

WHITELAND REDEVELOPMENT COMMISSION

RESOLUTION 2026-01

A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND ALLOCATION AREA OF THE WHITELAND ECONOMIC DEVELOPMENT AREA TO EXCLUDE RESIDENTIAL PROPERTIES

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" (the "Original EDA"), and approving an economic development plan for the area (the "Plan"), pursuant to IND. CODE § 36-7-14, as amended (the "Act");

WHEREAS, pursuant to IND. CODE § 36-7-14-2, the clearance, replanning, and redevelopment of areas needing redevelopment are public uses and purposes for which public money can be spent and private property may be acquired;

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

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) An estimate of the cost of acquisition, redevelopment and economic development;

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

Section 1) The Commission has determined that the Residential Properties identified on the attached Exhibit A incorporated herein (the "Residential Properties") will no longer be of benefit to include within the Whiteland Advancement Allocation Area. The Declaratory

Resolution is hereby amended to remove the Residential Properties from the Whiteland Advancement Allocation Area. The boundaries of the Whiteland Advancement Allocation Area, as amended by this resolution to remove the Residential Property, shall be the same as previously established and amended, but excluding the Residential Properties. The desired activities of the department of redevelopment shall be the same as previously established and amended.

Section 2) The Commission ratifies and confirms the Plan and the findings contained in the Plan.

Section 3) The Commission finds, ratifies, and confirms that the exclusion of the Residential Properties from the Whiteland Advancement Allocation Area and the amendment of the Declaratory Resolution as described herein conform to the comprehensive plan for the Town and other development and redevelopment plans for the Town.

Section 4) The Commission finds that the public health and welfare will be benefited by the amendment of the Whiteland Advancement Allocation Area and the Declaratory Resolution as provided in this resolution.

Section 5) The Commission finds that the amendment of the Whiteland Advancement Allocation Area and the Declaratory Resolution as provided in this resolution will be of public utility and benefit in that it helps streamline the TIF Neutralization process and helps prevent residential assessed value from being captured.

Section 6) The Commission reaffirms that no residents of the Whiteland Economic Development Area will be displaced by any project resulting from the 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 7) This paragraph shall be considered the allocation provision for purposes of IND. CODE § 36-7-14-39. For purposes of IND. CODE § 36-7-14-39, effective with the January 1, 2027 assessment date, the Residential Properties shall no longer be considered part of the Whiteland Advancement Allocation Area, and any property taxes levied upon the Residential Properties on or after January 1, 2027 by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area, shall **not** be allocated and distributed in accordance with IND. CODE § 36-7-14-39. Effective with the January 1, 2027 assessment date, the Base Assessed Value of the Whiteland Advancement Allocation Area shall be calculated without the inclusion of the Residential Properties.

Section 8) 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.

Section 9) The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Whiteland Plan Commission for its approval.

Section 10) The Commission also directs the presiding officer, upon receipt of the written order of approval of the Whiteland Plan Commission which has been approved by the Common Council to publish notice of the adoption and substance of this resolution in accordance with IND. CODE § 5-3-1-4 and to file notice with the Whiteland 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 action proposed under the this resolution and will determine the public utility and benefit of the action proposed under the this resolution. Copies of the notice must also be filed with the officers authorized to fix budgets, tax rates and tax levies under IND. CODE § 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed allocation area.

Section 11) The Commission also directs the presiding officer to prepare or cause to be prepared, and file with the officers of the taxing units who are authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5 at least ten (10) days before the date of the hearing, a statement disclosing the impact of the allocation area to the extent required under IND. CODE § 36-7-14-17(c)(2) or other applicable law.

Section 12) The Commission further directs the presiding officer to submit this resolution to the Town Council for its approval of the amendment of the Whiteland Advancement Allocation Area and the amendment of the Declaratory Resolution as described herein.

Section 13) This Resolution shall be effective as of its date of adoption.

Adopted:

September 10, 2026

WHITELAND REDEVELOPMENT COMMISSION


David Hawkins, President

ATTEST:

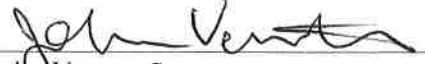
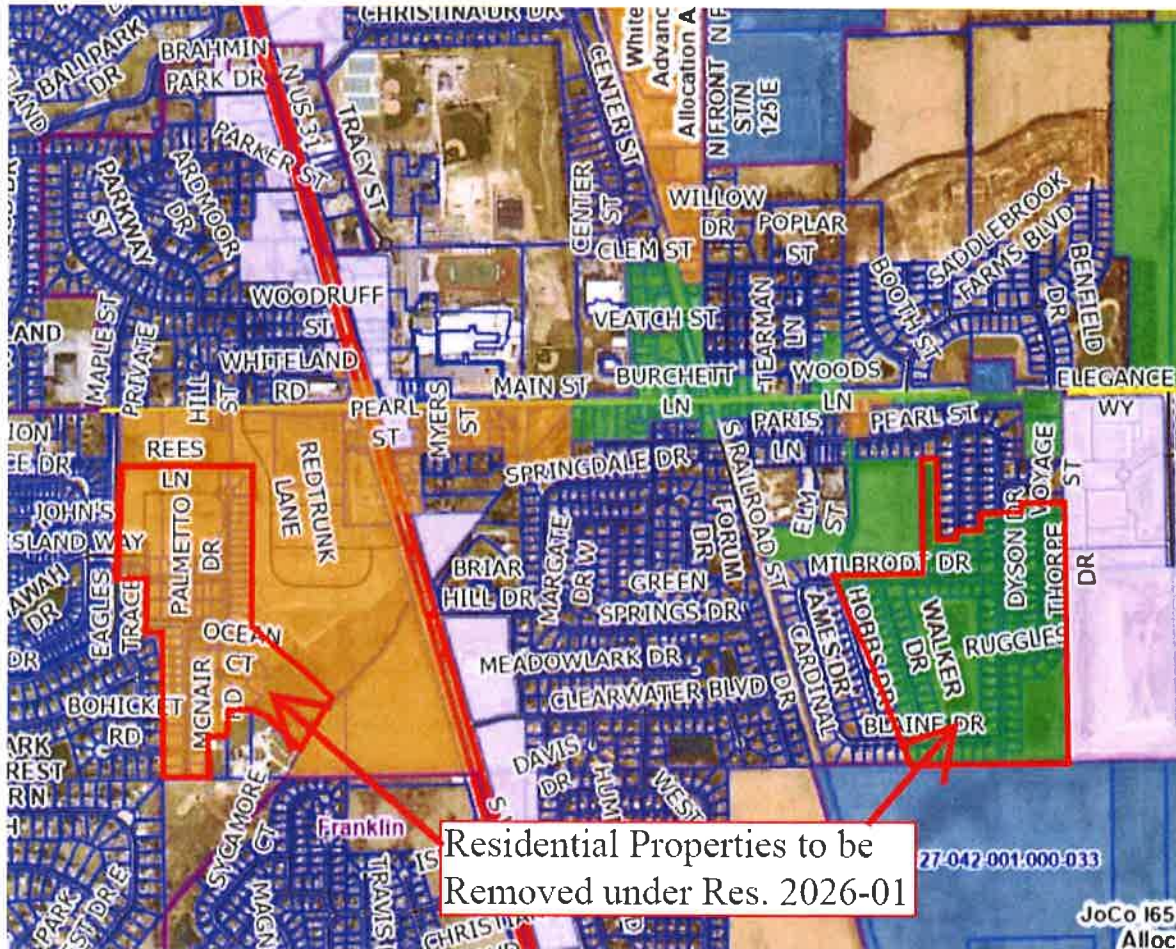

John Venter, Secretary

EXHIBIT A

Map and List of Residential Properties to be Removed



List of Owners and Residential Properties to be Removed

Parcel #'s	Title Holder	Street Address	Lot #
41-05-28-024-002.002-028	Briar Creek Development LLC	Whiteland Road, Whiteland	Whiteland Rd
41-05-28-013-005.000-028	Briar Creek Development LLC	S. US 31, Whiteland	S. US 31
41-05-28-012-033.000-028	NVR Inc.	428 Rees Ln., Whiteland, IN 46184	Lot 88
41-05-28-012-032.000-028	Briar Creek Development LLC	440 Rees Ln, Whiteland, IN 46184	Lot 87
41-05-28-012-031.000-028	Briar Creek Development LLC	55 Palmetto Dr., Whiteland, IN 46184	Lot 86
41-05-28-012-030.000-028	Briar Creek Development LLC	67 Palmetto Dr., Whiteland, IN 46184	Lot 85

Parcel #'s	Title Holder	Street Address	Lot #
41-05-28-012-029,000-028	Briar Creek Development LLC	75 Palmetto Dr., Whiteland, IN 46184	Lot 84
41-05-28-012-028,000-028	Briar Creek Development LLC	83 Palmetto Dr., Whiteland, IN 46184	Lot 83
41-05-28-012-027,000-028	Briar Creek Development LLC	91 Palmetto Dr., Whiteland, IN 46184	Lot 82
41-05-28-012-026,000-028	Briar Creek Development LLC	99 Palmetto Dr., Whiteland, IN 46184	Lot 81
41-05-28-012-025,000-028	NVR Inc	107 Palmetto Dr., Whiteland, IN 46184	Lot 80
41-05-28-012-024,000-028	NVR Inc	115 Palmetto Dr., Whiteland, IN 46184	Lot 79
41-05-28-012-023,000-028	NVR Inc	123 Palmetto Dr., Whiteland, IN 46184	Lot 78
41-05-28-012-022,000-028	NVR Inc	131 Palmetto Dr., Whiteland, IN 46184	Lot 77
41-05-28-012-021,000-028	Rick a. Matthews	139 Palmetto Dr. Whiteland, IN 46184	Lot 76
41-05-28-012-020,000-028	Brenda R & David M. O'Brien	147 Palmetto Dr. Whiteland, IN 46184	Lot 75
41-05-28-012-019,000-028	Jeannine M. Lovins	155 Palmetto Dr. Whiteland, IN 46184	Lot 74
41-05-28-013-054,000-028	Jeffrey W. & Mary R. Lehman	163 Palmetto Dr. Whiteland, IN 46184	Lot 73
41-05-28-013-053,000-028	Lora Lee Spiess	171 Palmetto Dr. Whiteland, IN 46184	Lot 72
41-05-28-013-052,000-028	Christine Oser & Jeffrey Alan Hodson	183 Palmetto Dr. Whiteland, IN 46184	Lot 71
41-05-28-013-051,000-028	Ajmer Singh	195 Palmetto Dr. Whiteland, IN 46184	Lot 70
41-05-28-013-057,000-028	Briar Creek Development LLC	McNair Rd, Whiteland	Common Area D
41-05-28-013-050,000-028	Christopher W. Szaibel & Christopher W. Thayer	431 Wert Ln Whiteland, IN 46184	Lot 69
41-05-28-013-049,000-028	David G. & Pamela C Vespo	419 Wert Ln. Whiteland, IN 46184	Lot 68
41-05-28-013-058,000-028	Briar Creek Development LLC	McNair Rd, Whiteland	Common Area E
41-05-28-013-048,000-028	NVR Inc. A Virginia Corp.	213 McNair Rd., Whiteland, IN 46184	Lot 67
41-05-28-013-047,000-028	Briar Creek Development LLC	221 McNair Rd., Whiteland, IN 46184	Lot 66
41-05-28-013-046,000-028	Briar Creek Development LLC	235 McNair Rd., Whiteland, IN 46184	Lot 65
41-05-28-013-045,000-028	Briar Creek Development LLC	412 Ocean Ct., Whiteland, IN 46184	Lot 64
41-05-28-013-044,000-028	Briar Creek Development LLC	420 Ocean Ct., Whiteland, IN 46184	Lot 63
41-05-28-013-043,000-028	Austin M. & Sara A. Mikesell	434 Ocean Ct., Whiteland, IN 46184	Lot 62
41-05-28-013-042,000-028	NVR Inc.	450 Ocean Ct., Whiteland, IN 46184	Lot 61
41-05-28-013-041,000-028	Anthony J. Snyder & Brooke L. Nelson	462 Ocean Ct., Whiteland, IN 46184	Lot 60
41-05-28-013-040,000-028	Lindsey & Sean Small	474 Ocean Ct., Whiteland, IN 46184	Lot 59
41-05-28-013-039,000-028	Edwd Phillip & Tatiana Stiles	471 Ocean Ct., Whiteland, IN 46184	Lot 58

Parcel #'s	Title Holder	Street Address	Lot #
41-05-28-013-038.000-028	Manreet Uppal & Ravinder Singh	459 Ocean Ct., Whiteland, IN 46184	Lot 57
41-05-28-013-037.000-028	Jersey Lynn Harrell & Gene Tony, Jr.	447 Ocean Ct., Whiteland, IN 46184	Lot 56
41-05-28-013-036.000-028	NVR Inc	431 Ocean Ct., Whiteland, IN 46184	Lot 55
41-05-28-013-035.000-028	Briar Creek Development LLC	417 Ocean Ct., Whiteland, IN 46184	Lot 54
41-05-28-013-034.000-028	Ryan S. & Jennifer L. Michael	409 Ocean Ct., Whiteland, IN 46184	Lot 53
41-05-28-013-033.000-028	Julie & Charles Windsor, Jr.	401 Ocean Ct., Whiteland, IN 46184	Lot 52
41-05-28-013-032.000-028	Jesus Frank Pasos	279 McNair Rd., Whiteland, IN 46184	Lot 51
41-05-28-013-031.000-028	Mancika J. Moore	287 McNair Rd., Whiteland, IN 46184	Lot 50
41-05-28-013-030.000-028	NVR Inc.	295 McNair Rd., Whiteland, IN 46184	Lot 49
41-05-28-013-029.000-028	Marceline Josce & Josh Ngou Mbamba	301 McNair Rd., Whiteland, IN 46184	Lot 48
41-05-28-013-028.000-028	Briar Creek Development LLC	313 McNair Rd., Whiteland, IN 46184	Lot 47
41-05-28-013-027.000-028	Briar Creek Development LLC	325 McNair Rd., Whiteland, IN 46184	Lot 46
41-05-28-013-026.000-028	Briar Creek Development LLC	333 McNair Rd., Whiteland, IN 46184	Lot 45
41-05-28-013-056.000-028	Briar Creek Development LLC	McNair Rd., Whiteland	Common Area G
41-05-28-013-055.000-028	Briar Creek Development LLC	McNair Rd., Whiteland	Common Area F
41-05-28-013-025.000-028	NVR Inc.	338 McNair Rd., Whiteland, IN 46184	Lot 44
41-05-28-013-024.000-028	NVR Inc.	326 McNair Rd., Whiteland, IN 46184	Lot 43
41-05-28-013-023.000-028	NVR Inc.	304 McNair Rd., Whiteland, IN 46184	Lot 42
41-05-28-013-022.000-028	NVR Inc.	296 McNair Rd., Whiteland, IN 46184	Lot 41
41-05-28-013-021.000-028	NVR Inc.	288 McNair Rd., Whiteland, IN 46184	Lot 40
41-05-28-013-020.000-028	Benjamin J.C. & Kaitlyn Elizabeth Jordan	280 McNair Rd., Whiteland, IN 46184	Lot 39
41-05-28-013-019.000-028	NVR Inc.	272 McNair Rd., Whiteland, IN 46184	Lot 38
41-05-28-013-018.000-028	Palwinder & Manjinder Singh	266 McNair Rd., Whiteland, IN 46184	Lot 37
41-05-28-013-017.000-028	Kim F. & Mary Ann Adams	258 McNair Rd., Whiteland, IN 46184	Lot 36
41-05-28-013-016.000-028	Noah Slinker & Harold McKenzie	250 McNair Rd., Whiteland, IN 46184	Lot 35
41-05-28-013-015.000-028	Jacob Wolfe	242 McNair Rd., Whiteland, IN 46184	Lot 34
41-05-28-013-014.000-028	Megan Brown	230 McNair Rd., Whiteland, IN 46184	Lot 33
41-05-28-013-013.000-028	Briar Creek Development LLC	218 McNair Rd., Whiteland, IN 46184	Lot 32
41-05-28-013-012.000-028	Briar Creek Development LLC	210 McNair Rd., Whiteland, IN 46184	Lot 31
41-05-28-024-129.000-028	Briar Creek Development LLC	Maple Street, Whiteland	Common Area I
41-05-28-024-124.000-028	Steven Russell Rager	198 Eagles Trace, Whiteland, IN 46184	Lot 1
41-05-28-024-125.000-028	Stephanie Mari Link & Ray Link, Jr.	184 Eagles Trace, Whiteland, IN 46184	Lot 2
41-05-28-024-126.000-028	Brandon R & Jamie A, Link	172 Eagles Trace, Whiteland, IN 46184	Lot 3
41-05-28-024-127.000-028	Kara May Lueck	160 Eagles Trace, Whiteland, IN 46184	Lot 4
41-05-28-021-120.000-028	Dennis J. & Cindy L. Westlake	148 Eagles Trace, Whiteland, IN 46184	Lot 5
41-05-28-021-121.000-028	Kevin Rosenthal	136 Eagles Trace, Whiteland, IN 46184	Lot 6
41-05-28-021-122.000-028	Wais Mardanzai	122 Eagles Trace, Whiteland, IN 46184	Lot 7

Parcel #'s	Title Holder	Street Address	Lot #
41-05-28-021-125.000-028	Briar Creek Development LLC	Maple Street, Whiteland	Common Area H
41-05-28-021-123.000-028	Briar Creek Development LLC	348 Charles Freer Ln., Whiteland, IN	Lot 8
41-05-28-012-005.000-028	Allison & Joseph Stanley	360 Charles Freer Ln., Whiteland, IN 46184	Lot 9
41-05-28-012-006.000-028	NVR Inc.	372 Charles Freer Ln., Whiteland, IN	Lot 10
41-05-28-012-007.000-028	Jonathan T. & Elizabeth B Hyatt	384 Charles Freer Ln., Whiteland, IN 46184	Lot 11
41-05-28-012-008.000-028	Ryan Gant	396 Charles Freer Ln., Whiteland, IN 46184	Lot 12
41-05-28-012-009.000-028	Charlene Ann Paland Sapal & Moussa Sylla	408 Charles Feer Ln., Whiteland, IN 46184	Lot 13
41-05-28-012-010.000-028	Keran Ilunga	420 Charles Freer Ln., Whiteland, IN 46184	Lot 14
41-05-28-012-011.000-028	Carol J. Celmins	432 Charles Freer Ln., Whiteland, IN 46184	Lot 15
41-05-28-012-012.000-028	Joshua Stumpf	427 Charles Freer Ln., Whiteland, IN 46184	Lot 16
41-05-28-012-013.000-028	NVR Inc.	413 Charles Freer Ln., Whiteland, IN 46184	Lot 17
41-05-28-012-014.000-028	Alexandra Noel Purdue & Austin David Hamilton	405 Charles Freer Ln., Whiteland, IN 46184	Lot 18
41-05-28-012-015.000-028	NVR Inc.	393 Charles Freer Ln., Whiteland, IN 46184	Lot 19
41-05-28-012-016.000-028	Terrence Lee & Pamela J. Darby	381 Charles Freer Ln., Whiteland, IN 46184	Lot 20
41-05-28-012-017.000-028	Kevin L. Scott	369 Charles Freer Ln., Whiteland, IN 46184	Lot 21
41-05-28-012-018.000-028	NVR Inc.	357 Charles Freer Ln., Whiteland, IN 46184	Lot 22
41-05-28-021-124.000-028	NVR Inc.	343 Charles Freer Ln., Whiteland, IN	Lot 23
41-05-28-024-128.000-028	NVR Inc.	346 Wert Ln., Whiteland, IN 46184	Lot 24
41-05-28-013-006.000-028	NVR Inc.	360 Wert Ln., Whiteland, IN 46184	Lot 25
41-05-28-013-007.000-028	NVR Inc.	372 Wert Ln., Whiteland, IN 46184	Lot 26
41-05-28-013-008.000-028	NVR Inc.	384 Wert Ln., Whiteland, IN 46184	Lot 27
41-05-28-013-009.000-028	NVR Inc.	396 Wert Ln., Whiteland, IN 46184	Lot 28
41-05-28-013-010.000-028	NVR Inc.	410 Wert Ln., Whiteland, IN 46184	Lot 29
41-05-28-013-011.000-028	Rile Alspach	418 Wert Ln., Whiteland, IN 46184	Lot 30
41-05-28-013-059.000-028	Briar Creek Development LLC	Palmetto Dr., Whiteland IN	Common Area C