

WHITELAND TOWN COUNCIL
RESOLUTION NO. 2025-01

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITELAND,
INDIANA, APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2024-
02, ENLARGING THE WHITELAND ECONOMIC DEVELOPMENT AREA AND
ESTABLISHING THE U.S. 31 ALLOCATION AREA
(Establishing U.S. 31 TIF District)

WHEREAS, the Town of Whiteland (“Town”) Redevelopment Commission (the “Commission”), governing body of the Town of Whiteland Department of Redevelopment (the “Department”), on February 21, 2013 adopted its Resolution No. 2013-01 (as subsequently confirmed and amended, the “Declaratory Resolution”) establishing an economic development area known as the “Whiteland Economic Development Area” (as amended, the “Economic Development Area”, “Whiteland EDA”, or “EDA”), and approving an economic development plan for the EDA (as amended, the “Economic Development Plan” or “Plan”), pursuant to IND. CODE 36-7-14 and IND. CODE 36-7-25, as amended (together, the “Act”);

WHEREAS, the Redevelopment Commission adopted a declaratory resolution (Resolution No. 2024-02) on December 12, 2024, attached hereto as Exhibit A, (the "Amending Declaratory Resolution"), amending the Declaratory Resolution and Plan to designate the U.S. 31 Enlargement Area identified within the Amending Resolution as additional economic development area (the “Additional EDA”) to be added to the Whiteland EDA and to designate the Additional EDA as a new allocation area as authorized in IC § 36-7-14-39, to be referred to as the “Whiteland U.S. 31 Allocation Area”;

WHEREAS, IC 36-7-14-16 requires approval of the Amending Declaratory Resolution by the Town’s Plan Commission ("Plan Commission"), which approval occurred on the 7th day of January, 2025, (the “Order”), attached hereto as Exhibit B; and

WHEREAS, the Act requires the Town Council to approve the Amending Declaratory Resolution and the approving Order of the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITELAND, INDIANA, THAT:

1. The Amending Declaratory Resolution and the action of the Redevelopment Commission on December 12, 2024, amending the Declaratory Resolution are in all respects approved, ratified, and confirmed by the Town Council.

2. The Order and the action of the Plan Commission on the 7th day of January, 2025, approving the Amending Declaratory Resolution, are in all respects approved, ratified, and confirmed by the Town Council.

3. This Resolution shall be effective from and after its passage.

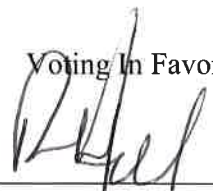
Adopted by the Town Council of the Town of Whiteland, Indiana, this 14th day of January 2025.



TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

Richard Hill, President

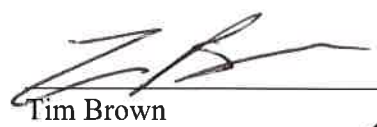
Voting In Favor



Richard Hill

Voting Opposed

Richard Hill



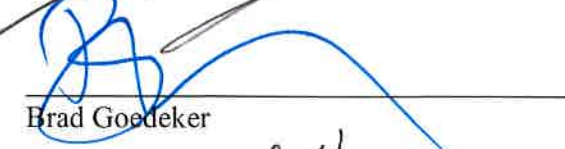
Tim Brown

Tim Brown



Joseph Sayler

Joseph Sayler



Brad Goedeker

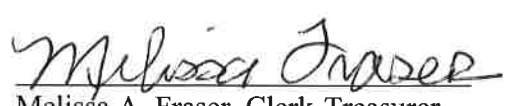
Brad Goedeker



Debra L. Hendrickson

Debra L. Hendrickson

Attest:



Melissa A. Fraser, Clerk-Treasurer

EXHIBIT A

Amending Declaratory Resolution

[See Attached]

WHITELAND REDEVELOPMENT COMMISSION

RESOLUTION 2024-02

A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WHITELAND ECONOMIC DEVELOPMENT AREA TO ENLARGE THE ECONOMIC DEVELOPMENT AREA, ESTABLISH THE “WHITELAND U.S. 31 ALLOCATION AREA”, AND TO ADD A PLAN SUPPLEMENT FOR THE WHITELAND U.S. 31 ALLOCATION AREA

WHEREAS, the Town of Whiteland (“Town”) Redevelopment Commission (the “Commission”), governing body of the Town of Whiteland Department of Redevelopment (the “Department”), on February 21, 2013 adopted its Resolution No. 2013-01 (as subsequently confirmed and amended, the “Declaratory Resolution”) establishing an economic development area known as the “Whiteland Economic Development Area” (as amended, the “Economic Development Area”, “Whiteland EDA”, or “EDA”), and approving an economic development plan for the EDA (as amended, the “Economic Development Plan” or “Plan”), pursuant to IND. CODE 36-7-14 and IND. CODE 36-7-25, as amended (together, the “Act”);

WHEREAS, pursuant to the Act, the assessment, planning, replanning, remediation, development, and redevelopment of economic development areas are public uses and purposes for which public money can be spent and private property may be acquired;

WHEREAS, the Commission has investigated, studied, and surveyed economic development areas within the corporate boundaries of the Town;

WHEREAS, the Commission has determined that the development of certain property along U.S. 31 in Whiteland would be of public utility and benefit and has selected these properties to be added to the EDA and developed as part of the Economic Development Area (the “U.S. 31 Enlargement Area” or “Additional EDA”), which includes the eighty-five (85) parcels of commercially zoned developed and undeveloped property along U.S. 31 in Whiteland (the “U.S. 31 Property”) to be designated as a new allocation area (the “Whiteland U.S. 31 Allocation Area” or “New Allocation Area”), a map of which is included within Exhibit A attached hereto and incorporated herein, for development or redevelopment under the Act;

WHEREAS, in conjunction with adding the Additional EDA to the EDA, the Redevelopment Commission now desires to amend the Plan by adopting this resolution and the supplement to the Plan attached hereto as Exhibit A (the “Plan Supplement”);

WHEREAS, the Plan Supplement promotes significant opportunities for the gainful employment of the Town’s citizens, and the Plan Supplement cannot be achieved by regulatory process or the operation of private enterprise due to the lack of public improvements and other factors;

WHEREAS, the Commission has caused to be prepared:

(1) Maps and plats showing:

(A) the boundaries of the economic development area and the allocation areas referenced herein, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning or economic development of the area, indicating any parcels of property to be excluded from the acquisition, and

(B) the parts of the acquired areas that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan;

(2) A list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the amendment of the Declaratory Resolution to add the U.S. 31 Enlargement Area, as part of the Plan Supplement; and

(3) An estimate of the cost of acquisition, redevelopment, and economic development of the area.

WHEREAS, the Commission has caused to be prepared a factual report (“Factual Report”) in support of the findings contained in this Resolution, which Factual Report is part of the Plan Supplement attached to and incorporated by reference into this Resolution;

WHEREAS, the Plan Supplement has been reviewed and considered at a public meeting of the Commission;

WHEREAS, Sections 41 and 43 of the Act have been created to permit the establishment of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 41 and 43 of the Act to the U.S. 31 Enlargement Area and the Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE TOWN OF WHITELAND, THAT:

1. The recitals of this Resolution are hereby incorporated herein by reference and deemed to be findings of the Commission.

2. The Commission hereby amends the Declaratory Resolution to designate the U.S. 31 Enlargement Area as additional economic development area (the “Additional EDA”), all of which is located within the Town’s corporate boundaries, which together with the existing EDA shall constitute the Whiteland Economic Development Area. References to EDA within the Plan and the Plan Supplement for the EDA shall be deemed to include the Additional EDA.

3. The Commission ratifies and confirms the Plan and the Plan Supplement, and the findings contained in the Plan and Plan Supplement, and finds that the Plan and Plan Supplement for the EDA as enlarged by this Resolution:

- (A) Promote significant opportunities for the gainful employment of the citizens of the Town.
- (B) Attract major new business enterprises to the Town;
- (C) Benefit the public health, safety, morals and welfare of the citizens of the Town;
- (D) Increase the economic well-being of the Town and the State of Indiana;
- (E) Serve to protect and increase property values in the Town and the State of Indiana; and
- (F) Meet and serve other purposes of Section 2.5, 41, and 43 of the Act.

4. The Commission ratifies and confirms that the Plan and the Plan Supplement cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41, and 43 of the Act because of lack of local public improvements, multiple ownership of land, lack of private funding, other similar conditions, and because police and fire protection is a function of government.

5. The Commission finds that the public health, safety, morals, and welfare will be benefited by enlargement of the EDA and the accomplishment of the Plan Supplement.

6. The enlargement of the EDA and the accomplishment of the Plan Supplement will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar public benefits.

7. The Plan Supplement conforms to the Town's Comprehensive Plan and other development and redevelopment plans for the Town.

8. The Commission does not propose to acquire real property in furtherance of this Plan Supplement.

9. The Commission finds that no residents of the U.S. 31 Enlargement Area or the Town will be displaced by the projects resulting from the Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

10. It will be of public utility and benefit to amend the Plan by adopting the Plan Supplement and this Resolution. After approval of this Resolution, the boundaries of the EDA will consist of the boundaries of the EDA as last amended plus the U.S. 31 Enlargement Area. The

projects set forth in the Plan Supplement will serve and benefit the EDA and the Whiteland Advancement Allocation Area (the "Area") and promote economic development activity in the New Allocation Area, the EDA, the Area, and the Town, as further described in the Plan Supplement. The Department will be permitted to engage in the activities necessary to plan, design, construct, and equip the project set forth in the Plan Supplement.

11. The Commission hereby finds and determines that the amendment of the Declaratory Resolution as provided herein is reasonable and appropriate when considered in relation to the original Declaratory Resolution and the Plan, and the purposes of the Act, and ratifies and confirms that the Plan conforms to the Comprehensive Plan for the Town.

12. In support of the findings set forth in the body of this Resolution, the Redevelopment Commission hereby adopts the specific findings of fact set forth in the Factual Report attached to the Plan Supplement, and the Plan Supplement is hereby in all respects approved and made a part of the Economic Development Plan for the EDA.

13. This paragraph shall be considered the allocation provision for the establishment of the Whiteland U.S. 31 Allocation Area for purposes of IC § 36-7-14-39. The U.S. 31 Property is hereby designated as a new allocation area as authorized in IC § 36-7-14-39, to be referred to as the "Whiteland U.S. 31 Allocation Area". Any property taxes levied on or after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area shall be allocated and distributed in accordance with IC § 36-7-14-39, or any applicable successor provision. This allocation provision shall expire no later than 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 of the Whiteland U.S. 31 Allocation Area, unless terminated at an earlier date by the Commission.

14. The Commission hereby finds that the adoption of the above allocation provision for the Whiteland U.S. 31 Allocation Area will result in new property taxes in the area that would not have been generated but for the adoption of the allocation provision, and supporting evidence for such finding is provided within the Factual Findings portion of the Plan Supplement.

15. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment project area or urban renewal area may be exercised by the Commission in the Economic Development Area as enlarged, subject to the limitations in IC § 36-7-14-43.

16. This Resolution shall be submitted to the Plan Commission and the Town Council as provided in the Act, and if approved by the Plan Commission and the Town Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings and take all actions necessary or desirable to carry out the purposes and intent of this Resolution.

18. Upon receipt of the written order of approval of the Plan Commission which has been approved by the Town Council, the Department shall publish notice of the adoption and substance of this Resolution in accordance with IC § 5-3-1-4 and file, or cause to be filed, notice

with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park 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 project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officers authorized to fix budgets, tax rates and tax levies under IC § 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed allocation area. Copies of the notice must also be mailed to affected neighborhood associations and to persons owning property that is in the proposed enlargement of the area or that is proposed to be added to the acquisition list.

19. The Department shall prepare a statement disclosing the impact of the provisions of this Resolution establishing or amending the allocation provisions of the EDA, including the following:

- (a) The estimated economic benefits and costs incurred by the allocation area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the allocation area.

A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under IC § 36-7-14-17 at least ten (10) days before the date of the required hearing.

20. The Department shall record the confirmed resolution in the office of the Johnson County Recorder, and file a copy of the confirmed resolution with both the Johnson County Auditor's Office and the department of local government finance, together with any supporting documents that are relevant to the computation of assessed values in the allocation area, within thirty (30) days after the date on which the Commission takes final action on this Resolution.

21. The officers, counsel, staff, advisers, and representatives of the Commission are hereby authorized and directed to make all filings necessary and desirable to carry out the purposes and intent of this Resolution and the confirmatory resolution, including without limitation, working with the Johnson County Auditor's office to finalize the official list(s) of parcels to be included within the allocation area(s) referenced within this Resolution and the confirmatory resolution, to the extent consistent with the purposes and intent of this Resolution and the confirmatory resolution.

22. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

23. The provisions of all prior resolutions in conflict with the provisions of this Resolution shall be of no further force or effect.

24. Severability. If any provision of this Resolution or its application to any person or circumstance is invalid or unenforceable, then the remainder of this Resolution or the application

of such provision to other persons or circumstances shall not be affected by such invalidity or unenforceability, and in such case a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

25. This Resolution shall be effective as of its date of adoption.

Adopted: 12/12/2024

WHITELAND REDEVELOPMENT COMMISSION



~~David Hawkins, President~~

Amanda Trimble V-President

ATTEST:


John Venter, Secretary

EXHIBIT A

Plan Supplement

U.S. 31 Supplement to the Whiteland Economic Development Plan (Whiteland U.S. 31 Allocation Area - Infrastructure and Additional Quality of Life Amenities)

December 12, 2024

The Economic Development Plan for the Whiteland Economic Development Area, as originally approved by the Whiteland Redevelopment Commission (the “Commission”) on February 21, 2013, (as amended, the “Plan”), is hereby supplemented as set forth below. Capitalized terms used herein shall have the same meanings as defined in the resolution adopting this Plan Supplement and into which this Plan Supplement is incorporated (the “U.S. 31 Declaratory Resolution”).

Project Objectives

The primary objective of the Plan for the Whiteland Economic Development Area (the “EDA”) remains to benefit the public health, safety, morals, and welfare of the citizens of the Town of Whiteland (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 Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the Town, (ii) assist in the attraction of one or more major new business enterprises to the Town, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base, and (vi) improve the diversity of the economic base of the Town. The Plan specifically provided for infrastructure improvements in the areas of road construction, utility infrastructure, a new Town Center, drainage improvements, and various other improvement projects.

Objectives for the Plan Supplement

This document is the Commission’s supplement for the expansion of the Whiteland Economic Development Area to include areas surrounding U.S. 31 located within the Town of Whiteland and further identified herein. This Plan Supplement is designed to accomplish the purposes and goals of the Plan by providing further support for local public improvements that will serve and/or benefit the EDA, and is designed and intended to promote the use of land in the Town of Whiteland in a manner consistent with the Whiteland Comprehensive Plan (the “Comprehensive Plan”), as it may be amended from time to time.

This Plan Supplement also includes designating the property depicted and described below as additional economic development area to be added to the Whiteland EDA (the “U.S. 31 Enlargement Area”) as well as designating a new allocation area (the “Whiteland U.S. 31 Allocation Area” or the “Area”) within the Whiteland EDA, also depicted and described below, as an area targeted for development and the collection of tax increment authorized under I.C. § 36-7-14-39, which Area will be served and benefited by the implementation of this Plan Supplement.

This Plan Supplement also includes supporting and facilitating the goals, plans, and purposes of the Economic Development Plan for the Whiteland Economic Development Area to the extent funds are available to do so and such local public improvements are in or serve the Area, or are otherwise eligible for funding from revenues of the Area. The appropriate, quality development of one area of the EDA as part of an integrated whole is considered to have a synergistic effect and directly benefit the development of the other areas of the EDA.

This Plan Supplement also includes provisions for funding capital and operating expenses for police and fire services, which is a reasonable and appropriate complement to the objectives outlined in the Plan. When making business investment decisions, public safety, fire protection, and general business protection considerations can make a meaningful difference. Communities that can offer businesses and their employees a safe, secure, and robust public safety plan and police department will have an advantage in marketing themselves to corporate decision makers. Further, communities that maintain a well-staffed and well-equipped fire department to respond to emergency situations will have the same advantage.

Description of the Project Area

The Town of Whiteland is generally located in central Indiana, south of Indianapolis in Johnson County. The community is sandwiched between two larger cities, Greenwood to the north and Franklin to the south, and adjoins the comparably-sized town of New Whiteland to the west. The corporate boundaries of the Town now also extend eastward, generally abutting I-65, following recent annexations.

Manufacturing, commercial, and agricultural businesses formed the basis of the Town's economy from nearly its incorporation in 1886. Most of the early business and industrial development was reliant on the historic state road and then on the railroad between Louisville and Indianapolis. Later, as the state road was expanded to become U.S. 31, the Town and its businesses shifted to focus on U.S. 31.

While the current strong residential and warehouse growth of the Town is beneficial, it has caused increased stress on current public improvements such as roadway and transportation infrastructure. Additionally, because of the limited employment, shopping, recreation, and entertainment opportunities within the Town, the increased residential development, and the need for motor vehicles for residents to reach jobs, shopping, recreation, entertainment, and other activities both within and outside of the Town's boundaries, there is a strong need for pedestrian sidewalks and trails and bicycle/recreational pathways to connect residents to businesses, recreation, entertainment, employment, and other opportunities located along U.S. 31. Because of the lack of connectivity, public health and general welfare are adversely impacted.

In addition to a lack of pedestrian sidewalks, trails, and bicycle/recreational pathways, there exists only limited streetlights to illuminate the current roadway infrastructure and the prospective pedestrian ways making them dangerous for travel during the evening hours. Further, there exists a shortage of landscaping, hardscaping, and a general "gateway" to the Town and the businesses on U.S. 31. This lack of a welcoming gateway to the Town makes it difficult for residents, tourists, passersby, and others to know where Town limits begin and end, and to visit businesses along U.S. 31 located within the Town's boundaries. Furthermore, the lack of aesthetics from landscaping

and hardscaping suppresses the Town's attractiveness and the pride of the residents and businesses of the Town.

Moreover, because the installation of public infrastructure such as roadways, sidewalks, trails, bicycle/recreation pathways, and streets lights are uniquely a function of government, it is not expected that the Town's infrastructure deficiencies along U.S. 31 will be overcome through the ordinary operation of private enterprise.

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Depiction of the U.S. 31 Enlargement Area, also being the Whiteland U.S. 31 Allocation Area

(Parcels highlighted in yellow, divided into two maps, north and south)



(North half of Map)



(South half of Map)

**Description of the U.S. 31 Enlargement Area and Whiteland U.S. 31 Allocation Area By
Parcel List**

(Being 85 parcels of commercially zoned developed and undeveloped land located along U.S. 31
in Whiteland as depicted on the map above.)

(Also being the list of owners of the various parcels of property affected by the amendment of
the Declaratory Resolution)

| PARCEL ID | OWNER |
|--------------------------|---|
| | (North of Whiteland Rd.) |
| 41-05-21-043-040.000-028 | MUBARAK AHMED D |
| 41-05-21-043-027.000-028 | CSMA BLT LLC |
| 41-05-21-043-039.001-028 | CLARK RUSSELL DON |
| 41-05-21-044-003.000-028 | STAFFORD PROPERTIES LLC |
| 41-05-21-012-056.000-028 | BRIDGES INVESTMENT GROUP LLC |
| 41-05-21-012-054.000-028 | WHITELAND RETAIL CENTER II LLC |
| 41-05-21-044-006.003-028 | EVEREST DENTAL LLC |
| 41-05-21-043-040.001-028 | MUBARAK AHMED D |
| 41-05-21-012-060.000-028 | JESSEN FUNERAL HOME & SIMPLE CREMATION LLC |
| 41-05-21-042-031.000-028 | MARSCHKE BRYAN C |
| 41-05-21-042-032.000-028 | MARSCHKE BRYAN C |
| 41-05-21-042-012.000-028 | PITTMAN DANIEL J |
| 41-05-21-042-013.000-028 | INDIANA KACHIN BAPTIST CHURCH INC |
| 41-05-21-044-007.002-028 | GURU OAT INC |
| 41-05-21-044-007.001-028 | MASCARI REAL ESTATE HOLDINGS LLC |
| 41-05-21-044-007.004-028 | MASCARI REAL ESTATE HOLDINGS LLC |
| 41-05-21-044-007.000-028 | MASCARI REAL ESTATE HOLDINGS LLC |
| 41-05-21-044-006.000-028 | HUGHES JANE TANAY |
| 41-05-21-042-035.000-028 | PATRICK ELIJAH JR & PATRICK MARY E |
| 41-05-21-042-037.010-028 | UNITED TELEPHONE CO OF IND |
| 41-05-21-042-038.000-028 | PATRICK ELIJAH JR & PATRICK MARY E |
| 41-05-21-042-035.001-028 | PATRICK ELIJAH JR & PATRICK MARY E |
| 41-05-21-042-036.010-028 | UNITED TELEPHONE CO OF IND |
| 41-05-21-042-033.001-028 | WHITELAND REALTY LLC |
| 41-05-21-042-011.000-028 | PORTER REVE TRUSTEE OF THE LOT 2525 TRUST FBO BRYAN PRIMICH |
| 41-05-21-043-042.000-028 | 1313 EXECUTIVE LLC |
| 41-05-21-043-043.000-028 | TEMPLE BYRON EDWARD |
| 41-05-21-043-044.000-028 | PROFESSIONAL AUTO CARE CENTER |
| 41-05-21-043-043.001-028 | TEMPLE BYRON EDWARD |
| 41-05-21-043-043.002-028 | TEMPLE BYRON EDWARD |
| 41-05-21-042-039.000-028 | D&M SWAIM PROPERTIES LLC |
| 41-05-21-042-040.000-028 | DIXON ROBERT W & REBECCA A |
| 41-05-21-042-041.000-028 | JOHNSON COUNTY LEARNING CENTER INC |
| 41-05-21-042-009.000-028 | INDIANA KACHIN BAPTIST CHURCH INC |
| 41-05-21-042-001.001-028 | TOWN OF WHITELAND |
| 41-05-21-013-026.000-028 | PREMIER OUTDOOR POWER EQUIPMENT INC |
| 41-05-21-044-009.000-028 | VPS HOLDING LLC |
| 41-05-21-013-027.000-028 | WHITAKER RAY & WHITAKER ALAN R. |
| 41-05-21-013-004.001-028 | GOBRO PROPERTIES LLC |
| 41-05-21-012-053.000-028 | WHITELAND RETAIL CENTER II LLC |
| 41-05-21-012-055.000-028 | KEYSTONE DEVELOPMENT INC |
| 41-05-21-012-057.000-028 | SCF RC FUNDING III LLC |

| | |
|--------------------------------|--|
| 41-05-21-044-004.000-028 | WALTERS GEORGE |
| 41-05-21-043-087.000-028 | INDIANA KACHIN BAPTIST CHURCH INC |
| 41-05-21-012-062.000-028 | DONS LEGACY V LLC |
| 41-05-21-012-059.001-028 | TIPTON HOLDINGS LLC |
| 41-05-21-043-026.000-028 | PATRICK ELIJAH JR & MARY |
| 41-05-21-043-005.000-028 | HUGHES JANE TANAY |
| 41-05-21-044-001.000-028 | CLARK-PLEASANT COMMUNITY SCHOOL CORP |
| 41-05-21-044-004.001-028 | WALTERS GEORGE D & SHANNON R |
| 41-05-21-013-030.000-028 | PREMIER OUTDOOR POWER EQUIPMENT INC |
| 41-05-21-012-065.000-028 | DONS LEGACY V LLC |
| 41-05-21-012-064.000-028 | DONS LEGACY V LLC |
| 41-05-21-012-063.000-028 | DONS LEGACY V LLC |
| 41-05-21-012-061.000-028 | DONS LEGACY V LLC |
| 41-05-21-043-045.000-028 | TEMPLE BYRON EDWARD |
| (South of Whiteland Rd) | |
| 41-05-27-033-001.000-028 | ALLEN LEONARD N & FELEICA M |
| 41-05-27-033-002.001-028 | ALLEN LEONARD N |
| 41-05-27-033-003.000-028 | FAGRAS RONNIE A & LINDA S |
| 41-05-28-014-005.000-028 | W E PARIS PROPERTIES LLC |
| 41-05-28-014-006.000-028 | JOHNSON COUNTY PUBLIC LIBRARY |
| 41-05-28-041-076.000-028 | PATEL HARISH CHANDRA & PATEL VINA H & PATEL CHIRAG H |
| 41-05-27-033-004.000-028 | HOUCHIN THEODORE JR & BARBARA E |
| 41-05-27-033-006.000-028 | TIEU DON H & NGUYEN ANNE H |
| 41-05-27-033-003.002-028 | FAGRAS RONNIE A & LINDA S |
| 41-05-27-033-002.002-028 | ALLEN LEONARD N |
| 41-05-28-011-014.000-028 | WAITS / MOORE LP (60%), WAITS RAYMOND ALLEN, BARBIERI BRENDA JOAN, & MCLAUGHLIN MELINDA GAIL (20%), MOORE JENNIFER MARGARET, TOWNER PAULETTE GAIL, & ERLEY CAROLYN SUE (20%) |
| 41-05-27-033-005.000-028 | TIEU DON H & NGUYEN ANNE H |
| 41-05-27-033-004.002-028 | BROWN JOSEPH GREGORY |
| 41-05-27-032-111.000-028 | ALKHATIB LLC |
| 41-05-28-041-080.000-028 | PATEL HARISH CHANDRA & PATEL VINA H & PATEL CHIRAG H |
| 41-05-27-033-002.000-028 | ALLEN LEONARD N |
| 41-05-27-033-004.001-028 | BROWN JOSEPH GREGORY |
| 41-05-27-032-112.000-028 | ALKHATIB LLC |
| 41-05-28-041-075.000-028 | ALKHATIB LLC |
| 41-05-27-033-063.000-028 | RESTORATION CHURCH INC |
| 41-05-27-032-110.000-028 | ALKHATIB LLC |
| 41-05-28-041-074.000-028 | ALKHATIB LLC |
| 41-05-28-041-077.000-028 | LAMBO FIELDS LLC |
| 41-05-27-032-113.000-028 | PATEL HARISH CHANDRA & PATEL VINA H & PATEL CHIRAG H |
| 41-05-27-033-003.001-028 | FAGRAS RONNIE A & LINDA S |
| 41-05-27-033-064.000-028 | RESTORATION CHURCH INC |
| 41-05-28-011-036.001-028 | WALTZ, SUSAN ELAINE & WOOD, JANICE RUTH & WOOD TIMOTHY, JOE & WOOD, PHILIP EUGENE |
| 41-05-28-011-041.000-028 | SPRAGUE RENTALS LLC |
| 41-05-28-011-040.000-028 | SPRAGUE RENTALS LLC |

(If there is a discrepancy between the Parcel List and the Map, the Parcel List shall control.)

Specific Project Descriptions

Installation of Gateway to Whiteland

Estimated Cost: \$1-2 million, depending on scope of public-private partnerships, and other factors

This Plan Supplement calls for the promotion and development of a gateway treatment throughout the Town to distinguish it from its neighbors to the north (Greenwood), west (New Whiteland), and the south (Franklin) on U.S. 31, and at the exit of Whiteland Road and I-65. Regarding U.S. 31, specifically, the Town's Comprehensive Plan provides as follows:

“U.S. 31 is a traditional highway corridor with commercial strip development...there is limited access to business from U.S. 31 [both from the roadway itself and because of the lack of pedestrian ways]. Generally, the access is right-turn-in and right-turn-out. Several breaks in the U.S. 31 median do allow for left-turns at key locations.”

“Redevelopment of the commercial areas along U.S. 31 and Whiteland Road would enhance the image of Whiteland at key gateway locations. As redevelopment occurs, access management can be put into place along with improved pedestrian access, landscaping, and similar considerations. Improvements to the corridor will increase the opportunity of infill development and development of vacant sites.”

Gateway entrances could take the shape of those present in neighboring communities, particularly the City of Franklin's gateway entrance at King St. and Paris Dr., the City of Carmel's entrance to its Arts & Design District located at Rangeline Rd. and Elm St, or the Town of Mooresville's gateway signage on S.R. 67 and Merriman Rd.

Increased Connectivity, Sidewalk, Trails, Bike Paths, and Other Recreational Pathways

Estimated Costs: \$3-4 million depending on the relocation of existing utilities, drainage, and other infrastructure, and the acquisition of property

Infrastructure improvements to include sidewalks, trails, bike/recreational paths, and other connectivity projects are major factors in economic development. With the exception of a few recently developed sites, there are no sidewalks along U.S. 31. The investment in sidewalk, trail, and bike/recreational path projects would reduce the need for residents to utilize vehicles to reach businesses along U.S. 31, thus decreasing traffic, limiting roadway wear and tear, and improving public health for the community. The relocation or upgrading of existing utilities such as water, sewer, and current electrical poles may be required along with regrading or installing new stormwater swales and other infrastructure to accommodate the increase in non-permeable surfaces such as sidewalks. Further, it is likely that land acquisition would be required to install sidewalks a safe distance from vehicles travelling on U.S. 31 and other portions of Town, and the creation of pedestrian refuge islands for those pedestrians or bicyclists crossing U.S. 31 and other portions of Town.

U.S. 31 Median Improvements

Estimated Costs: \$500,000 to \$600,000 in landscape and hardscape installations

The creation of an inviting atmosphere throughout the Town's major thoroughfares, including U.S. 31, is an important marketing tool for the Town to attract and retain businesses. Currently, there are no median improvements on U.S. 31 in the Town or in neighboring municipalities. Median improvements in the Town would allow it to distinguish itself and better market itself to new businesses and residents. Aesthetic and multimodal improvements to the thoroughfare, such as landscaped medians, street trees, bike lanes, pedestrian facilities, and the like, should be constructed to increase the desirability of the EDA.

Façade Improvement Program

Estimated Cost: \$200,000 - \$500,000

The creation and implementation of a façade improvement program to incentivize the repair, replacement, remodeling, updating, and beautification of old, run-down, or unattractive structures and store fronts will re-energize and revitalize the appearance of buildings in the U.S. 31 Enlargement Area and enhance the attractiveness and appeal of the Town and the EDA. Façade improvements would help the private sector make their buildings more inviting so additional consumer traffic will flow to the Town, thus supporting current businesses and attracting incoming businesses. The Town recognizes that the ability of owners to enter into sustainable leases is significantly affected by store front appearance. A partnership program between building owners and the Town is expected to help effect needed changes to the appearance of the buildings, thus stabilizing and ultimately increasing the tax base by adding to Assessed Value.

Other Capital Improvements and Infrastructure

Additional infrastructure in the form of utility improvements, roadway improvements, and drainage improvements may also be necessary to support and attract incoming businesses.

Funding for Police and Fire Capital Expenditures and Operating Expenses

(Total initial estimated yearly cost: \$200,000, initially to be funded from other Allocation Areas)

The permitted expenditures include, among other things: the funding of salaries and wages of the Town's police and fire departments to assist in the recruitment and retention of high-quality, well-trained public safety officials and employees. The permitted expenditures may also include, among other things, the purchase of police and fire department resources including vehicles, safety equipment, computers, and other public safety technology and equipment.

Economic Development Incentives

The purposes and goals of the Plan and the Plan Supplement include the attraction of new development to the EDA, which may be accomplished by providing economic development incentives to the extent permissible under the laws of the State of Indiana and otherwise in harmony with this Plan.

Factual Findings in Support of the Plan Supplement

- The Plan Supplement will benefit the public health safety, morals and welfare; increase the economic well-being of the EDA and serve to protect and increase property values in the EDA;
- The Plan Supplement will be of public utility and benefit;
- Sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, supporting infrastructure, and the general beautification of an area is a critical contribution to the public health, well-being, welfare, morals, and sense of community;
- Sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, supporting infrastructure, and the general beautification of an area are important factors that businesses value and consider when determining where to locate their facilities;
- A lack of sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, and infrastructure is a detriment to economic development;
- Additional sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, supporting infrastructure, and the general beautification of the area by creating a more welcoming environment would contribute to the overall economic well-being, development, and livelihood of the EDA;
- The addition of sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, supporting infrastructure, and the general beautification of the EDA and the Town would make Whiteland a more desirable location for businesses and would aid in the retention and expansion of business enterprises in the EDA;
- The ability to attract and retain talent is a key concern for companies and is a factor evaluated when determining a business location;
- Workers, particularly those in a younger demographic, often have a strong desire to live and work in a close geographic area, and quality of life factors and aesthetics of an area are of particular importance to this demographic;
- The addition of sidewalks, trails, bike/recreational pathways, tree plantings, hardscape installations, and supporting infrastructure would reduce vehicle traffic congestion and elevate the Town's commitment to environmentally sustainable practices.
- Investment in beautification projects, such as signage, landscaping, hardscaping, façade improvements, and other projects will help Whiteland show that it is committed to providing a quality living and business-friendly working environment and experience and will assist it in attracting and retaining corporate citizens.
- Unattractive building façades, signage, entrances to businesses, and decorative details is a detriment to economic development;
- Police and fire protection are critical services that contribute to the public health, well-being, welfare, morals, and sense of community;
- Police and fire protection are important services that businesses value and consider when determining where to locate their facilities;
- A lack of adequate police protection, fire protection and general public safety is a detriment to economic development of an area;
- Funding police protection and fire protection services will make Whiteland a more desirable location for businesses and will aid in the retention and expansion of business enterprises in the Economic Development Areas of the Town;
- Workers, particularly those in a younger demographic, often have a strong desire to live and work in a place where they can feel safe and secure in their person and their valuables;

- The adoption of the allocation provision of the U.S. 31 Declaratory Resolution, which establishes the U.S. 31 Property as an allocation area within the Whiteland EDA, will result in new property taxes in the Whiteland U.S. 31 Allocation Area that would not have been generated but for the adoption of the allocation provision, because the projects of the Plan Supplement will promote and encourage new investment in the Whiteland U.S. 31 Allocation Area and help facilitate and incentivize the development and redevelopment of properties within the Whiteland U.S. 31 Allocation Area, and provide the Commission and the Town with additional tools and revenue to help fund the projects of the Plan Supplement, which development or redevelopment has not occurred through private enterprise within a reasonable time.

EXHIBIT B

Order of the Plan Commission

[See attached]

**ORDER OF THE WHITELAND PLAN COMMISSION
DETERMINING THAT A DECLARATORY RESOLUTION
APPROVED AND ADOPTED BY THE
WHITELAND REDEVELOPMENT COMMISSION CONFORMS
TO THE PLAN OF DEVELOPMENT FOR WHITELAND AND APPROVING THAT
RESOLUTION
(Establishing U.S. 31 TIF District)**

WHEREAS, the Town of Whiteland ("Town") Redevelopment Commission (the "Commission"), governing body of the Town of Whiteland Department of Redevelopment (the "Department"), on February 21, 2013 adopted its Resolution No. 2013-01 (as subsequently confirmed and amended, the "Declaratory Resolution") establishing an economic development area known as the "Whiteland Economic Development Area" (as amended, the "Economic Development Area", "Whiteland EDA", or "EDA"), and approving an economic development plan for the EDA (as amended, the "Economic Development Plan" or "Plan"), pursuant to IND. CODE 36-7-14 and IND. CODE 36-7-25, as amended (together, the "Act");

WHEREAS, the Redevelopment Commission adopted a declaratory resolution (Resolution No. 2024-02) on December 12, 2024 (the "Amending Resolution") amending the Declaratory Resolution and Plan to designate the U.S. 31 Enlargement Area identified within the Amending Resolution as additional economic development area (the "Additional EDA") to be added to the Whiteland EDA and to designate the Additional EDA as a new allocation area as authorized in IC § 36-7-14-39, to be referred to as the "Whiteland U.S. 31 Allocation Area";

WHEREAS, IND. CODE § 36-7-14-16 requires approval of the Amending Resolution by the Whiteland Plan Commission ("Plan Commission"); and

WHEREAS, IC 36-7-14-16 requires the Redevelopment Commission and the Plan Commission to give consideration to transitional and permanent provisions for adequate housing for the residents of the EDA who will be displaced by the redevelopment project.

NOW, THEREFORE, BE IT ORDERED by the Whiteland Plan Commission as follows:

1. The Plan Commission finds that Redevelopment Commission Resolution 2024-02 conforms to the Whiteland Comprehensive Plan and the plan of development for the Town.

2. The Plan Commission understands that to the extent the Amending Resolution and/or the Plan, as amended, will cause displacement of any persons, the Redevelopment Commission will cooperate to the maximum feasible extent with federal, state, or local agencies administering programs that may be of assistance to displaced persons, in order to assure that displaced persons receive the maximum assistance available to them, and the Plan Commission understands that the Redevelopment Commission will comply with all applicable laws and regulations concerning transitional and permanent provisions for adequate housing for any residents of the area who will be displaced by the redevelopment projects.

3. The Amending Resolution is in all respects approved.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Resolution with the permanent minutes of this meeting.

Approved by the Whiteland Plan Commission, this 1st day of January, 2025.

Whiteland Plan Commission



Gary Howard, President

ATTEST:



~~Melissa Fraser, Secretary~~
Whiteland Plan Commission

Melissa Mich
Deputy Clerk.