

## **RESOLUTION NO. 2025-08**

### **RESOLUTION OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION CONFIRMING THE DECLARATORY RESOLUTION OF SAID COMMISSION CONSOLIDATING CERTAIN ECONOMIC DEVELOPMENT AREAS AND CORRESPONDING ALLOCATION AREAS, ALL WITHING THE TOWN OF WHITESTOWN, INDIANA**

WHEREAS, the Town of Whitestown Redevelopment Commission (the “Redevelopment Commission”), acting in accordance with Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), has previously adopted declaratory resolutions and confirmatory resolutions from time to time (such resolutions as in effect as of the date of this resolution, collectively the “Prior Resolutions”) establishing and amending the following economic development areas in the Town of Whitestown, Indiana (the “Town”): (i) Perry Industrial Park Economic Development Area No. 1 (the “Perry Industrial Area”); (ii) Whitestown – INDOT Economic Development Area (the “INDOT Area”); (iii) Town of Whitestown, Indiana Anson South/Maple Grove Consolidated Economic Development Area #1 (the “Anson South Consolidated Area”, together with the Perry Industrial Area and the INDOT Area, the “Existing Areas”); and

WHEREAS, pursuant to the Prior Resolutions there have been established and amended from time to time the following allocation areas (as defined in the Act) within the Existing Areas for the purposes of capturing real property tax increment: (i) within the Perry Industrial Area the Perry Industrial Park Allocation Area (the “Perry Industrial Allocation Area”); (ii) within the INDOT Area the INDOT Allocation Area (the “INDOT Allocation Area”); (iii) within the Anson South Consolidated Area (a) the Anson South Allocation Area (the “Anson South Allocation Area”) and (b) the Maple Grove Allocation Area (the “Maple Grove Allocation Area”, together with the Perry Industrial Allocation Area, the INDOT Allocation Area and the Anson South Allocation Area, collectively, the “Existing Allocation Areas”); and

WHEREAS, with respect to the Existing Areas, the Redevelopment Commission, pursuant to the Prior Resolutions, has approved economic development plans for such Existing Areas all in accordance with the Act which plans are herein referred to collectively, and defined as, the “Existing Area Plans”; and

WHEREAS, on April 7, 2025, the Redevelopment Commission, acting in accordance with the Act, adopted its Resolution No. 2025-04, a declaratory resolution (the “Declaratory Resolution”), amending the Prior Resolutions to (i) connect and consolidate the Existing Areas and the Existing Allocation Areas through certain roads and right of way as described therein (the “Enlarged Area”) and (ii) approve certain amendments to the Existing Area Plans in connection therewith; and

WHEREAS, as set forth in the Declaratory Resolution, the Existing Areas as connected and consolidated with the Enlarged Area are designated as the “Whitestown – I-65 Consolidated Economic Development Area” (the “Consolidated Area”); and

WHEREAS, as set forth in the Declaratory Resolution, the Existing Allocation Areas as enlarged and consolidated to include the Enlarged Area, is referred to therein and herein as the “Consolidated Allocation Area”; and

WHEREAS, the Redevelopment Commission submitted the Declaratory Resolution and the Existing Area Plans, as amended by the Declaratory Resolution, to the Town of Whitestown Plan Commission (the “Plan Commission”) for its consideration; and

WHEREAS, on April 14, 2025, the Plan Commission approved the Declaratory Resolution and the Existing Area Plans, as amended by the Declaratory Resolution; and

WHEREAS, on May 14, 2025, the Town Council of the Town approved the Declaratory Resolution, the Existing Area Plans, as amended by the Declaratory Resolution, and the order of the Plan Commission and the determination that the Consolidated Area is an economic development area all pursuant to the Act; and

WHEREAS, the Commission has found that there will be no residents of the Consolidated Area who will be displaced by any of the projects described in the Existing Area Plans, as amended by the Declaratory Resolution; and

WHEREAS, the Commission published notice of the adoption and substance of the Declaratory Resolution in the *Lebanon Reporter* on May 15, 2025 in accordance with Indiana Code 36-7-14-17 and Indiana Code 5-3-1, which notice also gave notice of a hearing on the proposed projects to be added to the Existing Area Plans, as a result of the consolidation of the Existing Areas and the amendments to the Existing Area Plans (collectively, the “Projects”), to be held by the Commission (the “Notice”); and

WHEREAS, the Notice has been filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Building Commissioner and any other departments, bodies or officers having to do with Town planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, copies of the Notice were filed on or before May 16, 2025, with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Consolidated Allocation Area, together with a statement disclosing the impact of the Consolidated Allocation Area, including (i) the estimated economic benefits and costs incurred by the Consolidated Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (ii) the anticipated impact on tax revenues of each taxing unit; and

WHEREAS, on May 28, 2025, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

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

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the Existing Area Plans, as amended by the Declaratory Resolution, the consolidation of the Existing Areas as enlarged and consolidated with the Enlarged Area, the consolidation of the Existing Allocation Areas as enlarged and consolidated to include the Enlarged Area, and the Projects in, serving or benefiting the Consolidated Allocation Area.

Section 2. The Declaratory Resolution and the Existing Area Plans, as amended thereby, set forth therein, attached hereto as Exhibit A and incorporated herein by reference, approved by the Commission on April 7, 2025, are hereby confirmed in all respects.

Section 3. The Secretary of the Commission is hereby directed to record this resolution with the Boone County Recorder, immediately notify the Department of Local Government Finance of the designation of the Consolidated Allocation Area within the Consolidated Area and to file this resolution with the Boone County Auditor.

Section 4. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 28<sup>th</sup> day of May, 2025, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ against.

TOWN OF WHITESTOWN  
REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Mark Pascarella, President

Attest:

\_\_\_\_\_  
Todd Carlile, Secretary

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Dennis H. Otten

*This instrument was prepared by Dennis H. Otten, Esq., Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204; 317-684-5000.*

Resolution No. 2025-08  
EXHIBIT A

*Declaratory Resolution with Amendments to Existing Area Plans*

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**RESOLUTION NO. 2025-04**

**RESOLUTION OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION CONSOLIDATING CERTAIN ECONOMIC DEVELOPMENT AREAS AND CORRESPONDING ALLOCATION AREAS, ALL WITHIN THE TOWN OF WHITESTOWN, INDIANA**

WHEREAS, the Town of Whitestown Redevelopment Commission (the “Commission”), acting in accordance with Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), has previously adopted declaratory resolutions and confirmatory resolutions from time to time (such resolutions as in effect as of the date of this resolution, collectively the “Prior Resolutions”) establishing and amending the following economic development areas in the Town of Whitestown, Indiana (the “Town”): (i) Perry Industrial Park Economic Development Area No. 1 (the “Perry Industrial Area”); (ii) Whitestown – INDOT Economic Development Area (the “INDOT Area”); (iii) Town of Whitestown, Indiana Anson South/Maple Grove Consolidated Economic Development Area #1 (the “Anson South Consolidated Area”, together with the Perry Industrial Area and the INDOT Area, the “Existing Areas”); and

WHEREAS, pursuant to the Prior Resolutions there have been established and amended from time to time the following allocation areas (as defined in the Act) within the Existing Areas for the purposes of capturing real property tax increment: (i) within the Perry Industrial Area the Perry Industrial Park Allocation Area (the “Perry Industrial Allocation Area”); (ii) within the INDOT Area the INDOT Allocation Area (the “INDOT Allocation Area”); (iii) within the Anson South Consolidated Area (a) the Anson South Allocation Area (the “Anson South Allocation Area”) and (b) the Maple Grove Allocation Area (the “Maple Grove Allocation Area”, together with the Perry Industrial Allocation Area, the INDOT Allocation Area and the Anson South Allocation Area, collectively, the “Existing Allocation Areas”); and

WHEREAS, with respect to the Existing Areas, the Commission, pursuant to the Prior Resolutions, has approved economic development plans for such Existing Areas all in accordance with the Act which plans are herein referred to collectively, and defined as, the “Existing Area Plans”; and

WHEREAS, the aforementioned Existing Areas and Existing Allocation Areas are more particularly described in the maps attached hereto as Exhibit A and incorporated herein by reference and a current parcel list for the Existing Allocation Areas is on file with the Commission; and

WHEREAS, the Commission has conducted an investigation and made studies of the Existing Areas, including the Existing Allocation Areas, and finds that the Existing Areas and Existing Allocation Areas should be consolidated to further foster and encourage economic development of such areas as contemplated by the Existing Area Plans as hereby amended; and

WHEREAS, the Commission has been advised that certain major economic development projects to be undertaken by the Town are currently proposed, which projects the Commission finds will ultimately benefit and serve the entire Town, and will necessitate support from the

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EXHIBIT A

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Existing Allocation Areas in order for such projects to be successfully undertaken by the Town; and

WHEREAS, the Commission finds that through the consolidation of the Existing Areas and the Existing Allocation Areas the Commission will be better able to support such major economic development projects within the Town while accomplishing the purposes of the Commission and acting within the requirements of the Act; and

WHEREAS, in order to connect and consolidate the Existing Areas and the Existing Allocation Areas, the Commission finds that such areas should be connected and consolidated through roads and right of way (such roads and right of way the “Enlarged Area”) such that the areas as so connected and consolidated by the Enlarged Area are as reflected in the map attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the Existing Areas and the Existing Allocation Areas each as connected and consolidated by the Enlarged Area are hereinafter referred to as the “Whitestown – I-65 Consolidated Economic Development Area” (the “Consolidated Economic Development Area”) and the “Whitestown – I-65 Consolidated Economic Development Area Allocation Area” (the “Consolidated Allocation Area”), respectively; and

WHEREAS, in connection with the consolidation of the Existing Areas and Existing Allocation Areas through the addition of the Enlarged Area, the Commission has determined that the Existing Area Plans should be amended for purposes of including the Enlarged Area and reflecting the consolidation of the areas; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Enlarged Area and the Consolidated Economic Development Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or economic development of the Enlarged Area and the Consolidated Economic Development Area, indicating that, except as may otherwise be provided in the Existing Area Plans, all parcels of property in the Enlarged Area and the Consolidated Economic Development Area are to be excluded from any acquisition list of the Commission and (ii) the parts of the Enlarged Area and the Consolidated Economic Development Area if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Existing Area Plans, as hereby amended; and

WHEREAS, the Existing Area Plans, as hereby amended, satisfy the criteria set forth in the Act for designating, enlarging and consolidating an economic development area and allocation area; and

WHEREAS, the Commission does not propose to acquire any parcels of property in the Enlarged Area or the Consolidated Economic Development Area except as set forth in the Existing Area Plans; and

WHEREAS, the Commission has prepared an estimate of the cost of the economic development of the Enlarged Area and the Consolidated Economic Development Area;

EXHIBIT A

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

Section 1. The foregoing recitals are hereby incorporated by reference.

Section 2. The Existing Areas and the Existing Allocation Areas, as more particularly described in the maps attached hereto as Exhibit A and incorporated herein by reference, are hereby enlarged to include the Enlarged Area. The Existing Areas and the Existing Allocation Areas, together with the Enlarged Area, are each hereby connected and consolidated and shall be respectively known as the “Whitestown – I-65 Consolidated Economic Development Area” and the “Whitestown – I-65 Consolidated Economic Development Area Allocation Area”. A map of the Consolidated Economic Development Area and Consolidated Allocation Area is attached hereto as Exhibit B and incorporated herein by reference which also reflects the inclusion of the Enlarged Area thereby effecting the connection and consolidation of said areas. The Consolidated Economic Development Area shall continue be designated as an economic development area in accordance with the Act.

Section 3. The Existing Area Plans are hereby amended to include the amendments set forth in Exhibit C attached hereto and incorporated herein by reference (the “Consolidation Plan Amendments”), which Consolidation Plan Amendments amend the Existing Area Plans to include, among other matters, (i) the boundaries of the Consolidated Economic Development Area and Consolidated Allocation Area; (ii) the projects to be added to the Existing Area Plans as a result of the consolidation (the “Projects”); and (iii) the costs of the Projects which are estimated at \$33,000,000, inclusive of financing costs.

Section 4. The Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments:

- (a) Promote significant opportunities for the gainful employment of the citizens within the Redevelopment District;
- (b) Assist in the attraction of major new business enterprises in 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; and
- (e) Serve to protect and increase property values in the Town and the State of Indiana.

Section 5. The Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Act because of the lack of local public improvements and other similar conditions, specifically: the cost of infrastructure improvements needed to serve the Consolidated Economic Development Area, including (i) obtaining safe, reliable, efficient and reasonable access (including roads and sidewalks) to the Consolidated Economic Development Area, (ii) providing adequate utility and public safety service to the Consolidated Economic Development Area, (iii) reasonable and appropriate

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municipal facility and park improvements to serve the Consolidated Economic Development Area, (iv) providing sufficient public parking for the Consolidated Economic Development Area and (v) economic development project facility improvements, prevents the improvements from being accomplished by private enterprise and there is no regulatory process available to build infrastructure or provide incentives to encourage economic growth in the Consolidated Economic Development Area.

Section 6. The public health and welfare will be benefited by the accomplishment of the Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments.

Section 7. The accomplishment of the Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments, will be of public utility and benefit as measured by:

- (a) The attraction or retention of permanent jobs;
- (b) An increase in the property tax base; and
- (c) An improved diversity of the economic base.

Section 8. The Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments, conform to other development and redevelopment plans for the Town.

Section 9. The Commission does not plan to acquire any parcels of property in the Enlarged Area or the Consolidated Economic Development Area, except as may be otherwise reflected in the Existing Area Plans. No residents of the Enlarged Area or Consolidated Economic Development Area will be displaced by any Project or other projects for the Enlarged Area or Consolidated Economic Development Area, except as may be otherwise reflected in the Existing Area Plans; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents, if any, in the Enlarged Area or Consolidated Economic Development Area except as may be otherwise provided in the Existing Area Plans.

Section 10. The Commission estimates the additional cost of implementing the Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments, will be approximately \$33,000,000.

Section 11. As hereinbefore provided in Section 2, the Existing Allocation Areas are hereby enlarged and consolidated to include the Enlarged Area (as so enlarged and as hereinbefore provided such area is herein defined as the "Consolidated Allocation Area"). The Consolidated Allocation Area is reflected in the map attached hereto as Exhibit B. The various portions of the Consolidated Allocation Area consisting of the Maple Grove Allocation Area, the Perry Industrial Allocation Area, the INDOT Allocation Area and the Anson South Allocation Area shall each continue to maintain their original respective base assessment dates and termination dates in accordance with the Act and the Prior Resolutions. With respect to the Enlarged Area portion of the Consolidated Allocation Area, 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



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taxable property in the Enlarged Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. With respect only to the Enlarged Area portion of the Consolidated Allocation Area, this allocation provision shall expire no later than 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 from the Consolidated Allocation Area. The base assessment date for the Enlarged Area portion of the Consolidated Allocation Area is January 1, 2025. This paragraph constitutes the “allocation provision” for purposes of Indiana Code 36-7-14-39.

Section 12. The Commission finds that there are outstanding certain obligations issued by the Town, the Redevelopment District and Town of Whitestown Redevelopment Authority (collectively, the “Outstanding Obligations”) which are secured by a pledge of tax increment revenues from certain of the Existing Allocation Areas. The Outstanding Obligations shall continue to be secured in accordance with their terms by the tax increment revenues from the Existing Allocation Areas notwithstanding the consolidation of such Existing Allocation Areas pursuant to this resolution. In addition, any future pledges of tax increment revenues by the Commission made from the Consolidated Allocation Area shall in all respects be made junior and subordinate to the lien of the Outstanding Obligations on the tax increment revenues from the Existing Allocation Areas. Consequently, the Commission finds that this resolution does not, and should not be construed as, adversely affecting the rights of the holders of the Outstanding Obligations.

Section 13. The Commission acknowledges that concurrently with the establishment of the Consolidated Economic Development Area and the Consolidated Allocation Area, the Commission is establishing the Whitestown – Padgett Commons Economic Development Area and allocation area (collectively, the “Padgett Commons TIF”) which Padgett Commons TIF is being established as a separate area through the removal of such area from the INDOT Area and INDOT Allocation Area. For the avoidance of doubt, the Padgett Commons TIF is not a part of the Consolidated Economic Development Area or the Consolidated Allocation Area.

Section 14. 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 Consolidated Economic Development Area, subject to the limitations of Indiana Code 36-7-14-43.

Section 15. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Existing Area Plans, as hereby amended to include the Consolidation Plan Amendments, to the Town of Whitestown Plan Commission (the “Plan Commission”) for its approval.

Section 16. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council of the Town to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, 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

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### EXHIBIT A

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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. Copies of the notice shall also be (i) filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Enlarged Area and (ii) mailed in accordance with Indiana Code 36-7-14-17.5 to any affected neighborhood associations and property owners in the Enlarged Area.

Section 17. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the consolidation of the Existing Allocation Areas through the enlargement thereof by the Enlarged Area which includes (a) the estimated economic benefits and costs incurred by the consolidation of the Existing Allocation Areas through the enlargement thereof by the Enlarged 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 it either wholly or partly located within the Existing Allocation Areas as enlarged by the Enlarged Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 16 hereof).

Section 18. The Commission further directs the presiding officer to submit this resolution to the Town Council of the Town for its approval of the consolidation of the Existing Areas and Existing Allocation Areas through the addition of the Enlarged Area.

Section 19. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The provisions of the Prior Resolutions not amended hereby shall remain in full force and effect.

Section 20. The amendments made to the Prior Resolutions hereby are reasonable and appropriate when considered in relation to the Prior Resolutions, the Existing Area Plans and the purposes of the Act.

Section 21. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 22. This resolution shall be in full force and effect from and after its passage.

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Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 7<sup>th</sup> day of April, 2025, by a vote of 3 in favor and 0 against.

TOWN OF WHITESTOWN  
REDEVELOPMENT COMMISSION

Signed by:

*Mark Pascarella*

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Mark Pascarella, President

Attest:

Signed by:

*Todd Carlile*

DCCD1E4BDBEAB475

Todd Carlile, Secretary

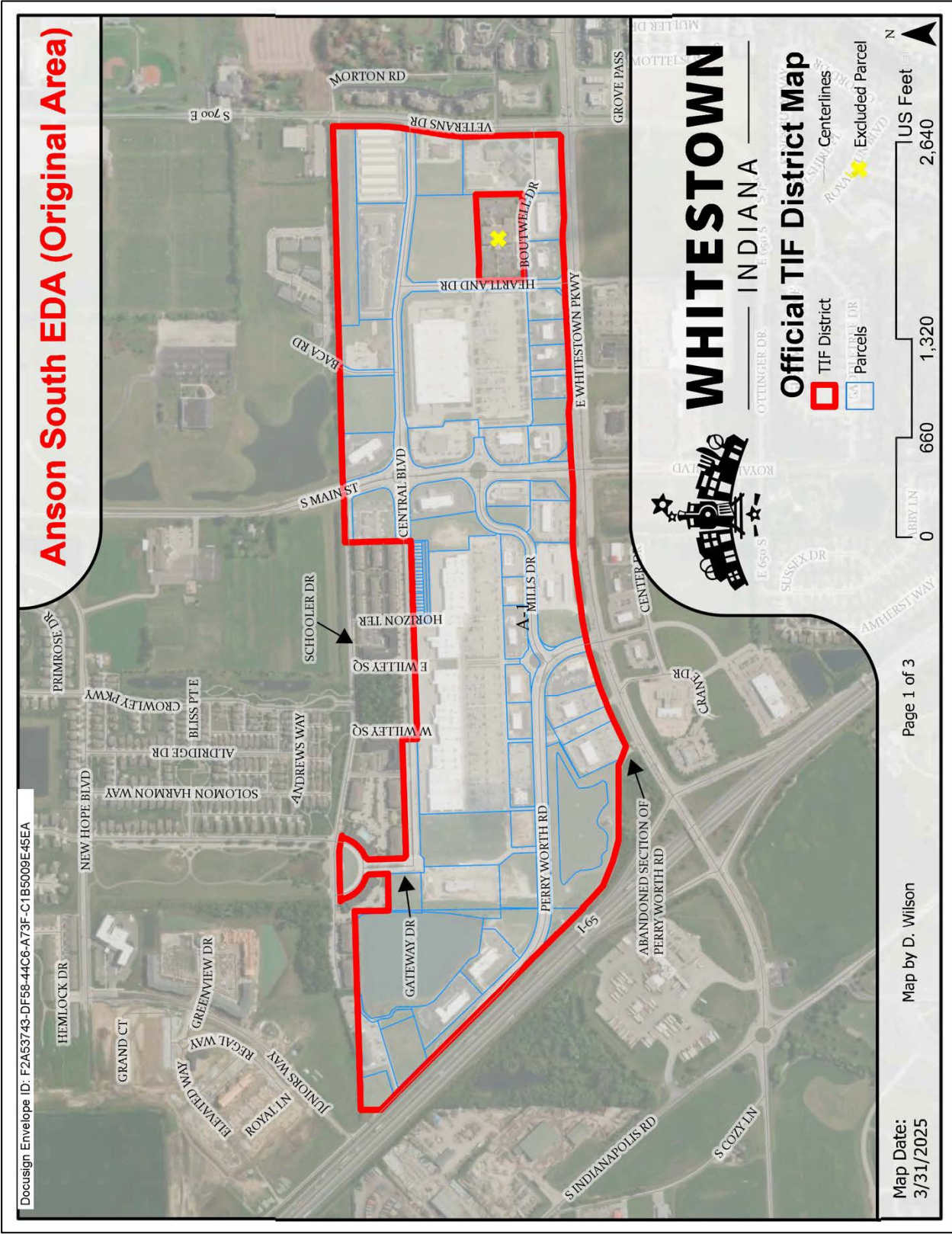
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EXHIBIT A

*Maps of Existing Areas and Existing Allocation Areas (with current parcel numbers)*

1. Anson South Economic Development Area and Allocation Area:





## Anson South EDA (Original Area)

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Anson South Economic Development Area (Original Area)

0.25 miles or 1,335 feet until reaching the Western property line and Northwest corner of the parcel with a State Parcel ID of 06-04-06-000-003.008-021. Then following the stated parcel's Western property line (excluding it from this EDA) South, turning at the parcel's Southern property line to the Western Right-of-Way line of Gateway Drive, then turning North along the parcel's Eastern property line for a partial perimeter distance of 0.15 miles or 771 feet. Then continue along the parcel's Eastern property line/Western Right-of-Way line of Gateway Drive until reaching the Southern Right-of-Way line of Schooler Drive. Then, turning East, follow the Southern Right-of-Way line of Schooler Drive for approximately 0.084 miles or 442 feet to the Eastern Right-of-Way line of Gateway East Drive (encompassing the half-moon Right-of-Way lawn found in the Gateway Drive Right-of-Way). Then concluding Part-1 by following the Eastern Right-of-Way line of Gateway East Drive, South, approximately 0.096 miles or 508 feet to the Northern Right-of-Way line of Central Boulevard and the beginning of Part-2) starting at the Northeast corner of the intersection of Central Boulevard and Gateway Drive, then following the Northern Right-of-Way line of Central Boulevard for approximately 0.15 miles or 777 feet until reaching the Northwest corner of the intersection of West Willey Square and Central Boulevard.

Anson South Economic Development Area (EDA) (Original Area) is, in general, bounded and contained by the following description:

On the South by the Northern Right-of-Way line of East Whitestown Parkway beginning at the Northwest corner of Veterans Drive and East Whitestown Parkway. Then Westward along the stated Northern Right-of-Way line West for approximately 0.79 miles or 4,157 feet until reaching the now abandoned section of Perry Worth Road.

On the West, starting at the intersection of East Whitestown Parkway and the now abandoned section of Perry Worth Road. Then Northerly, following the alignment of the abandoned section of Perry Worth Road then the Western Right-of-Way line of Perry Worth Road for approximately 0.59 miles or 3,090 feet until reaching the Western property line of the parcel with a State Parcel ID of 06-03-01-000-024.012-020. Then along the stated Western property line for approximately 132 feet to the first part of the Northern side of the Anson South EDA.

On the Northern side Part-1) starting where the Western Description stopped, then east for approximately

Then crossing to the Southern Right-of-Way line of Central Boulevard. Continue East along stated Right-of-Way line for approximately 0.25 miles or 1,328 feet; additionally, the Northeast corner of Common Area 13 in the Townhomes at Anson, Block E, Section 2; recorded on April 28th 2010 in the Boone County Recorder's Office; Instrument Number: 2010000003648. Then concluding Part-2 by continuing North approximately 0.084 miles or 442 feet to the Northern Right-of-Way line of Schooler Drive. Part-3) starts at the point along the Northern Right-of-Way line of Schooler Drive where Part-2 left off. Then continue due east for 0.53 miles or 2,787 feet to the Western Right-of-Way line of Veterans Drive, also being the Eastern side of the Anson South EDA. On the East by the Western Right-of-Way line of Veterans Drive, beginning approximately 0.097 miles or 512 feet north of the intersection of Central Drive and Veterans Drive. Then continue South for approximately 0.29 miles or 1,530 feet to the Point of Beginning.

### Exclusion:

The above description is complete apart from the exclusion of one parcel with the State Parcel ID of 06-04-06-000-006.017-021. This parcel contains approximately 174,080.78 square feet or 4 acres and is approximately 1,771.80 feet in perimeter.

Anson South EDA (Original Area) contains approximately 8,406,933.62 square feet or 193 acres and is approximately 19,292 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.



# WHITESTOWN

INDIANA

## Official TIF District Map

District General Description

Map Date:  
3/31/2025

Map by D. Wilson

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## Anson South EDA (Original Area)

Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC
021-03930-23	06-04-06-000-003.017-021	23.93	020-00690-17	06-03-01-000-024.017-020	1.59	020-00690-22	06-03-01-000-024.022-020	0.12
021-05020-10	06-04-06-000-006.007-021	17.63	021-05020-24	06-04-06-000-006.023-021	1.46	020-00690-07	06-03-01-000-024.007-020	0.07
020-00690-05	06-03-01-000-024.005-020	10.52	021-05020-08	06-04-06-000-006.005-021	1.39	021-05020-20	06-04-06-000-006.018-021	0.06
021-05020-23	06-04-06-000-006.022-021	5.96	021-03930-08	06-04-06-000-033.001-021	1.28	020-00690-20	06-03-01-000-024.020-020	0.05
021-05020-02	06-04-06-000-006.001-021	5.93	021-39300-09	06-04-06-000-032.003-021	1.27	021-13930-12	06-04-06-000-024.003-021	0.05
021-03930-19	06-04-06-000-003.013-021	5.11	021-05020-05	06-04-06-000-006.006-021	1.18	021-14740-10	06-04-06-000-010.007-021	0.05
021-13931-04	06-04-06-000-035.002-021	5.03	021-03930-21	06-04-06-000-003.015-021	1.13	021-13912-01	06-04-06-000-014.000-021	0.04
021-05020-00	06-04-06-000-006.000-021	4.92	021-03931-03	06-04-06-000-033.002-021	1.02	021-13911-01	06-04-06-000-013.000-021	0.04
021-03930-19	06-04-06-000-003.013-021	4.41	020-00690-12	06-03-01-000-024.012-020	1.02	021-13912-06	06-04-06-000-014.005-021	0.04
021-05020-21	06-04-06-000-006.020-021	4.40	021-05020-07	06-04-06-000-006.004-021	1.00	021-13911-07	06-04-06-000-013.006-021	0.04
021-14740-00	06-04-06-000-010.000-021	4.27	021-05020-13	06-04-06-000-006.010-021	1.00	021-13910-01	06-04-06-000-012.000-021	0.04
021-05020-26	06-04-06-000-006.025-021	4.02	021-39300-07	06-04-06-000-032.005-021	1.00	021-13910-06	06-04-06-000-012.005-021	0.04
021-13931-03	06-04-06-000-035.001-021	3.52	021-05020-14	06-04-06-000-006.011-021	0.99	021-13911-02	06-04-06-000-013.001-021	0.04
021-05020-22	06-04-06-000-006.021-021	3.18	021-39300-04	06-04-06-000-032.002-021	0.94	021-13912-04	06-04-06-000-014.003-021	0.04
021-05021-02	06-04-06-000-030.001-021	2.98	021-39300-03	06-04-06-000-032.001-021	0.93	021-13911-06	06-04-06-000-013.005-021	0.04
021-05021-15	06-04-06-000-030.000-021	2.75	021-13931-02	06-04-06-000-035.000-021	0.91	021-13910-03	06-04-06-000-012.002-021	0.04
021-05020-25	06-04-06-000-006.024-021	2.63	021-05020-27	06-04-06-000-006.026-021	0.89	021-13911-04	06-04-06-000-013.003-021	0.04
020-00690-18	06-03-01-000-024.018-020	2.36	021-03930-24	06-04-06-000-003.019-021	0.81	021-13912-03	06-04-06-000-014.002-021	0.04
021-03930-17	06-04-06-000-003.011-021	2.24	021-39300-06	06-04-06-000-032.004-021	0.70	021-13910-04	06-04-06-000-012.003-021	0.04
021-39300-08	06-04-06-000-032.006-021	2.24	021-03930-20	06-04-06-000-003.014-021	0.65	021-03930-26	06-04-06-000-035.003-021	0.03
021-05020-16	06-04-06-000-006.013-021	2.22	020-03930-19	06-03-01-000-043.000-020	0.62	021-13911-05	06-04-06-000-013.004-021	0.03
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021-03931-04	06-04-06-000-033.003-021	2.13	021-05020-31	06-04-06-000-006.030-021	0.39	021-13910-02	06-04-06-000-012.001-021	0.03
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021-05020-20	06-04-06-000-006.018-021	1.78	021-23930-02	06-04-06-000-025.001-021	0.31	021-15020-09	06-04-06-000-027.000-021	0.03
021-03930-18	06-04-06-000-003.012-021	1.75	021-13930-13	06-04-06-000-024.004-021	0.28	021-13930-09	06-04-06-000-024.001-021	0.03
020-00690-11	06-03-01-000-024.011-020	1.70	021-03930-22	06-04-06-000-003.018-021	0.26	021-13930-10	06-04-06-000-024.000-021	0.03
021-03931-02	06-04-06-000-033.001-021	1.68	021-05020-11	06-04-06-000-006.008-021	0.24	021-13930-11	06-04-06-000-024.002-021	0.02
021-05020-15	06-04-06-000-006.012-021	1.65	020-00690-10	06-03-01-000-024.010-020	0.22	020-00690-21	06-03-01-000-024.021-020	0.02
021-39300-02	06-04-06-000-032.000-021	1.63	020-00690-06	06-03-01-000-024.006-020	0.20			
021-03931-01	06-04-06-000-033.000-021	1.60	021-05020-12	06-04-06-000-006.009-021	0.19			



# WHITESTOWN

INDIANA

## Official TIF District Map

District Parcel List

Map Date:  
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Map by D. Wilson

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Resolution No. 2025-08  
EXHIBIT A

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

EXHIBIT A

*Maps of Existing Areas and Existing Allocation Areas (with current parcel numbers)*

2. Maple Grove Development Area and Allocation Area:





## MAPLE GROVE EDA

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

Maple Grove Economic Development Area

Maple Grove Economic Development Area (EDA) is, in general, bounded and contained by the following description:

On the East by starting at a point along the centerline of East Whitestown Parkway 1,987.04 feet East of the intersection of East Whitestown Parkway and Maple Grove Boulevard; this measurement taken from the recorded plat of Maple Grove Section 1, as recorded on July 6th, 2012, Instrument Number: 201200007339, at the Boone County Recorder's Office. This point along the centerline of East Whitestown Parkway being the Point of Beginning. Then South approximately 0.24 miles or 1,251 feet to the Southeast corner of Common Area H within the Maple Grove Section 2 Subdivision, as recorded on September 11th, 2013, Instrument Number: 201300010654, also at the Boone County Recorder's Office.

On the South, starting at same point at the Southeast corner of Common Area H within the Maple Grove Section 2. Then West following the Southern most property lines of both Sections 2 & 3 of Maple Grove; Section 3 having been recorded on June 11th, 2015, likewise, being recorded at the Boone County Recorder's Office, for 0.28 miles or 1,491.8 feet to the Southwestern most corner of Common Area J in Section 3 of Maple Grove. Continuing in the same direction for approximately 0.11 miles or 576 feet to the Southwestern most corner of the Maple Grove EDA.

On the Western side by turning North and traversing approximately 0.4 miles or 2,115.4 feet (crossing both Grove Pass and East Whitestown Parkway) and end the West side boundary of the Maple Grove EDA at the Northwestern corner of the parcel with State Parcel ID of 06-04-05-000-003.000-021.

On the North by means of the Northern property line of stated parcel described in Western side. From the Northwest Corner of the stated parcel, continue along the Northern property line for approximately 0.15 miles or 785 feet. Then South along the Eastern property line of the stated parcel, approximately 0.15 miles or 795.5 feet to the centerline of East Whitestown Parkway. Then along the centerline of East Whitestown Parkway for approximately 0.24 miles or 1,254 feet back to the Point of Beginning.

Maple Grove EDA contains approximately 3,310,656.33 square feet or 76 acres and is approximately 8,339.24 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.



**WHITESTOWN**  
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District General Description

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MAPLE GROVE EDA

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC
021-12680-00	06-04-05-000-002.000-021	18.90	021-22680-75	06-04-05-000-005.043-021	0.19	021-22680-73	06-04-05-000-005.041-021	0.17	021-22680-83	06-04-05-000-005.051-021	0.15
021-12660-00	06-04-05-000-003.000-021	12.95	021-22680-23	06-04-05-000-004.022-021	0.19	021-22680-78	06-04-05-000-005.046-021	0.17	021-22680-84	06-04-05-000-005.052-021	0.15
021-32680-03	06-04-05-000-004.036-021	5.47	021-22680-81	06-04-05-000-005.049-021	0.19	021-22680-34	06-04-05-000-004.033-021	0.16	021-22680-47	06-04-05-000-005.012-021	0.15
021-32680-10	06-04-05-000-005.060-021	3.22	021-22680-80	06-04-05-000-005.048-021	0.19	021-22680-88	06-04-05-000-005.056-021	0.16	021-22680-60	06-04-05-000-005.024-021	0.15
021-12681-02	06-04-05-000-006.001-021	1.86	021-22680-24	06-04-05-000-004.023-021	0.18	021-22680-85	06-04-05-000-005.053-021	0.16	021-32680-04	06-04-05-000-004.037-021	0.14
003-12690-02	06-04-06-000-004.001-005	1.22	021-22680-48	06-04-05-000-005.013-021	0.18	021-22680-08	06-04-05-000-004.007-021	0.16	021-12680-01	06-04-05-000-002.001-021	0.11
021-12681-00	06-04-05-000-006.000-021	1.15	021-22680-39	06-04-05-000-005.004-021	0.18	021-22680-26	06-04-05-000-005.038-021	0.16	021-32680-06	06-04-05-000-004.039-021	0.08
021-12681-03	06-04-05-000-006.002-021	1.14	021-22680-40	06-04-05-000-005.005-021	0.18	021-22680-25	06-04-05-000-004.024-021	0.16	021-32680-01	06-04-05-000-004.034-021	0.07
021-32680-07	06-04-05-000-005.026-021	0.68	021-22680-90	06-04-05-000-005.058-021	0.18	021-22680-27	06-04-05-000-004.026-021	0.16	003-12690-01	06-04-06-000-004.000-005	0.06
021-12681-04	06-04-05-000-006.003-021	0.60	021-22680-42	06-04-05-000-005.007-021	0.18	021-22680-65	06-04-05-000-005.033-021	0.16	021-32680-02	06-04-05-000-004.035-021	0.03
021-32680-08	06-04-05-000-005.027-021	0.58	021-22680-02	06-04-05-000-004.001-021	0.18	021-22680-68	06-04-05-000-005.036-021	0.16	021-32680-05	06-04-05-000-004.038-021	0.03
003-12690-00	06-04-05-000-016.000-005	0.29	021-22680-06	06-04-05-000-004.005-021	0.18	021-22680-67	06-04-05-000-005.035-021	0.16			
021-22680-04	06-04-05-000-004.003-021	0.24	021-22680-28	06-04-05-000-004.027-021	0.18	021-22680-19	06-04-05-000-004.018-021	0.16			
021-22680-62	06-04-05-000-005.030-021	0.24	021-22680-01	06-04-05-000-004.000-021	0.18	021-22680-18	06-04-05-000-004.017-021	0.16			
021-22680-30	06-04-05-000-004.029-021	0.23	021-22680-71	06-04-05-000-005.039-021	0.18	021-22680-69	06-04-05-000-005.037-021	0.16			
021-22680-63	06-04-05-000-005.031-021	0.23	021-22680-72	06-04-05-000-005.040-021	0.18	021-22680-56	06-04-05-000-005.020-021	0.16			
021-22680-03	06-04-05-000-004.002-021	0.22	021-22680-36	06-04-05-000-005.001-021	0.18	021-22680-66	06-04-05-000-005.034-021	0.16			
021-22680-05	06-04-05-000-004.004-021	0.21	021-22680-07	06-04-05-000-004.006-021	0.18	021-22680-55	06-04-05-000-005.019-021	0.16			
021-22680-43	06-04-05-000-005.008-021	0.21	021-22680-21	06-04-05-000-004.020-021	0.18	021-22680-14	06-04-05-000-004.013-021	0.16			
021-22680-44	06-04-05-000-005.009-021	0.21	021-22680-82	06-04-05-000-005.050-021	0.18	021-22680-12	06-04-05-000-004.011-021	0.16			
021-22680-77	06-04-05-000-005.045-021	0.21	021-22680-52	06-04-05-000-005.016-021	0.18	021-22680-11	06-04-05-000-004.010-021	0.16			
021-22680-38	06-04-05-000-005.032-021	0.21	021-22680-53	06-04-05-000-005.017-021	0.18	021-22680-15	06-04-05-000-004.014-021	0.16			
021-22680-64	06-04-05-000-005.032-021	0.21	021-22680-54	06-04-05-000-005.018-021	0.18	021-22680-20	06-04-05-000-004.019-021	0.16			
021-22680-31	06-04-05-000-004.030-021	0.21	021-22680-51	06-04-05-000-005.015-021	0.18	021-22680-13	06-04-05-000-004.012-021	0.16			
021-22680-17	06-04-05-000-004.016-021	0.21	021-22680-50	06-04-05-000-005.028-021	0.18	021-22680-57	06-04-05-000-005.021-021	0.16			
021-22680-16	06-04-05-000-004.015-021	0.21	021-22680-22	06-04-05-000-004.021-021	0.18	021-22680-59	06-04-05-000-005.023-021	0.16			
021-22680-32	06-04-05-000-004.031-021	0.21	021-22680-74	06-04-05-000-005.042-021	0.18	021-22680-58	06-04-05-000-005.022-021	0.16			
021-22680-76	06-04-05-000-005.044-021	0.20	021-22680-35	06-04-05-000-005.000-021	0.18	021-22680-41	06-04-05-000-005.006-021	0.16			
021-22680-10	06-04-05-000-004.009-021	0.20	021-22680-33	06-04-05-000-004.032-021	0.18	021-22680-37	06-04-05-000-005.002-021	0.15			
021-22680-09	06-04-05-000-004.008-021	0.20	021-22680-79	06-04-05-000-005.047-021	0.17	021-22680-87	06-04-05-000-005.055-021	0.15			
021-22680-49	06-04-05-000-005.014-021	0.20	021-22680-89	06-04-05-000-005.057-021	0.17	021-22680-46	06-04-05-000-005.011-021	0.15			
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021-22680-29	06-04-05-000-004.028-021	0.20	021-32680-09	06-04-05-000-005.059-021	0.17						



**WHITESTOWN**  
INDIANA  
**Official TIF District Map**  
District Parcel List

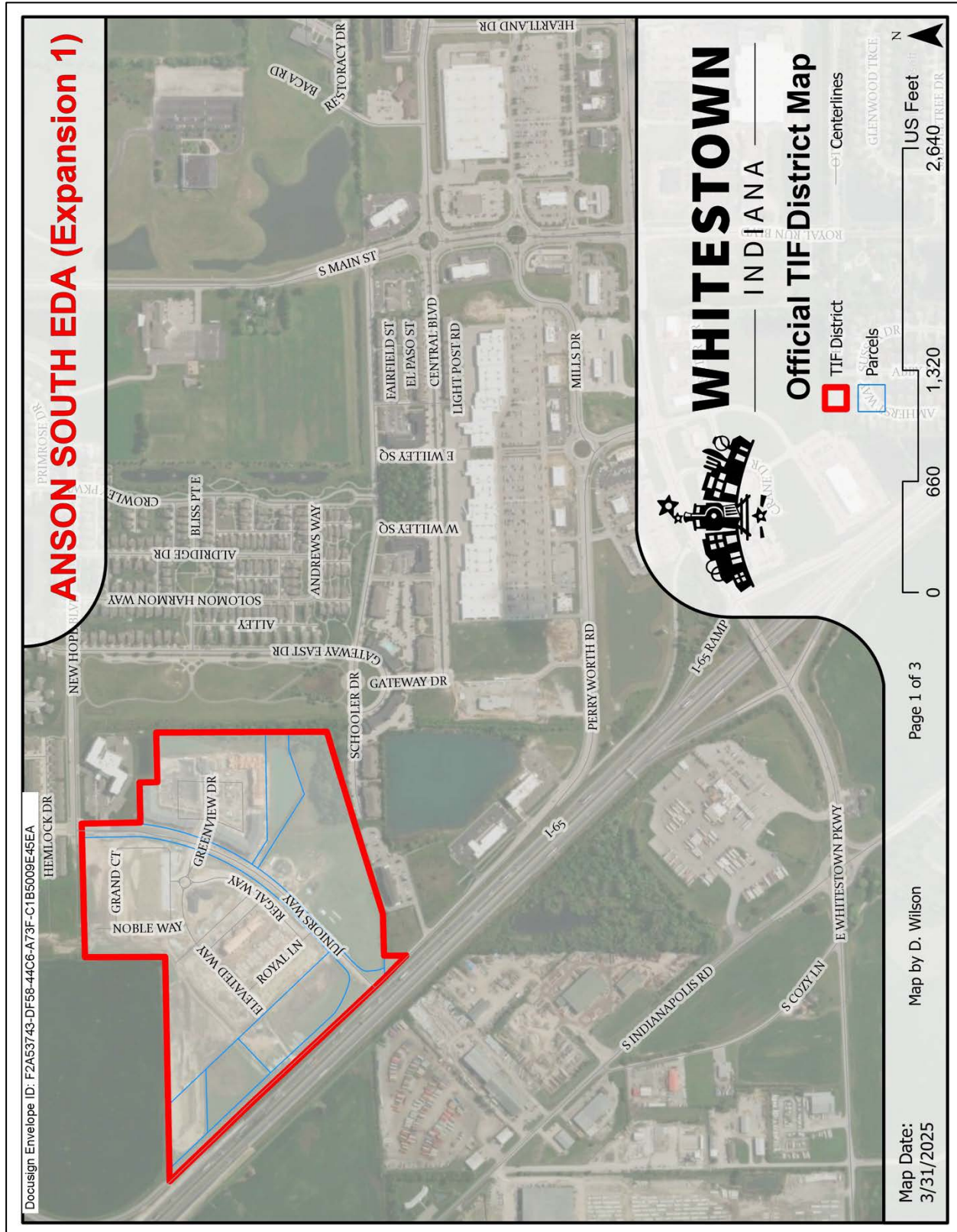
Resolution No. 2025-08  
EXHIBIT A

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

EXHIBIT A

*Maps of Existing Areas and Existing Allocation Areas (with current parcel numbers)*

3. Anson South (Expansion 1) Development Area and Allocation Area:





## ANSON SOUTH EDA (Expansion 1)

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

Anson South Economic Development Area (Expansion Area 1)

Anson South Economic Development Area (EDA) (Expansion Area 1) is, in general, bounded and contained by the following description:

On the Southwest by the Eastern Right-of-Way line of I-65 at a point approximately 0.051 miles or 267 feet South of the intersection of Perry Worth Road and Juniors Way. This point being the Point of Beginning. Then Northwest along the Eastern Right-of-Way line of I-65 for approximately 0.37 miles or 1,949.3 feet to the Northwestern corner of the Anson South EDA (Expansion Area 1) boundary.

On the North, starting where the Southwestern description ended. Then due east for approximately 0.26 miles or 1,354.67 feet. Then due North approximately 0.088 miles or 466.13 feet to the Southwestern corner of the Southern Right-of-Way line of New Hope Boulevard.

Then due East for approximately 0.15 miles or 807.21 feet to the Northeast corner of the Eastern Right-of-Way line of Juniors Way at New Hope Boulevard. Then South along the Eastern Right-of-Way line of Juniors Way for approximately 0.066 miles or 350 feet to the Northern property line of the parcel with State Parcel ID of 06-07-36-000-043.002-020. Then due East again 0.043 miles or 225 feet. Then, still following the Northern property line of the stated parcel, South approximately 107.5 feet; followed by another turn East for approximately 0.056 miles or 295.81 feet to the Eastern side of the Anson South EDA (Expansion Area 1).

On the East side by turning South, now along the Eastern property line of the stated parcel, for approximately 0.19 miles or 1,015.23 feet to a point that would begin the Southeastern side.

On the Southeast starting where the East side description ended. Then,

moving approximately Southwesterly, and being along the Southeastern property line of the parcel with a State Parcel ID of 06-07-36-000-043.005-020 for approximately 0.21 miles or 1,133.40 feet. Then due West for approximately 0.047 miles or 247.95 feet to a point which is approximately 132 feet North of the Point of Beginning.

Anson South (EDA) (Expansion Area 1) contains approximately 2,942,264.13 square feet or 67.55 acres and is approximately 8,066.92 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.



# WHITESTOWN

INDIANA

## Official TIF District Map

District General Description

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## ANSON SOUTH EDA (Expansion 1)

Parcel ID	State Parcel ID	AC
020-06510-03	06-07-36-000-043.003-020	27.44
020-06510-05	06-07-36-000-043.005-020	12.28
020-06510-02	06-07-36-000-043.002-020	10.41
020-06510-00	06-07-36-000-043.000-020	4.66
020-06510-04	06-07-36-000-043.004-020	2.51
020-06510-06	06-07-36-000-043.006-020	2.47
020-06510-07	06-07-36-000-043.007-020	2.00
020-05610-02	06-03-01-000-037.002-020	0.20



# WHITESTOWN

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Official TIF District Map  
District Parcel List

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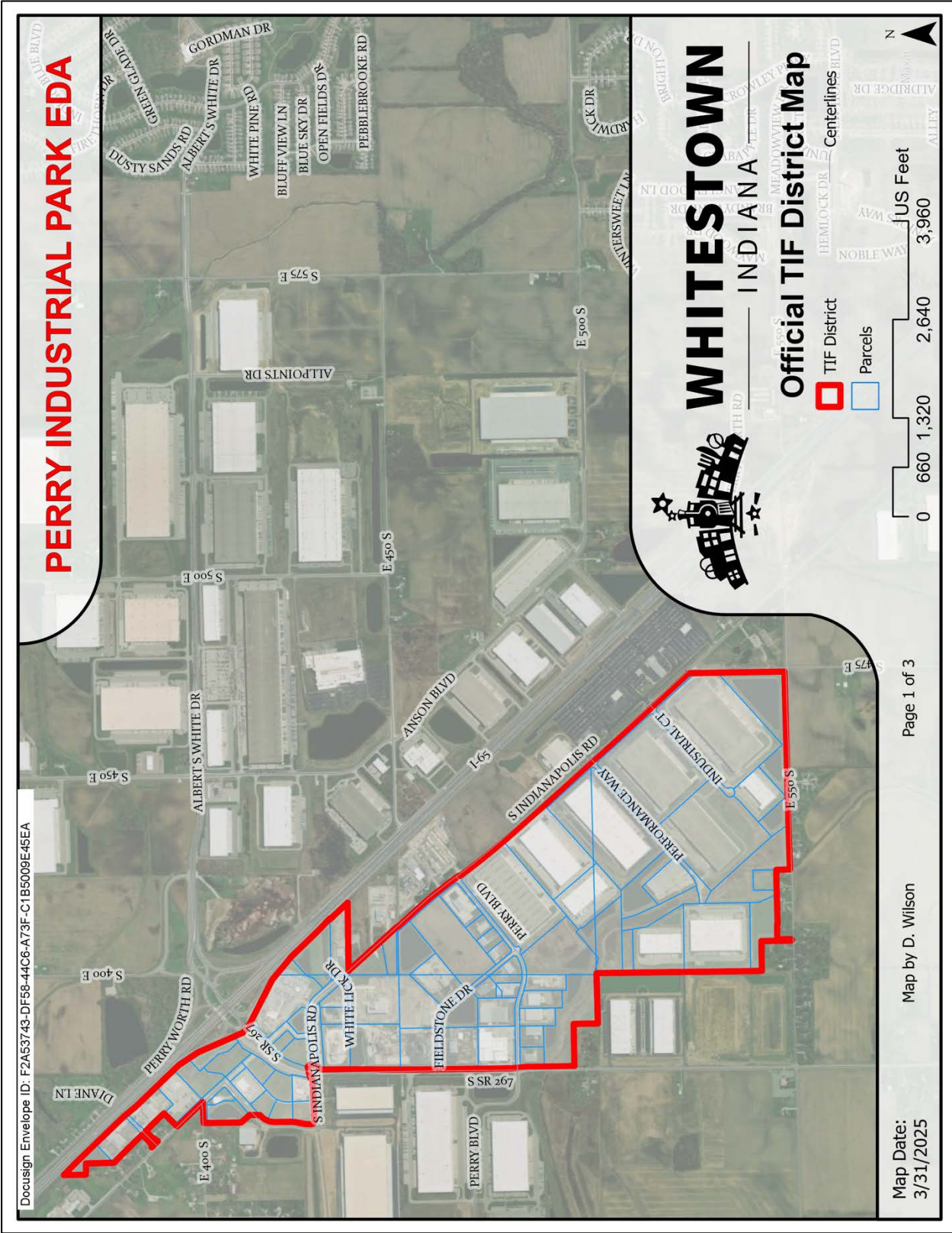
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EXHIBIT A

*Maps of Existing Areas and Existing Allocation Areas (with current parcel numbers)*

4. Perry Industrial Park Economic Development Area No. 1 and Allocation Area:





Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

## PERRY INDUSTRIAL PARK EDA

Perry Industrial Park Economic Development Area

for approximately 0.062 miles or 327.43 feet; then ending the Southwest side by turning West for

Perry Industrial Park Economic Development Area (EDA) is, in general, bounded and contained by the following description:

approximately 0.11 miles or 567.44 feet to the Eastern Right-of-Way line of South State Road 267 and the beginning of the West side of the Perry Industrial Park EDA.

On the South, starting at a point simultaneously at the Northwest Corner of the intersection of East County Road 550 South and South County Road 475 East and along the Northern Right-of-Way line of East County Road 550 South. This point being the Point of Beginning. Then West along the stated Northern Right-of-Way line for approximately 0.5 miles or 2,655.72 feet ending at the Southwest side of the Perry Industrial Park EDA.

On the West side by following the Eastern Right-of-Way line of South State Road 267 North for approximately 0.68 miles or 3,609.41 feet to the Northeast corner of the Right-of-Way intersection of South State Road 267 and South Indianapolis Road. Then, following along the North/East Right-of-Way line of South Indianapolis Road West for approximately 0.15 miles or 801.17 feet; then North for approximately 0.14 miles or 725.93 feet to a point that is approximately 0.026 miles or 137.68 feet south of a point on the West Right-of-Way line of South Indianapolis Road; then Northwest along the Western property line of a parcel with the State Parcel ID of 06-07-27-000-018,000-020 for approximately 0.125 miles or 658.72 feet to the South Right-of-Way line of East County Road 400 South. Then East along stated Right-of-Way line for approximately 0.053 miles or 280.64 feet to the Western Right-of-Way line of South Indianapolis Road. Then Northwest along the same Western Right-of-Way line of South Indianapolis Road

for approximately 0.090 miles or 476.09 feet to a point that then zigzags around additional in-district properties as follows; Northeast for approximately 0.048 miles or 251.90 feet; then Northwest for approximately 0.065 miles or 342.87 feet to the South Right-of-Way line of Heritage Drive; then Southwest for approximately 0.04 miles or 208.99 feet; then Northwest for approximately 66.07 feet; then Northeast for approximately 0.04 miles or 208.99 feet; then Northwest for approximately 0.10 miles or 536.01 feet; then North for approximately 0.071 miles or 373.26 feet; then West for approximately 0.029 miles or 151.14 feet; then North for approximately 0.057 miles or 300.75 feet to the beginning of Northern East side of Perry Industrial Park EDA.

Perry Industrial Park EDA contains approximately 22,352,542.67 square feet or 513.14 acres and is approximately 31,441.51 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.

On the North part of the East side by following the in-district parcels along the Western Right-of-Way of I-65. Starting at the ending point in the



# WHITESTOWN

INDIANA

## Official TIF District Map

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EXHIBIT A

PERRY INDUSTRIAL PARK EDA

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC
020-02280-01	06-07-35-000-002.002-020	31.89	018-05050-01	06-07-26-000-001.028-019	4.64	020-13750-03	06-07-35-000-058.000-020	1.91
020-02280-07	06-07-35-000-002.006-020	27.42	020-03751-04	06-07-35-000-065.001-020	4.47	020-05552-08	06-07-27-000-001.004-020	1.91
020-02280-02	06-07-35-000-002.003-020	27.30	020-04350-13	06-07-27-000-009.011-020	4.41	020-03820-12	06-07-27-000-018.007-020	1.83
018-02902-00	06-07-26-000-001.004-019	23.59	020-33823-04	06-07-22-000-010.006-020	4.34	020-03820-13	06-07-27-000-018.008-020	1.70
020-02280-03	06-07-35-000-002.005-020	19.92	0	06-07-26-000-001.001-0	4.23	020-25550-03	06-07-27-000-016.002-020	1.54
020-03750-00	06-07-35-000-001.000-020	18.72	020-04350-04	06-07-27-000-009.003-020	4.15	018-02901-03	06-07-26-000-001.012-019	1.53
018-01861-00	06-07-26-000-001.001-019	17.78	020-33823-05	06-07-22-000-010.007-020	3.97	020-25550-02	06-07-27-000-016.001-020	1.53
020-02288-01	06-07-35-000-003.000-020	16.00	020-04350-06	06-07-27-000-009.008-020	3.84	020-04350-08	06-07-27-000-009.006-020	1.52
018-02901-02	06-07-26-000-001.011-019	13.42	018-02901-04	06-07-26-000-001.013-019	3.77	018-01861-03	06-07-26-000-013.000-019	1.48
020-14350-03	06-07-27-000-009.019-020	12.37	020-35550-03	06-07-22-000-010.002-020	3.76	018-02901-08	06-07-26-000-001.010-019	1.46
018-02891-01	06-07-26-000-001.033-019	11.74	020-03750-02	06-07-35-000-001.002-020	3.47	018-02901-00	06-07-26-000-001.007-019	1.41
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020-03751-03	06-07-35-000-065.000-020	11.22	018-00091-00	06-07-26-000-001.018-019	3.07	018-02901-09	06-07-26-000-001.009-019	1.29
020-15550-01	06-07-27-000-016.004-020	10.03	020-35550-01	06-07-22-000-010.000-020	3.03	020-04350-12	06-07-27-000-009.009-020	1.18
020-05551-01	06-07-27-000-001.001-020	9.85	020-04350-19	06-07-27-000-009.017-020	2.98	020-15550-02	06-07-27-000-016.000-020	1.08
020-05551-02	06-07-27-000-001.002-020	9.28	020-03820-00	06-07-27-000-007.000-020	2.73	018-15550-01	06-07-26-000-012.000-019	1.06
018-02280-03	06-07-26-000-001.003-019	8.50	020-03822-09	06-07-27-000-018.009-020	2.72	020-04350-11	06-07-27-000-009.010-020	1.02
020-03750-04	06-07-35-000-066.000-020	7.15	020-04350-20	06-07-27-000-009.018-020	2.65	020-03820-03	06-07-27-000-007.003-020	1.00
020-04350-01	06-07-27-000-009.002-020	6.98	020-04350-18	06-07-27-000-009.016-020	2.61	020-04350-07	06-07-27-000-009.007-020	0.90
020-04350-15	06-07-27-000-009.013-020	6.47	020-15550-03	06-07-27-000-016.007-020	2.44	020-25550-01	06-07-27-000-016.005-020	0.70
020-02280-05	06-07-35-000-002.001-020	6.29	020-33820-09	06-07-22-000-010.004-020	2.42	020-13820-00	06-07-27-000-021.000-020	0.62
020-04350-02	06-07-27-000-009.004-020	6.25	020-33820-10	06-07-22-000-010.005-020	2.33	020-02288-01	06-07-35-000-003.000-020	0.58
020-04350-05	06-07-27-000-009.001-020	6.23	020-03822-01	06-07-27-000-018.004-020	2.14	020-02280-01	06-07-35-000-002.002-020	0.24
018-01861-02	06-07-26-000-001.051-019	6.09	018-02880-01	06-07-26-000-001.016-019	2.12	020-04350-12	06-07-27-000-009.009-020	0.23
020-63750-01	06-07-35-000-065.003-020	6.07	020-04350-17	06-07-27-000-009.015-020	2.08	020-04350-03	06-07-27-000-009.005-020	0.10
020-02288-02	06-07-35-000-003.002-020	5.74	020-03822-02	06-07-27-000-018.005-020	2.05	020-05550-04	06-07-27-000-005.004-020	0.09
018-25550-01	06-07-26-000-012.001-019	5.52	018-02901-01	06-07-26-000-001.014-019	2.00	020-03750-03	06-07-35-000-001.003-020	0.06
020-02280-04	06-07-35-000-002.004-020	5.50	020-03820-11	06-07-27-000-018.006-020	1.93	018-01861-03	06-07-26-000-013.000-019	0.04
018-02901-05	06-07-26-000-001.015-019	5.13	020-04350-16	06-07-27-000-009.014-020	1.93	020-02288-03	06-07-35-000-065.005-020	0.04
020-05551-03	06-07-27-000-001.003-020	4.92	020-05552-09	06-07-27-000-001.005-020	1.92	020-03750-01	06-07-35-000-001.001-020	0.04
020-33820-08	06-07-22-000-010.003-020	4.79	020-63750-02	06-07-35-000-065.004-020	1.91			



**WHITESTOWN**  
INDIANA  
**Official TIF District Map**  
District Parcel List

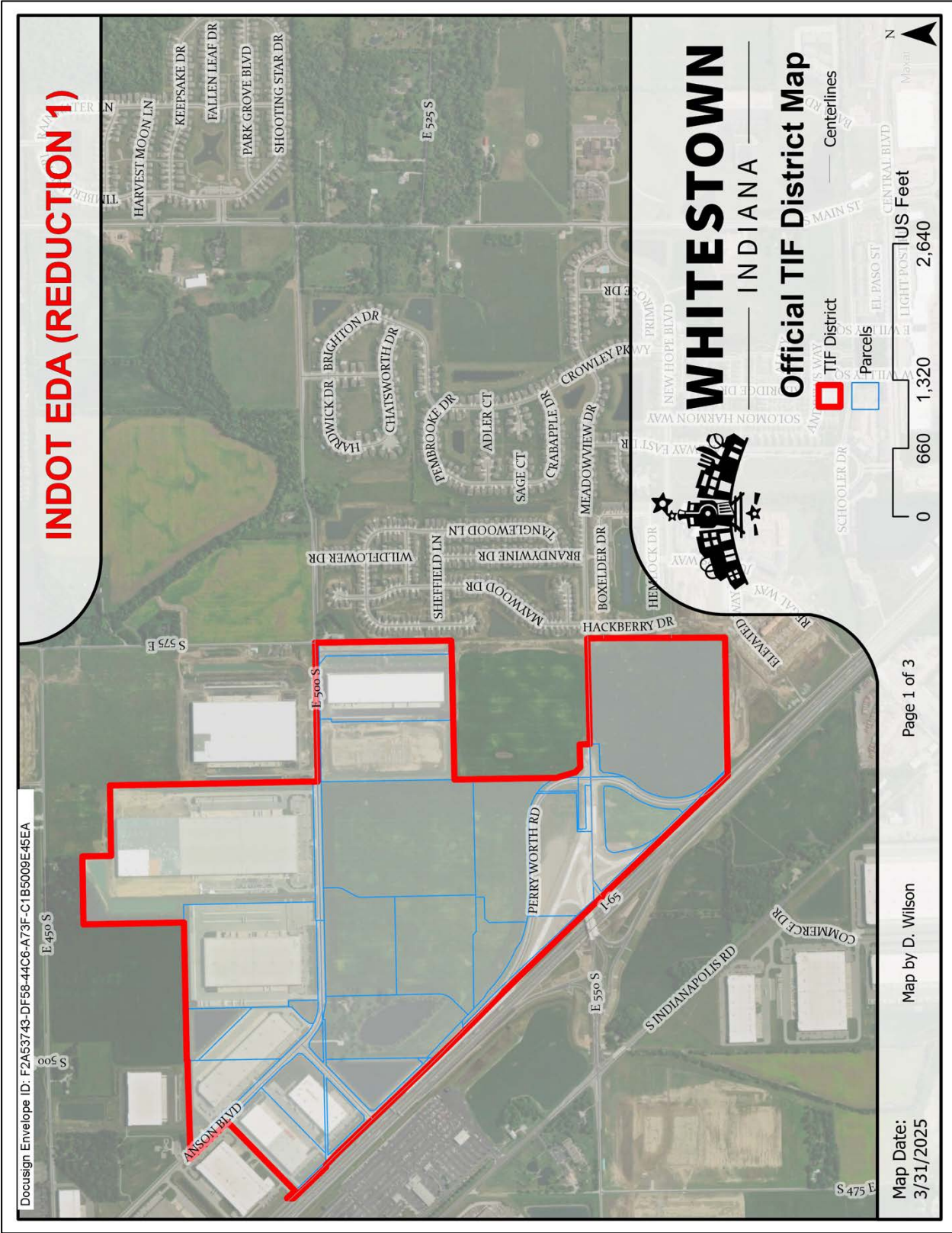
Resolution No. 2025-08  
EXHIBIT A

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

EXHIBIT A

*Maps of Existing Areas and Existing Allocation Areas (with current parcel numbers)*

5. Whitestown – INDOT (Reduction 1) Economic Development Area and Allocation Area:





Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

## INDOT EDA (REDUCTION 1)

INDOT Economic Development Area (Reduction 1)

INDOT Economic Development Area (EDA) (Reduction 1) is, in general, bounded and contained by the following description:

On the Southwest, starting at a point along the Eastern Right-of-Way line of I-65 approximately 0.32 miles or 1,679.12 feet Northwest of the intersection of Perry Worth Road and Juniors Way. Said point being the Point of Beginning. Then Northwest along the Eastern Right-of-Way line of I-65 approximately 1.11 miles or 5,869.96 feet to the beginning of the Northwest side of the INDOT EDA (Reduction 1).

On the Northwest, starting at the point the Southwest side ended. Then North approximately 63.42 feet to the East Right-of-Way line of Perry Worth Road. Then South along said Right-of-Way line approximately 104.34 feet to the Southwest corner of the parcel with the State Parcel ID of 06-07-26-000-008.004-019. Then,

along the Northwest property line of the stated parcel for approximately 0.18 miles or 930.43 feet to the Southwestern Right-of-Way line of Anson Boulevard. Then Northwest along the stated Right-of-way line for approximately 0.095 miles or 504.87 feet. Then due East and crossing the Right-of-Way of Anson Boulevard, for approximately 0.44 miles or 2,297.45 feet to the Northern half of the Western property line of the parcel with State Parcel ID of 06-07-25-000-004.000-019. Then, specifically following the property lines of the stated parcel, North for approximately 0.18 miles or 972.56 feet; then due East for approximately 0.12 miles or 658.03 feet; then South for approximately 0.053 miles or 278.74 feet; then due East for approximately 0.13 miles or 681.78 feet; then South for approximately 0.38 miles or 2,012.33 feet to the centerline of East County Road 500 South. Then due East and along the centerline of East County Road 500 South for approximately 0.25 miles or 1,343.72 feet to the East side of the INDOT EDA (Reduction 1).

On the East side, starting at a point found at the intersection of the centerlines of East County Road 500 South and South County Road 575 East. From this point South for approximately 0.75 miles or 3,973.13 feet to the Southern side of the INDOT EDA (Reduction 1), coinciding with and approximately 0.26 miles or 1,353 feet due East of the Point of Beginning.

### Exclusion:

The above description is complete apart from the exclusion of one parcel with the State Parcel ID of 06-07-36-000-038.000-020. This parcel contains approximately 1,729,576.67 square feet or 39.70 acres and is approximately 5,249.40 feet in perimeter.

INDOT EDA (Reduction 1) contains approximately 16,860,118.67 square feet or 387.05 acres and is approximately 23,639.12 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.



# WHITESTOWN

INDIANA

## Official TIF District Map

District General Description

Map Date:  
3/31/2025

Map by D. Wilson

Page 2 of 3

INDOT EDA (REDUCTION 1)

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC
018-03570-00	06-07-25-000-004.000-019	59.63	020-00260-00	06-07-36-000-027.000-020	0.89
020-00980-00	06-07-36-000-034.000-020	42.88	020-00980-02	06-07-36-000-034.002-020	0.84
020-00990-00	06-07-36-000-035.000-020	37.32	020-00950-04	06-07-36-000-031.004-020	0.75
018-04970-03	06-07-25-000-003.003-019	29.28	020-00990-01	06-07-36-000-035.001-020	0.75
020-01330-03	06-07-36-000-038.004-020	18.76	018-04970-00	06-07-25-000-003.000-019	0.68
020-01990-03	06-07-36-000-052.001-020	17.35	020-05540-07	06-07-35-000-005.007-020	0.07
020-01330-04	06-07-36-000-038.005-020	17.08	020-00980-01	06-07-36-000-034.001-020	0.02
020-01990-04	06-07-36-000-052.002-020	17.07	020-05540-06	06-07-35-000-005.006-020	0.00
020-01990-06	06-07-36-000-052.004-020	16.92			
020-01990-02	06-07-36-000-052.000-020	15.55			
020-00970-02	06-07-36-000-033.002-020	15.10			
018-14960-04	06-07-26-000-008.004-019	10.04			
018-14960-05	06-07-26-000-008.005-019	8.73			
018-14960-05	06-07-26-000-008.005-019	8.24			
020-00960-01	06-07-36-000-032.001-020	7.27			
018-14960-02	06-07-26-000-008.002-019	7.20			
020-00960-00	06-07-36-000-032.000-020	6.70			
020-01990-05	06-07-36-000-052.003-020	6.31			
020-05540-03	06-07-35-000-005.003-020	6.19			
020-00990-03	06-07-36-000-035.003-020	4.36			
018-04970-04	06-07-25-000-003.004-019	4.36			
020-01330-02	06-07-36-000-038.003-020	3.90			
020-05540-05	06-07-35-000-005.005-020	3.23			
018-03570-02	06-07-25-000-004.002-019	1.38			
020-00270-01	06-07-36-000-028.001-020	1.12			
020-01330-05	06-07-36-000-038.006-020	1.10			
018-04970-05	06-07-25-000-003.005-019	0.99			
020-00270-02	06-07-36-000-028.002-020	0.93			
020-01330-01	06-07-36-000-038.001-020	0.91			
020-00970-01	06-07-36-000-033.001-020	0.91			



**WHITESTOWN**  
INDIANA  
Official TIF District Map  
District Parcel List

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

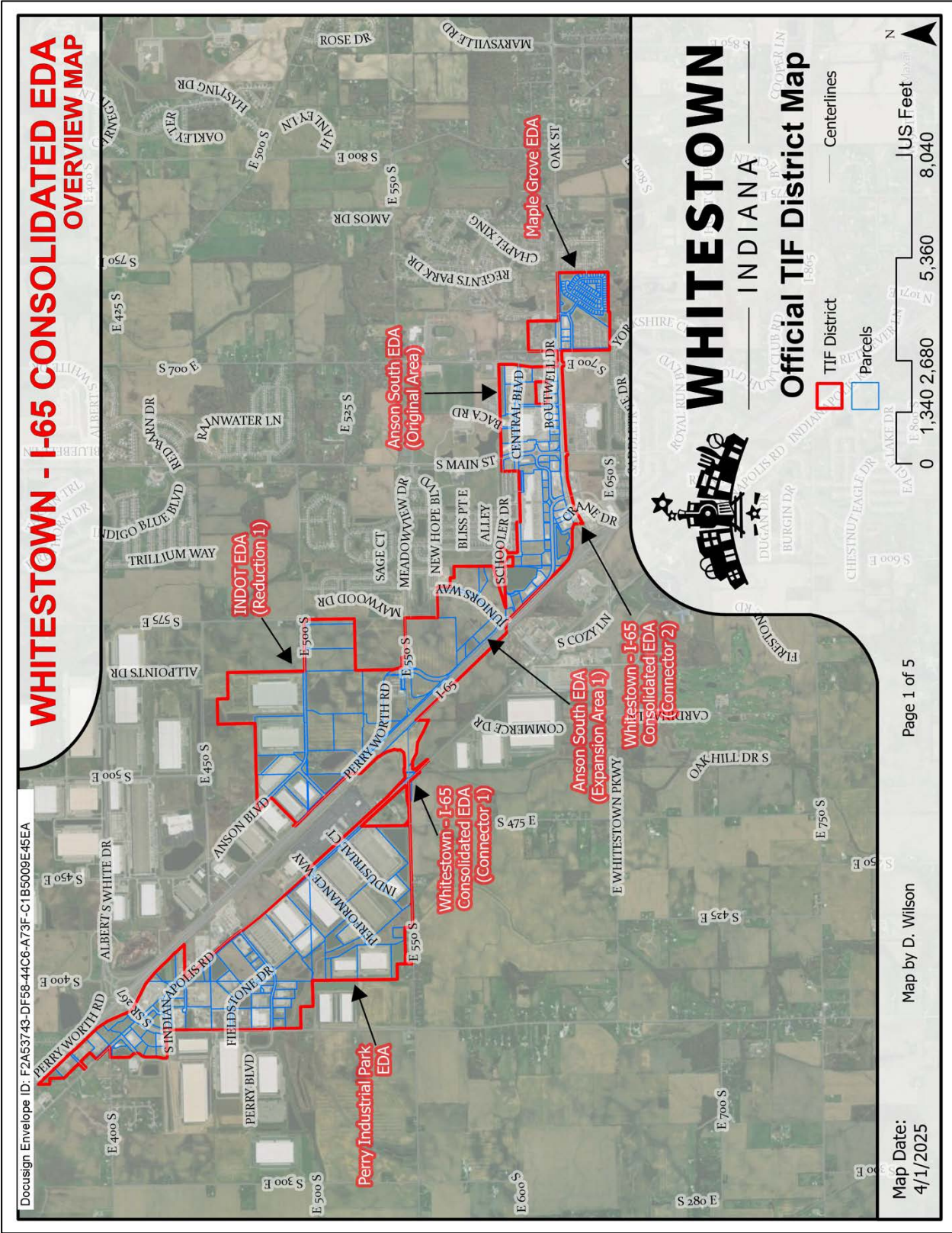
EXHIBIT B

*Map of the Consolidated Economic Development Area and  
the Consolidated Allocation Area (with current parcel numbers)*

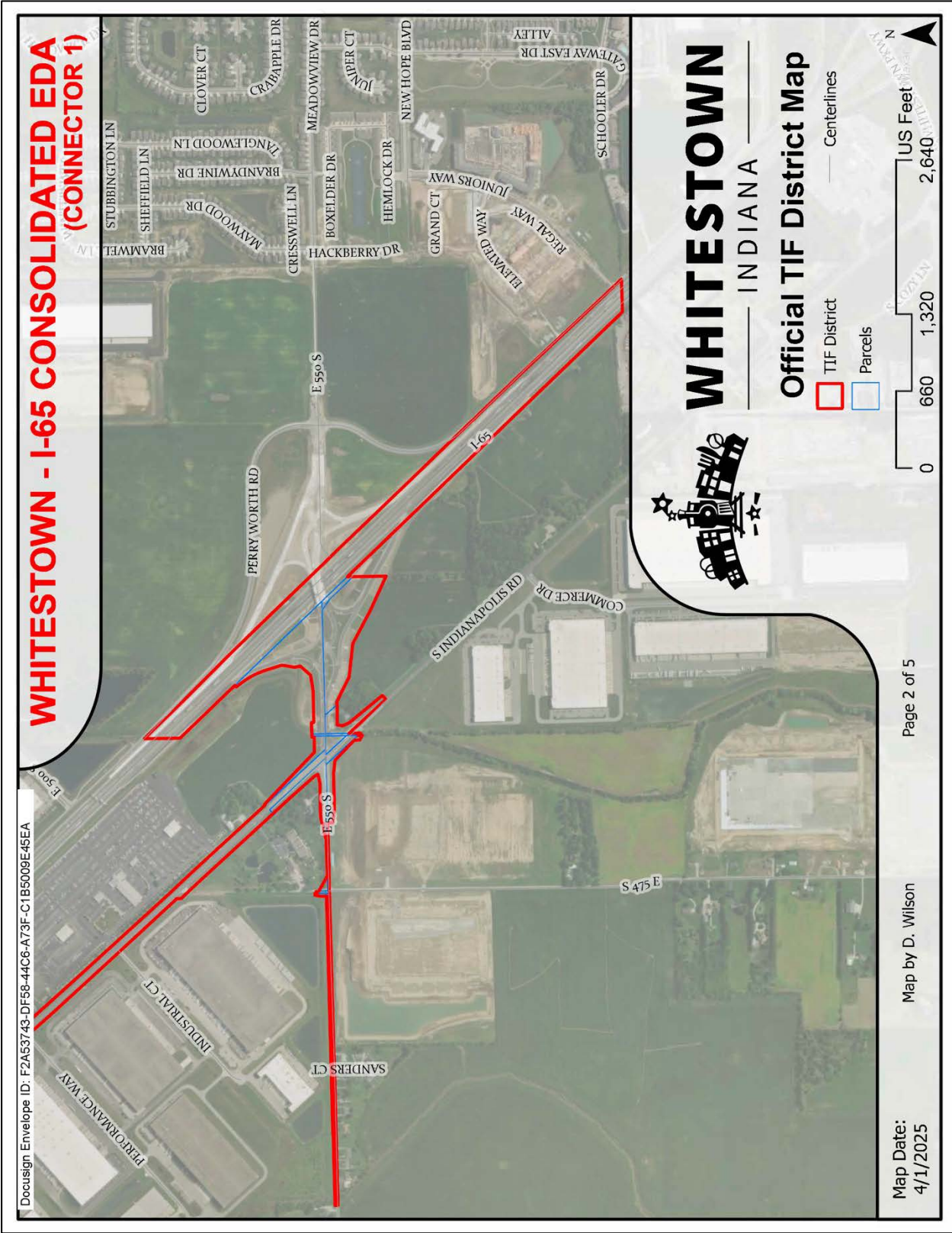
1. (iii) Whitestown – I-65 Consolidated Economic Development Area

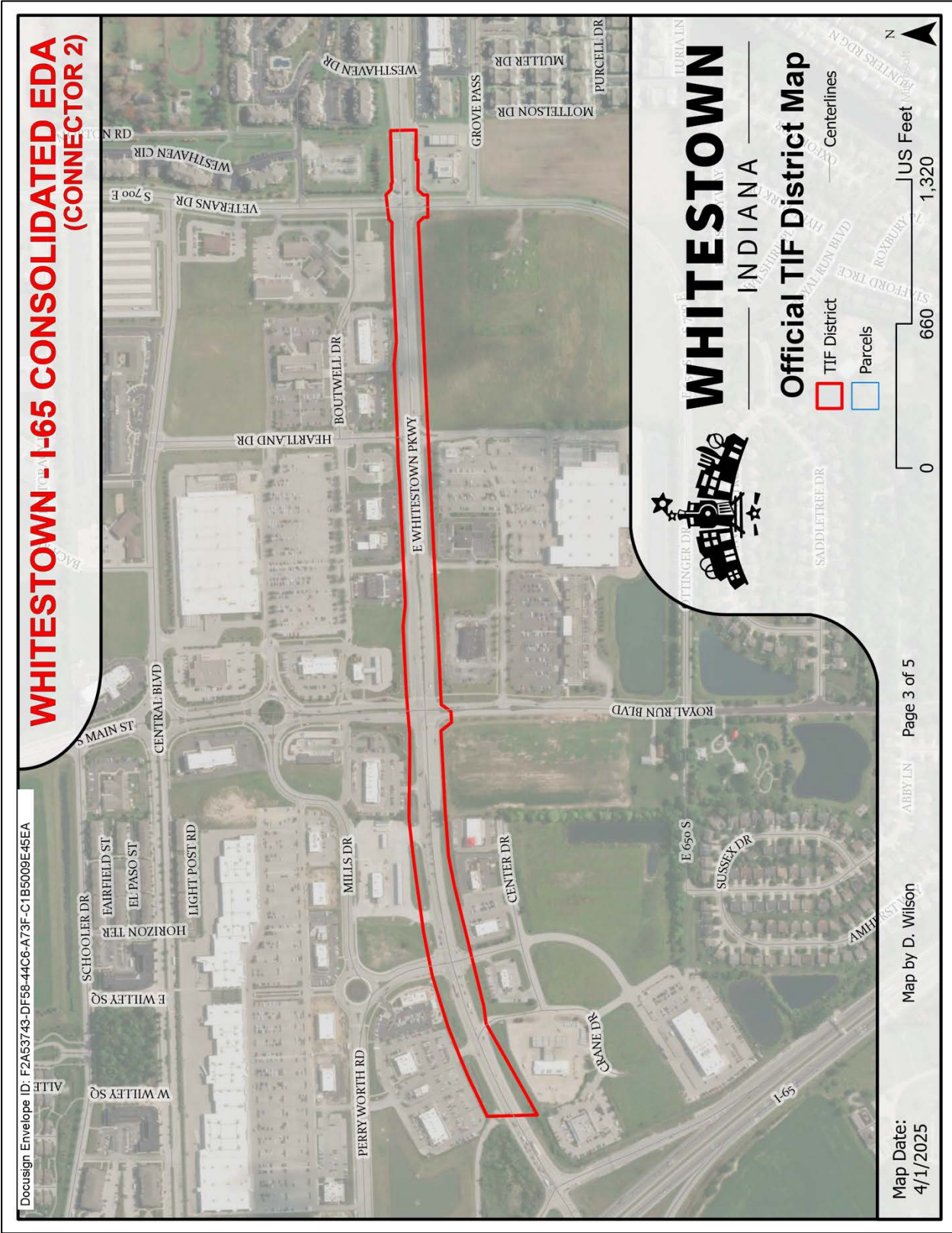
(iii) within the Anson South Consolidated Area (a) the Anson South Allocation Area (the “Anson South Allocation Area”) and (b) the Maple Grove Allocation Area (the “Maple Grove Allocation Area”, together with the Perry Industrial Allocation Area, the INDOT Allocation Area and the Anson South Allocation Area, collectively, the “Existing Allocation Areas”);













Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

## WHITESTOWN - I-65 CONSOLIDATED EDA (CONNECTORS 1 & 2)

Whitestown - I-65 Consolidated Development Area	Economic	The Right-of-Way in question extends from the South Side of Perry Industrial Park EDA along East County Road 550 South, Including the Limited Access Right-of-Way for the I-65 Interchange and a portion of I-65 adjacent to the INDOT EDA (Reduction 1) and Anson South EDA (Expansion 1).	0.89 miles or 4705.15 feet to conjoin with the Maple Grove EDA.
Whitestown - I-65 Consolidated Development Area (EDA) is, in general, bounded and contained by the following descriptions:	Economic		
*Anson South EDA (Original Area)		Whitestown - I-65 Consolidated EDA (Connector 1) contains approximately 2,364,276.04 square feet or 54.28 acres and is approximately 29,503.21 feet in perimeter. Inclusive of all Right-of-Way and property therein as described.	
*Anson South EDA (Expansion Area 1)			
*Maple Grove EDA			
*INDOT EDA (Reduction 1)			
*Perry Industrial Park EDA			
Whitestown - I-65 Consolidated EDA (Connector 1)			
Whitestown - I-65 Consolidated EDA (Connector 2)			
*See Specific District Documentation for Description.			
Whitestown - I-65 Consolidated EDA (Connector 1)			
Whitestown - I-65 Consolidated Economic Development Area (EDA) (Connector 1) is, in general, bounded and contained by the following description:			
In general, this area is entirely Right-of-way, owned by either the Town of Whitestown or the State of Indiana/INDOT. See the parcel list for parcel specific details.			
Whitestown - I-65 Consolidated Economic Development Area (EDA) (Connector 2) is, in general, bounded and contained by the following description:			
In general, this area is entirely Right-of-way, owned by the Town of Whitestown. See the parcel list for parcel specific details.			
The Right-of-Way in question extends from the South Side of Anson South EDA (Original Area) along East Whitestown Parkway, starting from the Limited Access Right-of-Way for the I-65 Interchange and extending East for approximately			



**WHITESTOWN**  
INDIANA  
**Official TIF District Map**  
District General Description

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

**WHITESTOWN - I-65 CONSOLIDATED EDA**  
**(CONNECTORS 1 & 2)**

Parcel ID	State Parcel ID	AC
Not Assigned		27.59
Not Assigned		16.30
020-01170-01	06-07-36-000-037.001-020	7.10
Not Assigned		7.02
020-00450-01	06-07-36-000-029.001-020	5.56
020-00440-08	06-07-35-000-038.007-020	1.35
Not Assigned		1.25
020-05420-01	06-07-36-000-045.001-020	1.17
020-02120-02	06-07-35-000-050.002-020	0.89
020-00440-07	06-07-35-000-038.006-020	0.71
Not Assigned		0.35
020-05410-00	06-07-35-000-063.000-020	0.34
Not Assigned		0.28
Not Assigned		0.20
020-00440-11	06-07-35-000-038.010-020	0.11
Not Assigned		0.09
020-00440-12	06-07-35-000-038.011-020	0.05
020-02288-03	06-07-35-000-065.005-020	0.05
Not Assigned		0.05
020-00440-11	06-07-35-000-038.010-020	0.05
Not Assigned		0.04
Not Assigned		0.01



**WHITESTOWN**  
INDIANA  
**Official TIF District Map**  
District Parcel List

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## EXHIBIT C

*Consolidation Plan Amendments***AMENDMENTS TO INCLUDE ENLARGED AREA AND CONSOLIDATION OF EXISTING AREAS**

The Economic Development Plans and Redevelopment Plans (collectively, the “Existing Area Plans”) for the (i) Perry Industrial Park Economic Development Area No. 1 (the “Perry Industrial Area”), (ii) Whitestown – INDOT Economic Development Area (the “INDOT Area”) and the (iii) Town of Whitestown, Indiana Anson South/Maple Grove Consolidated Economic Development Area #1 (the “Anson South Consolidated Area”), together with the Perry Industrial Area and the INDOT Area, the “Existing Areas”), are hereby amended pursuant to the resolution of the Town of Whitestown Redevelopment Commission (the “Commission”) of which these amendments to the Existing Area Plans are a part (the “Consolidating Resolution”) as follows:

Description of Existing Areas

The boundaries of the Existing Areas are hereby enlarged to include the Enlarged Area as defined in the Consolidating Resolution and reflected in the map attached thereto as Exhibit B. In addition, by way of inclusion of the Enlarged Area the Existing Areas are hereby consolidated as reflected in the map attached to the Consolidating Resolution as Exhibit B. The Existing Areas, as enlarged by the Enlarged Area and consolidated thereby, shall be known as the “Whitestown – I-65 Consolidated Economic Development Area”.

As described in the Consolidating Resolution, the Commission is establishing the Whitestown – Padgett Commons Economic Development Area and allocation area (collectively, the “Padgett Commons TIF”) which Padgett Commons TIF is being established as a separate area through the removal of such area from the INDOT Area and INDOT Allocation Area. For the avoidance of doubt, the Padgett Commons TIF is not a part of the Consolidated Economic Development Area or the Consolidated Allocation Area

Description of Existing Allocation Areas

The Existing Allocation Areas (as defined in the Consolidating Resolution) are hereby enlarged and consolidated to include the Enlarged Area (as so enlarged and consolidated, the “Consolidated Allocation Area”). The various portions of the Consolidated Allocation Area consisting of the Perry Industrial Allocation Area, the INDOT Allocation Area, the Anson South Allocation Area and the Maple Grove Allocation Area (each as defined in the Consolidating Resolution) shall each continue to maintain their original respective base assessment dates and termination dates in accordance with the Act and the Prior Resolutions (each as defined in the Consolidating Resolution). With respect to the Enlarged Area portion of the Consolidated Allocation Area, 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 Enlarged Area shall be allocated and distributed in accordance with Indiana Code

## Resolution No. 2025-08

### EXHIBIT A

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

36-7-14-39 or any applicable successor provision. With respect only to the Enlarged Area portion of the Consolidated Allocation Area, this allocation provision shall expire no later than 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 from the Consolidated Allocation Area. The base assessment date for the Enlarged Area portion of the Consolidated Allocation Area is January 1, 2025. This paragraph constitutes the "allocation provision" for purposes of Indiana Code 36-7-14-39.

#### Outstanding Obligations

With respect to the outstanding obligations issued by the Town, the Redevelopment District and Town of Whitestown Redevelopment Authority (collectively, the "Outstanding Obligations") which are secured by a pledge of tax increment revenues from certain of the Existing Allocation Areas, such Outstanding Obligations shall continue to be secured in accordance with their terms by the tax increment revenues from the Existing Allocation Areas notwithstanding the consolidation of such Existing Allocation Areas pursuant to the Consolidating Resolution. In addition, any future pledges of tax increment revenues by the Commission made from the Consolidated Allocation Area shall in all respects be made junior and subordinate to the lien of the Outstanding Obligations on the tax increment revenues from the Existing Allocation Areas.

#### Project Description

The total estimated costs of the projects as set forth in the Existing Area Plans is hereby amended to include an additional cost of \$33,000,000 as a result of the inclusion of the Enlarged Area (and thereby consolidation of the Existing Areas and Existing Allocation Areas), which is inclusive of financing costs. The projects resulting from the inclusion of the Enlarged Area and consolidation resulting therefrom consist of (i) obtaining safe, reliable, efficient and reasonable access (including roads and sidewalks) to the Consolidated Economic Development Area, (ii) providing adequate utility and public safety service to the Consolidated Economic Development Area, (iii) reasonable and appropriate municipal facility and park improvements to serve the Consolidated Economic Development Area, (iv) providing sufficient public parking for the Consolidated Economic Development Area and (v) economic development project facility improvements.

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in and around the Consolidated Economic Development Area from businesses in the estimated amount of \$100,000,000 in the next three (3) years. This additional investment is anticipated to result in new employment opportunities in and around the Consolidated Economic Development Area and include the construction of a four-story mixed use multi-family housing complex with 78 residential units, a three-story 80 unit senior living facility and an 82,000 square foot entertainment facility. The development is also expected to include 125,000 square feet of retail space. The development is expected to result in the creation of a substantial amount of new jobs in the Town.

#### Effective Date

Resolution No. 2025-08  
EXHIBIT A

Docusign Envelope ID: F2A53743-DF58-44C6-A73F-C1B5009E45EA

These amendments to the Existing Area Plans shall take effect upon adoption by the Commission of its confirming resolution confirming the Consolidating Resolution. Any provisions of the Existing Area Plans not amended hereby shall remain in full force and effect.