resolutions;

WHEREAS, the Commission has previously amended the U.S. 40 Corridor Declaratory Resolutions and the U.S. 40 Corridor Plan;

WHEREAS, the Commission now desires to take action to further amend the Plans for purposes of including certain additional projects, as set forth in Exhibit A attached hereto and made a part hereof (the "Amendments");

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Areas, the boundaries of which Areas are described in the Declaratory Resolutions hereby made a part hereof (the boundaries of which Areas are not being changed as part of this Resolution), and the proposed Amendments;

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Plans for the Areas cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act;

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Amendments, which Amendments are attached hereto as Exhibit A;

WHEREAS, the public health and welfare will be benefited by the Amendments to the Plans for the Areas as described herein and in the Amendments;

WHEREAS, the Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Plans and the purposes of the Act;

WHEREAS, in determining to undertake the Plans as amended by the Amendments, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Areas, if any, who will be displaced by the economic development thereof;

WHEREAS, the Declaratory Resolutions and the Plans, with the proposed Amendments, conform to the Plans and other comprehensive development and redevelopment plans for the Town;

WHEREAS, the Commission has prepared an estimate of the costs of the projects described in the Amendments as set forth in Exhibit A attached hereto;

WHEREAS, pursuant to the Act, the Commission, by its Resolution No. 2016-01 dated February 8, 2016, found (i) that the proposed Amendments were reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Plans and the purposes of the Act, (ii) that it will be of public utility and benefit to amend the Plans for the Areas, to include the Amendments, and (iii) that the Declaratory Resolutions and the Plans, with the proposed Amendments described herein, conform to the comprehensive plan for the Town, and approved the Plans, with the proposed Amendments to include certain additional projects;

WHEREAS, pursuant to the Act, the Plan Commission, by its Order dated March 7, 2016, found (i) that the proposed Amendments were reasonable and appropriate when considered in relation to the Declaratory Resolutions, the Plans and the purposes of the Act, (ii) that it will be of public utility and benefit to amend the Plans for the Areas, to include the Amendments, and (iii) that the Declaratory Resolutions and the Plans, with the proposed Amendments described herein, conform to the comprehensive plan for the Town, and approved the Plans, as amended by the Amendments to include certain additional projects;

WHEREAS, pursuant to the Act, the Town Council, by its Resolution No. 2016-13 dated March 14, 2016, approved, ratified and confirmed the proposed Amendments and approved, ratified and confirmed the action of the Plan Commission on March 7, 2016;

WHEREAS, the Secretary of the Commission has caused notice of a hearing on the proposed Amendments to the Declaratory Resolutions to be published as required by law; and

WHEREAS, such public hearing was held on May 23, 2016, at 5:30p.m., at the Plainfield Town Hall, 206 West Main Street, Plainfield, Indiana, concerning said appropriation at which all taxpayers and interested persons had an opportunity to appear and express their views as to such additional appropriation;

The Commission NOW CONFIRMS AND FINDS that:


1. The Commission has considered the evidence presented and now finds, determines and confirms that it will be of public utility and benefit to amend the Plans as set forth in the Amendments.
2. The Declaratory Resolutions and the Plan, with the Amendments, are hereby confirmed.

3. The Declaratory Resolution, as confirmed, shall be attached to and incorporated in this resolution. The Secretary is hereby directed to record this resolution and to file this resolution with the Hendricks County Auditor.

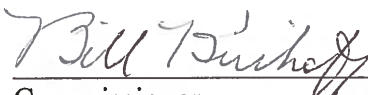
ADOPTED AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on May 23, 2016.

TOWN OF PLAINFIELD  
REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

**EXHIBIT A**

**PLAN AMENDMENTS**

**Additional Projects:**

1. Each of the SR 267 Corridor Plan, the I-70 Interchange Plan, the U.S. 40 Corridor Plan and the Six Points Plan for the SR 267 Corridor Economic Development Area, the I-70 Interchange Economic Development Area, the U.S. 40 Corridor Economic Development Area and the Six Points Economic Development Area, respectively (collectively, the "Areas"), is amended for the purpose of including the following project(s):

(a) The financing of the acquisition, construction, installation and equipping of a new Fire Station 121, expected to be located in the vicinity of Stafford and Stanley roads along Quaker Blvd. The building size is approximately 22,000 square feet with a site size of up to 4 acres. The Commission hereby finds that such fire station is either located in or serves or benefits each of the Areas.

The estimated cost of this added project is not expected to exceed \$9,800,000. It is expected that approximately \$7,800,000 of such amount will be funded from bonds issued or leases entered into by the Commission to finance a portion of such project, the payment of which bonds or leases is secured by tax increment revenues generated in the allocation area for the Six Points Economic Development Area. It is expected that the remaining approximately \$2,000,000 will be funded from tax increment revenues on deposit in the Allocation Fund for the Six Points Economic Development Area.

(b) The financing of the acquisition, construction, installation and equipping of various public safety projects within the Town of Plainfield, including, but not limited to, the new fire department headquarters and new Fire Station 122 be located at or about Moon Road in the Town, remodeling of the 911 Center, the remodeling of the existing PPD 911 Center and the remodeling of the existing Fire Stations 121 and 122. The Commission hereby finds that such public safety projects are either located in or serve or benefit each of the Areas.

The estimated cost of these added projects is not expected to exceed \$17,500,000. It is expected that approximately \$14,000,000 of such amount will be funded from a bond issue, EDIT funds on hands, and CCIS fund on hand. It is expected that the remaining approximately \$3,500,000 will be funded from tax increment revenues on deposit in the Allocation Funds for the Areas.

2. With respect to the Six Points Economic Development Area, the financing of the Commission's obligations, as the same may be amended from time to time, pursuant to that certain Memorandum of Understanding, to be entered by and between Plainfield Community School Corporation and the Town.