

WHITELAND REDEVELOPMENT COMMISSION

RESOLUTION 2023-04

A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WHITELAND ECONOMIC DEVELOPMENT AREA TO ADD A SUPPLEMENT FOR PARKS AND RECREATION AND OTHER QUALITY OF LIFE AMENITIES

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 “Economic Development Area” or “EDA”), and approving an economic development plan for the area (the “Economic Development Plan” or “Plan”), pursuant to IND. CODE § 36-7-14, as amended (the “Act”);

WHEREAS, the Commission now desires to amend the Plan by adopting the supplement to the Plan attached hereto and incorporated into this Resolution as Exhibit A (the “Plan Supplement”) to more fully add parks and recreation and other quality of life amenities to the Plan for the EDA; and

WHEREAS, the School Bus Garage Property depicted and identified within Exhibit B attached hereto and incorporated herein (referred to herein as the “Enlargement Area”), abuts the EDA and contains property that may need to be acquired and used to accomplish the Plan Supplement;

WHEREAS, the Commission has determined that the Enlargement Area is an additional economic development area to be added to the EDA and developed under 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 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, 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 resolution to add the 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 Plan Supplement has been reviewed and considered at a public meeting of the Commission; 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 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 Enlargement Area and the Plan Supplement.

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.

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

Section 1) The Commission hereby amends the Declaratory Resolution to designate the 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 original 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.

Section 2) 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 Economic Development Area 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.

Section 3) 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.

Section 4) The public health and welfare will be benefited by enlargement of the EDA and the accomplishment of the Plan Supplement.

Section 5) 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.

Section 6) The Plan Supplement conforms to the comprehensive plan and other development and redevelopment plans for the Town.

Section 7) The Commission proposes to acquire as yet unidentified interests in real property within the boundaries of the enlarged Economic Development Area as stated in the Plan Supplement.

Section 8) The Commission finds that no residents of the 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.

Section 9) 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 Enlargement Area. The projects set forth in the Plan Supplement will directly serve and benefit the EDA and the Whiteland Advancement Allocation Area (the "Area") and promote economic development activity in the EDA and the Area, 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.

Section 10) 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 11) 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 Economic Development Area.

Section 12) 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.

Section 13) 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.

Section 14) 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.

Section 15) The Commission also directs the presiding officer, upon receipt of the written order of approval of the Whiteland Plan Commission after approval 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 proposed projects and will determine the public utility and benefit of the proposed projects.

Section 16) The Commission also directs the presiding officer to file, or cause to be filed, 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.

Section 17) The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Section 18) If any term or other provision of this Resolution is invalid, illegal, or incapable of being enforced by any rule of law or public policy or otherwise, all other provisions of this Resolution shall nevertheless remain in full force and effect so long as any purposes of this Resolution are not negated by giving effect to such other provisions.

Section 19) This Resolution shall be effective as of its date of adoption.

Adopted: March 09, 2023

WHITELAND REDEVELOPMENT COMMISSION



David Hawkins, President

ATTEST:



Katy Cavalleri, Secretary

EXHIBIT A

SUPPLEMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR WHITELAND ECONOMIC DEVELOPMENT AREA

(Parks and Recreation and Other Quality of Life Amenities)

Dated: March 9, 2023

The Economic Development Plan for Whiteland Economic Development Area, as originally approved by the Whiteland Redevelopment Commission (the “Commission”) on February 21, 2013, (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.

Project Objectives

The primary objective of the Plan for Whiteland Economic Development Area (the “EDA”) remains to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The 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.

When making business investment decisions, quality of life considerations can make a meaningful difference. Communities that can offer businesses and their employees a broad array of quality of life amenities, including without limitation, public recreation facilities, will have an advantage in marketing themselves to corporate decision makers. This Supplement shall expand the Plan objectives to include the provision of quality of life amenities, including without limitation parks, recreation, and ballpark facilities (the “Project”), which is a reasonable and appropriate compliment to the Plan objectives.

Economic Development Objectives of Providing Quality of Life Amenities

Developing and constructing quality of life amenities and facilities within Whiteland’s corporate boundaries will improve the overall quality of life offered by the Town in order to help attract and retain quality businesses within the EDA.

Description of the Project Area

The quality of life amenities are proposed to be located throughout Whiteland’s corporate boundaries. Additionally, a park is proposed to be constructed on property currently owned by the Clark-Pleasant Community School Corporation and located immediately south of the School Corporation’s bus garage and maintenance facility, more particularly depicted and identified on Attachment 1 of this Plan Supplement, the precise boundaries of which is yet to be identified,

which property will need to be acquired by the Town, and the form and structure of which is yet to be determined.

Estimated Cost

The cost of the proposed park facility is estimated to be approximately \$7,000,000. The cost of other quality of life amenities is uncertain.

Factual Findings in Support of Project

- The Project 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 Project will be of public utility and benefit;
- Parks, recreation, and other quality of life amenities are a critical resource that contributes to the public health, well-being, welfare, morals, and sense of community;
- Parks, recreation, and other quality of life amenities are an important factor that businesses value and consider when determining where to locate their facilities;
- A lack of parks, recreation, and other quality of life amenities is a detriment to economic development;
- Additional parks, recreation, and other quality of life amenities would contribute to the overall economic well-being, development, and livelihood of the EDA;
- The addition of parks, recreation, and other quality of life amenities would make Whiteland a more desirable location for businesses and would aid in the retention and expansion of business enterprises in the EDA;
- The addition of parks, recreation, and other quality of life amenities would aid in attracting new business enterprises to 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 in high wage, knowledge based industries, 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 are of particular importance to this demographic;
- The EDA is the most likely area for new commercial businesses to locate in Whiteland and parks, recreation, and other quality of life amenities will elevate the quality of life profile of the community; and
- Investment in civic improvements, such as parks, recreation, and other quality of life amenities, will help Whiteland show that it is committed to providing a quality living and working environment and experience and will assist it in attracting and retaining corporate citizens.

ATTACHMENT 1

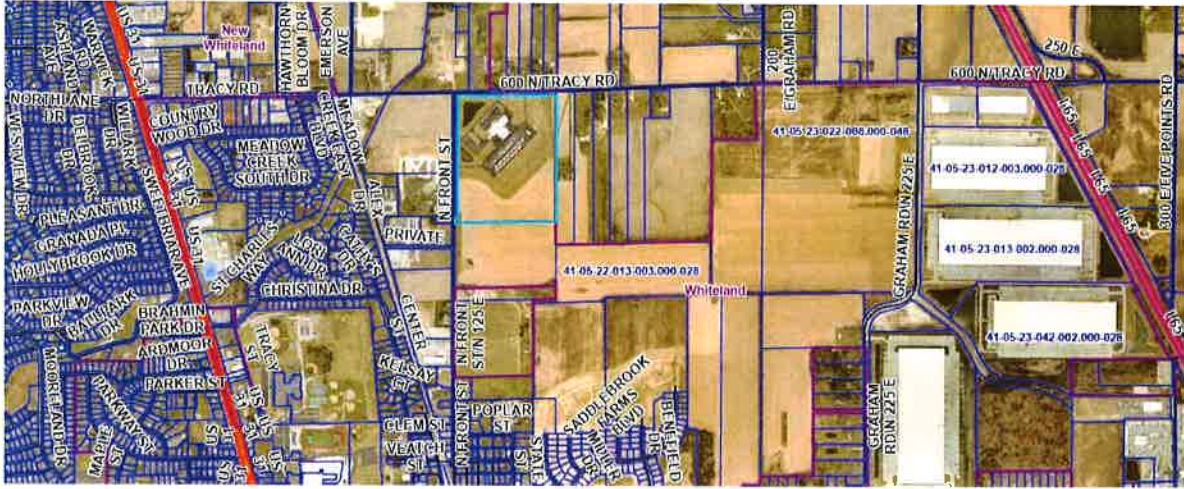
MAP IDENTIFYING LOCATION OF THE PARK PROJECT AREA FOR POSSIBLE ACQUISITION, AND LIST OF PARCELS



Parcels 41-05-22-024-005.000-028, 41-05-22-013-003.000-028, and part of 41-05-22-021-006.000-028

EXHIBIT B

MAP DEPICTING LOCATION OF THE ENLARGEMENT AREA, AND PARCEL INFORMATION



Parcel 41-05-22-021-006.000-028, owned by CLARK-PLEASANT COMMUNITY SCHOOL CORP