

Resolution #11-06-2020
Jasper County, Indiana
November 6, 2020

DECLARATORY RESOLUTION OF THE JASPER COUNTY REDEVELOPMENT COMMISSION MAKING CERTAIN FINDINGS AND ESTABLISHING THE JASPER COUNTY ECONOMIC DEVELOPMENT AREA #2 AND RELATED ALLOCATION AREA

The Jasper County, Indiana (the “County”) 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 investigated, studied, and surveyed certain areas within the County as shown on Exhibit A, described in Exhibit B, and listed by parcel in Exhibit C attached hereto (the “Area”);

WHEREAS, the Commission desires to declare the “Area” as an economic development area entitled the “Jasper County Economic Development Area #2” (the “EDA Area”) pursuant to I.C. 36-7-14-41 and an allocation area entitled the “DeMotte/I-65 Allocation Area” (the “Allocation Area”) in accordance with I.C. 36-7-14-39, and has prepared an economic development plan for the EDA Area (the “Plan”), which plan is attached hereto as Exhibit D;

WHEREAS, the Commission has directed County staff and consultants to begin the collection of certain data, materials and estimates as required by I.C. 36-7-14-15(b) for the establishment of the EDA Area, the Allocation Area, and the Plan, and such data, materials and estimates have been assembled and distributed to the Commission;

WHEREAS, the establishment of the EDA Area, Allocation Area, and the Plan and the supporting data related thereto have been reviewed and considered ; 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 Jasper County Plan Commission (the “Plan Commission”) and the Jasper County Board of Commissioners (the “Board of Commissioners”) and the adoption of a confirmatory resolution (the “Confirmatory Resolution”) by the Commission after the publication of notice and the conducting of a public hearing thereon as required by I.C. 36-7-14 (the “Act”).

NOW THEREFORE BE IT RESOLVED BY THE JASPER COUNTY 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. The Commission has directed County staff and consultants to prepare maps and plats showing (i) the boundaries of the Area, (ii) the location of the various parcels of property, streets, alleys, and other features of the Area affecting the planning and redevelopment of the Area, and (iii) the parts of the Area to be devoted to public ways, levies, sewerage, 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.

3. The Commission finds that the Plan and any associated projects will: (i) promote significant opportunities for the gainful employment of citizens of the County; (ii) attract major new business enterprises to the County; (iii) retain or expand significant business enterprises existing in the boundaries of the County; and/or (iv) meet the other purposes of I.C. 36-7-14-2.5, -41 and -43 and, therefore, the Plan and the projects described therein are hereby approved in every respect.

4. The Commission further finds that: (i) the objectives of 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 a lack of local public improvements in the 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 Plan for the EDA Area; (iii) the accomplishment of the 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 County and the State of Indiana, improved diversity of the economic base of the County and the State of Indiana and other similar public benefits; and (iv) the Plan conforms to other development and redevelopment plans for the County.

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

6. The Commission has made the required findings under the Act, therefore, the Plan is hereby adopted and the Area is hereby declared to be an economic development area pursuant to I.C. 36-7-14-41 (Jasper County Economic Development Area #2) and an allocation area pursuant to I.C. 36-7-14-39 (DeMotte/I-65 Allocation Area), subject to the hearings and further approvals required under the Act.

7. In all other respects the designation of the Area as an economic development area and an allocation area, the Report of Findings attached hereto as Exhibit E, and the projects described in the Plan are hereby approved and adopted by the Commission shall be hereafter be considered an integral part of the Plan.

8. The base assessment date for the Allocation Area shall be January 1, 2020. The Commission hereby directs Baker Tilly Municipal Advisors or such other entity to prepare the statement disclosing the impact of the allocation provision of this Resolution required pursuant to I.C. 36-7-14-17(c) (the "Tax Impact Statement") illustrating the potential impact of the declaration of the allocation provision and the Commission shall review and approve such Tax Impact Statement in connection with the Commission's consideration of the Confirmatory

Resolution. The allocation provision for the EDA Area shall expire on the date that is twenty-five (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 generated from the Allocation Area.

9. 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 Allocation Area shall be allocated and distributed as required by I.C. 36-7-14-39 or any successor law.

10. The determination to designate the Area as an economic development area and allocation area shall be submitted to the Plan Commission and the Board of Commissioners for approval as required by the Act. Upon the adoption of a Confirmatory Resolution, the Area shall constitute the Jasper County Economic Development Area #2 and the DeMotte/I-65 Allocation Area in accordance with I.C. 36-7-14-17(d).

11. The presiding officer of the Commission is hereby authorized and directed to submit or cause to be submitted this Resolution and all supporting data therefore to the Plan Commission and the Board of Commissioners, 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.

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

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Adopted on this 6th day of NOVEMBER, 2020.

**JASPER COUNTY REDEVELOPMENT
COMMISSION**



President Signed by:

Stephanie Johnson

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Vice President Signed by:

Travis Gutwein

D57E50A023B4CC...

Secretary



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Member

Member

Exhibit A

Map of the Area

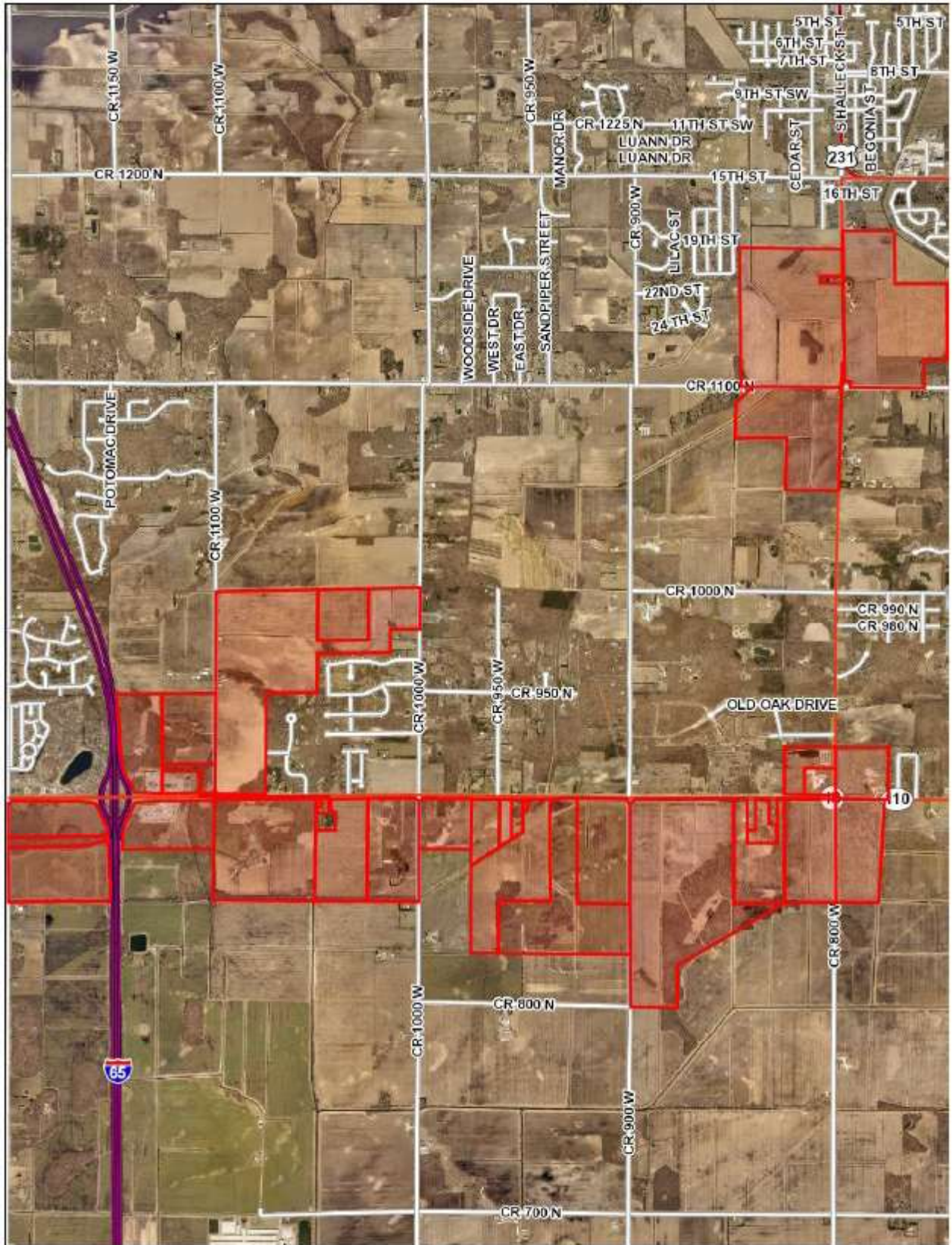


Exhibit B

Legal Description of the Area

Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

A part of Sections 2, 3, 7, 8, 9, 10, 11, 14, 15, 16, 17, and 18, Township 31 North, Range 7 West and a part of Sections 34 and 35, Township 32 North, Range 7 West, Keener Township, Jasper County, Indiana, described as follows:

Beginning at the intersection of the west line of said Section 7 and the north right-of-way line of State Road 10; thence East along the north line of said State Road 10 to the east right-of-way line of Interstate 65; thence Northerly along the east right-of-way line of said Interstate 65 to its intersection with the north line of the southeast quarter of said Section 7; thence East along the north line of the southeast quarter of said Section 7 to the west line of said Section 8; thence North along the west line of said Section 8 to the northwest corner of said Section 8; thence East along the north line of said Section 8 to the northeast corner of said Section 8; thence South along the east line of said Section 8 to a corner of a tract of land now or formerly owned in part by William Hamstra per Deed Number F153404 and known as Jasper County Parcel Number 0070064400; thence along the perimeter of said Parcel Number 0070064400 the following eight (8) courses:

- 1) West to the northwest corner of a tract of land now or formerly owned by Chillie Prater Jr. and Donna J. Prater per Deed Number F172893 and known as Jasper County Parcel number 0070315300,
- 2) South along the west line of said Parcel Number 0070315300 to northwest corner of Saban Acres Subdivision, the plat thereof recorded among the records of Jasper County in PSF Record 5, Page 436,
- 3) continuing South along the west line of said Saban Acres Subdivision to the north line of the Amended Plat of Sand Ridge Estates, Unit 1, the plat thereof recorded among the records of Jasper County in PSF Record 3, Page 390,
- 4) West along the north line of said Amended Plat of Sand Ridge Estates, Unit 1 to northwest corner of said Amended Plat of Sand Ridge Estates, Unit 1, being the

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Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

northeast corner Sand Ridge Estates, Unit 2, the plat thereof recorded among the records of Jasper County in PSF Record 3, Page 424,

- 5) continuing West along the north line of said Sand Ridge Estates, Unit 2 to the northwest corner of said Sand Ridge Estates, Unit 2
- 6) South along the west line of said Sand Ridge Estates, Unit 2 to the southeast corner of the northwest quarter of said Section 8,
- 7) West along the south line of the northwest quarter of said Section 8 to the northeast corner of the west half of the southwest quarter of said Section 8,
- 8) South along the east line of the west half of the southwest quarter of said Section 8, to the north right-of-way line of said State Road 10; thence

East along the north right-of-way line of said State Road 10 as it runs through said Sections 8, 9, and 10 to the west line of a tract of land now or formerly owned by Jon P. Castongia per Deed Record 257, Page 265 and known as Jasper County Parcel number 0070059200; thence North along the west line said Parcel Number 0070059200 to the northwest corner of said Parcel Number 0070059200; thence East along the north line said Parcel Number 0070059200 to the west right-of-way line of said State Road 10; thence North along the west right-of-way line of said State Road 10 as it runs through said Sections 10 and 3 to the south line of a tract of land now or formerly owned by the Marilyn R. Hamstra Trust per Deed Number F169906 and known as Jasper County Parcel Number 0070193200, being the south line of the southeast quarter of the northeast quarter of said Section 3; thence along the perimeter of said Parcel Number 0070193200 the following five (5) courses:

- 1) West along the south line of the southeast quarter of the northeast quarter of said Section 3 to the southwest corner of the southeast quarter of said northeast quarter of said Section 3,

Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

- 2) North along the west line of the southeast quarter of the northeast quarter of said Section 3 to the northwest corner of the southeast quarter of the northeast quarter of said Section 3,
- 3) West along the south line of the northwest quarter of the northeast quarter of said Section 3 to the southwest corner of the northwest quarter of the northeast quarter of said Section 3,
- 4) North along the west line of the northwest quarter of the northeast quarter of said Section 3 to the south corner of a tract of land now or formerly owned by Nicholas H. DeKryger and Elise R. DeKryger per Deed Number F148761 and known as Jasper County Parcel Number 0070186000,
- 5) Northeast along the southwest line of said Parcel Number 0070186000 to the south line of said Section 34; thence

West along the south line of said Section 34 to the southwest corner of the east half of said Section 34; thence North along the west line of the east half of said Section 34 to the northwest corner of a tract of land now or formerly owned by F&C Inc. per Deed Record 237, Page 467 and known as Jasper County Parcel Number 0070054800; thence East along the north line of said Parcel Number 0070054800 to the east line of said Section 34, being the west line of said Section 35; thence North along the west line of said Section 35 to a northwest corner of a tract of land now or formerly owned by F&C Inc. per Deed Record 237, Page 467 and known as Jasper County Parcel Number 0070054900, being the north line of the southwest quarter of the northwest quarter of said Section 35; thence along the perimeter of said Parcel Number 0070054900 the following ten (10) courses:

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Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

- 1) East along the north line of the southwest quarter of the northwest quarter of said Section 35 to the southwest line of Harvest View Subdivision, the plat thereof recorded among the records of Jasper County in PSF Record 6, Page 125,
- 2) Southeast along the southwest line of said Harvest View Subdivision to the east line of the southwest quarter of the northwest quarter of said Section 35,
- 3) South along the east line of the southwest quarter of the northwest quarter of said Section 35 to the southeast corner of the southwest quarter of the northwest quarter of said Section 35,
- 4) East along the north line of the southwest quarter of said Section 35 to the northeast corner of the southwest quarter of said Section 35,
- 5) South along the east line of the southwest quarter of said Section 35 to the northeast corner of a tract of land now or formerly owned by the Roman Catholic Diocese of Lafayette in Indiana Inc. per Deed Record 195, Page 391 and known as Jasper County Parcel Number 0070218500, thence
- 6) West along the north line of said Parcel Number 0070218500 to the northwest corner thereof,
- 7) South along the west line of said Parcel Number 0070218500 to the south line of said Section 35,

Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

8) West along the south line of said Section 35 to the southeast corner of a tract of land now or formerly owned by Northern Indiana Public Service Co. LLC Nisource and known as Jasper County Parcel Number 0070026100,

9) North along the east line of said Parcel Number 0070026100 to the northeast corner of said Parcel Number 0070026100,

10) West along the north line of said Parcel Number 0070026100 to the east right-of-way line of said State Road 10; thence

South along the east right-of-way line of said State Road 10 as it runs through said Sections 35, 2, and 11 to the north line of a tract of land now or formerly owned by John David Heerma and Jill Heerema per Deed Number F127642 being the north line of the southwest quarter of the southwest quarter of said Section 11 and known as Jasper County Parcel Number 0070059500; thence East along the north line of the southwest quarter of the southwest quarter of said Section 11 to the northeast corner of the southwest quarter of the southwest quarter of said Section 11; thence South along the east line of the southwest quarter of the southwest quarter of said Section 11 to the southeast corner of the southwest quarter of the southwest quarter of said Section 11, being on the north line of said Section 14; thence West along the north line of said Section 14 to the northeast corner of a tract of land now or formerly owned by R.S. Kikkert Farm LLC per Deed Number F175182 and known as Jasper County Parcel Number 0070058800; thence along the perimeter of said Parcel Number 0070058800 the following two (2) courses:

1) Southerly along the eastern line to a point of intersection with a private ditch,

Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

2) West along the centerline of said private ditch to the west line of said Section 14, being the east line of said Section 15, also being the Northeast corner of a tract of land now or formerly owned by David J. Heerma and Lisa L. Heerma per Deed Number F175181 and known as Jasper County Parcel Number 0070059302; thence

along the perimeter of said Parcel Number 0070059302 the following four (4) courses:

- 1) West along the centerline of said private ditch,
- 2) West to the southwest corner of the east half of the northeast quarter of said Section 15,
- 3) Southwest to a corner of said Parcel Number 0070059302,
- 4) South to the south line of said Section 15; thence

West along the south line of said Section 15 to the southwest corner of said Section 15, being the southeast corner of said Section 16; thence North along the east line of said Section 16 to the southeast corner of a tract of land now or formerly owned by Greathouse Farmland LLC per Deed Number F123248 known as Jasper County Parcel Number 0070044100; thence West along the south line of said Parcel Number 0070044100 to the southwest corner of said Parcel Number 0070044100, being the southeast corner of a tract of land now or formerly owned by H&E Kingma Farms LLC per Deed Number F145019 known as Jasper County Parcel Number 0070136800; thence continuing West along the south line of said Parcel Number 0070136800 to the southwest corner of said Parcel Number 0070136800; thence North along the west line of said Parcel Number 0070136800 to a northwest corner of said Parcel Number 0070136800; thence continuing North along the west line of the east half of the northwest quarter of said Section 16 to the southeast corner of the northwest quarter of the northwest quarter of said Section 16; thence West along the south line of the northwest quarter of the northwest quarter of said Section 16 to the southwest corner of the northwest quarter of the northwest quarter of

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Land Description

JASPER COUNTY REDEVELOPMENT COMMISSION 2020 ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

said Section 16, being on the east line of said Section 17; thence South along the east line of said Section 17 to the southeast corner of the northeast quarter of said Section 17; thence West along the south line of the northeast quarter of said Section 17 to the southwest corner of the northeast quarter of said Section 17; thence West along the south line of the northwest quarter of said Section 17 to the southwest corner of the northwest quarter of said Section 17, being on the east line of said Section 18; thence North along the east line of said Section 18 to the southeast corner of the north half of the northeast quarter of said Section 18; thence West along the south line of the north half of the northeast quarter of said Section 18 to the east right-of-way line of said Interstate 65; thence Northerly along the east right-of-way line of said Interstate 65 to the south right-of-way line of said State Road 10; thence West along the south line of said State Road 10 to the west right-of-way line of said Interstate 65; thence Southerly along the west right-of-way line of said Interstate 65 to the south line of the northwest quarter of said Section 18; thence West along the south line of the northwest quarter of said Section 18 to the southwest corner of the northwest quarter of said Section 18; thence North on the west line of said Section 18 to the point of beginning of this description.

Exhibit C

List of Parcels in the Area

The Area consists of the listed parcels and any rights-of-way directly abutting the listed parcels.

I. Privately-Owned Parcels

Parcel Number; State Alternate ID; Owner of Record

1. 0070057800; 37-12-18-000-013.000-024; DeMotte 2014 LLC
2. 0070316400; 37-12-18-000-011.000-024; DeMotte 2014 LLC
3. 0070105800; 37-12-18-000-008.000-024; Kingma, Patricia
4. 0070186100; 37-12-07-000-039.000-024; TA Operating LLC
5. 0070107800; 37-12-07-000-013.000-024; Klemp, Nancy J, Loise E Johnson
6. 0070077300; 37-12-07-000-040.000-024; TA Operating LLC
7. 0070079800; 37-12-07-000-041.000-024; Speedway LLC
8. 0070041600; 37-12-18-000-010.000-024; Love's Travel Stops & Country Stores, Inc.
9. 0070064400; 37-12-08-000-004.028-024; Hamstra, William
10. 0070065200; 37-12-08-000-056.000-024; Kiersma, Rose Mary Trustee
11. 0070274700; 37-12-17-000-008.000-024; Ward, Gertrude Trustee
12. 0070071300; 37-12-17-000-011.000-024; Hesh, James R & Catherine L
13. 0070155000; 37-12-17-000-010.000-024; Jones, William E
14. 0070334100; 37-12-17-000-009.000-024; Penninga, Steven J & Phyllis M
15. 0070213900; 37-12-17-000-007.000-024; H&E Kingma Farms LLC
16. 0070035800; 37-12-17-000-006.000-024; Jonkman, John E RTA ½ & Kathy J RTA 1/2
17. 0070165800; 37-12-16-000-009.000-024; DeVries, Alvin W & Mary Lou
18. 0070136902; 37-12-16-000-008.002-024; Nicolai, Fredric & Susan Rafacz
19. 0070136903; 37-12-16-000-008.003-024; Nicolai, Fredric & Susan Rafacz
20. 0070136901; 37-12-16-000-008.001-024; Sipkema, Christine & Daniel A Sipkema Sr
21. 0070136904; 37-12-16-000-008.004-024; Sipkema, Christine & Daniel A Sipkema Sr
22. 0070136900; 37-12-16-000-008.000-024; Sipkema, Christine & Daniel A Sipkema Sr
23. 0070136905; 37-12-16-000-008.005-024; Sipkema, Christine & Daniel A Sipkema Sr
24. 0070280600; 37-12-16-000-010.000-024; Legler, Larry & Sarah H
25. 0070279500; 37-12-16-000-015.000-024; Legler, Larry & Sara H
26. 0070136800; 37-12-16-000-005.000-024; H&E Kingma Farms LLC
27. 0070044100; 37-12-16-000-004.000-024; Greathouse Farmland LLC
28. 0070203400; 37-12-16-000-006.000-024; Greathouse Farmland LLC
29. 0070059300; 37-12-15-000-005.000-024; Green, James D Trustee
30. 0070258600; 37-12-15-000-001.000-024; HMRC Farms LLC
31. 0070145100; 37-12-15-000-003.000-024; Cochran, Anthony J & Tracy M
32. 0070258602; 37-12-15-000-001.002-024; Myers Joseph R & Jessica L
33. 0070144100; 37-12-15-000-002.000-024; Ottinger, Jon L & Diane R
34. 0070059200; 37-12-10-000-014.000-024; Castongia, Jon P
35. 0070378200; 37-12-10-000-016.000-024; Greencorp LP

- 36. 0070059301; 37-12-15-000-005.001-024; RS Kikkert Farm LLC
- 37. 0070059500; 37-12-11-000-041.000-024; Heerema, John David & Jill
- 38. 0070058800; 37-12-14-000-003.000-024; RS Kikkert Farm LLC
- 39. 0070193200; 37-12-03-000-007.000-024; Hamstra, Marilyn R Trustee
- 40. 0070054800; 37-15-34-000-012.000-024; F&C Inc
- 41. 0070055100; 37-15-34-000-016.000-024; Fritts, Daniel T & Darcy N
- 42. 0070054900; 37-15-35-000-008.000-024; F&C Inc

II. State-Owned Parcels Establishing SR 10 Right-of-Way

Parcel Number; State Alternate ID

- 43. 0070244500; 37-12-07-000-033.000-024
- 44. 0070259000; 37-12-07-000-037.000-024
- 45. 0070245700; 37-12-07-000-036.000-024
- 46. 0070258700; 37-12-07-000-035.000-024
- 47. 0070245800; 37-12-07-000-038.000-024
- 48. 0070258900; 37-12-18-000-014.000-024
- 49. 0070267300; 37-12-18-000-009.000-024
- 50. 007ROW00
- 51. 0070171200; 37-12-07-000-029.000-024
- 52. 0070264100; 37-12-07-000-044.000-024
- 53. 0070264800; 37-12-08-000-057.000-024
- 54. 0070264400; 37-12-17-000-016.000-024
- 55. 0070262200; 37-12-08-000-058.000-024
- 56. 0070262700; 37-12-08-000-001.022-024
- 57. 0070262800; 37-12-08-000-061.000-024
- 58. 0070262701; 37-12-08-000-001.030-024
- 59. 0070264300; 37-12-08-000-060.000-024
- 60. 0070262600; 37-12-17-000-015.000-024
- 61. 0070261100; 37-12-17-000-014.000-024
- 62. 0070260900; 37-12-08-000-059.000-024
- 63. 0070261500; 37-12-17-000-013.000-024
- 64. 0070265300; 37-12-08-000-003.015-024
- 65. 0070264801; 37-12-08-000-057.001-024
- 66. 0070262400; 37-12-17-000-012.000-024
- 67. 0070261000; 37-12-09-000-016.000-024
- 68. 0070261800; 37-12-16-000-013.000-024
- 69. 0070265200; 37-12-09-000-014.000-024
- 70. 0070262300; 37-12-09-000-015.000-024
- 71. 0070261300; 37-12-09-000-001.033-024
- 72. 0070261400; 37-12-16-000-014.000-024
- 73. 0070265001; 37-12-09-000-044.010-024
- 74. 0070265800; 37-12-09-000-001.065-024
- 75. 0070267200; 37-12-16-000-016.000-024
- 76. 0070262100; 37-12-09-000-027.000-024

- 77. 0070264500; 37-12-16-000-017.000-024
- 78. 0070261900; 37-12-16-000-018.000-024
- 79. 0070261700; 37-12-09-000-028.000-024
- 80. 0070262000; 37-12-09-000-029.000-024
- 81. 0070261600; 37-12-16-000-012.000-024
- 82. 0070268300; 37-12-10-000-010.000-024
- 83. 0070264600; 37-12-15-000-007.000-024
- 84. 0070264601; 37-12-15-000-006.000-024
- 85. 0070264602; 37-12-11-000-050.000-024
- 86. 0070170900; 37-12-02-000-011.000-024
- 87. 0070171000; 37-15-34-000-011.000-024

Exhibit D

ECONOMIC DEVELOPMENT PLAN FOR THE JASPER COUNTY ECONOMIC DEVELOPMENT AREA #2 JASPER COUNTY REDEVELOPMENT COMMISSION

Purpose and Introduction.

The Jasper County Redevelopment Commission (the “Commission”), the governing body of the Department of Redevelopment and the Redevelopment District (the “District”) of Jasper County, Indiana (the “County”), proposes to designate and declare an economic development area within the County to be known as the “Jasper County Economic Development Area #2” (the “EDA Area”) and designate the entire EDA Area as an allocation area to be known as the “DeMotte/I-65 Allocation Area” (the “Allocation Area”). This document is the plan for the EDA Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time (the “Act”) and in this Plan.

Pursuant to Sections 15 and 16 of the Act, the Plan must be approved by the Commission, the County’s Plan Commission, and the Board of Commissioners of the County. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the EDA Area and Allocation Area and the approval of the Plan.

Description of EDA Area.

The EDA Area and the Allocation Area are described in the map attached hereto as Exhibit A.

Objectives of Projects.

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

Description of Projects.

The economic development of the EDA Area consists of projects, in, serving or benefiting the Area and are described generally as the construction of certain infrastructure improvements in the Area, including sewer and water improvements by the Town of DeMotte and the Northwest Jasper Regional District, to facilitate the construction of additional improvements within the EDA Area (collectively, the “Projects”).

The Commission anticipates paying for the Projects with tax increment revenues derived from the Allocation Area. To facilitate to the timely completion of the Projects, the Commission may elect to issue bonds or enter into lease payable form such tax increment revenues or other revenues available to Commission. The Commission intends to pledge certain tax increment revenues to the payment of certain potential bonds to be issued by the Town of DeMotte and the Northwest Jasper Regional District.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property.

The Commission shall follow procedures in IC 36-7-14-19 in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

Amendment of the Plan.

By following the procedures specified in IC 36-7-14-17.5 and -41, the Commission may amend the Plan for the Area.

**EXHIBIT A
TO
ECONOMIC DEVELOPMENT PLAN**

Map of the Area

(See Attached)

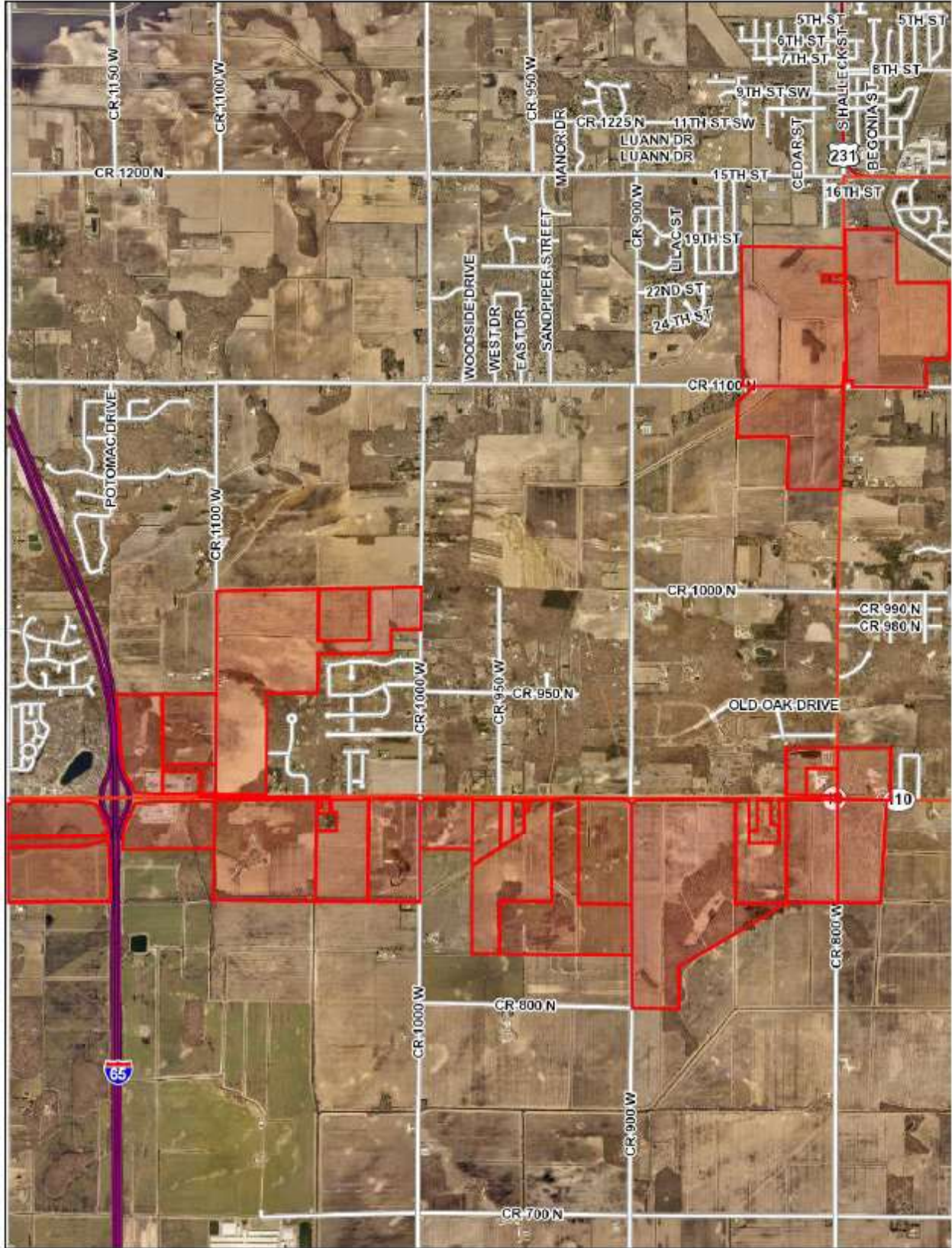


Exhibit E

Report of Findings

**FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN
DECLARATORY RESOLUTION OF THE JASPER COUNTY REDEVELOPMENT
COMMISSION MAKING CERTAIN FINDINGS AND ESTABLISHING THE
JASPER COUNTY ECONOMIC DEVELOPMENT AREA #2 AND RELATED
ALLOCATION AREA**

This report is intended to supplement all previous facts, findings, documents, charts, and related information previously put forth by the Commission in support of the findings contained in the Resolution designating the Area as an economic development area and allocation area and the adoption of the Plan for the EDA Area.

1. The Plan for the EDA Area will promote significant opportunities for the gainful employment of citizens of the County as follows:

Commercial and industrial development is expected to occur as a result of completion of the infrastructure improvements contained in the Plan for the EDA Area and will provide additional gainful employment opportunities for the County. Completion of much needed sewer, water and storm water treatment and transport improvements as well as other public improvements in the EDA Area will allow for economic development of the EDA Area and surrounding areas to their fullest potential, generating employment opportunities, business and economic expansion and increased tax revenues for the County and the State of Indiana.

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

Providing enhanced infrastructure to the EDA Area will create immediate jobs for the local community as projects (as described in the Plan) are designed, implemented and constructed. The Plan is expected to attract new industry, service industry, retail and commercial projects to the EDA Area by making the EDA Area accessible for expansion and development and by facilitating sewer, water and stormwater infrastructure to and serving the EDA Area and the County.

3. The planning, replanning, development, and redevelopment of the EDA Area will benefit the public health, safety, morals and welfare; increase the economic well-being of the County and the State; and serve to protect and increase property values in the County 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 County, 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 EDA Area, allowing for the economic development of the EDA Area and the County to their fullest potential.

4. The Plan for the EDA 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 EDA Area remains undeveloped or underdeveloped due to the lack of sufficient infrastructure such as sewer, water and storm water drainage, transfer lines and treatment facilities. Limitations in available funding for sewer, water and stormwater infrastructure and other public improvements limit the economic development opportunities in the EDA Area, and such opportunities will be greatly expanded and enhanced under the Plan by utilizing available allocated tax increment funds to construct the projects.

5. The accomplishment of the Plan for the EDA Area will be of public utility and benefit as measured by:

- (1) The attraction of an estimated 50 to 250 permanent jobs.
- (2) A significant increase in the property tax base of the County.
- (3) Improved diversity of the economic base by providing infrastructure for the EDA Area and properties attached to the EDA Area and significant opportunities for commercial and industrial growth which do not presently exist.

6. The Plan for the EDA Area will conform with the Comprehensive Plan for the County because:

The Comprehensive Plan adopted by the County serves as a guide to land use and development in the County, 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 County.

7. The adoption of the allocation provision will result in new property taxes in the EDA 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 designation of the Area as an Allocation Area will allow expenditures in the EDA Area that will directly result in new property taxes generated in the EDA Area that would not have been generated but for the adoption of the allocation provision provided herein. The projects provided for in the Plan will open presently undeveloped or underdeveloped portions of the EDA Area to be developed or redeveloped, directly resulting in increased private investment, assessed value and tax collections.