

WHITELAND REDEVELOPMENT COMMISSION

RESOLUTION 2014-01

**A RESOLUTION AMENDING DECLARATORY RESOLUTION 2013-01 TO DESIGNATE
ADDITIONAL ALLOCATION AREA WITHIN THE WHITELAND ECONOMIC
DEVELOPMENT 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, 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, as part of the Declaratory Resolution the Redevelopment Commission adopted an economic development plan (“Plan”) for the Original EDA; and

WHEREAS, the Plan expressly identified certain sub-areas of the Original EDA for designation as additional allocation area in the future as opportunities and needs arise over time, and the Commission has determined to add certain of the identified sub-areas to the Original Allocation Area (as defined below);

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; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges, and immunities that may be exercised by this Redevelopment 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;

WHEREAS, this Redevelopment Commission deems it advisable to apply the provisions of said Sections 41 and 43 of the Act to the additional allocation area; and

WHEREAS, the Commission has caused to be prepared a factual report (“Report”) in support of the findings contained in this resolution, which Report is attached to and incorporated by reference in this resolution.

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

Section 1) The Commission has selected and hereby designates certain land within the Original EDA as additional allocation area (the “Additional Allocation Area”) and the Declaratory Resolution is hereby amended to add the Additional Allocation Area to the original Whiteland Town Center Allocation Area (the “Original Allocation Area”), all of which is an area within the Town’s corporate boundaries, which total enlarged allocation area is designated and shall hereafter be referred to as the Whiteland Advancement Allocation Area (the “Whiteland Advancement Allocation Area”). The Additional Allocation Area consists of the areas referred to as the Eastpoint Business Area (part of the original Office-Industrial sub-area), the original Briar Hill sub-area, the original Front Street sub-area, and the original North Railroad sub-area, all of which are described in the attached Exhibit A. The boundaries of the Whiteland Advancement Allocation Area are depicted on Exhibit B and described on Exhibit C.

Section 2) The Commission ratifies and confirms the Plan, the findings contained in the Plan, and that the Plan for the Economic Development Area:

- (A) Promotes significant opportunities for the gainful employment of the citizens of the Town.
- (B) Attracts major new business enterprises to the Town;
- (C) Benefits the public health, safety, morals and welfare of the citizens of the Town;
- (D) Increases the economic well-being of the Town and the State of Indiana;

- (E) Serves to protect and increase property values in the Town and the State of Indiana; and
- (F) Meets and serves other purposes of Section 2.5, 41, and 43 of the Act.

Section 3) The Commission ratifies and confirms that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under IC 36-7-14 because of:

- (A) The lack of local public improvements; and
- (B) Other similar conditions, specifically: The cost of extension and reconstruction of public improvements has made the development of the property cost prohibitive when compared to other property available for development. In addition, the Town has experienced a long running economic stagnation. Due to the limited growth and expansion of the Town associated with the economic stagnation, few businesses have located in the Town in recent years. Since new businesses tend to locate where other businesses have also found economic success, this stagnation has affected the willingness for companies to come into Town. Public governmental involvement is now needed to initiate economic development and overcome the Town's economic stagnation.

Section 4) The Commission finds, ratifies, and confirms that the enlargement of the Original 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 5) The Commission finds that the public health and welfare will be benefited by the enlargement of the Original Allocation Area as described herein.

Section 6) The Commission finds that the enlargement of the Original Allocation Area and the accomplishment of the Plan will be of public utility and benefit as measured by:

- (A) The attraction and retention of permanent jobs;
- (B) An increase in the property tax base;
- (C) Improved diversity of the economic base; and
- (D) Allowing the Town to provide safe transportation, and additional public infrastructure in the Town.

Section 7) The Commission proposes to acquire as yet unidentified interests in real property within the boundaries of the Economic Development Area as stated in the Plan. Land acquisitions will be determined on a case-by-case basis with each particular infrastructure improvement project. When the Commission determines that it is necessary to acquire real property in the Economic Development Area, it will amend the Plan and this Resolution prior to any acquisition.

Section 8) The Commission finds that no residents of the 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 9) This paragraph shall be considered the allocation provision for the purposes of IC 36-7-14-39. The entire Whiteland Advancement Allocation Area shall constitute an allocation area as defined in IC 36-7-14-39. 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. 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, unless terminated at an earlier date by the Commission.

Section 10) It will be of public utility and benefit to amend the Declaratory Resolution as described herein and the projects set forth in the Plan will directly serve and benefit the Original EDA and promote economic development activity in the Original EDA, as further described in the Plan. The Department shall be permitted to engage in the activities necessary to design, construct, and equip the projects set forth in the Plan.

Section 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 City.

Section 12) All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Commission in the Economic Development Area, subject to the limitations in IC 36-7-14-43.

Section 13) In support of the findings set forth in sections 1-12) above, the Redevelopment Commission hereby adopts the specific findings of fact set forth in the Report attached hereto as Exhibit D.

Section 14) The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Report to the Whiteland Plan Commission for its approval.

Section 15) 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 IC 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 proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer 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.

Section 16) The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the allocation area, 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 Section 17 of the Act at least 10 days before the date of the hearing described in Section 13 of this resolution.

Section 17) The Commission further directs the presiding officer to submit this resolution to the Town Council for its approval of the enlargement of the Original Allocation Area and the amendment of the Declaratory Resolution as described herein.

Section 18) This Resolution shall be effective as of its date of adoption.

Adopted: _____

WHITELAND REDEVELOPMENT COMMISSION

Kent Beeson, President

ATTEST:

Charles Howard, Secretary

Exhibit A
Description of Additional Allocation Area

Eastpoint Business Area Boundary Description

Beginning at the northwest right-of-way corner of the intersection of Whiteland Road (Main Street) and Graham Road; then northerly along the west right-of-way line of Graham Road 2215' more or less; then easterly 30' more or less to the northwest corner of Parcel # 41-05-23-034-018.000-033; then easterly 2640' more or less along the north line of said Parcel; then southerly 869' more or less along the east line of said Parcel; then easterly 1316' more or less to the west right-of-way line of Warrior Trail (County Road 300 East); then northerly along said west right-of-way line to point of intersection with the Interstate 65 right-of-way; then easterly to the east right-of-way line of Interstate 65; then southeasterly along said east right-of-way line to the north right-of-way line of County Road 500 North (Main Street); then easterly along said north right-of-way line to the intersection of White Street (County Road 350 East); then southerly 2704' more or less along the east right-of-way line of White Street; then westerly 1357' more or less to the east line of Parcel # 41-05-25-022-001.000-007; then southerly 669' more or less along the east line of said Parcel; then westerly 1352' more or less along the south line of said Parcel; then northerly 977' more or less along the west line of said Parcel; then westerly 1322' more or less; then southerly 300' more or less; then westerly 670' more or less; then southerly 66' more or less; then westerly 660' more or less; then northerly 66' more or less; then westerly 1325' more or less to the centerline of Graham Road; then continuing westerly 1338' more or less to the southwest corner of Parcel 41-05-26-023-010.001-049; then northerly along the west line of said Parcel extended 2705' more or less to the north right-of-way line of Whiteland Road; then easterly 1332' more or less to the point of beginning.

EXCEPT

Parcels # 41-05-23-043-020.001-033, 41-05-26-012-003.000-033, 41-05-26-012-004.000-033, 41-05-26-012-005.000-033, 41-05-23-043-004.000-033, 41-05-26-012-006.000-033, 41-05-23-043-005.000-033, 41-05-26-012-007.000-033, 41-05-23-043-006.000-033, 41-05-23-043-007.000-033, 41-05-26-012-002.000-033, 41-05-23-043-008.000-033, 41-05-23-043-001.000-033, 41-05-23-043-002.000-033, 41-05-23-043-003.000-033, 41-05-23-043-019.000-033, and 41-05-23-043-020.000-048, which are not within the Town of Whiteland;

Containing in total 733.4 acres, more or less.

Briar Hill Sub-Area Boundary Description

Beginning at the northeast right-of-way corner of the intersection of US 31 and Main Street; then southeasterly along the east right-of-way line of US 31 to the northeast right-of-way corner of the intersection of US 31 and Pearl Street; then easterly 220' more or less along the north right-of-way line of Pearl Street to the northwest right-of-way corner of the intersection of Pearl Street and Myers Street; then southerly 40' more or less to the northeast corner of Parcel # 41-05-28-011-031.000-028; then southerly 152' more or less along the east line of said Parcel; then southeasterly 137' more or less; then westerly 224' more or less to the centerline of the southbound lane of US 31; then southeasterly 1973' more or less along said centerline of US 31;

then westerly 2663' more or less; then northerly 2706' more or less to the centerline of Whiteland Road; then easterly 1366.5' more or less along said centerline; then northerly 214' more or less to the south right-of-way line of Maplecrest Drive; then easterly 283' more or less along said south right-of-way line; then northerly 150' more or less; then easterly 64' more or less to the west right-of-way line of US 31; then southeasterly 182' more or less along said west right-of-way line; then easterly 210' more or less to the east right-of-way line of US 31; then southeasterly 177' more or less along said east right-of-way line to the point of beginning;

EXCEPT

Parcels # 41-05-28-013-004.000-028, 41-05-28-013-002.007-028, and 41-05-28-013-003.000-028, also known as the Whiteland Wastewater Treatment Plant and Water Tower;

Containing in total 141.5 acres, more or less.

Front Street and North Railroad Sub-Areas Boundary Description

Beginning at the intersection of the centerlines of Tracy Road and Front Street; then southerly 4522' more or less along the centerline of Front Street; then westerly 21.6' more or less to the southeast corner of Parcel # 41-05-22-033-004.000-028; then westerly 133' more or less along the south line of said Parcel to the east right-of-way line of the Louisville & Indiana Railroad; then northwesterly 8463' more or less along said railroad right-of-way line; then northerly 231' more or less to the northwest corner of Parcel # 41-05-16-014-052.000-033; then easterly 1337' more or less along the north line of said Parcel to the east right-of-way line of Emerson Avenue; then southerly 2706.5' more or less along said right-of-way line to the northwest corner of Parcel # 41-05-15-033-009.000-033; then easterly 1273' more or less along the north line of said Parcel; then southerly along the east line of said Parcel to the centerline of Tracy Road; then westerly 197' more or less to the point of beginning;

Containing in total 201.0 acres, more or less.

Exhibit B

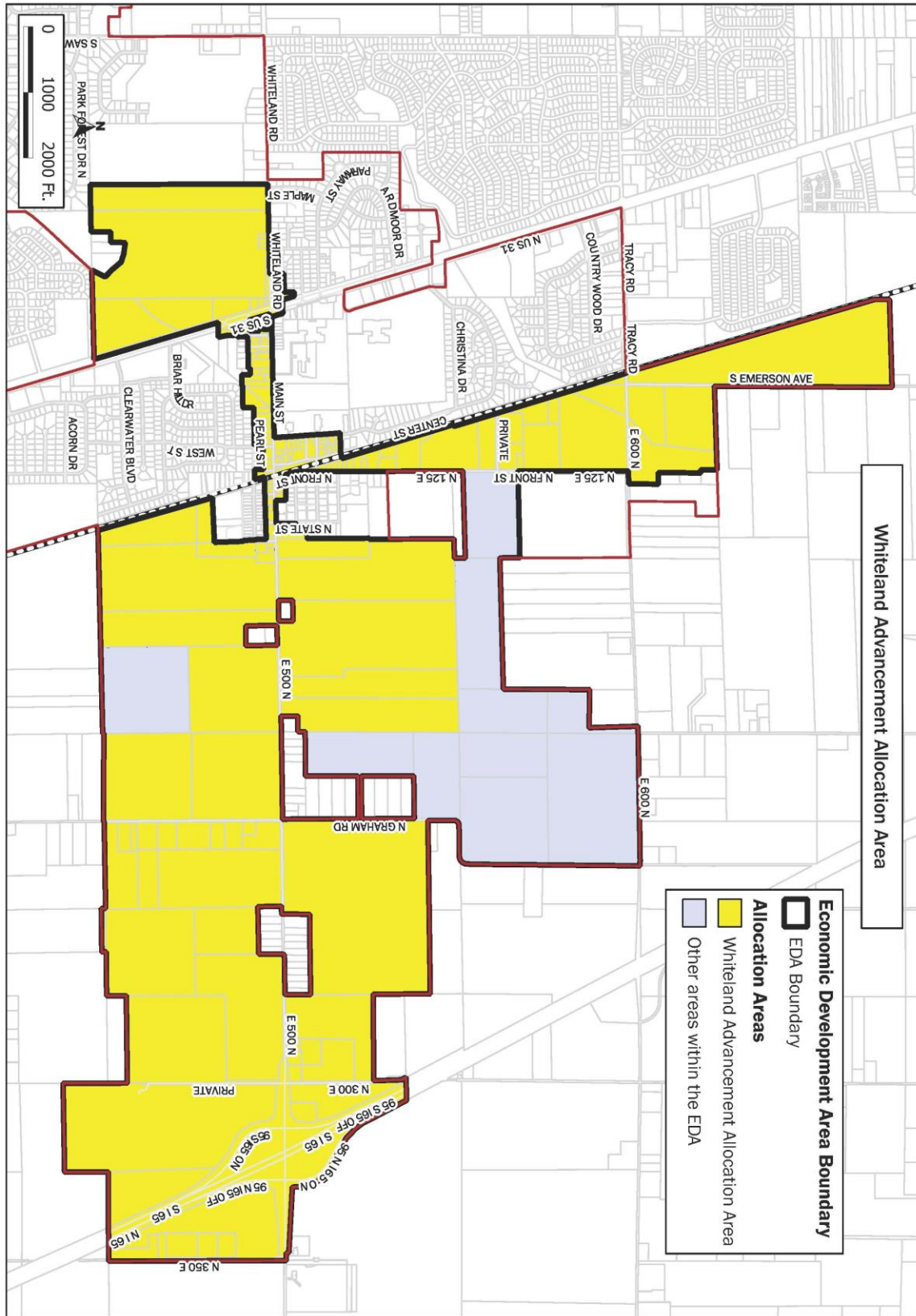


Exhibit C

Whiteland Advancement Allocation Area Boundary Description

Beginning at the northeast corner of the intersection of the rights-of-way of State Street and Main Street in the Town of Whiteland, Indiana; then northerly 309' more or less; then easterly 80' more or less; then northerly 155' more or less to the corner of Parcel # 41-05-22-034-001.000-028; then easterly 150' more or less to the western line of Parcel # 41-05-22-034-029.001-028; then northerly 944' more or less to the northwest corner of said Parcel; then easterly 14' more or less; then northerly 1289' more or less to the northwest corner of Parcel # 41-05-22-042-029.000-048; then easterly 2950' more or less to the northeast corner of Parcel # 41-05-22-041-032.001-048; then southerly 2457.5' more or less to the northeast corner of Parcel # 41-05-22-044-032.002-033; then westerly 239' more or less along the north line of said Parcel to its northwest corner; then southerly 256' more or less to the north right-of-way line of County Road 500N; then easterly along said right-of-way line 237' more or less; then southerly 1393' more or less to the southeast corner of Parcel # 41-05-27-011-001.000-048; then westerly 1316.5' more or less to the southwest corner of said Parcel; then southerly 1330' more or less to the southeast corner of Parcel # 41-05-27-013-003.000-048; then westerly 1777' more or less to the east right-of-way line of the Louisville & Indiana Railroad; then northwesterly along said railroad right-of-way line 1812' more or less; then easterly 679' more or less to the southeast corner of Parcel # 41-05-27-021-052.002-028; then northerly 435' more or less to the south right-of-way line of Paris Lane; then northwesterly 19' more or less to the southeast corner of Parcel # 41-05-27-021-026.000-028; then northerly 147' more or less to the south right-of-way line of Pearl Street; then northeasterly along said right-of-way line to the southwest corner of Parcel # 41-05-27-021-025.000-028; then easterly 305.5' more or less; then northerly 292' more or less to the south right-of-way line of Main Street; then westerly 402.5' more or less along said right-of-way line to the northeast corner of Parcel # 41-05-27-021-004.000-028; then southerly 133' more or less to the south right-of-way line of Woods Lane; then westerly 226.5' more or less along said Woods Lane right-of-way line; then continuing westerly 660' more or less along the south lines of several parcels to the east right-of-way line of the Louisville & Indiana Railroad; then continuing westerly 65' more or less to the west line of said railroad right-of-way; then southeasterly 157' more or less along said railroad right-of-way line to the north right-of-way line of Pearl Street; then westerly 156' more or less along said north right-of-way line extended to the west right-of-way line of Front Street; then northerly 132' more or less to the south right-of-way line of Burchett Lane; then westerly 370' more or less along said right-of-way line extended to the west right-of-way line of West Street; then southerly 134' more or less along said west right-of-way line to the north right-of-way line of Pearl Street; then westerly 570' more or less along said north right-of-way line extended; then northerly 300' more or less to the north right-of-way line of Main Street; then easterly 457' more or less along said north right-of-way line to the west right-of-way line of Center Street; then northerly 1010' more or less along the west right-of-way line of Center Street; then easterly 276.5' more or less along the north right-of-way line of Clem Street extended to the east right-of-way line of the Louisville & Indiana Railroad; then southeasterly 149' more or less along said railroad right-of-way; then easterly 133' more or less along the north line of Parcel # 41-05-22-033-004.001-028 to the west right-of-way line of Front Street; then easterly 20' more or less to the centerline of Front Street; then southerly along said centerline to the intersection of the north line of Parcel # 41-05-22-034-

058.000-028 extended; then easterly 387' more or less; then southerly 157' more or less to the north right-of-way line of Main Street; then easterly 357.5' more or less along said right-of-way line to the point of beginning;

EXCEPT

Parcels # 41-05-22-043-031.000-033, 41-05-27-012-004.000-033, and 41-05-27-012-003.001-033, which are not within the Town of Whiteland;

Containing 358.7 acres, more or less;

AND

Beginning at the southwest corner of Parcel # 41-05-27-021-025.000-028; then easterly 305.5' more or less; then northerly 292' more or less to the south right-of-way line of Main Street; then westerly 402.5' more or less along said right-of-way line to the northeast corner of Parcel # 41-05-27-021-004.000-028; then southerly 133' more or less to the south right-of-way line of Woods Lane; then easterly 50' more or less along said Woods Lane right-of-way line to the west right-of-way line of Elm Street; then southerly 145' more or less along said right-of-way line; then easterly 50' more or less to the point of beginning;

Containing 2.5 acres, more or less;

AND

Beginning at a point 570' more or less west of the northwest right-of-way corner of the intersection of Pearl Street and West Street; then southerly 167' more or less; then westerly 502' more or less to the southwest corner of Parcel # 41-05-28-01-003.000-028; then northerly 129' more or less; then westerly 97' more or less to the right-of-way of Pearl Street; then southerly 30' more or less to the south right-of-way line of Pearl Street; then westerly 483' more or less along said south right-of-way line to the intersection of Myers Street; then westerly 32' more or less to the southwest corner of said intersection; then northerly 40' more or less to the northwest corner of said intersection; then westerly 50' more or less to the southeast corner of Parcel # 41-05-28-011-014.000-028; then northerly along the east line of said parcel to the south right-of-way line of Main Street; then north to the north right-of-way line of Main Street; then easterly 1194' more or less along said right-of-way line; then southerly 300' more or less to the point of beginning;

Containing 11.1 acres, more or less;

AND

Beginning at the northwest right-of-way corner of the intersection of Whiteland Road (Main Street) and Graham Road; then northerly along the west right-of-way line of Graham Road 2215' more or less; then easterly 30' more or less to the northwest corner of Parcel # 41-05-23-034-018.000-033; then easterly 2640' more or less along the north line of said Parcel; then southerly 869' more or less along the east line of said Parcel; then easterly 1316' more or less to the west right-of-way line of Warrior Trail (County Road 300 East); then northerly along said west right-of-way line to point of intersection with the Interstate 65 right-of-way; then easterly to the east right-of-way line of Interstate 65; then southeasterly along said east right-of-way line to the north right-of-way line of County Road 500 North (Main Street); then easterly along said north right-of-way line to the intersection of White Street (County Road 350 East); then southerly 2704' more or less along the east right-of-way line of White Street; then westerly

1357' more or less to the east line of Parcel # 41-05-25-022-001.000-007; then southerly 669' more or less along the east line of said Parcel; then westerly 1352' more or less along the south line of said Parcel; then northerly 977' more or less along the west line of said Parcel; then westerly 1322' more or less; then southerly 300' more or less; then westerly 670' more or less; then southerly 66' more or less; then westerly 660' more or less; then northerly 66' more or less; then westerly 1325' more or less to the centerline of Graham Road; then continuing westerly 1338' more or less to the southwest corner of Parcel 41-05-26-023-010.001-049; then northerly along the west line of said Parcel extended 2705' more or less to the north right-of-way line of Whiteland Road; then easterly 1332' more or less to the point of beginning;

EXCEPT

Parcels # 41-05-23-043-020.001-033, 41-05-26-012-003.000-033, 41-05-26-012-004.000-033, 41-05-26-012-005.000-033, 41-05-23-043-004.000-033, 41-05-26-012-006.000-033, 41-05-23-043-005.000-033, 41-05-26-012-007.000-033, 41-05-23-043-006.000-033, 41-05-23-043-007.000-033, 41-05-26-012-002.000-033, 41-05-23-043-008.000-033, 41-05-23-043-001.000-033, 41-05-23-043-002.000-033, 41-05-23-043-003.000-033, 41-05-23-043-019.000-033, and 41-05-23-043-020.000-048, which are not within the Town of Whiteland;

Containing 733.4 acres, more or less;

AND

Beginning at the intersection of the centerlines of Tracy Road and Front Street; then southerly 4522' more or less along the centerline of Front Street; then westerly 21.6' more or less to the southeast corner of Parcel # 41-05-22-033-004.000-028; then westerly 133' more or less along the south line of said Parcel to the east right-of-way line of the Louisville & Indiana Railroad; then northwesterly 8463' more or less along said railroad right-of-way line; then northerly 231' more or less to the northwest corner of Parcel # 41-05-16-014-052.000-033; then easterly 1337' more or less along the north line of said Parcel to the east right-of-way line of Emerson Avenue; then southerly 2706.5' more or less along said right-of-way line to the northwest corner of Parcel # 41-05-15-033-009.000-033; then easterly 1273' more or less along the north line of said Parcel; then southerly along the east line of said Parcel to the centerline of Tracy Road; then westerly 197' more or less to the point of beginning;

Containing 201.0 acres, more or less;

AND

Beginning at the northeast right-of-way corner of the intersection of US 31 and Main Street; then southeasterly along the east right-of-way line of US 31 to the northeast right-of-way corner of the intersection of US 31 and Pearl Street; then easterly 220' more or less along the north right-of-way line of Pearl Street to the northwest right-of-way corner of the intersection of Pearl Street and Myers Street; then southerly 40' more or less to the northeast corner of Parcel # 41-05-28-011-031.000-028; then southerly 152' more or less along the east line of said Parcel; then southeasterly 137' more or less; then westerly 224' more or less to the centerline of the southbound lane of US 31; then southeasterly 1973' more or less along said centerline of US 31; then westerly 2663' more or less; then northerly 2706' more or less to the centerline of Whiteland Road; then easterly 1366.5' more or less along said centerline; then northerly 214' more or less to the south right-of-way line of Maplecrest Drive; then easterly 283' more or less along said south right-of-way line; then northerly 150' more or less; then easterly 64' more or

less to the west right-of-way line of US 31; then southeasterly 182' more or less along said west right-of-way line; then easterly 210' more or less to the east right-of-way line of US 31; then southeasterly 177' more or less along said east right-of-way line to the point of beginning;

EXCEPT

Parcels # 41-05-28-013-004.000-028, 41-05-28-013-002.007-028, and 41-05-28-013-003.000-028, also known as the Whiteland Wastewater Treatment Plant and Water Tower;

Containing 141.5 acres, more or less;

Containing in total 1,448.2 acres, more or less.

Exhibit D

**FACTUAL REPORT IN SUPPORT
OF FINDINGS CONTAINED IN RESOLUTION**

As required by Indiana Statute, the Commission may designate the Whiteland Economic Development Area as an economic development area under I.C. 36-7-14-41 in that it satisfies the statutory criteria as follows:

1. The Plan for the EDA will promote significant opportunities for growth and the gainful employment of citizens of the Town of Whiteland by helping provide available and adequate infrastructure, which is necessary to attract new developments and new employers. To locate in the EDA, businesses and developers desire sites that are shovel ready with all required infrastructure, including water, wastewater services, along with road and drainage improvements. This Plan provides for the potential for public funding of those necessary improvements as development occurs. The establishment of the EDA enables the use of public funding to guide infrastructure design and construction and thus development of the EDA so as to promote employment and mixed uses of the land, to an extent individual property owners would not otherwise attain.
2. The Plan for the Area cannot be achieved by the regulatory processes or by ordinary operation of private enterprise without resorting to the Redevelopment Statutes (IC 36-7-14 and IC 36-7-25) because of the lack of public improvements and the Town's long running economic stagnation. Due to the limited growth and expansion of the Town associated with the economic stagnation, few businesses have located in the Town in recent years. Since new businesses tend to locate where other businesses have also found economic success, this stagnation has affected the willingness for companies to come into Town. Public governmental involvement is now needed to initiate economic development and overcome the Town's economic stagnation.
3. The Plan for the EDA will benefit the public health, safety, morals, and welfare in that the implementation of the Plan will diversify the local economy, add employment opportunities that do not now exist and cannot exist without the addition of public improvements, promote synergistic development throughout the EDA, and serve to protect and increase property values in the Town, County and the State of Indiana.
4. The accomplishment of the Plan for the Area will be of public utility and benefit as measured by the attraction or retention of permanent jobs, increase in the property tax base, improved diversity of the economic base, and other similar public benefits, in that the implementation of the Plan will and the installation of additional infrastructure in the EDA will make the property of the EDA more attractive for potential businesses and developers to locate in the EDA, which will result in more development, more assessed value, and more permanent jobs, and a greater diversity of businesses and employers.
5. The Plan conforms to other development and redevelopment plans for the unit in that the Plan expressly provides that it is designed and intended to promote the use of land in the Town of Whiteland in a manner consistent with the Whiteland Comprehensive Plan's recommendations regarding industrial and commercial growth. More specifically, industrial economic development is encouraged along and near the interstate and the railroad; commercial development is planned along US 31 that will both employ citizens

and encourage further residential and business growth; and initiation of a new town center in conjunction with redevelopment of the existing Main Street is called for to improve community well-being, generate employment, and form a distinctive identity.