

RESOLUTION 2021-33

RESOLUTION OF THE HENDRICKS COUNTY REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION FOR THE HENDRICKS COUNTY ECONOMIC DEVELOPMENT AREA NO. 4 AND MATTERS RELATED THERETO

WHEREAS, the Hendricks County Redevelopment Commission (the “Commission”), the governing body of the Hendricks County Department of Redevelopment (the “Department”), pursuant to Indiana Code 36-7-14 (the “Act”), has previously adopted and confirmed Resolution No. 96-5 (the “Declaratory Resolution”) which (i) established an economic development area known as the “Hendricks County Economic Development Area No. 4” (the “Area No. 4”), (ii) designated the entire Area No. 4 as an allocation area for purposes of Section 39 of the Act, designated as the Hendricks County Heartland Crossings Development Allocation Area (Hendricks County Allocation Area No. 3) (the “Allocation Area”), and (iii) approved an economic development plan for Area No. 4, entitled the Hendricks County, Indiana, Heartland Crossing Development Plan,(the “Plan”); and

WHEREAS, the Commission now desires to amend the Plan by adopting the supplement to the Plan attached hereto as Exhibit A (the “Plan Supplement”); and

WHEREAS, the Plan Supplement and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and 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 to the Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE HENDRICKS COUNTY REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE HENDRICKS COUNTY DEPARTMENT OF REDEVELOPMENT, as follows:

1. The Plan Supplement promotes significant opportunities for the gainful employment of the citizens of Hendricks County, Indiana (the “County”), attraction of major new business enterprises to the County, retention and expansion of significant business enterprises existing in the boundaries of the County, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well being of the County and the State of Indiana (the “State”), and serving to protect and increase property values in the County and the State.

2 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 improvement.

3. The public health and welfare will be benefited by accomplishment of the Plan Supplement.

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

5. The Plan Supplement conforms to the comprehensive plan for the County.

6. It will be of public utility and benefit to amend the Plan and the Declaratory Resolution by adopting this Resolution approving the Plan Supplement.

7. The Plan Supplement is reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the Plan Supplement.

9. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of Area No. 4. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

10. The Commission finds that no residents of Area No. 4 or the County will be displaced by any project resulting from the Plan Supplement, and therefore finds that does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

11. The Plan is hereby amended by adding the Plan Supplement.

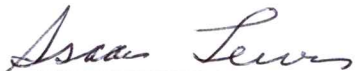
12. This Resolution, together with any supporting data and together with the Plan, shall be submitted to Hendricks County Area Plan Commission (the "Plan Commission"), and upon the approval of the Plan Commission to the Board of Commissioners of the County of Hendricks, Indiana (the "Commissioners"), as provided in the Act, and if approved by the Commissioners shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

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

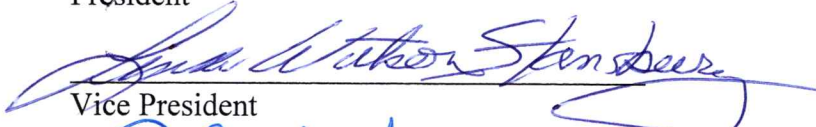
14. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 2nd day of June, 2021.

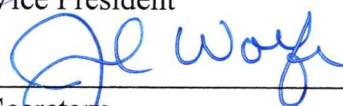
HENDRICKS COUNTY
REDEVELOPMENT COMMISSION



President



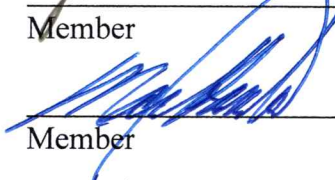
Vice President



Secretary



Member



Member

EXHIBIT A

Plan Supplement to Plan

The Plan is supplemented to include the following project on the list of eligible economic development activities within the Area No. 4: all or any portion of the acquisition and installation of technology infrastructure improvements and other various capital improvements at the facilities operated by the Plainfield Community School Corporation (the "School Corporation"). The estimated cost to the Commission of the additional projects set forth herein will not exceed \$1,000,000. The Commission anticipates capturing tax increment revenues from the existing Allocation Area and applying such tax increment revenues either directly or through an agreement with School Corporation to the costs of the projects.

The Commission hereby determines that the expenses incurred, by or on behalf of the Commission, for the additional projects described above will directly serve or benefit the Allocation Area and promote economic development because such expenses will improve the quality of public education which is an important factor in attracting new business enterprises and employees to Hendricks County.

The Plan is supplemented to include the following project on the list of eligible economic development activities within the Area No. 4: infrastructure improvements in or serving the Allocation area (as well as demolition, in, serving, or benefiting the Allocation area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; (3) public park improvements and recreational equipment; (4) job training and assistance as permitted under I.C. § 36-7-14-39(b)(3)(K) and I.C. § 36-7-25-7; (5) eligible efficiency projects as permitted under § 36-7-14-39(b)(3)(L); and (6) all projects related to any of the forgoing projects and all other purposes permitted by law.

The estimated costs related to the projects described above is \$1,800,000.

The availability of adequate infrastructure is of fundamental importance in attracting and retaining prospective redevelopment and economic development opportunities in the Allocation Area. Based on the development profile of Area No. 4, the Commission hereby determines that the development of Area No. 4 will not proceed as planned without the contribution of tax increment revenues derived from the Allocation Area to the projects described above.