

RESOLUTION NO. 2025-10

DECLARATORY RESOLUTION OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION ENLARGING THE WHITESTOWN – HOMEFIELD ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, on March 1, 2021 the Town of Whitestown Redevelopment Commission (the “Commission”) adopted its Declaratory Resolution No. 2021-09 (the “Declaratory Resolution”) declaring an area of the Town of Whitestown, Indiana (the “Town”) as the “Whitestown – Homefield Economic Development Area” (the “Original Area”) to be an “economic development area” within the meaning of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), designating said area as an “allocation area” (the “Original Allocation Area”) for purposes of Indiana Code 36-7-14-39, and approving the Economic Development Plan for said area (the “Original Plan”); and

WHEREAS, the Original Area and the Original Allocation Area are described in the description, parcel list and map attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Commission has conducted an investigation and made studies of the conditions in a geographic area located generally on the west side of South Indianapolis Road in the Town, which geographic area is described and reflected on the description, parcel list and map in Exhibit B attached hereto and incorporated herein by reference (the “2025 Enlarged Area”); and

WHEREAS, based upon such investigation and studies of the 2025 Enlarged Area, the Commission has determined that (i) the Original Area and the Original Allocation Area should be enlarged to include the 2025 Enlarged Area and (ii) the Original Plan should be amended for purposes of including the economic development and redevelopment of the 2025 Enlarged Area; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the 2025 Enlarged Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the 2025 Enlarged Area, indicating that all parcels of property in the 2025 Enlarged Area are to be excluded from any acquisition list of the Commission and (ii) the parts of the 2025 Enlarged Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Original Plan, as hereby amended; and

WHEREAS, the Original Plan, as hereby amended, satisfies the criteria set forth in the Act for designating and enlarging an economic development area; and

WHEREAS, the Commission has prepared an estimate of the cost of the economic development and redevelopment of the 2025 Enlarged Area; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Whitestown Redevelopment Commission, as follows:

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

Section 2. The Original Area, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, is hereby enlarged to include the 2025 Enlarged Area, as more particularly described in Exhibit B attached hereto and incorporated herein by reference. The list of parcels in the 2025 Enlarged Area is also included in Exhibit B. The Original Area, as enlarged to include the 2025 Enlarged Area (collectively, the “Area”), is more particularly described on the map in Exhibit C attached hereto and incorporated herein by reference. The Commission finds that the Area is an economic development area for purpose of the Act.

Section 3. The Original Plan is hereby amended to include the amendments set forth in Exhibit D attached hereto and incorporated herein by reference (the “2025 Enlarged Area Plan Amendments”), which 2025 Enlarged Area Plan Amendments amend the Original Plan to include, among other matters, (i) the boundaries of the Original Area and Original Allocation Area as enlarged to include the 2025 Enlarged Area, (ii) the projects for the 2025 Enlarged Area (the “Projects”), and (iii) the costs of the Projects which are estimated at \$5,000,000, inclusive of financing costs.

Section 4. The Original Plan for the Area, as hereby amended to include the 2025 Enlarged Area Plan Amendments (as so amended, the “Plan”):

- (a) Promotes significant opportunities for the gainful employment of the citizens within the Town and its Redevelopment District;
- (b) Assists in the attraction and retention of major new business enterprises in the Town;
- (c) Benefits the public health, safety, morals and welfare of the citizens of the Town;
- (d) Increases the economic well-being of the Town and the State of Indiana; and
- (e) Serves to protect and increase property values in the Town and the State of Indiana.

Section 5. The Plan 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 Area lacks the necessary infrastructure improvements to encourage development of private enterprise, including streets, facades, streetside improvements such as sidewalks and street lighting, drainage, parks, trails, utilities, municipal facilities, economic development facilities and landscaping; the cost of such 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 redevelopment or economic growth in the Area.

Section 6. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan, specifically by the construction of economic development facilities and other local public improvements necessary for the economic development of the Area as more particularly described in the Plan. These improvements promote public health and welfare for the citizens of the Town by enhancing economic development in the Area as described in the Plan.

Section 7. The accomplishment of the Plan for the Area 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 Plan for the Area conforms to other development and redevelopment plans for the Town and is reasonable and appropriate when considered in relation to the Original Plan.

Section 9. The Commission does not plan to acquire any parcels of property in the 2025 Enlarged Area. If and to the extent any residents of the 2025 Enlarged Area will be displaced by any Project for the 2025 Enlarged Area, the Commission will give consideration to transitional and permanent provisions for adequate housing for such residents, if any, in the 2020 Enlarged Area.

Section 10. The Commission estimates the cost of implementing the Plan for the Projects in the 2025 Enlarged Area will be approximately \$5,000,000.

Section 11. The Original Allocation Area is hereby enlarged to include the 2025 Enlarged Area (such 2025 Enlarged Area, the “2025 Enlarged Allocation Area”). Maps, parcel lists and descriptions of (i) the Original Allocation Area, (ii) the 2025 Enlarged Allocation Area and (iii) the Original Allocation Area together with the 2025 Enlarged Allocation Area, are attached hereto as Exhibit A, Exhibit B and Exhibit C respectively, which maps, parcel lists and descriptions are incorporated herein by reference. This paragraph constitutes the “allocation provision” for purposes of Indiana Code 36-7-14-39. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the 2025 Enlarged Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. 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 2025 Enlarged Allocation Area. The base assessment date for the 2025 Enlarged Allocation Area is January 1, 2025.

Section 12. The Commission hereby finds that the adoption of the allocation provision in Section 11 hereof will result in new property taxes that would not have been generated but for the adoption of the allocation provision contained in Section 11 hereof. The improvements to be

undertaken in and around the 2025 Enlarged Area are expected to result in additional development which will result in additional property taxes in and around the 2025 Enlarged Allocation Area that would not have been generated but for the adoption of the allocation provision contained in Section 11 hereof.

Section 13. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan for the Area to the Whitestown Plan Commission (the “Plan Commission”) for its approval.

Section 14. 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 building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town’s department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice shall also be 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 2025 Enlarged Allocation Area.

Section 15. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the 2025 Enlarged Allocation Area which includes (a) the estimated economic benefits and costs incurred by the 2025 Enlarged Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (b) the anticipated impact on tax revenues of each taxing unit that it either wholly or partly located within the 2025 Enlarged Allocation 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 14 hereof).

Section 16. The Commission further directs the presiding officer to submit this resolution to the Town Council of the Town for its approval of the establishment of the Original Area, as hereby enlarged to include the 2025 Enlarged Area.

Section 17. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The provisions of the Declaratory Resolution, as previously amended, not amended hereby shall remain in full force and effect.

Section 18. The amendments hereby made to the Declaratory Resolution, as previously amended, are reasonable and appropriate when considered in relation to the Declaratory Resolution, as previously amended, and the Original Plan and the purposes of the Act.

Section 19. 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 20. This resolution shall be in full force and effect from and after its passage.

Adopted the 7th day of July, 2025, by a vote of _____ in favor and _____ against.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION

Mark Pascarella, President

ATTEST:

Todd Carlile, Secretary

EXHIBIT A

Description, Parcel Number List and Map for the Original Area and the Original Allocation Area

Description

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

- 1 On the North side, starting at a point that is on the centerline of South Indianapolis Road,
- 2 and which is approximately 0.32 miles or 1,667.57 feet South of the intersection of East
- 3 Whitestown Parkway and South Indianapolis Road. This point also being the Point of
- 4 Beginning. Then Southwest for approximately 28.25 feet to the Western Right-of-Way line of
- 5 South Indianapolis Road. Then Southeast for approximately 63.42 feet. Then Southwest for
- 6 approximately 5.39 feet. Then, along the frontage of the parcel with State Parcel ID of 06-04-
- 7 06-000-011.001-021, for approximately 0.09 miles or 470.00 feet. Then Southwest for
- 8 approximately 0.09 miles or 463.40 feet. Then Northwest for approximately 0.09 miles or
- 9 470.00 feet. Then, along the property line of a parcel with the State Parcel ID of 06-03-01-
- 10 000-034.001-020, for approximately 0.12 miles or 635.02 feet. Then due West for a
- 11 approximately of 0.26 miles or 1,352.90 feet to the West side of the Homefield EDA.
- 12 On the West, starting at the point where the North side description ended. Then Southwest
- 13 along the centerline of the Green Ditch for approximately 0.11 miles or 578.36 feet. Then due
- 14 East for approximately 0.41 miles or 2,168.47 feet. Then South for approximately 0.24 miles
- 15 or 1,246.19 feet to the Southern side of the Homefield EDA.
- 16 On the South, starting at the point where the West side description ended. Then East for
- 17 approximately 0.44 miles or 2,348.64 feet. Then Southeast for approximately 0.16 miles or
- 18 849.55 feet. Then North for approximately 23.08 feet to the Eastern side of the Homefield
- 19 EDA.
- 20 On the East, starting at the point where the South side description ended. Then Northwest
- 21 for approximately 0.80 miles or 4,228.21 feet to the Point of Beginning of the Homefield EDA.
- 22 Homefield EDA is approximately 4,249,059.19 square feet or 97.54 acres and is
- 23 approximately 14,930.65 feet in perimeter. Inclusive of all Right-of-Way and property therein
- 24 as described.

Parcel Number List

06-04-07-000-005.000-021
06-04-06-000-011.000-021
06-03-01-000-035.000-020

Map

(See following page)

EXHIBIT B

Description, Parcel Number List and Map for the 2025 Enlarged Area and the 2025 Enlarged Allocation Area

Description

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

- 1 On the South side, starting at a point that is on the centerline of South Indianapolis Road,
- 2 and which is approximately 0.018 miles or 95 feet Northwest of the intersection of South
- 3 Indianapolis Road and Forge Road. This point also being the Point of Beginning. Then East
- 4 for approximately 0.221 miles or 1,166.81 feet. Then North for approximately 44.62 feet to
- 5 the Northern property line of the parcel with State ID of 06-04-06-000-029.001-02. Then
- 6 along said property line for approximately 0.020 miles or 103.06 feet to the East side of the
- 7 Homefield EDA Expansion Area #1.
- 8 On the East, starting at the point where the South side description ended. Then Northwest
- 9 along the Right-of-way line of I-65 for approximately 0.29 miles or 1,533.09 feet. Then West
- 10 for approximately 0.032 miles or 169.23 feet to the Western side of the Homefield EDA
- 11 Expansion Area #1.
- 12 On the West, starting at the point where the East side description ended. Then South for
- 13 approximately 0.116 miles or 611.68 feet. Then East for approximately 0.012 miles or 61.00
- 14 feet. Then South for approximately 0.022 miles or 116.00 feet. Then West approximately
- 15 0.012 miles or 61.00 feet. Then South for approximately 0.067 miles or 353.00 feet. Then
- 16 approximately Northwest for approximately 0.050 miles or 262.95 feet. Then approximately
- 17 Southwest for approximately 0.053 miles or 281.42 feet to the North/East Right-of-Way line
- 18 of South Indianapolis Road. Then Along said Right-of-Way line for approximately 0.35 miles
- 19 or 1,823.32 feet. Then due South for approximately 0.021 miles or 110.92 feet to the
- 20 South/West Right-of-Way line of South Indianapolis Road. Then along said Right-of-Way for
- 21 approximately 0.034 miles or 180.49 feet to a point that is approximately 0.32 miles or
- 22 1,668.18 feet South of the intersection of East Whitestown Parkway and South Indianapolis
- 23 Road. Then Northeast for approximately 28.25 feet to the centerline of South Indianapolis
- 24 Road. Then along said centerline for approximately 0.34 miles or 1,804.15 feet to the Point
- 25 of Beginning of the Homefield EDA Expansion Area #1.
- 26 Homefield EDA Expansion Area #1 is approximately 1,015,014.77 square feet or 23.30 acres
- 27 and is approximately 8,714.47 feet in perimeter. Inclusive of all Right-of-Way and property
- 28 therein as described.

Parcel Number List:

06-04-06-000-001.003-021

Map

(See following page)

EXHIBIT C

*Map of the Original Area and the Original Allocation Area with the 2025 Enlarged Area
and the 2025 Enlarged Allocation Area*

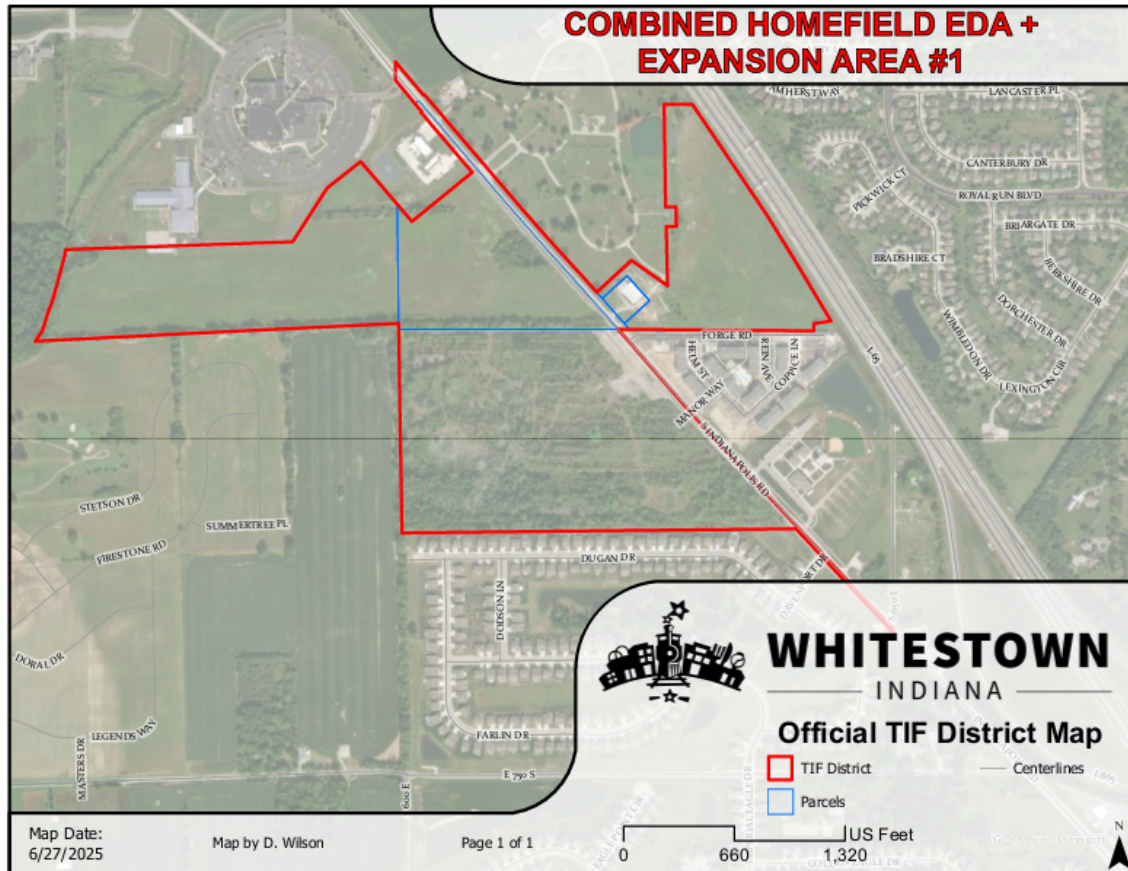


EXHIBIT D

Plan Amendments

ECONOMIC DEVELOPMENT PLAN FOR THE WHITESTOWN – HOMEFIELD ECONOMIC DEVELOPMENT AREA

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

AMENDMENTS FOR THE 2025 ENLARGED AREA

The Economic Development Plan for the Whitestown – Homefield Economic Development Area approved and as hereinbefore amended from time to time (the “Original Plan”) by the Town of Whitestown Redevelopment Commission (the “Commission”), is hereby amended pursuant to the resolution of the Commission of which these Original Plan amendments are a part (the “2025 Amendatory Resolution”) as follows:

Description of Area

The Original Plan description of the Original Area (as defined in the 2025 Amendatory Resolution) is hereby amended to include the area described in Exhibit B of the 2025 Amendatory Resolution (the “2025 Enlarged Area”). The list of parcels in the 2025 Enlarged Area is also included in Exhibit B. The Original Area as enlarged to include the 2025 Enlarged Area is described in Exhibit C of the 2025 Amendatory Resolution and the Original Plan is so amended to reflect such enlargement of the Original Area to include the 2025 Enlarged Area.

Allocation Area

The Original Plan description of the allocation area is hereby amended to include both the Original Area (the “Original Allocation Area”) and the 2025 Enlarged Area (the “2025 Enlarged Allocation Area”) (collectively, the “Allocation Area”), each as described individually in Exhibit A and Exhibit B, and collectively as Exhibit C, attached to the 2025 Amendatory Resolution. With respect to the 2025 Enlarged 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 2025 Enlarged Allocation Area. The base assessment date for the 2025 Enlarged Allocation Area is January 1, 2025.

Project Description

The total estimated costs of the projects as set forth in the Original Plan is hereby amended to include an additional cost of \$5,000,000 for the projects for the 2025 Enlarged Area, which is inclusive of financing costs. The projects for the 2025 Enlarged Area include infrastructure improvements needed to serve and redevelop

the 2025 Enlarged Area, such as streets and road improvements, accel/decel lanes, facades, streetside improvements such as sidewalks and street lighting, drainage and irrigation, parks, trails, utilities, municipal facilities, economic development facilities and landscaping. It is further anticipated that the projects will include necessary infrastructure to facilitate the planning, designing and construction of a new public-private recreational facility or similar type of facility to be located in the Area (as defined in the 2025 Amendatory Resolution). The public-private recreational facility or related facility once constructed will be expected to provide a much needed community, wellness and fitness center to better serve the public and will also be expected to encourage and promote additional economic development of the Area.

Effective Date

These amendments to the Original Plan shall take effect upon adoption by the Commission of its confirming resolution confirming the 2025 Amendatory Resolution. Any provisions of the Original Plan not amended hereby shall remain in full force and effect.