

RESOLUTION NO. 2025-14

DECLARATORY RESOLUTION OF THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION (I) ADDING TO AND REMOVING PARCELS FROM THE WHITESTOWN – BRIDLE OAKS ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA, (II) ESTABLISHING THE WHITESTOWN – MILLS ON MAIN ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA AND (III) ESTABLISHING THE WHITESTOWN – ALBERT S. WHITE ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, the Town of Whitestown Redevelopment Commission (the “Commission”), a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), has investigated, studied and surveyed economic development areas within the Town of Whitestown, Indiana (the “Town”); and

WHEREAS, the Commission has selected two separate economic development areas to be known, respectively, as the “Whitestown – Mills on Main Economic Development Area” (the “Mills on Main Area”) and the “Whitestown – Albert S. White Economic Development Area” (the “Albert S. White Area”, together with the Mills on Main Area, the “Areas”), to be developed pursuant to the Act; and

WHEREAS, the Commission has prepared an economic development plan for the Mills on Main Area (the “Mills on Main Plan”) and for the Albert S. White Area (the “Albert S. White Plan”, together with the Mills on Main Plan, the “Plans”), which Plans are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Areas, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Areas, indicating that all parcels of property are currently to be excluded from the acquisition list and (ii) the parts of the acquired portions of the Areas, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the respective Plans; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of economic development of each of the Areas; and

WHEREAS, each of the Areas includes territory that is currently in the Whitestown – Bridle Oaks Economic Development Area (the “Bridle Oaks EDA”) and allocation area (the “Bridle Oaks Allocation Area”, collectively with the Bridle Oaks EDA, the “Bridle Oaks Area”) as established by the Commission pursuant to its Declaratory Resolution No. 2021-03, adopted on January 20, 2021, as confirmed by its Confirmatory Resolution No. 2021-06, adopted on March 1, 2021 (collectively, the “Bridle Oaks Area Resolutions”); and

WHEREAS, in connection with the establishment of the Areas, the Commission has determined that the territory within the Areas to be established pursuant to this resolution should be removed from the Bridle Oaks Area and that the Bridle Oaks Area Resolutions and the Economic Development Plan for the Bridle Oaks Area, as approved by the Bridle Oaks Area Resolutions (the “Bridle Oaks Area Plan”), should be amended to reflect such removal; and

WHEREAS, in addition to the foregoing, the Commission has determined that (i) certain parcels of property currently in the Bridle Oaks Area should be removed therefrom as such parcels have been or are intended to be developed for single family residential purposes and (ii) the Bridle Oaks Area should be enlarged to include Albert S. White Drive to ensure contiguity in the Bridle Oaks Area after taking into account the removal of such parcels in (i) above therefrom and also in connection with the establishment of the Mills on Main Area and the Albert S. White Area;

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

Section 1. The Commission has selected the Mills on Main Area as an economic development area within the corporate boundaries of the Town pursuant to the provisions of the Act. The Mills on Main Area is described in Exhibit C attached hereto and incorporated herein by reference which includes a description of the Mills on Main Area, parcel numbers for the parcels in the Mills on Main Area, and a map of the Mills on Main Area. The Mills on Main Area is hereby designated as the “Whitestown – Mills on Main Economic Development Area”. In connection with the establishment of the Mills on Main Area, the territory within the Mills on Main Area is hereby removed from the Bridle Oaks Area and the Bridle Oaks Area Resolutions and Bridle Oaks Area Plan are hereby amended to reflect such removal.

Section 2. The Commission has selected the Albert S. White Area as an economic development area within the corporate boundaries of the Town pursuant to the provisions of the Act. The Albert S. White Area is described in Exhibit D attached hereto and incorporated herein by reference which includes a description of the Albert S. White Area, parcel number for the parcel in the Albert S. White Area, and a map of the Albert S. White Area. The Albert S. White Area is hereby designated as the “Whitestown –Albert S. White Economic Development Area”. In connection with the establishment of the Albert S. White Area, the territory within the Albert S. White Area is hereby removed from the Bridle Oaks Area and the Bridle Oaks Area Resolutions and Bridle Oaks Area Plan are hereby amended to reflect such removal.

Section 3. As a result of certain residential development which has occurred and is anticipated to occur within the Bridle Oaks Area and which is not part of the Areas, the Commission finds that the parcels identified on Exhibit E (the “Removed Residential Parcels”) should be removed from the Bridle Oaks Area.

Section 4. To maintain contiguity of the Bridle Oaks Area after taking into account the removal of certain parcels therefrom in connection with the establishment of the Mills on Main Area and the Albert S. White Area, as well as the removal of the Removed Residential Parcels from the Bridle Oaks Area, the Bridle Oaks Area is hereby enlarged to include Albert S. White Drive from South Main Street to the northern boundary line of the Bridle Oaks Area as

reflected on the map attached hereto as Exhibit F and incorporated herein by reference (the “Enlarged Area”). The Bridle Oaks Plan is hereby amended to reflect the addition of the Enlarged Area to the Bridle Oaks Area.

Section 4. The Commission finds that the Mills on Main Plan, for the Mills on Main Area, the Albert S. White Plan, for the Albert S. White Area, and the Bridle Oaks Plan for the Bridle Oaks Area as hereby amended, each:

- (a) Promote significant opportunities for the gainful employment of the citizens of the Town;
- (b) Assist in the attraction of major new business enterprises to the Town;
- (c) Benefit the public health, safety, morals and welfare of the citizens of the Town;
- (d) Increase the economic well-being of the Town and the State of Indiana; and
- (e) Serve to protect and increase property values in the Town and the State of Indiana.

Section 5. The Commission finds that the Plans, as well as the Bridle Oaks Plan as hereby amended, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of the lack of local public improvements and other similar conditions, specifically including among others road improvements, storm water improvements and utilities as more particularly described in the such economic development plans.

Section 6. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plans for each of the Areas, as well as the Bridle Oaks Plan for the Bridle Oaks Area as hereby amended, specifically by the construction of (a) road and sidewalk improvements to improve access in or serving the Areas and Bridle Oaks Area; (b) storm water improvements to ensure sufficient drainage, collection and handling of storm water in or serving the Areas and Bridle Oaks Area; (c) utility improvements (e.g., gas, water, sewer, electric) to ensure the provision of adequate utility services in and serving the Areas and Bridle Oaks Area; (d) green space/park improvements to ensure the provision of green spaces and park services in and serving the Areas and Bridle Oaks Area; and/or (e) other improvements necessary for the development of the Areas and Bridle Oaks Area, including economic development project improvements in or serving the Areas and Bridle Oaks Area. These improvements (with respect to each Area, collectively, “Improvements”) promote public health and welfare for the citizens of the Town by enhancing economic development of the Areas and Bridle Oaks Area through the provision of adequate roads, sidewalks, storm water treatment and utility services, green space and parks, and by making the Areas and Bridle Oaks Area more suitable for development through the construction of economic development project improvements.

Section 7. The Commission finds that the accomplishment of each of the Plans and Bridle Oaks Plan as hereby amended will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by providing the construction of the

Improvements to encourage and enable the development of new businesses in each of the Areas and Bridle Oaks Area, and the retention of and fostering of growth of existing businesses around each of the Areas and Bridle Oaks Area.

Section 8. Each of the Plans and Bridle Oaks Plan as hereby amended conforms to other development and redevelopment plans for the Town.

Section 9. The Commission does not currently propose to acquire interests in real property within the boundaries of the Areas or Bridle Oaks Area.

Section 10. The Commission estimates the cost of implementing the Mills on Main Plan will be approximately \$4,100,000 (this estimate includes the construction of the Improvements) and the cost of implementing the Albert S. White Plan will be approximately \$2,500,000 (this estimate includes the construction of the Improvements).

Section 11. The Commission finds that no residents of either of the Areas or Bridle Oaks Area as hereby amended will be displaced by any project or projects resulting from the respective plans for the Areas and Bridle Oaks Area; 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. The Commission will take no actions that will result in the displacement of residential areas.

Section 12. This paragraph constitutes the “allocation provision” for the Mills on Main Area for purposes of Indiana Code 36-7-14-39. The entire Mills on Main Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 (the “Mills on Main 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 Mills on Main 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 Mills on Main Allocation Area. The base assessment date for the Mills on Main Allocation Area is January 1, 2025.

Section 13. This paragraph constitutes the “allocation provision” for the Albert S. White Area for purposes of Indiana Code 36-7-14-39. The entire Albert S. White Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 (the “Albert S. White 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 Albert S. White 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 Albert S. White Allocation Area. The base assessment date for the Albert S. White Allocation Area is January 1, 2025.

Section 14. This paragraph constitutes the “allocation provision” for the Enlarged Area for purposes of Indiana Code 36-7-14-39. The Enlarged Area shall be a part of the Bridle Oaks Allocation Area and constitute an allocation area as defined in Indiana Code 36-7-14-39 (the “Enlarged Area Portion of the Bridle Oaks 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 Portion of the Bridle Oaks 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 Enlarged Area Portion of the Bridle Oaks Allocation Area. The base assessment date for the Enlarged Area Portion of the Bridle Oaks Allocation Area is January 1, 2025.

Section 15. The Commission finds that the removal of the territory in the Areas from the Bridle Oaks Area for the purpose of enabling the creation of the Areas as separate economic development areas and allocation areas is in accordance with the Act and is necessary and appropriate to carry out the purposes of this resolution. The Commission further finds that the removal of the Removed Residential Parcels from the Bridle Oaks Area is in accordance with the Act and is necessary and appropriate to carry out the purposes of this resolution. The Town currently has bonds outstanding which are secured by tax increment revenues derived from the Bridle Oaks Area. The bondholders for such bonds have consented to the amendment of the Bridle Oaks Area as herein provided in connection with the agreement of the Town to effect a complete refunding and defeasance of said bonds which the Town has agreed to.

Section 16. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plans and Bridle Oaks Plan as hereby amended to the Town of Whitestown Plan Commission (“Plan Commission”) for its approval.

Section 17. 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 development 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 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 Mills on Main Allocation Area, Albert S. White Allocation Area and the existing Bridle Oaks Allocation Area as hereby enlarged to include the Enlarged Area Portion of the Bridle Oaks Allocation Area (collectively, the “Allocation Areas”).

Section 18. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Areas which includes (a) the estimated economic benefits and costs incurred by the Allocation Areas, 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 is either wholly or partly located within the Allocation Areas (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 17 hereof).

Section 19. 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 Areas and amendment of the Bridle Oaks Area.

Section 20. 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 4th day of August, 2025, by a vote of ____ in favor and ____ against.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION

Mark Pascarella, President

Attest:

Todd Carlile, Secretary

EXHIBIT A

The Mills on Main Plan

ECONOMIC DEVELOPMENT PLAN FOR THE WHITESTOWN – MILLS ON MAIN ECONOMIC DEVELOPMENT AREA

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the Economic Development Plan (the “Plan”) for the Whitestown – Mills on Main Economic Development Area (the “Area”) for the Town of Whitestown, Indiana (the “Town”). This Plan is intended for approval by the Town Council of the Town, the Town of Whitestown Plan Commission and the Town of Whitestown Redevelopment Commission (“Commission”) in compliance with Indiana Code 36-7-14.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the Town, (ii) assist in the attraction of one or more major new business enterprises to the Town, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base and (vi) improve the diversity of the economic base of the Town.

Description of Area

The Area is depicted in the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit C and is generally described as follows:

The Area is generally located at the east side of South Main Street and is bounded on the south by Sunflower Lane, on the west by the eastern boundary line of Parcel # 06-08-19-000-085.002-019 and on the north by the northern boundary lines of Parcel # 06-08-19-000-085.002-019 and 06-08-19-000-085.001-019. The Area includes approximately 16.25 acres. A more detailed description of the Area is included in Exhibit C of the Declaratory Resolution of which this Plan is a part.

The Area includes the following parcel numbers:

Parcel #

County Parcel #

0180437101

0180437102

0180353000

State Parcel #

06-08-19-000-085.001-019

06-08-19-000-085.002-019

06-08-19-000-083.000-019

Project Description

All projects for the Area are in, serving or benefiting the Area. The following projects (“Projects”) will be constructed in connection with the economic development of the Area (such projects may be constructed by the Commission and/or a private developer):

1. *Road and Sidewalk Improvements* – Road and sidewalk improvements shall be constructed in and around the Area to ensure safe, efficient and effective access in and around the Area. The road improvements will include the planning, design and construction of an extension of Indigo Blue Boulevard east from Main Street to the future Phipps Lane, all for ingress/egress to the site of the Area and all as necessary and appropriate to improve access in and around the Area.
2. *Storm Water Improvements* – Storm water improvements shall be planned, designed and constructed to collect, handle and treat storm water in the Area. Such improvements shall include storm water infrastructure, ponds and other related improvements.
3. *Utility Infrastructure Improvements* - Utility improvements (e.g., water, sewer, electric and gas) shall, to the extent necessary, be constructed in and around the Area to assure the provision of adequate utility services to the Area. The costs of such improvements shall include any necessary design costs, construction of mains, sewers, waterworks, electric works, and gas works, utility relocation costs and any such other costs related to the provision of utility services to the Area.
4. *Green Spaces and Park Improvements* – Green spaces and park improvements, including but not limited to trails, playground equipment, shelters, athletic facilities, bath houses and park and green space amenities shall be constructed in and around the Area to ensure the provisions of such green spaces and park improvement to the Area.
5. *Economic Development Projects* – Economic development projects which constitute local public improvements and are capital projects shall be acquired and/or constructed to foster and encourage the orderly development of the Area.

The total estimated cost of the Projects is \$4,100,000. The Commission anticipates that the construction of the Projects will encourage development in and around the Area.

Economic Benefits of Projects

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in the Area from businesses in the estimated amount of \$66,900,000 in the next three (3) years. This additional investment is anticipated to result in new employment opportunities in the Area and include the construction of a multi-family housing complex with approximately 262 residential units, and approximately 8,111 square feet of retail/amenity space. The development is expected to result in the creation of new jobs in the Town.

Acquisition of Property

The Commission has no plans to acquire property in the Area. The Commission shall follow the procedures in Indiana Code 36-7-14-19 in any future acquisition of property. The Commission will take no actions with respect to acquiring residential areas or otherwise relocating any residences. In the event the Commission determines to acquire interests in any real property in the Area it will amend this Plan in accordance with Indiana Code 36-7-14, as amended.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Commission. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 (as well as other provisions of Indiana Code 36-7-14) in making a sale or lease of real property acquired.

Allocation Area

The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("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 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 Allocation Area. The base assessment date for the Allocation Area is January 1, 2025.

Amendment of the Plan

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17.5.

EXHIBIT B

The Albert S. White Plan

ECONOMIC DEVELOPMENT PLAN FOR THE WHITESTOWN – ALBERT S. WHITE ECONOMIC DEVELOPMENT AREA

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the Economic Development Plan (the “Plan”) for the Whitestown – Albert S. White Economic Development Area (the “Area”) for the Town of Whitestown, Indiana (the “Town”). This Plan is intended for approval by the Town Council of the Town, the Town of Whitestown Plan Commission and the Town of Whitestown Redevelopment Commission (“Commission”) in compliance with Indiana Code 36-7-14.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the Town, (ii) assist in the attraction of one or more major new business enterprises to the Town, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base and (vi) improve the diversity of the economic base of the Town.

Description of Area

The Area is depicted in the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit D and is generally described as follows:

The Area is generally located at the east side of South Main Street and is just north of Canter Way and west of Albert S. White Drive. The Area includes approximately 17.49 acres. A more detailed description of the Area is included in Exhibit D of the Declaratory Resolution of which this Plan is a part.

The Area includes the following parcel number:

Parcel #

County Parcel #

0180141100

State Parcel #

06-08-19-000-080.000-019

Project Description

All projects for the Area are in, serving or benefiting the Area. The following projects (“Projects”) will be constructed in connection with the economic development of the Area (such projects may be constructed by the Commission and/or a private developer):

1. *Road and Sidewalk Improvements* – Road and sidewalk improvements shall be constructed in and around the Area to ensure safe, efficient and effective access in and around the Area.
2. *Storm Water Improvements* – Storm water improvements shall be planned, designed and constructed to collect, handle and treat storm water in the Area. Such improvements shall include storm water infrastructure, ponds and other related improvements.
3. *Utility Infrastructure Improvements* - Utility improvements (e.g., water, sewer, electric and gas) shall, to the extent necessary, be constructed in and around the Area to assure the provision of adequate utility services to the Area. The costs of such improvements shall include any necessary design costs, construction of mains, sewers, waterworks, electric works, and gas works, utility relocation costs and any such other costs related to the provision of utility services to the Area.
4. *Green Spaces and Park Improvements* – Green spaces and park improvements, including but not limited to trails, playground equipment, shelters, athletic facilities, bath houses and park and green space amenities shall be constructed in and around the Area to ensure the provisions of such green spaces and park improvement to the Area.
5. *Economic Development Projects* – Economic development projects which constitute local public improvements and are capital projects shall be acquired and/or constructed to foster and encourage the orderly development of the Area.

The total estimated cost of the Projects is \$2,500,000. The Commission anticipates that the construction of the Projects will encourage development in and around the Area.

Economic Benefits of Projects

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in the Area from businesses in the next five (5) years. At this point in time an exact estimate of the investment amount is not know but based upon comparable properties in the vicinity of the area it is anticipate the investment will be in excess of \$20,000,000. The additional investment is anticipated to result in new employment opportunities in the Area.

Acquisition of Property

The Commission has no plans to acquire property in the Area. The Commission shall follow the procedures in Indiana Code 36-7-14-19 in any future acquisition of property. The Commission will take no actions with respect to acquiring residential areas or otherwise relocating any residences. In the event the Commission determines to acquire interests in any real property in the Area it will amend this Plan in accordance with Indiana Code 36-7-14, as amended.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Commission. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 (as well as other provisions of Indiana Code 36-7-14) in making a sale or lease of real property acquired.

Allocation Area

The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("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 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 Allocation Area. The base assessment date for the Allocation Area is January 1, 2025.

Amendment of the Plan

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17.5.

EXHIBIT C

Description, Parcel List and Map of the Whitestown – Mills on Main Economic Development Area and allocation area

The Whitestown – Mills on Main Economic Development Area and allocation area (collectively, the “Area”) is generally located at the east side of South Main Street and is bounded on the south by Sunflower Lane, on the west by the eastern boundary line of Parcel # 06-08-19-000-085.002-019 and on the north by the northern boundary lines of Parcel # 06-08-19-000-085.002-019 and 06-08-19-000-085.001-019. The Area includes approximately 16.25 acres.

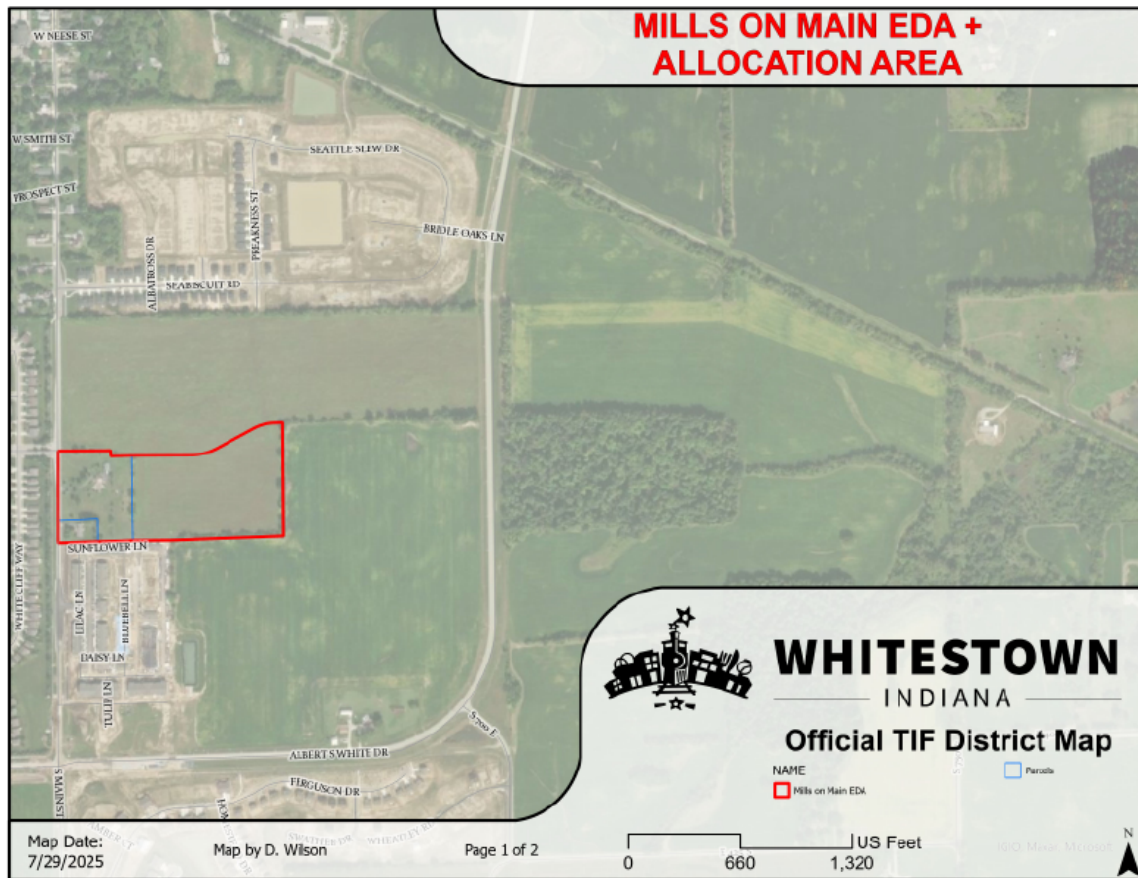
The Area includes the following parcel numbers:

Parcel

<u>County Parcel #</u>	<u>State Parcel #</u>
0180437101	06-08-19-000-085.001-019
0180437102	06-08-19-000-085.002-019
0180353000	06-08-19-000-083.000-019

(Map is on the following page)

The Area is reflected as the area bounded in red on the map below



* Note, for purposes of identifying the Area the map above shall control it being understand that parcel numbers can and do periodically change.

EXHIBIT D

Description, Parcel List and Map of the Whitestown – Albert S. White Economic Development Area and allocation area

The Whitestown – Albert S. White Economic Development Area and allocation area (collectively, the “Area”) is generally located at the east side of South Main Street and is just north of Canter Way and west of Albert S. White Drive. The Area includes approximately 17.49 acres.

The Area includes the following parcel number:

Parcel

County Parcel

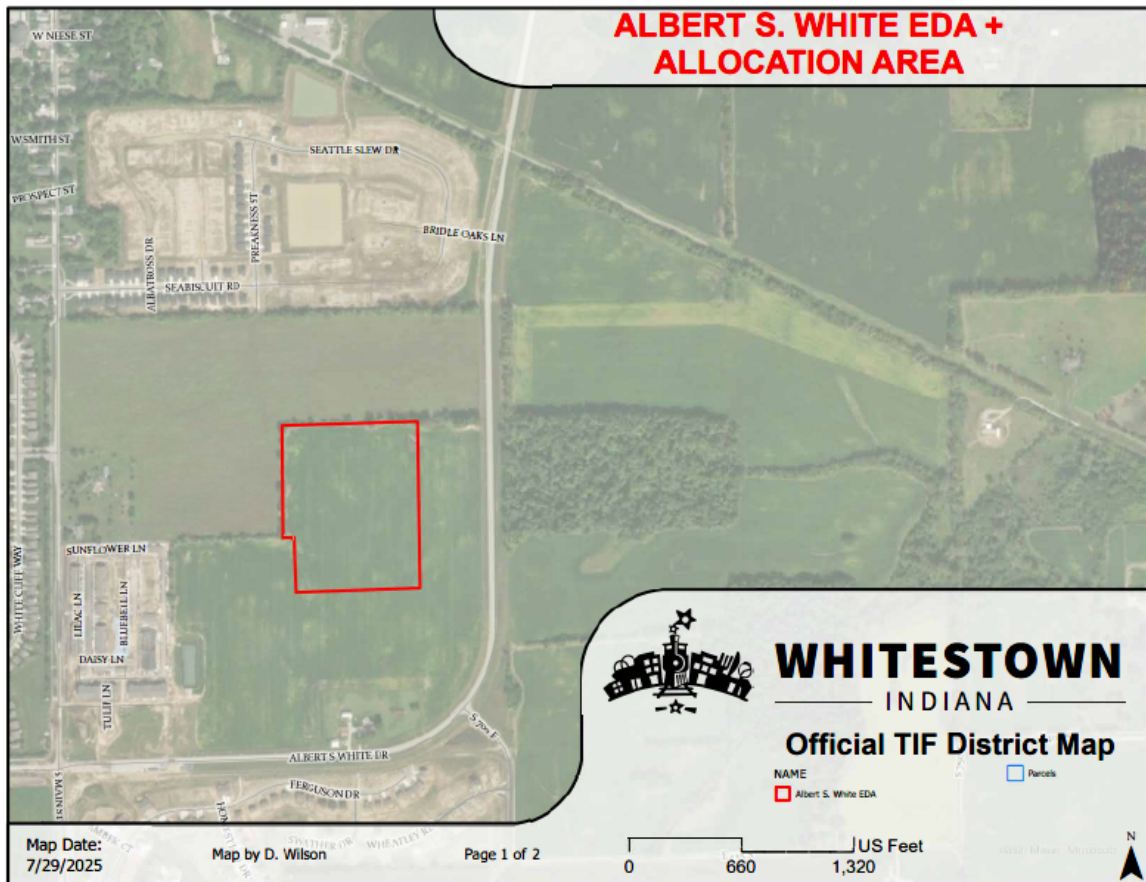
0180141100

State Parcel

06-08-19-000-080.000-019

(Map is on the following page)

****The Area is reflected as the area bounded in red on the map below****

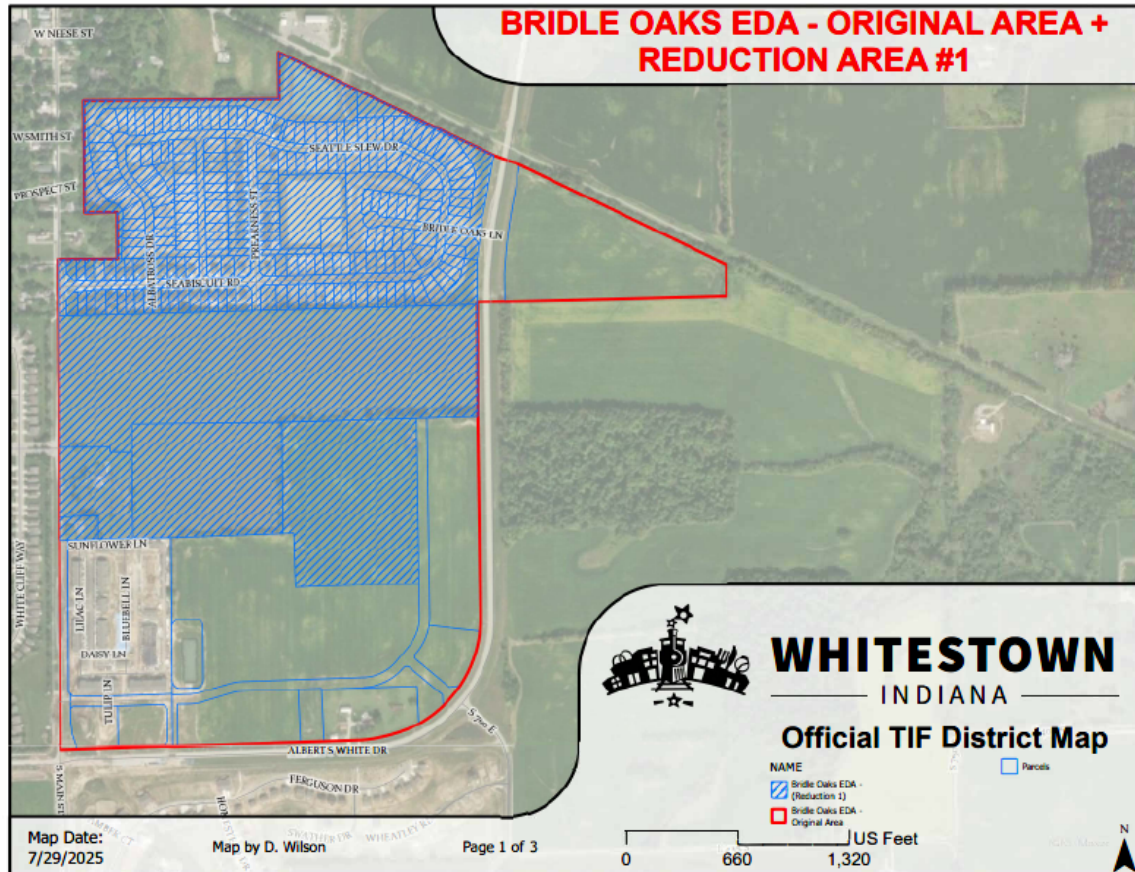


* Note, for purposes of identifying the Area the map above shall control it being understood that parcel numbers can and do periodically change.

EXHIBIT E

Removed Residential Parcels

The Removed Residential Parcels, which are immediately north of the Mills on Main Area and the Albert S. White Area, are reflected on the map below as those parcels with blue slanted lines through them (note the below map also includes with such parcels the parcels constituting the Mills on Main Area and the Albert S. White Area which are concurrently being removed from the Bridle Oaks Area).



On the following page is a complete parcel list reflecting the parcels being removed from the Bridle Oaks Area (i.e., the Removed Residential Parcels, the Mills on Main Area parcels and the Albert S. White Area parcel).

BRIDLE OAKS EDA REDUCTION AREA 1 PARCELS

Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC	Parcel ID	State Parcel ID	AC
0180437100	06-08-19-000-085.000-019	41.23	0181142115	06-08-19-000-088.124-019	0.22	0181142161	06-08-19-000-088.173-019	0.18	0181142171	06-08-19-000-088.183-019	0.17
0180141100	06-08-19-000-080.000-019	17.62	0181142122	06-08-19-000-088.131-019	0.22	0181142168	06-08-19-000-088.180-019	0.18	0181142172	06-08-19-000-088.184-019	0.17
0180437102	06-08-19-000-085.002-019	11.25	0181142114	06-08-19-000-088.123-019	0.22	0181142047	06-08-19-000-088.048-019	0.18	0181142173	06-08-19-000-088.185-019	0.17
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0181142026	06-08-19-000-088.027-019	0.33	0181142164	06-08-19-000-088.176-019	0.20	0181142111	06-08-19-000-088.120-019	0.18	0181142056	06-08-19-000-088.057-019	0.16
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0181142109	06-08-19-000-088.118-019	0.27	0181142043	06-08-19-000-088.044-019	0.19	0181142147	06-08-19-000-088.156-019	0.18	0181142055	06-08-19-000-088.056-019	0.16
0181142090	06-08-19-000-088.095-019	0.26	0181142179	06-08-19-000-088.191-019	0.19	0181142068	06-08-19-000-088.073-019	0.18	0181142095	06-08-19-000-088.100-019	0.16
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0181142176	06-08-19-000-088.188-019	0.24	0181142057	06-08-19-000-088.059-019	0.19	0181142046	06-08-19-000-088.047-019	0.17	0181142040	06-08-19-000-088.041-019	0.16
0181142045	06-08-19-000-088.046-019	0.24	0181142058	06-08-19-000-088.059-019	0.19	0181142062	06-08-19-000-088.067-019	0.17	0181142177	06-08-19-000-088.189-019	0.16
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0181142094	06-08-19-000-088.099-019	0.23	0181142039	06-08-19-000-088.040-019	0.19	0181142048	06-08-19-000-088.049-019	0.17	0181142066	06-08-19-000-088.071-019	0.16
0181142087	06-08-19-000-088.092-019	0.23	0181142093	06-08-19-000-088.098-019	0.19	0181142052	06-08-19-000-088.053-019	0.17	0181142098	06-08-19-000-088.103-019	0.16
0181142077	06-08-19-000-088.082-019	0.23	0181142076	06-08-19-000-088.081-019	0.19	0181142063	06-08-19-000-088.068-019	0.17	0181142145	06-08-19-000-088.154-019	0.15
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WHITESTOWN
INDIANA

Official TIF District Map
District Parcel List

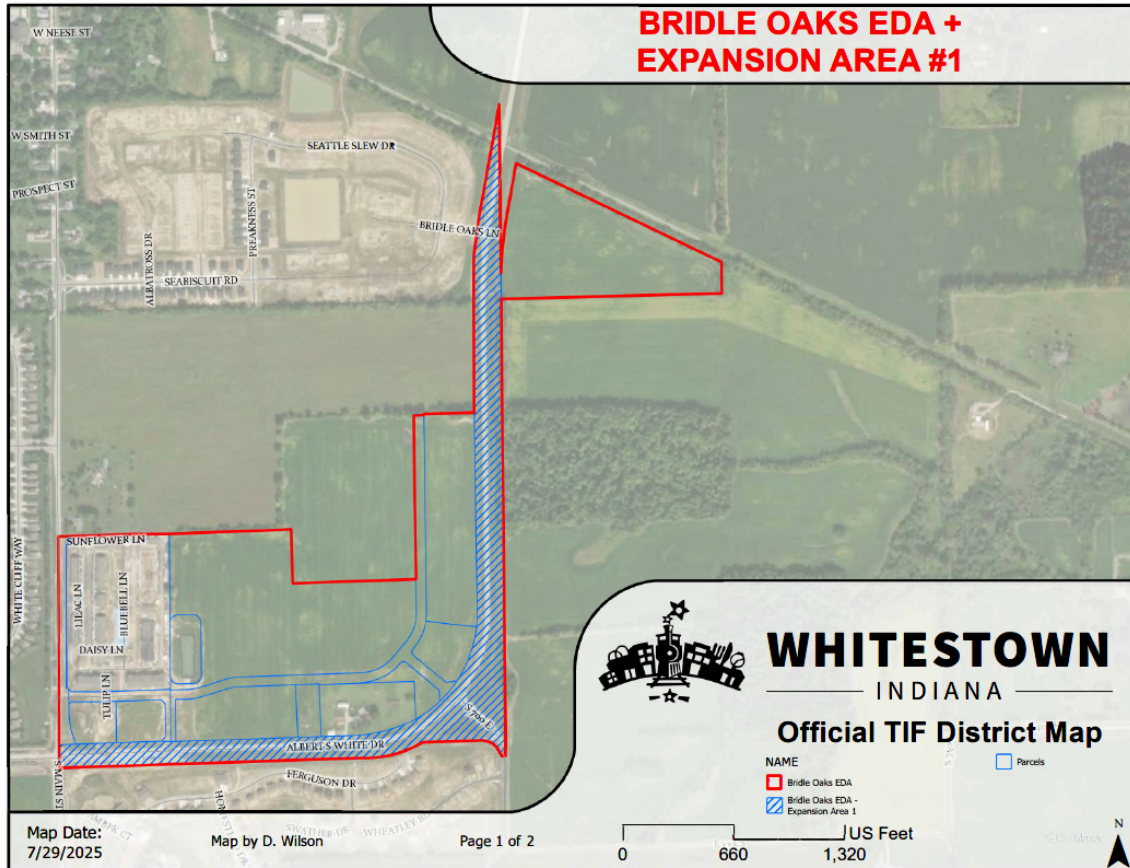
Map Date:
7/29/2025

Map by D. Wilson

Page 2 of 3

EXHIBIT F

*Bridle Oaks Area as enlarged to include the Enlarged Area
(i.e., Albert S. White Drive)**



* The area bounded in red reflects the Bridle Oaks Area, including the Enlarged Area (Albert S. White Drive), after the removal of the parcels therefrom which constitute the Removed Residential Parcels, the parcels for the Mills on Main Area and the parcel for the Albert S. White Area.