

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SELLERSBURG,
INDIANA, APPROVING THE ORDER OF THE PLAN COMMISSION AND THE
DECLARATORY RESOLUTION OF THE SELLERSBURG REDEVELOPMENT
COMMISSION**

WHEREAS, on the 1st day of June, 2020, the Redevelopment Commission (the “Commission”) of the Town of Sellersburg (the “Town”), adopted a Declaratory Resolution (the “Declaratory Resolution”), a copy of which is attached to the Plan Commission Order (as defined herein), to make amendments to the Economic Development Plan for the Sellersburg Economic Development Area, as such plan has been subsequently amended from time to time (the “Amended Plan”), all pursuant to and in accordance with the provisions of Indiana Code 36-7-14 and all acts supplemental and amendatory thereto (collectively, the “Act”); and

WHEREAS, the declaration in the Declaratory Resolution was supported by findings incorporated into the Declaratory Resolution; and

WHEREAS, the Commission submitted the Declaratory Resolution to the Plan Commission of the Town for approval in accordance with the Act, and the Plan Commission adopted its Order No. 2020-PC-001 on June 15, 2020 (the “Plan Commission Order”) attached hereto and incorporated herein as Exhibit A approving, ratifying and confirming the Declaratory Resolution complied in all respects with the Comprehensive Plan for the Town without amendment or modification; and

WHEREAS, in accordance with the Act, the Declaratory Resolution and the Plan Commission Order have been submitted to the Town Council of the Town for approval, and

WHEREAS, after being duly advised in the matter;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SELLERSBURG, INDIANA THAT:

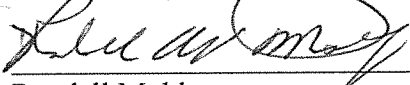
- SECTION 1.** The Declaratory Resolution and the Plan Commission Order are in all respects approved, ratified, and confirmed without amendment or modification.
- SECTION 2.** The determination that the amendments to the Sellersburg Economic Development Plan is hereby approved.
- SECTION 3.** The Clerk-Treasurer of the Town is hereby directed to file a copy of the Declaratory Resolution and Order of the Plan Commission with the permanent minutes of this meeting.
- SECTION 4.** This Resolution shall be in full force and effect from and after its passage by the Town Council.

SAID RESOLUTION is hereby passed and adopted by the Town Council of the Town of Sellersburg, Indiana, this 22nd day of June, 2020.

**TOWN COUNCIL OF THE TOWN OF
SELLERSBURG, INDIANA**



Scott McVoy



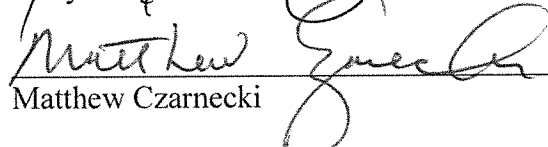
Randall Mobley



Brad Amos



Terry Langford



Matthew Czarnecki

Attest:



Michelle D. Miller, Clerk-Treasurer

SELLERSBURG PLAN COMMISSION ORDER NO. 2020²²¹PC-001

**ORDER OF THE TOWN OF SELLERSBURG PLAN COMMISSION
APPROVING A DECLARATORY RESOLUTION AMENDING THE
SELLERSBURG ECONOMIC DEVELOPMENT AREA'S ECONOMIC
DEVELOPMENT PLAN**

WHEREAS, on the 1st day of June, 2020, the Redevelopment Commission (the "Commission") of the Town of Sellersburg (the "Town"), adopted a Declaratory Resolution (the "Declaratory Resolution"), a copy of which is attached hereto and incorporated herein by reference as Exhibit A, to make amendments to the Economic Development Plan for the Sellersburg Economic Development Area, as such plan has been subsequently amended from time to time (the "Amended Plan"), all pursuant to and in accordance with the provisions of Indiana Code 36-7-14 and all acts supplemental and amendatory thereto (collectively, the "Act"); and

WHEREAS, the declaration in the Declaratory Resolution was supported by findings incorporated into the Declaratory Resolution; and

WHEREAS, the Amended Plan continues to incorporate the Comprehensive Plan of the Town; and

WHEREAS, the Commission has submitted the Declaratory Resolution to the Plan Commission of the Town for approval as required by the Act, and the Plan Commission desires to approve the same; and

WHEREAS, after being duly advised in the matter;

**NOW, THEREFORE, BE IT ORDERED BY THE TOWN OF SELLERSBURG
ADVISORY PLAN COMMISSION AS FOLLOWS:**

SECTION I. The Declaratory Resolution conforms to the Comprehensive Plan of development for the Town.

SECTION II. The Declaratory Resolution as submitted by the Commission is, therefore, in all respects approved, ratified and confirmed without amendment or modification.

SECTION III. The Secretary of the Plan Commission of the Town is hereby directed to file a copy of the Declaratory Resolution with the permanent minutes of this meeting.

SECTION IV. This Order shall take effect immediately upon its passage.

Approved by a vote of Five (5) ayes and zero (0) nays on the 15th day of June, 2020.

THE SELLERSBURG PLAN COMMISSION,
CLARK COUNTY, INDIANA

Brad J. Amos

Brad J. Amos

Francis A. Conroy

Francis A. Conroy

Nancy J. Hughes

Nancy J. Hughes

Thomas M. McEwen

Thomas M. McEwen

Randall Mobley

Mark J. Tolliver

Mark J. Tolliver

EXHIBIT A

DECLARATORY RESOLUTION

4841-9353-1838v4

**DECLARATORY RESOLUTION OF THE TOWN OF SELLERSBURG
REDEVELOPMENT COMMISSION EXPANDING THE SELLERSBURG ECONOMIC
DEVELOPMENT AREA AND ALLOCATION AREAS, AMENDING THE ORIGINAL
ALLOCATION AREA, AMENDING THE AREA'S ECONOMIC DEVELOPMENT
PLAN AND OTHER MATTERS RELATED THERETO**

The Town of Sellersburg, Indiana (the "Town") Redevelopment Commission (the "Commission"), met at a duly called and authorized meeting (in accordance with applicable laws and executive orders in effect at the time of the meeting) of the Commission held on the date set forth below, such meeting being called pursuant to a notice stating the time, place and purpose of the meeting received by all members of the Commission and others required by law, and the following resolutions were made, seconded and adopted by a majority of the members.

WHEREAS, the Commission has previously established the Sellersburg Economic Development Area pursuant to Resolution No. R-2008-01, Resolution No. 2009-001, as amended by Resolution No. 2018-3 and Resolution No. 2018-4 (collectively the "Prior Resolutions"); and

WHEREAS, the Prior Resolutions established the area (the "Current EDA Area") shown on Exhibit A as an "Economic Development Area" in accordance with I.C. 36-7-14-41 and also as an "Allocation Area" in accordance with I.C. 36-7-14-39 (the "Current Allocation Area") as illustrated on Exhibit B; and

WHEREAS, the Commission previously approved an economic development plan for the Current EDA Area entitled "Economic Development Plan for the Sellersburg Economic Development Area" (the "Current Plan") which the Commission now desires to amend pursuant to the provisions of I.C. 36-7-14-17.5 and other applicable provisions of I.C. 36-7-12 *et seq.* and I.C. 36-7-14.5 *et seq.* (collectively, the "Act"); and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution to amend the Prior Resolutions, expand the Current EDA Area (the "Amended EDA Area") and Current Allocation Area to include the properties and any roadways adjacent thereto illustrated on the map attached hereto as Exhibit C (the "2020 Expansion Area"), to make corresponding amendments to the Current Plan (as amended, the "Amended Plan"); and

WHEREAS, the Commission's Sellersburg (Indiana) Redevelopment Commission \$820,000 Redevelopment District Bond Anticipation Notes of 2018 (the "Outstanding Obligation") is an outstanding obligation payable from tax increment collected in the Current Allocation Area;

WHEREAS, the Commission believes the alteration of the Current Allocation Area does not adversely affect the owners of the Outstanding Obligation in any material way;

WHEREAS, on February 28, 2020, the Commission directed Town staff to begin the collection of certain data, materials and estimates as required by I.C. 36-7-14-15(b) for the expansion of the Current EDA Area, the amendment of the Current Allocation Area, and the amendment of the Current Plan and such data, materials and estimates have been assembled and distributed to the Commission; and

WHEREAS, the parcels in the Current Allocation Area shall maintain the same base assessment date as currently in effect as of the date of this Resolution; and

WHEREAS, the addition of the 2020 Expansion Area to the Current Allocation Area and the supporting data related thereto have been reviewed and considered at this meeting; and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution for the purposes described above, which Declaratory Resolution will be subject to the approval of the Sellersburg Advisory Plan Commission and the Sellersburg Town Council and the adoption of a Confirmatory Resolution by the Commission after the publication of notice and the conducting of a public hearing thereon as required by the Act.

NOW THEREFORE BE IT RESOLVED BY THE SELLERSBURG REDEVELOPMENT COMMISSION, AS FOLLOWS:

1. The recitals set forth above are hereby adopted and approved and incorporated into this Resolution as if set forth herein in full.

2. As required by I.C. 36-7-14-15(d) the Commission hereby finds that it will be of public utility and benefit to amend the Prior Resolutions and the Current Plan for the Current EDA Area in conformance with this Resolution. Therefore, the Prior Resolutions and the Current Plan are hereby amended to include the 2020 Expansion Area in the Current EDA Area (and thereby the Amended EDA Area) and in the 2020 Expansion Area as described in this Resolution and to continue to redevelop the entire Sellersburg Economic Development Area, including the 2020 Expansion Area, under the Act in accordance with the amendments in the Amended Plan, subject to the hearings and further approvals required by the Act.

3. The Commission hereby finds that: (i) the 2020 Expansion Area is made up of areas needing redevelopment; (ii) the conditions described in I.C. 36-7-1-3 cannot be corrected in the 2020 Expansion Area by regulatory processes or the ordinary operations of private enterprise without resort to the provisions of the Act; (iii) the public health and welfare will be benefitted by development of the 2020 Expansion Area under the Act and by the amendment of the Current Plan; (iv) the amendment of the Current Plan and inclusion of the 2020 Expansion Area in the Sellersburg Economic Development Area is reasonable and appropriate when considered in relation to the Prior Resolutions, the Current Plan and the purposes of the Act; and (v) the Amended Plan conforms to the comprehensive plan for the Town.

4. The Commission has directed Town staff and Town's consultants to prepare maps and plats showing the boundaries of the 2020 Expansion Area, the location of the various parcels of property, streets, alleys, and other features of the 2020 Expansion Area and each of these allocation areas affecting the planning and redevelopment of the 2020 Expansion Area and the parts of the 2020 Expansion Area, the Current Allocation Area to be devoted to public ways,

levies, sewerage, parks, playgrounds and other public purposes, and all other data required by I.C. 36-7-14-15(b), all of which is hereby approved and incorporated as if set forth in full.

5. The Commission hereby declares the 2020 Expansion Area as an "Allocation Area" in accordance with I.C. 36-7-14-39 and hereby amends the Current Allocation Area, which, with the 2020 Expansion Area, is hereafter known as the Amended Sellersburg Allocation Area for the purposes of allocation and distribution of property taxes. The base assessment date for the 2020 Expansion Area shall maintain the same base assessment date established in the Prior Resolutions (Resolution No. 2018-3 and Resolution Nol. 2018-4). The Commission hereby directs Baker Tilly Municipal Advisors, LLC or such other entity to prepare the Tax Impact Statement illustrating the potential impact of the declaration of this Allocation Area and the Commission shall review and approve such Statement in connection with the Commission's consideration of the Confirmatory Resolution. The allocation provision for the 2020 Expansion Area shall each expire on the date established in the Prior Resolutions. A listing of parcels and legal description are included for the 2020 Expansion Area and attached hereto as Exhibit D and Exhibit E.

6. The Commission further determines that, upon the adoption of a Confirmatory Resolution, the 2020 Expansion Area shall be included in the Amended EDA Area and shall be designated part of an "Economic Development Area" (Sellersburg Economic Development Area) in accordance with I.C. 36-7-14-41. The approval of the 2020 Expansion Area as an addition to the Amended EDA Area and as an economic development area shall be submitted to the Town Council for approval as required by I.C. 36-7-14-15(d) and I.C. 36-7-14-41(c).

7. The Commission further finds that the addition of projects, if needed, to the Amended Plan (the "Additional Projects") and other revisions proposed herein: (i) promote significant opportunities for the gainful employment of citizens of the Town; (ii) will attract major new business enterprises to the Town; (iii) will retain or expand significant business enterprises existing in the boundaries of the Town; and (iv) meet the other purposes of I.C. 36-7-14-2.5, -41 and -43 and, therefore, the Additional Projects and the Amended Plan are hereby approved in every way. The Commission shall amend the Amended Plan, if needed.

8. The Commission further finds that: (i) the objectives of the Amended 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 a lack of local public improvements in the Amended EDA Area, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions; (ii) the public health and welfare will be benefited by accomplishment of the Amended Plan for the Amended EDA Area; (iii) the accomplishment of the Amended Plan will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base of the Town and the State of Indiana, improved diversity of the economic base of the Town and the State of Indiana and other similar public benefits; and (iv) the Amended Plan conforms to other development and redevelopment plans for the Town.

9. In all other respects the inclusion of the 2020 Expansion Area in the Sellersburg Economic Development Area (as amended), the Report of Findings attached hereto as Exhibit F and the Additional Projects attached hereto as Exhibit G are hereby approved and adopted by the

Commission and shall amend the Current Plan and shall be hereafter be considered an integral part of the Amended Plan.

10. The potential impact of the declaration of the 2020 Expansion Area as an Allocation Area under the Act will be illustrated by the Tax Impact Statement discussed previously. The Commission finds that the current incremental assessed value for the Current Allocation Area is \$5,000,000 and the estimated annual tax increment revenue applicable to such property is \$109,000 based on the 2020 tax rate. After the addition of the 2020 Expansion Area parcels, the tax increment from the Amended Sellersburg Allocation Area is estimated to provide additional coverage for the Outstanding Obligation. Therefore, the Commission finds that amending the Current Allocation Area will not have an adverse affect on the owners of the Outstanding Obligation.

11. The Prior Resolutions, as amended by this Resolution, conform to the comprehensive plan of development for the Town.

12. This Resolution and the amendments described herein are reasonable and appropriate when considered in relation to the Prior Resolutions and the purposes of the Act.

13. The findings and determinations set forth in the Prior Resolutions are hereby affirmed.

14. In all other respects the amendment of the Current Allocation Area, the addition of the 2020 Expansion Area, and the Report of Findings attached hereto as Exhibit F are hereby approved and adopted by the Commission.

15. The Commission finds that the adoption of the allocation provisions herein discussed is reasonably expected to result in new property taxes in the 2020 Expansion Area, that would not have been generated but for the adoption of the allocation provision.

16. The Commission finds that no residents of the 2020 Expansion Area will be displaced by any project resulting from the amendments described in this Resolution, and therefore finds that it does not need to consider transitional and permanent provisions for adequate housing for the residents.

17. The amendments to the Current EDA Area and Current Allocation Area are hereby approved in all respects.

18. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Amended EDA Area and 2020 Expansion Area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall

be allocated to the redevelopment district if and when collected and paid into an allocation fund for the respective allocation area hereby designated as the Amended Sellersburg Allocation Area, and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation funds may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

19. The presiding officer of the Commission is hereby authorized and directed to submit this Resolution and all supporting data therefore to the Sellersburg Advisory Plan Commission and the Town Council, and to take all other action necessary to give effect to this Resolution. The presiding officer is further authorized and directed to approve any such changes or revisions to the Tax Impact Statement as are recommended by the financial consultants prior to its distribution to other taxing districts. The Tax Impact Statement will be finalized and will be provided to the overlapping taxing units at least 10 days before the date of the hearing to be held by the Commission.

20. This Resolution shall be in full force and effect immediately upon its passage.

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Approved by a vote of _____ () ayes and _____ () nays on the 1st day of June,
2020.

**SELLERSBURG REDEVELOPMENT
COMMISSION**

Mike Hostetler, President

John McDill, Vice President

Terry Langford, Secretary

Doug Reiter, Member

David Morris, Member

Exhibit A

Map of the Current EDA Area

BOUNDARY MAP OF SELLERSBURG ECONOMIC DEVELOPMENT AREA

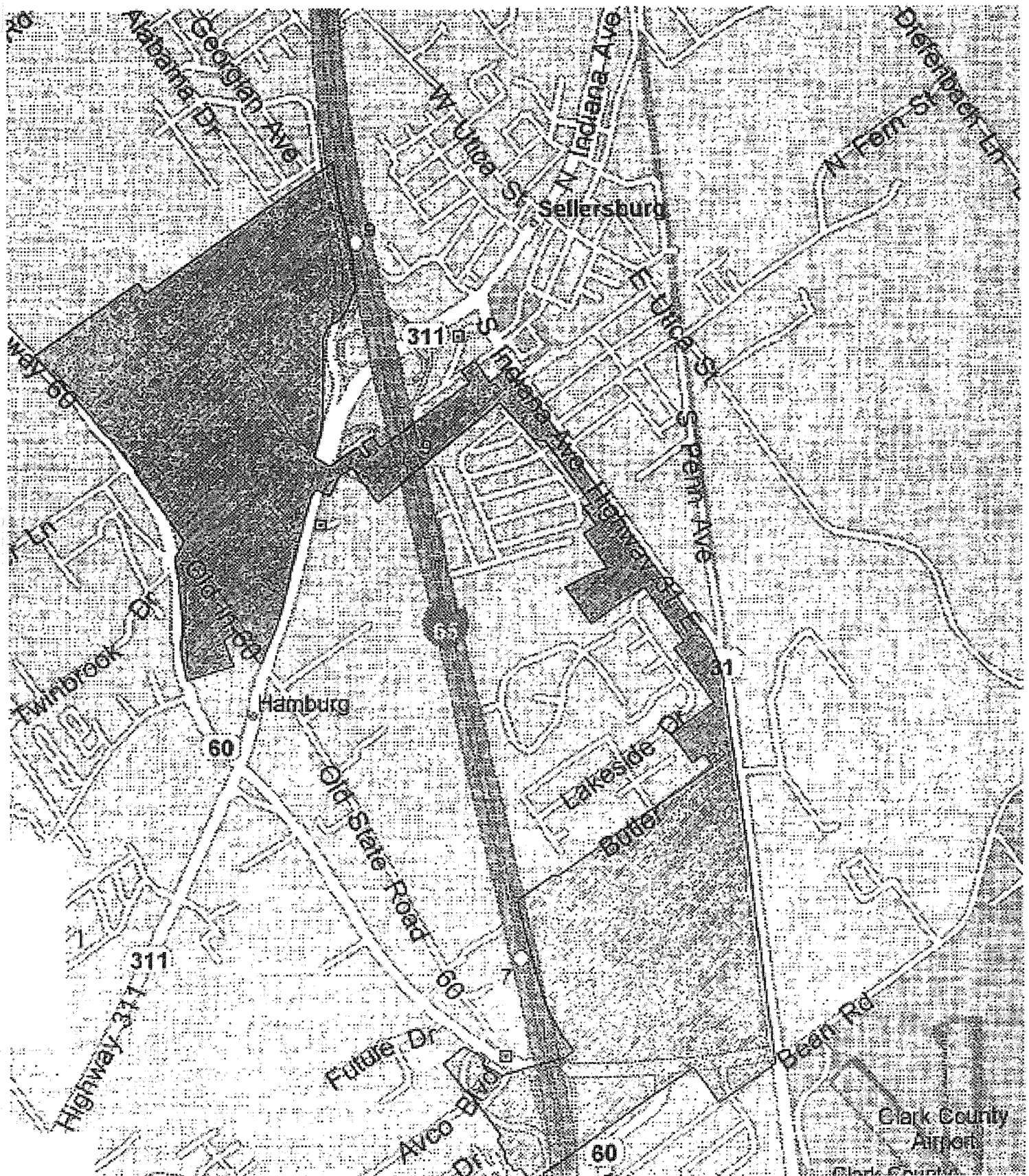


Exhibit B

Map of the Current Allocation Area

BOUNDARY MAP OF SELLERSBURG ECONOMIC DEVELOPMENT AREA

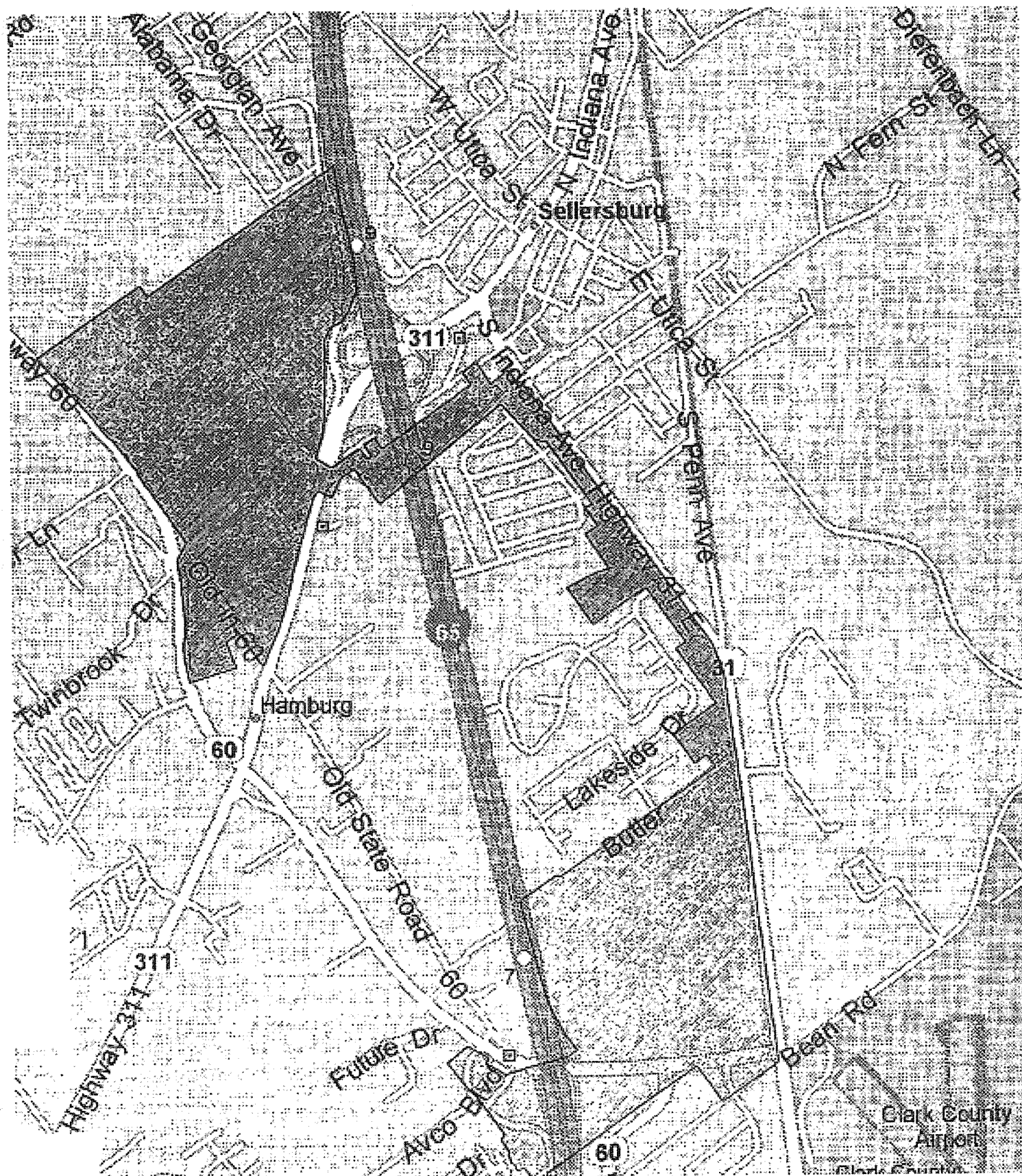


Exhibit C

Map of 2020 Expansion Area

Tax ID	Parcel #
17-00039-052-0	10-17-08-700-366.000-031
17-00039-051-0	10-17-08-700-332.000-031
17-00036-054-0	10-17-06-700-028.000-031
17-00036-064-0	10-17-06-700-020.000-031
17-00036-059-0	10-17-06-700-025.000-031
17-00036-062-0	10-17-06-700-021.000-031
17-00036-057-0	10-17-06-700-029.000-031
17-00036-063-0	10-17-06-700-022.000-031
17-00041-135-0	10-17-08-900-634.000-031
17-00102-001-0	10-17-08-900-647.000-031
17-00041-136-0	10-17-08-900-637.000-031
17-00041-059-0	10-17-08-900-187.000-031
17-00001-033-0	10-17-11-000-012.000-031
17-00001-032-0	10-17-11-000-060.000-031
17-00001-031-0	10-17-11-000-062.000-031
17-00001-030-0	10-17-11-000-013.000-031
17-00001-123-0	10-17-11-001-002.000-031
17-00001-029-0	10-17-11-000-061.000-031
17-00001-028-0	10-17-11-000-080.000-031
17-00025-032-0	10-17-11-000-620.000-031
17-00001-027-0	10-17-11-000-081.000-031
17-00025-031-0	10-17-11-000-658.000-031
17-00025-030-0	10-17-11-000-652.000-031
17-00025-029-0	10-17-11-000-619.000-031
17-00025-028-0	10-17-11-000-659.000-031
17-00025-027-0	10-17-11-000-650.000-031
17-00025-026-0	10-17-11-000-653.000-031
17-00025-025-0	10-17-11-000-654.000-031
17-00025-024-0	10-17-11-000-660.000-031
17-00025-009-0	10-17-11-000-651.000-031
17-00025-055-0	10-17-11-000-624.000-031
17-00040-015-0	10-17-08-800-132.000-031
17-00062-010-0	10-17-08-800-167.000-031
17-00057-029-0	10-17-10-800-810.000-031
17-00040-014-0	10-17-08-800-135.000-031
17-00040-013-0	10-17-08-800-136.000-031
17-00057-022-0	10-17-10-800-442.000-031

Owner	Current AV	Acreage	Notes
Mohlenkamp Robert L	\$13,000.00	3.25	
Mohlenkamp Robert L	\$2,800.00	5.81	
Tyler Rose Properties Llc	\$37,300.00	14.08	
Pixley George E & Pauline Pdouglas C Pi	\$148,500.00	7.87	
Avz Properties Llc	\$591,100.00	7.27	
Avz Properties Llc	\$53,500.00	0.54	
Kramer Holdings li Llc	\$60,800.00	5.34	
Kramer Holdings li Llc	\$29,600.00	1.41	
L5 Leasing Llc	\$170,000.00	8.50	
L5 Leasing Llc	\$132,100.00	6.61	
Vectren Utility Holdings Inc	\$595,400.00	7.44	
The Helen M Bridges Revocable Trust	\$119,100.00	3.31	
Max Real Estate Llc	\$14,000.00	0.25	
Max Real Estate Llc	\$20,000.00	0.46	
Max Real Estate Llc	\$91,700.00	0.71	
Max Real Estate Llc	\$37,300.00	0.36	
Max Real Estate Llc	\$24,600.00	0.25	
Max Real Estate Llc	\$21,200.00	0.32	
Max Real Estate Llc	\$166,900.00	0.39	
Sellersburg Civil Town Of	\$29,300.00		exempt
Town Of Sellersburg/indiana	\$37,500.00		exempt
Trustees Town Of Sellersburg	\$534,400.00		exempt
Town Of Sellersburg/indiana	\$2,500.00		exempt
Town Of Sellersburg/indiana	\$41,700.00		exempt
Town Of Sellersburg/indiana	\$200,600.00		exempt
Town Of Sellersburg/indiana	\$24,000.00		exempt
Town Of Sellersburg/indiana	\$12,600.00		exempt
Town Of Sellersburg/indiana	\$18,900.00		exempt
Town Of Sellersburg/indiana	\$33,800.00		exempt
Town Of Sellersburg/indiana	\$39,500.00		exempt
Town Of Sellersburg	\$56,700.00		exempt
Rite Aid Of Indiana	\$51,400.00	0.69	
Rite Aid Of Indiana Inc	\$17,600.00	0.18	
Rite Aid Of Indiana	\$1,200,700.00	2.68	
Swd Inc	\$1,900.00	0.48	
Swd Inc	\$71,800.00	0.47	
Plum Ridge Apartments Llc	\$170,400.00	10.17	

EXHIBIT C

BOUNDARY MAP OF SELLERSBURG TIF EXPANSION

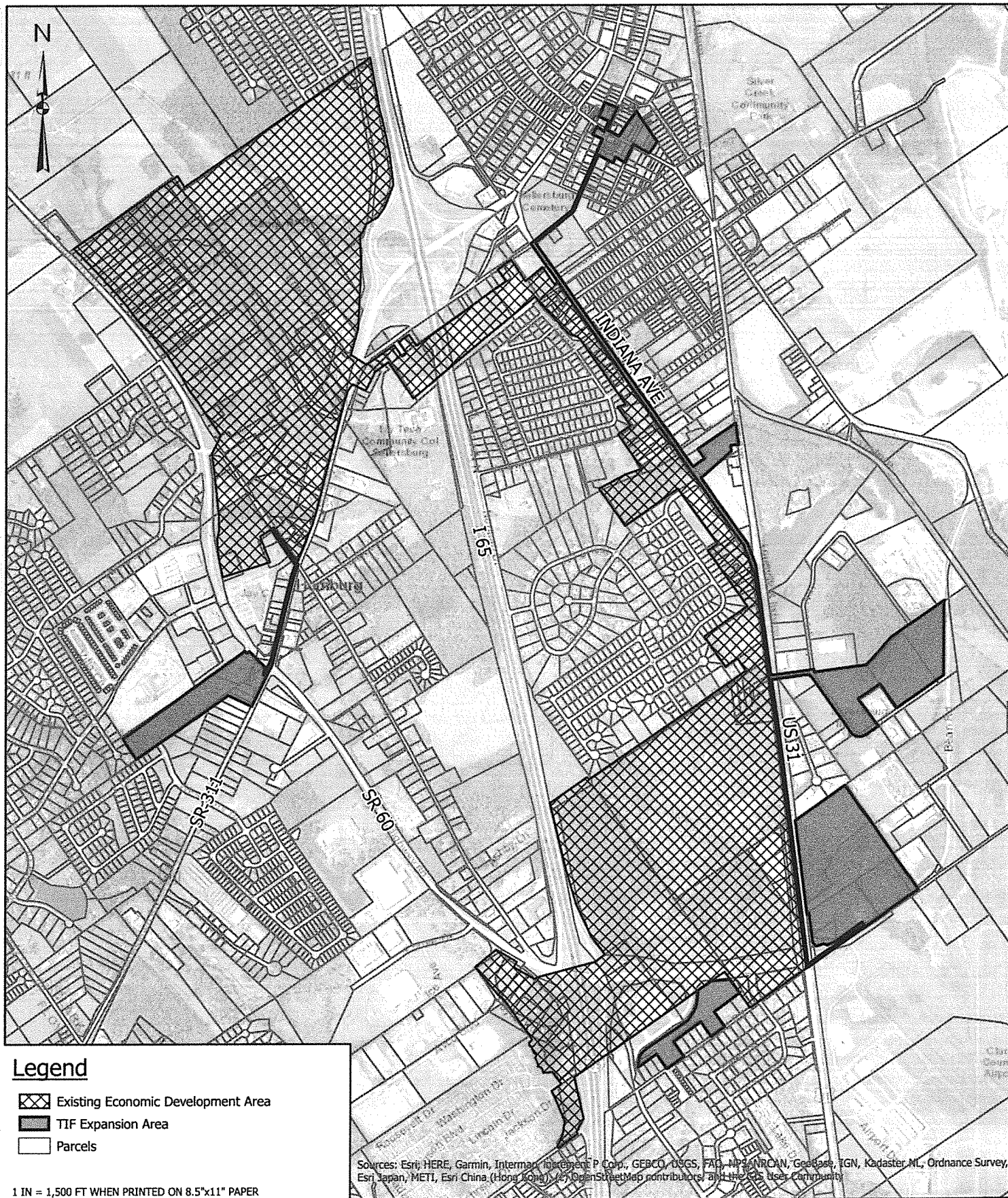


Exhibit D

List of parcels in the 2020 Expansion Area

Exhibit E

Legal Description of parcels in the 2020 Expansion Area

EXHIBIT E

LEGAL DESCRIPTION OF SELLERSBURG TIF AREA

A part of Survey Nos. 67, 89 and 110 of the Illinois Grant to Clark County and being more particularly described as follows:

Beginning at the intersection of the center of U.S. Highway 31E with the center of Greenwood Road if extended in a northeasterly direction, said intersection being North 55°01'02" East, 815.99 feet from the east corner of Survey No. 87, and being a corner to the existing Sellersburg Economic Development Area; thence along the easterly lines of said Economic Development Area, being the center of U.S. Highway 31E and Indiana Avenue as follows: North 07°17'29" West, 2884.37 feet; North 08°02'29" West, 1849.62 feet; North 20°01'17" West, 376.41 feet; and North 35°12'28" West, 3864.46 feet to a corner of said Economic Development Area; thence continuing along the center of Indiana Avenue, North 35°12'28" West, 558.20 feet; thence crossing Indiana Avenue and along the northwesterly right-of-way of New Albany Street as follows: North 51°09'28" East, 626.16 feet; and North 23°33'19" East, 926.47 feet to a parcel described in Instrument 200229660; thence along the lines of said parcel as follows: North 66°16'54" West, 104.22 feet; North 64°47'45" West, 26.73 feet; North 30°11'28" East, 107.35 feet; and South 54°53'06" East, 100.39 feet; thence crossing Utica Street and along the northwesterly right-of-way of New Albany Street, North 24°09'28" East, 136.00 feet to a parcel described in Instrument 201203199; thence along the lines of said parcel as follows: North 65°33'44" West, 126.18 feet; North 22°46'07" East, 184.82 feet; and South 65°33'44" East, 157.24 feet crossing New Albany Street to the southeasterly right-of-way thereof; thence along said right-of-way, South 23°55'01" West, 289.41 feet to the center of Utica Street; thence along the center of Utica Street South 61°06'52" East, 157.31 feet to a parcel described in Instrument 201912166; thence along the lines of said parcel as follows: North 34°57'56" East, 365.50 feet; South 33°53'18" East, 187.48 feet; South 34°35'46" East, 252.29 feet; South 35°33'53" West, 166.77 feet to the center of Utica Street; thence along the center of Utica Street, North 60°54'37" West, 215.82 feet to the center of Hanger Street; thence along the center of Hanger Street, South 24°01'38" West, 234.43 feet to the corner of a parcel described in Instrument 200229660; thence along the lines of said parcel as follows: North 60°52'15" West, 132.00 feet; South 24°02'10" West, 74.25 feet; and North 61°15'47" West, 201.59 feet to the southeasterly right-of-way of New Albany Street; thence along said right-of-way as follows: South 23°33'19" West, 740.80 feet; and South 51°09'28" West, 583.78 feet to the easterly right-of-way of Indiana Avenue; thence along said right-of-way, South 35°12'28" East, 3272.62 feet to the remnant of a parcel described in Instrument 201515072 (excluding sell-off parcels described in Deed Drawer 31, Instrument 23744 and Instrument 200600048); thence along the lines of the remnant as follows: North 55°05'25" East, 166.74 feet; North 35°00'35" West, 139.60 feet; North 55°26'17" East, 546.12 feet; South 07°44'21" East, 260.01 feet; South 82°15'39" West, 95.00 feet; South 07°44'21" East, 65.00 feet; and South 48°17'19" West, 482.20 feet to the easterly right-of-way of Indiana Avenue; thence along said right-of-way, South 35°12'28" East, 968.24 feet to the easterly right-of-way of U.S. Highway 31E; thence along said right-of-way as follows: South 20°01'17" East, 267.88 feet; and South 08°02'29" East, 1334.32 feet to the intersection of said right-of-way with the northerly right-of-way of Industrial Boulevard if extended westerly; thence along the right of way of Industrial Boulevard crossing the L&I Railroad and Progress Way,

North 82°17'12" East, 516.45 feet to the easterly right-of-way of Progress Way; thence along the right-of-way of Progress Way, South 07°42'48" East, 31.68 feet to the northwest corner of a parcel described in Instrument 201708992; thence along the lines of said parcel and the parcels described in Instrument 201722989 and Instrument 201710414 as follows: North 82°17'12" East, 620.90 feet; North 41°36'56" East, 435.68 feet; North 55°02'47" East, 771.03 feet; South 11°16'46" West, 30.01 feet; South 00°04'57" West, 863.54 feet; South 54°50'12" West, 676.75 feet; North 35°00'38" West, 352.08 feet; South 54°50'12" West, 309.30 feet; and South 35°00'36" East, 402.08 feet crossing the Progress Way; thence along the southerly and westerly right-of-way of Progress Way as follows: South 54°50'12" West, 175.29 feet; 196.38 feet along the arc of a curve to the right, having a radius of 125.00 feet and a chord which bears North 80°09'18" West, 176.80; North 35°09'29" West, 805.42 feet; 81.90 feet along the arc of a curve to the left having a radius of 75.00 feet and a chord which bears North 66°25'48" West, 77.89 feet to the southerly right-of-way of Industrial Boulevard; thence along the right-of-way of Industrial Boulevard and crossing the L&I Railroad, South 82°17'12" West, 412.12 feet to the easterly right-of-way of U.S. Highway 31E; thence along said right-of-way as follows: South 08°02'29" East, 588.54 feet; and South 07°17'29" East, 2838.57 feet to the original northwesterly right-of-way of Bean Road; along said right-of-way and crossing the L&I Railroad, North 54°54'01" East, 809.09 feet to the corner of a parcel described in Instrument 201508046; thence along the lines of said parcel and the parcels described in Deed Drawer 17, Instrument 13591; Instrument 201718515; Deed Drawer 17, Instrument 13589; Instrument 201621638; and Instrument 201008539 as follows: North 35°13'09" West, 39.31 feet; South 54°00'59" West, 382.46 feet; South 67°01'45" West, 115.09 feet; North 68°07'35" West, 44.73 feet; South 70°32'31" West, 89.58 feet; North 46°53'00" West, 61.67 feet; North 07°17'29" West, 359.73 feet; South 54°54'08" West, 28.26 feet; North 07°17'29" West, 1117.40 feet; North 54°41'36" East, 721.33 feet; South 35°13'24" East, 1507.10 feet to the center of Bean Road; thence along the center of Bean Road and crossing the L&I Railroad, South 54°31'23" West, 1619.85 feet to the Beginning. 80.33 acres, more or less.

ALSO a part of Survey No. 87 of the Illinois Grant to Clark County and being more particularly described as follows:

Beginning at the easternmost corner of a remnant parcel described in Deed Drawer 22, Instrument 14219 (excluding a sell-off described in Instrument 200223768), said corner being on the line dividing Survey No. 87 and 67, and being North 35°20'07" West, 217.81 feet from the east corner of Survey No. 87, and also being on a line of the existing Sellersburg Economic Development Area; thence along the lines of said remnant parcel and another remnant parcel described in Deed Drawer 21, Instrument 2227 (excluding a sell-off described in Instrument 200223768) as follows: South 53°44'05" West, 373.86 feet; South 34°59'37" East, 217.85 feet; South 53°44'00" West, 200.00 feet; North 34°59'37" West, 217.84 feet; South 53°43'48" West, 400.00 feet; South 34°59'37" East, 217.81 feet; South 53°44'00" West, 251.20 feet; North 34°59'37" West, 217.80 feet; South 53°43'48" West, 266.92 feet; North 03°47'59" East, 45.81 feet; North 08°32'47" East, 77.74 feet; North 27°39'28" East, 52.40 feet; North 46°46'10" East, 77.74 feet; North 55°26'56" East, 94.54 feet; North 55°41'12" East, 507.65 feet; North 33°08'29" East, 126.66 feet; North 21°45'13" East, 83.85 feet; North 05°56'36" East, 125.07 feet; and North 01°21'47" West, 42.43 feet to a southeasterly line of the existing Sellersburg Economic

Development Area; thence along the line of said Sellersburg Economic Development Area, North 55°01'02" East, 197.90 feet to a corner of the remnant parcel described in Deed Drawer 22, Instrument 14219 (excluding a sell-off described in Instrument 200223768); thence along the line of said parcel, North 85°51'10" East, 223.10 feet to a line of the existing Sellersburg Economic Development Area; thence along the line of said Sellersburg Economic Development Area, South 35°20'07" East, 195.84 feet to the Beginning. Containing 8.00 acres, more or less.

AND ALSO a part of Survey Nos. 88 and 108 of the Illinois Grant to Clark County and being more particularly described as follows:

Beginning at the intersection of the northwesterly right-of-way line of State Highway 311 with the center of Old State Road 60, being a corner to the existing Sellersburg Economic Development Area; thence along the center of Old State Road 60, South 33°57'49" East, 29.92 feet to the center of State Highway 311; thence along the center of State Highway 311 as follows: South 19°22'42" West, 145.26 feet; South 14°19'28" West, 262.40 feet; and South 13°25'31" West, 823.84 feet to the intersection of said center with the line dividing Survey Nos. 88 and 108, being approximately 2350.92 feet southwest of the common corner to said Surveys; thence along the center of State Highway 311 and crossing State Highway 60, South 25°46'01" West, 358.93 feet to the original easternmost corner of a parcel described in Deed Drawer 30, Instrument 8562; thence continuing along the center of State Highway 311, South 25°46'01" West, 172.51 feet to the southernmost corner of a remnant parcel described in Instrument 200409343 (excluding the sell-off described by Instrument 201007361); thence along the lines of said remnant parcel and parcels described in Instrument 201907699; Instrument 201002466; and Deed Drawer 30, Instrument 8562 as follows: North 64°26'29" West, 292.79 feet; South 55°03'03" West, 1370.99 feet; North 32°47'53" West, 1.25 feet; North 33°04'18" West, 293.63 feet; North 54°19'32" East, 1791.72 feet; South 42°13'58" East, 33.26 feet; North 50°23'55" East, 35.06 feet; South 49°51'44" East, 46.40 feet; South 44°04'21" East, 210.00 feet; South 06°48'29" West, 102.59 feet to the northwesterly right-of-way line of State Highway 311; thence crossing State Highway 60 and along the northwesterly right-of-way line of State Highway 311 as follows: North 25°48'19" East, 197.64 feet; North 13°25'31" East, 782.55 feet; North 14°19'28" East, 263.96 feet; thence North 19°22'42" East, 131.52 feet to the southwesterly right-of-way line of Old State Road 60; thence along said right-of-way, North 33°57'49" West, 516.71 feet to a line of the existing Sellersburg Economic Development Area; thence along said line of the Sellersburg Economic Development Area North 56°20'51" East, 30.00 feet to the center of Old State Road 60, being a line of the Sellersburg Economic Development Area; thence along said line and center of Old State Road 60, South 33°57'49" East, 501.69 feet to the Beginning. Containing 16.02 acres, more or less.

The above description is based on current deed information only and does not represent the results of Boundary Survey or any field measurements.

Exhibit F

Report of Findings

FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN RESOLUTION TO EXPAND SELLERSBURG ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA AND AMEND ECONOMIC DEVELOPMENT PLAN BY THE SELLERSBURG REDEVELOPMENT COMMISSION

This report is intended to supplement all previous facts, findings, documents, charts, and related information previously put forth by the Redevelopment Commission ("Commission") of the Town of Sellersburg, Indiana ("Town") in support of the findings contained in the resolution with certain amendments ("Amendments") to the Economic Development Plan (the "Plan", as further amended by the Amendments, the "Amended Plan") for the Sellersburg Economic Development Area ("Area").

1. The Amended Plan, as expanded and amended under the Amendments ("Amended Area"), will promote significant opportunities for the gainful employment of citizens of the Town as follows:

Commercial and industrial development is expected to occur as a result of completion of the infrastructure improvements contained in the Amended Plan and economic development plans for the Sellersburg Allocation Area and will provide additional gainful employment opportunities for the Town. Completion of transportation, parking and roadway projects, fiber infrastructure, recreational trails, streetscape and signage improvements and much needed sewer, water and storm water treatment and transport improvements in the Amended Area will allow for economic development of the Amended Area and surrounding areas to their fullest potential, generating employment opportunities, business and economic expansion and increased tax revenues for the Town and the State of Indiana ("State").

2. The Amended Plan will attract a major new business enterprise to, or will retain or expand an existing significant business enterprise in, the Town as follows:

Providing enhanced infrastructure to the Amended Area will create immediate jobs for the local community as Projects (as described in the Amended Plan) are designed, implemented and constructed. The Amended Plan is expected to attract new industry, service industry, retail and commercial projects to the Amended Area by making the Amended Areas accessible for expansion and development and by facilitating traffic flow and sewer, water and stormwater infrastructure to and serving the Amended Area and the Town. Additional transportation, parking facilities and recreational trails will enhance traffic flow and provide needed transportation and parking improvements to the Town and other units located in the Town, including the Sellersburg School Corporation.

3. The planning, replanning, development, and redevelopment of the expanded Amended Area will benefit the public health, safety, morals and welfare; increase the economic well-

being of the Town and the State; and serve to protect and increase property values in the Town and the State as follows:

Health, safety, morals, welfare and economic well-being will be enhanced by providing the Projects without increasing property tax rates or levies (as will be shown in the Tax Impact Statement filed with the Commission), by improving governmental services and infrastructure, furthering economic diversification, improving the quality of life in the Town, alleviating traffic congestion and transportation issues in the Town, eliminating health concerns created by the need for sewer, water and drainage improvements and by creating additional economic opportunities through the enhancement of infrastructure in and serving the Amended Area, allowing for the economic development of the Amended Area and the Town to their fullest potential.

4. The Amended Plan and the economic development plans for the Amended Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to I.C. 36-7-14 because of the lack of local public improvements, the existence of conditions that lower the value of the land below that of nearby land, and multiple ownership of land because:

Much of the Amended Area remains undeveloped or underdeveloped due to the lack of sufficient infrastructure such as transportation and parking facilities, powerful telecommunication access, adequate roads and roadways, and sewer, water and storm water drainage, transfer lines and treatment facilities. Limitations in available funding for current transportation, parking, recreational trails, streetscape and signage improvements, fiber infrastructure, and road, sewer, water and stormwater infrastructure limit the economic development opportunities in the Amended Area, and such opportunities will be greatly expanded and enhanced under the Amended Plan by utilizing available allocated tax increment funds to construct the Projects.

5. The accomplishment of the Amended Plan and the economic development plan for the Amended Area will be of public utility and benefit as measured by:

- (1) The attraction of an estimated 100 to 300 more permanent jobs.
- (2) A significant increase in the property tax base of the Town.
- (3) Improved diversity of the economic base by providing infrastructure for the Amended Area and properties attached to the Amended Area and significant opportunities for commercial and industrial growth which do not presently exist.

6. The Amended Plan and the economic development plans for the Amended Area will conform with the Comprehensive Plan for the Town because:

The Comprehensive Plan adopted by the Town serves as a guide to land use and development in the Town, and also deals with personal and vehicular transportation issues, the provision of parks, schools and other public facilities and the ground rules for private improvements and development throughout the Town.

7. The adoption of the allocation provision will result in new property taxes in the Amended Area that would not have been generated but for the adoption of the allocation provision:

Based on specific evidence submitted to the Commission in accordance with I.C. 36-7-14-39(b), the expansion of the Amended Sellersburg Allocation Area will allow expenditures in the Amended Area that will directly result in new property taxes generated in the Amended Area that would not have been generated but for the adoption of the allocation provision provided herein. The Additional Projects provided for in the Amended Plan will open presently undeveloped or underdeveloped portions of the Amended Area to be developed or redeveloped, directly resulting in increased private investment, assessed value and tax collections.

Exhibit G
Additional Projects

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development plans, which shall be formulated through study of the District or a geographical area, (iii) prepare for the implementation of the plan; and (iv) interact with the Town administration, community development and planning personnel and economic development officials.

III. Goals and Objectives of the Plan

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 promote significant opportunities for the gainful employment of citizens of the Town, attract a major new business enterprise, retain or expand existing significant business enterprises to the Town, provide for local public improvements in the Economic Development Area, remove improvements or conditions that lower the value of the land in the Economic Development Area below that of nearby land, resolve problems associated with multiple ownership of land, attract and retain permanent jobs, increase the property tax base, and improve the diversity of the economic base of the Town.

The Findings of Fact located at Section XI of this Plan contains the supporting data for the above declared purposes of the plan.

IV. Description of Economic Development Area

The Economic Development Area is located in the Town and is described as that area contained in the maps and plats attached as Appendix A to this Plan. A legal description of the Economic Area is attached as Appendix B to this Plan. A list of the owners of the parcels contained in the Economic Development Area is attached as Appendix C to this Plan.

V. Project Description

The economic development of the Economic Development Area will proceed immediately upon issuance of bonds and to provide improvements for development of industry.

A. Infrastructure and Site Improvements

The Commission and the Town may assist and facilitate with the following infrastructure improvements, as necessary, in the Area in order to enhance its potential for attracting and retaining employers:

1. Stormwater detention and conveyance systems.
2. Sanitary sewer extension, lift stations and connections.
3. Water main extensions and fire loop to insure redundancy.

4. Improvements along existing roads.
5. Gateway and traffic signal improvements.
6. Construction and extension of pedestrian walkways and bicycle paths and their links to existing walkways and paths, including surface parking related to pedestrian walkways and bicycle paths.
7. Street lighting, including landscaping features in public areas.
8. Monument, street and way finding signage.
9. Utility improvements (including telephone, cable, satellite and telecommunications, etc.)
10. Demolition and land clearance.
11. Surveying and recording.
12. Environmental testing and environmental and wetland remediation
13. Additional site preparation work, as may be deemed necessary to the Area.

B. Public/Private Partnerships

The commission may utilize its limited Commission funds in a manner that will leverage significant new private investment in the area. All public/private partnerships created must leverage private investment that is consistent with the specific goals and objectives stated in this Plan.

Funds the Commission utilizes for site improvements must lead to development activities financed by the private sector. Outside funding may include conventional equity investment, long-term debt financing, or other "soft money" sources such as private foundations, state grants, or national programs designed to stimulate economic development or redevelopment activities in the Area.

The Commission reserves the right to consider and implement the use of tax increment financing ("TIF") as an option for funding redevelopment activities in the Area, assuming an allocation area is established and designated in accordance with the Act.

VI. Acquisition Authority and Procedure

In order to accomplish the Project, the Redevelopment Commission may acquire all or a portion of the Economic Development Area to be developed in conjunction with the Project.

In accordance with IC § 36-7-14-12.2, the Commission has the authority and power to:

County Road 311 Improvements

- Stormwater detention, retention and conveyance systems
- Sanitary sewer extensions, lift stations and connections
- Water main extensions and fire loops to insure redundancy
- Roadway improvements, widening and capacity expansions
- Gateway, intersection and traffic signalization and timing improvements
- Construction, extension and connection of pedestrian facilities, including sidewalks and paths
- Street light and landscaping to improve aesthetic and public safety
- Monument, street and wayfinding signage
- Utility improvements
- Demolition, land clearance and site preparation
- Related engineering and professional services

US-31 Improvements

- Stormwater detention, retention and conveyance systems
- Sanitary sewer extensions, lift stations and connections
- Water main extensions and fire loops to insure redundancy
- Roadway improvements, widening and capacity expansions
- Gateway, intersection and traffic signalization and timing improvements
- Construction, extension and connection of pedestrian facilities, including sidewalks and paths
- Street light and landscaping to improve aesthetic and public safety
- Monument, street and wayfinding signage
- Utility improvements
- Demolition, land clearance and site preparation
- Related engineering and professional services

US-60 Improvements

- Stormwater detention, retention and conveyance systems
- Sanitary sewer extensions, lift stations and connections
- Water main extensions and fire loops to insure redundancy
- Roadway improvements, widening and capacity expansions
- Gateway, intersection and traffic signalization and timing improvements
- Construction, extension and connection of pedestrian facilities, including sidewalks and paths
- Street light and landscaping to improve aesthetic and public safety
- Monument, street and wayfinding signage
- Utility improvements
- Demolition, land clearance and site preparation
- Related engineering and professional services

Camp Run Area Improvements

- Stormwater detention, retention and conveyance systems

- Sanitary sewer extensions, lift stations and connections
- Water main extensions and fire loops to insure redundancy
- Roadway improvements, widening and capacity expansions
- Gateway, intersection and traffic signalization and timing improvements
- Construction, extension and connection of pedestrian facilities, including sidewalks and paths
- Street light and landscaping to improve aesthetic and public safety
- Monument, street and wayfinding signage
- Utility improvements
- Demolition, land clearance and site preparation
- Related engineering and professional services