

Exhibit B

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 (IND. CODE 36-7-14 and IND. CODE 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.

6. The Briar Hill Parcels are being developed as part of a residential subdivision and as such the assessed value of such parcels may not be captured by the Commission.

**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
(Whiteland Economic Development Area)**

WHEREAS, the Town of Whiteland ("Town") Redevelopment Commission ("Redevelopment Commission") adopted a declaratory resolution (Resolution No. 2018-02) on December 13, 2018 ("Declaratory Resolution") to exclude and except out of the Whiteland Advancement Allocation Area (the "Area") three parcels located in Briar Hill ^{Creek} more particularly described as follows:

- (A) The approximately 2.02 acre parcel located on Whiteland Road and identified as Parcel number 41-05-28-024-004.000-028;
- (B) The approximately 10.64 acre parcel located on Whiteland Road and identified as Parcel number 41-05-28-024-006.000-028; and
- (C) The approximately 0.098 acre parcel located on Whiteland Road and identified as Parcel number Parcel number 41-05-28-021-002.000-028.

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

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

1. The Plan Commission finds that Redevelopment Commission Resolution 2018-02 conforms to the Whiteland Comprehensive Plan and the plan of development for the Town.
2. Redevelopment Commission Resolution 2018-02 and the Economic Development Plan for the Area are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution with the permanent minutes of this meeting.

Approved by the Whiteland Plan Commission, this 5th day of February, 2019.

Whiteland Plan Commission



, President

ATTEST:



Julia Meece, Secretary
Whiteland Plan Commission

