

RESOLUTION NO. 2019-6

**RESOLUTION OF THE CITY OF SHELBYVILLE REDEVELOPMENT COMMISSION
DECLARING AN AREA IN SHELBYVILLE, INDIANA, AS THE DOWNTOWN
ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC
DEVELOPMENT PLAN FOR SAID AREA, AND DESIGNATING THE AREA AS AN
ALLOCATION AREA, AND CONSOLIDATING THE DOWNTOWN ECONOMIC
DEVELOPMENT AREA AND ALLOCATION AREA WITH PREVIOUSLY CREATED
AREAS IN THE CITY**

WHEREAS, the City of Shelbyville Redevelopment Commission (the "Commission"), as the governing body of the Shelbyville Department of Redevelopment (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), has thoroughly studied that area of the City of Shelbyville, Indiana (the "City"), as described in Appendices A and C to the Downtown Plan (as hereinafter defined) and hereby designated as the "Downtown Economic Development Area" (the "Downtown EDA"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Downtown EDA, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Downtown EDA, and the parts of the Downtown EDA that are to be devoted to public ways, sewerage and other public purposes under the Downtown Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Downtown EDA entitled "Downtown Economic Development Area Economic Development Plan" (the "Downtown Plan"); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Downtown Plan; and

WHEREAS, the Downtown Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Downtown EDA and financing of the Downtown Plan; and

WHEREAS, the Commission has previously adopted and confirmed resolutions which established and amended an economic development area known as the "Michigan Road Economic

Development Area” (the “Michigan Road EDA”), approved a development plan for the Michigan Road EDA (the “Michigan Road Plan”), and designated an allocation area pursuant to Section 39 of the Act (the “Michigan Road Allocation Area”); and

WHEREAS, the Commission has also previously adopted and confirmed resolutions which established and amended an economic development area known as the “Eastside Economic Development Area” (the “Eastside EDA”), approved a development plan for the Eastside EDA (the “Eastside Plan”), and designated an allocation area pursuant to Section 39 of the Act (the “Eastside Allocation Area”); and

WHEREAS, the Commission has also previously adopted and confirmed resolutions which established and amended an economic development area known as the “Central Shelbyville Economic Development Area” (the “Central Shelbyville EDA”), approved a development plan for the Central Shelbyville EDA (the “Central Shelbyville Plan”), and designated an allocation area pursuant to Section 39 of the Act (the “Central Shelbyville Allocation Area”); and

WHEREAS, the Commission has also previously adopted and confirmed resolutions which established an economic development area known as the “Fairland Interchange Economic Development Area” (the “Fairland Interchange EDA”), approved a development plan for the Fairland Interchange EDA (the “Fairland Interchange Plan”), and designated an allocation area pursuant to Section 39 of the Act (the “Fairland Interchange Allocation Area”); and

WHEREAS, the Commission has also previously adopted and confirmed resolutions which established an economic development area known as the “Shelbyville Intelliplex Economic Development Area” (the “Intelliplex EDA”), approved a development plan for the Intelliplex EDA (the “Shelbyville Intelliplex Plan”), and designated an allocation area pursuant to Section 39 of the Act (the “Shelbyville Intelliplex Allocation Area”); and

WHEREAS, the Commission has also previously adopted and confirmed resolutions which established an economic development area known as the “City of Shelbyville Riverfront Economic Development Area” (the “Riverfront EDA”), and approved a development plan for the Riverfront EDA (the “Riverfront Plan”); and

WHEREAS, the Commission now desires to (i) consolidate the Michigan Road EDA, the Eastside EDA, the Central Shelbyville EDA, the Fairland Interchange EDA, the Shelbyville Intelliplex EDA, the Riverfront EDA and the Downtown EDA into a single economic development area to be known as the “Shelbyville Consolidated Economic Development Area” and expand the Consolidated EDA with such rights-of-way as is necessary to make the Consolidated EDA contiguous, as set forth in Exhibit A attached hereto, (ii) consolidate the Michigan Road Plan, the Eastside Plan, the Central Shelbyville Plan, the Fairland Interchange Plan, the Shelbyville Intelliplex Plan, the Riverfront Plan and the Downtown Plan into a single Consolidated Economic Development Plan for the Consolidated EDA, and (iii) consolidate the Michigan Road Allocation Area, the Eastside Allocation Area, the Central Shelbyville Allocation Area, the Fairland Interchange Allocation Area, the Shelbyville Intelliplex Allocation Area, and the Downtown Allocation Area (as hereinafter defined), into a single Consolidated Allocation Area (clauses (i) through and including (iii), collectively, the “Amendments”); and

WHEREAS, the Amendments and supporting data were reviewed and considered by the Commission at this meeting;

NOW, THEREFORE, BE IT RESOLVED by the City of Shelbyville Redevelopment Commission, as the governing body of the Shelbyville Department of Redevelopment, as follows:

1. The Downtown Plan for the Downtown EDA promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.
2. The Downtown Plan for the Downtown EDA cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Downtown Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.
3. The public health and welfare will be benefited by accomplishment of the Downtown Plan for the Downtown EDA.
4. The accomplishment of the Downtown Plan for the Downtown EDA will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
5. The Downtown Plan for the Downtown EDA conforms to other development and redevelopment plans for the City.
6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Downtown Plan.
7. Except as otherwise set forth in the Downtown Plan, the Downtown Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Downtown EDA. If the Department proposes to acquire specific parcels of land, the required procedures for amending the Downtown Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.
8. The Commission finds that no residents of the Downtown EDA will be displaced by any project resulting from the Downtown Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The Downtown Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Downtown Plan with the minutes of this meeting.

10. The Downtown EDA is hereby designated as an "economic development area" under Section 41 of the Act.

11. The entire Downtown EDA is hereby designated as an "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation 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 and when collected paid into an allocation fund for said allocation area that 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 fund may not be used for operating expenses of the Commission.

12. 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.

13. Said allocation area is hereby designated as the "Downtown Allocation Area", and said allocation fund is hereby designated as the "Downtown Allocation Fund". The base assessment date for the Downtown Allocation Area shall be January 1, 2019. The allocation provisions herein relating to the Downtown Allocation 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 derived from the Downtown Allocation Area.

14. The Commission hereby specifically finds and determines, based on its review of the proposed Downtown Allocation Area, its reasonable expectations relating to expected growth of assessed value in the Downtown Allocation Area and information provided by prospective developers related thereto, that the adoption of the allocation provision with respect to the Downtown Allocation Area will result in new property taxes in the Downtown Allocation Area that would not have been generated but for the adoption of the allocation provision.

15. The Michigan Road EDA, the Eastside EDA, the Central Shelbyville EDA, the Fairland Interchange EDA, the Shelbyville Intelliplex EDA, the Riverfront EDA and the Downtown EDA are hereby consolidated into a single economic development area pursuant to Section 41 of the Act to be known as the "Shelbyville Consolidated Economic Development Area," as described in Exhibit A hereto. The Michigan Road Plan, the Eastside Plan, the Central

Shelbyville Plan, the Fairland Interchange Plan, the Shelbyville Intelliplex Plan, the Riverfront Plan and the Downtown Plan are hereby consolidated into a single plan to be known as the "Shelbyville Consolidated Economic Development Plan." The Michigan Road Allocation Area, the Eastside Allocation Area, the Central Shelbyville Allocation Area, the Fairland Interchange Allocation Area, the Shelbyville Intelliplex Allocation Area, and the Downtown Allocation Area are hereby consolidated into a single allocation area to be known as the "Shelbyville Consolidated Allocation Area" as described in Exhibit A hereto.

16. The Amendments promote significant opportunities for the gainful employment of its citizens, attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well being of the City and the State, and serving to protect and increase property values in the City and the State.

17. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions.

18. The public health and welfare will be benefited by accomplishment of the Amendments, and it will be of public utility and benefit to adopt the Amendments as set forth herein.

19. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

20. The Amendments conform to the plan of development for the City.

21. Notwithstanding the consolidation of the allocation areas set forth herein, all tax increment generated from what was previously the Central Shelbyville Allocation Area shall first be used to meet the obligations of the Commission relating to the City of Shelbyville Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2019, dated April 1, 2019, before being used for any other purposes under the Consolidated Economic Development Plan.

22. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Shelby County Auditor in connection with the creation of the Downtown Allocation Area and the adoption of the Amendments.

23. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

24. This Resolution, together with any supporting data and together with the Downtown Plan, shall be submitted to the Shelbyville Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council"), and if approved by the Downtown Plan

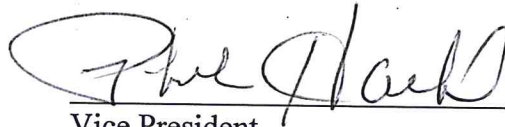
Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

25. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 4th day of September, 2019.

CITY OF SHELBYVILLE
REDEVELOPMENT COMMISSION

President

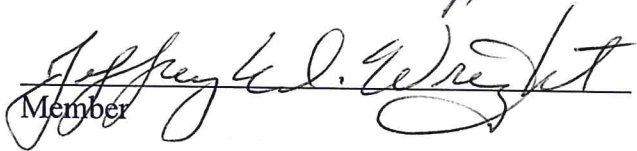


Vice President

Secretary



Member











Member

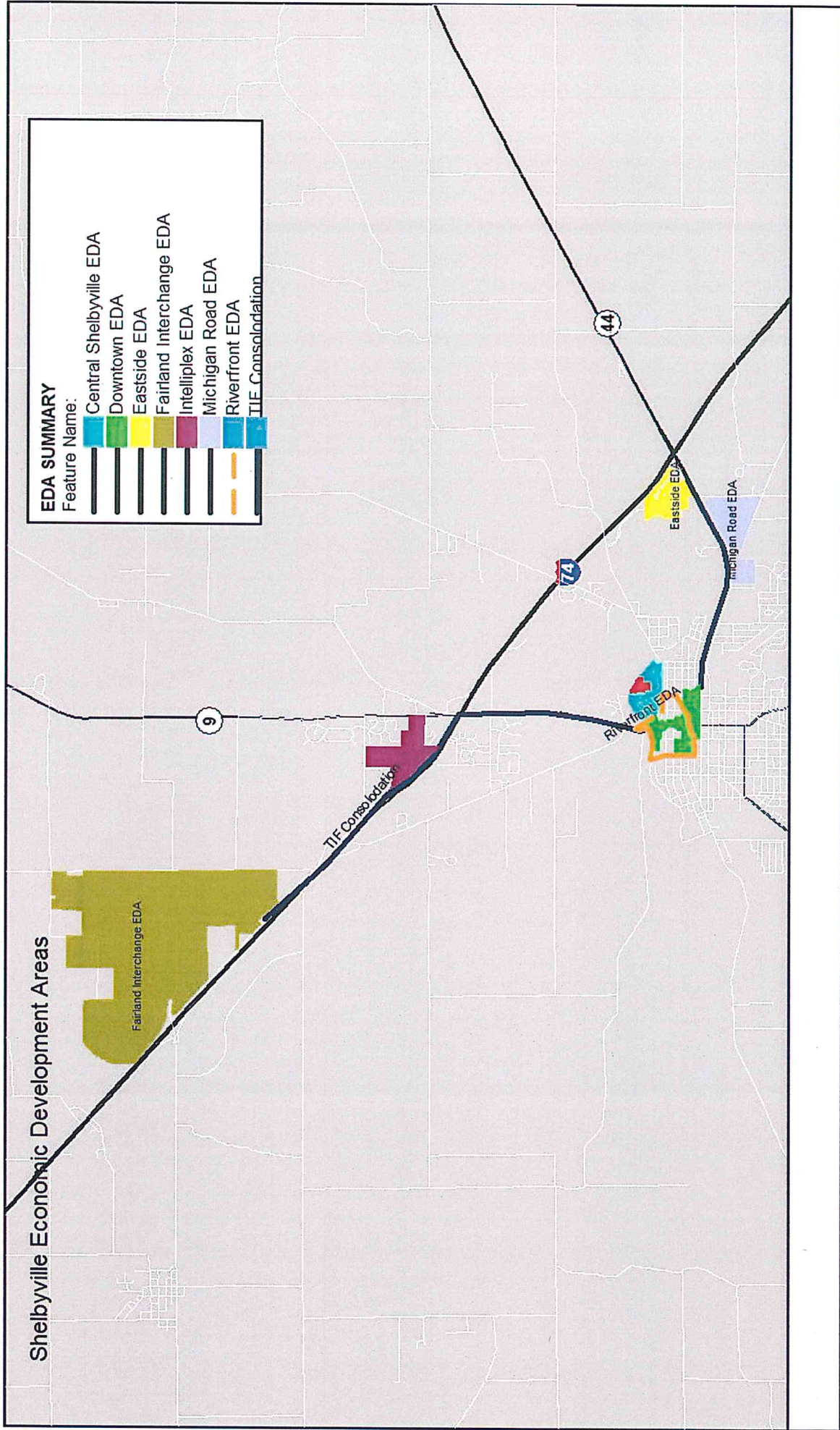
EXHIBIT A

[SEE ATTACHED MAP OF THE SHELBYVILLE CONSOLIDATED ECONOMIC
DEVELOPMENT AREA AND SHELBYVILLE CONSOLIDATED ALLOCATION AREA]

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Shelbyville Economic Development Areas

EDA SUMMARY	
Feature Name:	
Central Shelbyville EDA	
Downtown EDA	
Eastside EDA	
Fairland Interchange EDA	
Intelliplex EDA	
Michigan Road EDA	
Riverfront EDA	
TIF Consolidation	



SHELBYVILLE, INDIANA

Downtown Economic Development Area

ECONOMIC DEVELOPMENT PLAN

August 14, 2019



SHELBYVILLE, INDIANA

Downtown Economic Development Area

ECONOMIC DEVELOPMENT PLAN

TABLE OF CONTENTS

SUMMARY	1
REQUIRED FINDING OF FACTS TO SUPPORT THE STATUTORY REQUIREMENTS	1
FACTS	1
SHELBYVILLE REDEVELOPMENT COMMISSION.....	2
THE PROCESS OF DESIGNATING AN ECONOMIC DEVELOPMENT AREA.....	3
EXAMPLES OF HOW THE CITY INTENDS TO MEET THE STATUTORY FINDINGS.....	4
FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN RESOLUTION ____.....	6
APPENDIX A - Map of the Area	
APPENDIX B - Project Cost Estimates within the Economic Development Area	
APPENDIX C - Parcel Listing	
APPENDIX D - Zoning Classifications within the Economic Development Area	

SHELBYVILLE, INDIANA

Downtown Economic Development Area

ECONOMIC DEVELOPMENT PLAN

SUMMARY

REQUIRED FINDING OF FACTS TO SUPPORT THE STATUTORY REQUIREMENTS

FACTS

1. The Economic Development Plan (the “Plan”) promotes significant opportunities for gainful employment of its citizens, attracts major business enterprises to Shelbyville (the “City”), retains and expands significant business enterprises existing in the boundaries of the City and meets other statutory purposes, as set forth in Indiana Code Sections 36-7-14-2.5 and 36-7-14-41.
2. The Plan for the Downtown Economic Development Area (the “EDA”) cannot happen by regulatory processes or by the ordinary operation of private enterprise because of the lack of public infrastructure, existence of conditions that lower the value of land below that of nearby land and multiple ownership of land or other similar conditions. This Plan will assist in allowing the public infrastructure to be developed.
3. The Plan will provide for greater efficiency and will enhance the opportunities to retain existing businesses and to attract new business to the existing areas resulting in the attraction of new jobs and the retention of existing jobs, and protect and increase property values.
4. The establishment of the Area and the Plan for the area’s development will promote significant opportunities for the gainful employment of the citizens of Shelbyville.
5. The establishment of the Area and the Plan for the area’s development will provide improvements to the area which are needed to retain and expand existing businesses and attract new businesses to the Area.
6. The improvements outlined in the Plan will not occur by the operation of the regulatory processes or by the ordinary operation of private enterprise without the establishment of the Area because of the lack of public improvements, a lack of funding for the needed public improvements, and the multiple ownership of land within the Area.
7. The accomplishment of the Plan will be a public utility and benefit which will be able to be measured by the attraction or retention of permanent jobs, and an increase in property taxes.
8. The public health and welfare will benefit by the accomplishment of the Plan for the EDA.

9. The achievement of the Plan for the EDA will constitute a public utility and will benefit as measured by the attraction or retention of permanent jobs, an increase in the property values, thus equating to increased assessed value (which is herein defined as “assessed value”), improved diversity of the economic base through the enhanced mix of property and other public benefits.
10. The Plan for the EDA conforms to other development and redevelopment plans for the City.

SHELBYVILLE REDEVELOPMENT COMMISSION

Purpose

This document is the Shelbyville Economic Development Plan (the “Plan”) for the Downtown Economic Development Area (the “EDA” or the “Area”) contained within Shelbyville, Indiana (the “City” or “Shelbyville”). This document is intended to be approved by Shelbyville’s Plan Commission, City Council and Redevelopment Commission, in conformance with IC 36-7-14 (the “Act”).

Introduction

As the community continues to grow and expand its economic base and economic engine, the need to address many issues (related to development and the infrastructure needed for this development) such as transportation, community services and numerous capital additions, will also be required in order to allow further economic development in Shelbyville.

The City is located in central Indiana, southeast of Indianapolis, Indiana. The City was formed in 1850. The community is served by Interstates 74 as well as US Highway 421 and State Roads 9 and 44. Shelbyville is the county seat and is also the largest city in Shelby County. Shelbyville’s population in 1970 was 15,094 and has grown to the 2010 census of 19,191, a 27% increase. Shelbyville’s median household income for 2017 was \$48,071, which ranked near the middle of the State of Indiana. The community is faced with the challenge of continuing to create high quality job opportunities for its citizens and attracting new investment to the area to maintain and to continue to grow its economic base. This is why the Plan is needed and required.

Shelbyville is facing the same financial hardships most communities are faced with in today’s world. In order to continue to grow, the community must develop and maintain adequate infrastructure to have infrastructure ready sites to attract new investment and businesses to the area. This can be achieved by the development of an EDA such as this.

Description of the Area

The proposed Area is located within the boundaries of the City (See APPENDIX A for the detailed map of the Area). The general description is defined in the map.

We have also included (as APPENDIX D) a schedule outlining the zoning classifications and the estimated acreage. The total acreage of the Area is estimated to be 11 acres. The approximate total acreage of Shelbyville is 7,456 acres; therefore, the District is approximately .15% of the City's current boundaries.

Project Description

Potential Project List within TIF District (defined herein)/EDA

1. Hamilton Major Infrastructure - \$1,400,000
2. Parking Garage & Road Improvements - \$4,000,000
3. Downtown Redevelopment - \$13,600,000
4. Other projects which become necessary in the Area as development occurs. As development occurs additional projects will be needed.

(See APPENDIX B for a summary of the estimated cost of the proposed projects.)

THE PROCESS OF DESIGNATING AN ECONOMIC DEVELOPMENT AREA

The following represents a general narrative summary of the sequence of actions to be undertaken in support of the designation of the EDA (and the tax increment finance allocation area (the "TIF District") anticipated to be created within the EDA). Each step will be reviewed by the special legal staff of the City.

After formulation of the Plan, it will be submitted to the Redevelopment Commission for approval. Upon presentation, the Redevelopment Commission may approve the Plan in its entirety, make modifications to the Plan and approve the Plan as amended, or reject the Plan and the designation of an EDA and the TIF District.

Declaratory Resolution

If the Redevelopment Commission desires to approve the Plan, it will pass a Declaratory Resolution of the Redevelopment Commission. The Declaratory Resolution declares the intent of the Redevelopment Commission to create an EDA and the TIF District.

Plan Commission Review

After passing the Declaratory Resolution, the Redevelopment Commission must then submit the Plan to the Plan Commission, for review, to assure that it conforms to the plan of development of the City. The Plan can propose an alteration of land use or zoning of the City in response to a specific economic development proposal, but if it does so, such alteration or rezoning must be approved by the Plan Commission. This Plan has been developed in compliance with the current plan of development for the City.

City Council Approval

Upon receiving the approvals of the Redevelopment Commission and the Plan Commission, the Plan must be submitted to City Council, for approval, before it can be implemented. City Council may reject the Plan or approve the Plan. City Council also must approve the Redevelopment Commission's determination that the Area is an economic development area under the Act.

Notice of Public Hearing and Tax Impact Statement

Upon receipt of approval by the City Council, the Redevelopment Commission must publish a notice of the adoption of the Declaratory Resolution and the date on which the Redevelopment Commission will conduct a public hearing thereon, which must be no sooner than 10 days following the publication of the notice. The Redevelopment Commission also must deliver a copy of the notice, along with a statement disclosing the impact of the TIF District, to each taxing unit that is wholly or partially located in the TIF District.

Confirmatory Resolution

The Redevelopment Commission must then conduct the public hearing and pass a Confirmatory Resolution which confirms the Redevelopment Commission's intention to designate the EDA set forth in the Plan. The Redevelopment Commission is not required to take this action, but may consider whether the TIF District designation is still appropriate. If the Redevelopment Commission passes the Confirmatory Resolution, the EDA is then finally declared and designated.

Bond Counsel for the project will assure that all necessary and appropriate filings and administrative actions are taken. It is, therefore, important that the various agencies, bodies, elected officials and the general public understand the limitations which are imposed on subsequent decisions and actions by these various agencies and bodies.

EXAMPLES OF HOW THE CITY INTENDS TO MEET THE STATUTORY FINDINGS

The EDA represents an opportunity for the City to attract new jobs and high-quality development to the City. The City has attracted some new economic development and this new area should provide additional growth. Future development may also include office and retail space. Based upon development that has occurred in the original areas, the City expects construction of commercial and office related buildings along with other development. Based upon the development patterns at other similar locations in the City, we estimate a total new investment of over \$50,000,000 in the area and creation of 500 jobs over the next 10 years (pending zoning).

In addition to developments in the EDA, the City expects more developments in the surrounding area as a result of the new infrastructure (within the next 10 years).

It is crucial that the City be able to provide the required infrastructure to attract new investment and jobs to the area. Future development within the Area is expected to occur.

Acquisition of Property

At the current time, no specific property acquisition is proposed; however, in order to accomplish the Project, the Redevelopment Commission may, in the future, determine to acquire, without the use of eminent domain, properties and right-of-way in the Project areas. The Redevelopment Commission shall follow procedures in IC 36-7-14-19 in any current or future acquisition of property. The Redevelopment Commission may not exercise the power of eminent domain in an economic development area. The acquisition process may be needed in order to facilitate the Plan.

Procedures with Respect to the Project

In the planning and rezoning (if needed) of real property acquired or to be used in the accomplishment of the Plan, there will be required construction, relocation and improvements of utility services. The Redevelopment Commission shall proceed in the same manner as others are required to do for similar projects. The Redevelopment Commission may negotiate with proper officers and agencies of the City to secure proper orders, approvals and consents.

Any construction work required in connection with the Project will be carried out by the City or the developer. The Redevelopment Commission may carry out the construction work if all plans, specifications and drawings are approved by the appropriate department or agency once the statutory procedures for letting the contracts by the appropriate department or agency are followed by the Redevelopment Commission. The Redevelopment Commission will only be responsible for projects which it is funding (in, directly serving or benefiting the Area).

Disposal of Property

The Redevelopment Commission may dispose of real property, if any is acquired, 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. The Redevelopment 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 IC 36-7-14-22. The Redevelopment Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired. At this time, the disposal of property is not expected, but may occur in the future.

Financing the Projects

It is the intention of the Redevelopment Commission to create a Tax Incremental Financing ("TIF") District and capture the incremental real property within the EDA in order to finance many necessary projects. The Declaratory Resolution establishing the TIF District may be adopted by December 31, 2019; therefore, the base date will

be January 1, 2019, allowing the Redevelopment Commission to receive funds in 2021 from the new Area. If this does not occur, the Redevelopment Commission will not be able to meet the needs that are projected to occur shortly in road improvement funding.

It may be necessary to issue bonds sometime in the future, based on the incremental ad valorem property taxes allocated under IC 36-7-14-39, in order to raise money for property acquisition and completion of the Projects in the Area, or the Redevelopment Commission may choose to “pay-as-you-go”.

Either form of financing may be used for part, or all, of the following:

- (1) The cost of land, right-of-way and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Project or the issuance of bonds;
- (3) Interest on, principal of, and debt service reserve for the bonds issued by the Commission for the project; and
- (4) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In conjunction with some form of financing, the Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 36-7-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

Amendment of the Plan

By following the procedures specified in IC 36-7-14-15 through 17.5 (which involves the same approval process required for the original establishment of the Area), the Redevelopment Commission may amend the Plan for the Area.

FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN RESOLUTION ____

1. The Plan for the Downtown Economic Development Area (the “Area”) will promote significant opportunities for the gainful employment of citizens of the City by establishing a well planned, comprehensive road and business plan in the Area. These facilities will promote the safe and beneficial development of hundreds of acres of land for commercial and industrial use and will most likely bring in additional support facilities into the City, thus allowing economic development in the City. Such development will improve the City’s ability to attract employers as follows:

- A. To locate in the Area, entities require sites that are relatively inexpensive to develop and ready for property improvements. This Plan provides for the public funding of water, wastewater and road

improvements needed to reduce the cost necessary to prepare the sites;
and

- B. The Plan provides for an increase in the amount of vacant land able to receive utilities and, therefore, increases the employment opportunities in the Area by expanding the utility lines to the Area.

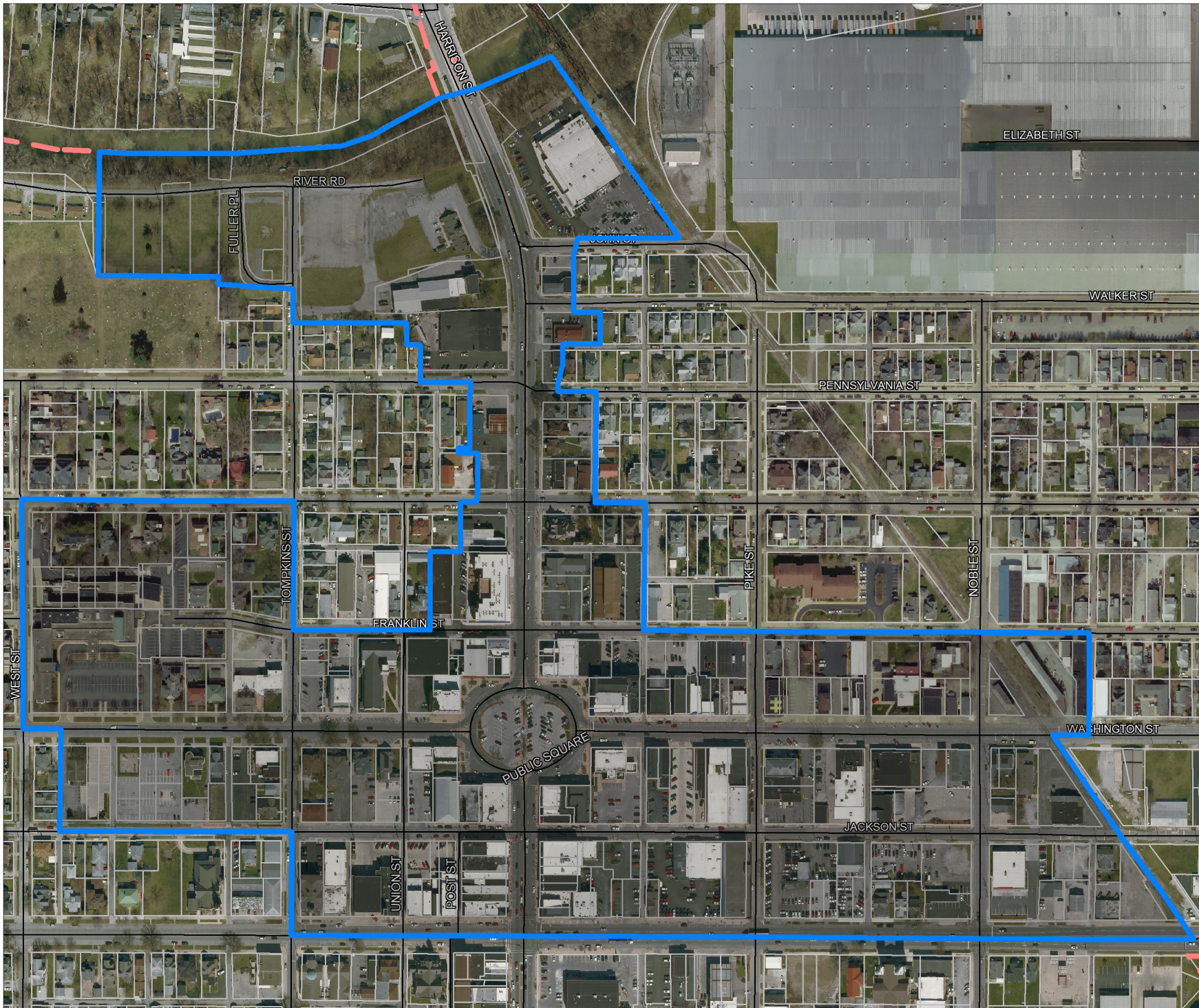
2. The Plan:

- A. will promote significant opportunities for the gainful employment of the citizens of the City;
 - B. is likely to attract major new business enterprises as a result of the new transportation access point;
 - C. enables the use of public funding to guide infrastructure design and construction, and thus, development in the Area to promote basic employment and mixed uses of the land to an extent that individual property owners would not otherwise attain;
 - D. benefits the public health, safety, morals and welfare of the citizens of the City and State, as follows: The Plan, when fully implemented, will assist in putting into service new roads and related infrastructure. The community can approach land use development, public services and resources and public investments in a positive manner; and
 - E. increases the economic well-being of the City and the State of Indiana by the assistance with the creation of additional transportation assets in the State.
3. The planning and development of the Area will benefit the public health, safety, morals and welfare; it will increase the economic well-being of Shelbyville and serve to protect and increase property values in both the City and the State of Indiana.
- A. The Plan will create employment opportunities;
 - B. The Plan will improve public amenities and aesthetics in an effort to spur interest and economic development in the Area. These improvements may include walkways/sidewalks, street lighting, landscaping, building facades, signage, right-of-way improvements; and
 - C. The Plan provides for road upgrades and expansions that will increase mobility and transportation safety. Such upgrades can be made sooner than they otherwise could be with the help of tax increment financing from the Area. The TIF will allow the City to have access to grants, low interest loans and other forms of financing.
4. The Plan for the Area cannot be achieved by regulatory processes or by ordinary operation of private enterprise without resorting to the Act because of the lack of public improvements, the existence of geological impediments to industrial development and multiple ownership of land.

5. The accomplishment of the Plan for the Area will be of public utility benefit, for at least three reasons. First, it is estimated that full development of the Area, pursuant to the Plan, will allow for the attraction of 500 permanent jobs in the City by 2029. Additional jobs will be created as additional developments are attracted to the area. Secondly, it is estimated that, when fully developed in accordance with the Plan, the assessed value for Real Property of the Area will be estimated at \$50,000,000 and \$5,000,000 for Personal Property. Lastly, the Plan will promote and support development that includes industrial, general business, office and numerous types of business. This will result in over \$25,000,000 of additional payroll income to the area when the project is complete; it would equate to an additional \$375,000, per year, of income taxes (shared by all taxing entities).
6. The Commission believes that the TIF District will generate, over time, along with federal, State and some local funds, sufficient monies to fully implement the Plan.

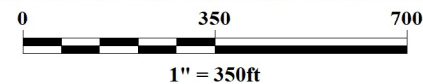
APPENDIX A

Map of the Area



- Corporate Limits**
Feature Name: Shelbyville
- 018145Parcels
 - Roads
 - Downtown TIF
- 018145Parcels
- Roads
 - Roads to be Developed

DRAFT_Downtown TIF



APPENDIX B

Project Cost Estimates within the Economic Development Area

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Estimated Project Costs

Shelbyville Potential Project List within TIF District/EDA

Hamilton Major Infrastructure	\$ 1,400,000
Public Parking Garage and Street Improvements	4,000,000
Downtown Redevelopment	13,600,000
	<hr/>
	\$ 19,000,000
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APPENDIX C

Parcel Listing

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

	Property Owner	Parcel Number	Land Type	Address	Estimated Gross Assessed Value
1	South Construction Company Inc	73-07-31-400-118.000-002	R1	169 RIVER ROAD	
2	South Construction Company Inc	73-07-31-400-119.000-002	R1	167 RIVER ROAD	
3	South Construction Company Inc	73-07-31-400-120.000-002	R1	123 RIVER RD	
4	South Construction Company Inc	73-07-31-400-121.000-002	R1	121 RIVER ROAD	
5	City Cemetery	73-07-31-400-122.000-002	IS	W PENNSYLVANIA ST	
6	Branson, James & Sharon	73-07-31-400-218.000-002	R1	117 W MECHANIC ST	
7	HERRING, WANDA L & HERRING SCOTT D JT/ROS	73-07-31-400-219.000-002	RM	121 W MECHANIC ST	
8	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-220.000-002	R1	125 W MECHANIC	
9	THOMAS, RICHARD E JR	73-07-31-400-221.000-002	R2	133 W MECHANIC ST	
10	Burton, Ronald D & Joyce	73-07-31-400-222.000-002	R3	145 W MECHANIC ST	
11	DICKMAN, BRADLEY P	73-07-31-400-223.000-002	R4	153 W MECHANIC ST	
12	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-224.000-002	IS	165 WEST MECHANIC STREET	
13	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-318.000-002	IS	150 W WASHINGTON ST	
14	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-319.000-002	IS	150 W WASHINGTON ST	
15	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-320.000-002	IS	150 W WASHINGTON ST	
16	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-321.000-002	IS	150 W WASHINGTON ST	
17	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-322.000-002	IS	150 W WASHINGTON ST	
18	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-323.000-002	IS	150 W WASHINGTON ST	
19	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-324.000-002	IS	150 W WASHINGTON ST	
20	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-325.000-002	IS	150 W WASHINGTON ST	
21	CITY OF SHELBYVILLE, INDIANA	73-07-31-400-326.000-002	IS	150 WEST WASHINGTON ST	
22	E J RENTALS LLC	73-07-31-400-327.000-002	IS	124 W FRANKLIN STREET	
23	South Construction Company Inc	73-07-31-400-333.000-002	R1	RIVER RD	
24	COSSAIRT IRREVOCABLE TRUST _ Parcel in County	73-07-32-300-005.000-001	----	W BOGGSTOWN RD	
25	South Construction Company Inc	73-07-32-300-020.000-002	RM	101 River RD	
26	South Construction Company Inc	73-07-32-300-021.000-002	RM	333 NORTH TOMPKINS ST	
27	South Construction Company Inc	73-07-32-300-022.000-002	RM	319 FULLER PLACE	
28	Bishopp, Richard C & Rebecca	73-07-32-300-034.000-002	R1	111 W MECHANIC ST	
29	KLIMEK, JESSIE R	73-07-32-300-037.000-002	R1	112 W FRANKLIN ST	
30	James, Michael A	73-07-32-300-038.000-002	RM	107 N TOMPKINS ST	
31	GEORGES G2 PROPERTIES LLP	73-07-32-300-039.000-002	RM	103 N TOMPKINS ST	
32	Shelbyville Civil City	73-07-32-300-040.000-002	BC	501 N Harrison	

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

				Estimated Gross Assessed Value
	Property Owner	Parcel Number	Land Type	Address
33	State Of Indiana	73-07-32-300-041.000-002	In ROAD RW	NORTH HARRISON
34	City of Shelbyville Indiana	73-07-32-300-042.000-002	BC	501 N HARRISON ST
35	CCBCC OPERATIONS LLC	73-07-32-300-043.000-002	BC	405 N HARRISON STREET
36	Reed, Charles J	73-07-32-300-044.000-002	BC	312 N TOMPKINS STREET
37	Wickizer, Hugh Eric & Kim T	73-07-32-300-048.000-002	BC	50 W PENNSYLVANIA ST
38	SANDERS, JEFFREY RONALD	73-07-32-300-049.000-002	BC	48 W PENNSYLVANIA ST
39	Estes, Sandra K	73-07-32-300-050.000-002	BC	40 W PENNSYLVANIA ST
40	CRENSHAW, TODD C & TAMMY L	73-07-32-300-051.000-002	BC	32 W PENNSYLVANIA ST
41	CORBIN, VIRGINIA ANN	73-07-32-300-052.000-002	BC	28 W PENNSYLVANIA ST
42	Shelby Tire Realty LLC	73-07-32-300-053.000-002	BC	309 N HARRISON ST
43	Wiley, John R & Wiley, Barbara J Revocable Trust u	73-07-32-300-063.000-002	R1	15 W PENNSYLVANIA ST
44	KSM INVESTMENT COMPANY	73-07-32-300-064.000-002	BC	207 N HARRISON ST
45	KSM INVESTMENT COMPANY	73-07-32-300-065.000-002	BC	205 N HARRISON ST
46	WADE, LEWIS D	73-07-32-300-066.000-002	BC	18 W MECHANIC ST
47	G S KELLY PROPERTIES LLC	73-07-32-300-082.000-002	R1	17 W MECHANIC ST
48	KINCADE, DANIEL J	73-07-32-300-083.000-002	BC	121 N Harrison ST
49	G S KELLY PROPERTIES LLC	73-07-32-300-093.000-002	RM	28 W FRANKLIN ST
50	NORTH HARRISON SENIOR APARTMENTS LP AN INDIANA LIM	73-07-32-300-094.000-002	BC	
51	State Of Indiana	73-07-32-300-099.000-002	In ROAD RW	N HARRISON ST
52	CPC Capital Group, LLC	73-07-32-300-100.000-002	BC	514 N HARRISON ST
53	GNZ LLC	73-07-32-300-128.000-002	BC	318 N HARRISON ST
54	GHF INVESTMENTS, LLC	73-07-32-300-129.000-002	R1	25 WALKER ST
55	Lutes, Donald E I & Phyllis	73-07-32-300-137.000-002	R1	10 E PENNSYLVANIA ST
56	Stevens, Mark & Charlene	73-07-32-300-142.000-002	BC	224 N HARRISON ST
57	Sprengelmeyer, Judy C	73-07-32-300-143.000-002	R1	11 E PENNSYLVANIA ST
58	Gibault Foundation Inc	73-07-32-300-144.000-002	BC	218 N HARRISON ST
59	Gibault Foundation Inc	73-07-32-300-145.000-002	BC	212 N HARRISON ST
60	Allen, Steve & Mary Jane	73-07-32-300-146.000-002	BC	204 N HARRISON ST
61	HESTERLY, PAULA D	73-07-32-300-147.000-002	R1	10 E MECHANIC ST
62	Shelby Co United Fund Inc	73-07-32-300-163.000-002	BC	126 N HARRISON ST
63	3-CORD INVESTMENTS LLC	73-07-32-300-164.000-002	RM	17 E MECHANIC ST
64	Ashcraft, Mark E	73-07-32-300-165.000-002	R1	23 E MECHANIC ST

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

	Property Owner	Parcel Number	Land Type	Address	Estimated Gross Assessed Value
65	Fifth Third Bank Of Central In	73-07-32-300-173.000-002	BC	110 N Harrison ST	
66	Fifth Third Bank Of Central In	73-07-32-300-174.000-002	BC	110 N HARRISON ST	
67	Fifth Third Bank Of Central In	73-07-32-300-175.000-002	BC	110 N HARRISON ST	
68	Fifth Third Bank Of Central	73-07-32-300-176.000-002	BC	12 FRANKLIN ST	
69	Eagles Home Fraternal Order Of	73-07-32-300-177.000-002	BC	20 E FRANKLIN ST	
70	Fraternal Order Of Eagles	73-07-32-300-178.000-002	BC	20 EAST FRANKLIN STREET	
71	Beechtree Plaza Partnership	73-07-32-300-233.000-002	BC	406 N HARRISON ST	
72	Beechtree Plaza Partnership	73-07-32-300-234.000-002	BC	N HARRISON ST	
73	Tucker, Melinda D	73-07-32-300-235.000-002	R1	9 JOHN ST	
74	ROSENFELD,THOMAS N	73-07-32-300-255.000-002	BC	308 N HARRISON ST	
75	GNZ LLC	73-07-32-300-271.000-002	BC	WALKER ST	
76	NICHOLSON, CHARLES W & JESSICA L H&W	73-07-32-300-447.000-002	R1	103 W MECHANIC ST	
77	NORTH HARRISON SENIOR APARTMENTS LP AN INDIANA LIM	73-07-32-300-454.000-002	BC	111-117 N HARRISON ST	
78	FIRST CHRISTIAN CHURCH "DISCIPLES OF CHRIST" OF SH	73-11-05-100-001.000-002	IS	150 W WASHINGTON ST	
79	FIRST CHRISTIAN CHURCH "DISCIPLES OF CHRIST" OF SH	73-11-05-100-002.000-002	IS	150 W WASHINGTON ST	
80	FIRST CHRISTIAN CHURCH "DISCIPLES OF CHRIST" OF SH	73-11-05-100-003.000-002	IS	150 WEST WASHINGTON ST	
81	Simpson, Mary Alice & William J	73-11-05-100-004.000-002	BG	119 W FRANKLIN ST	
82	FIRST CHRISTIAN CHURCH "DISCIPLES OF CHRIST" OF SH	73-11-05-100-005.000-002	IS	150 WEST WASHINGTON STREET	
83	FIRST CHRISTIAN CHURCH "DISCIPLES OF CHRIST" OF SH	73-11-05-100-006.000-002	IS	150 WEST WASHINGTON STREET	
84	KING, CHRISTOPHER M	73-11-05-100-007.000-002	R1	132 W WASHINGTON ST	
85	Keller, John R & Suzette	73-11-05-100-008.000-002	BG	126 W WASHINGTON ST	
86	SOLDANELS, TED P & SOLDANELS, KALYNE D JT/ROS	73-11-05-100-009.000-002	BG	120 W WASHINGTON ST	
87	FIRST CHRISTAIN CHURCH DISCIPLES OF CHRIST OF SHEL	73-11-05-100-010.000-002	IS	118 WEST WASHINGTON STREET	
88	FIRST CHRISTAIN CHURCH DISCIPLES OF CHRIST OF SHEL	73-11-05-100-011.000-002	IS	118 W WASHINGTON ST	
89	City of Shelbyville Indiana	73-11-05-100-012.000-002	IS	W WASHINGTON ST	
90	City of Shelbyville Indiana	73-11-05-100-013.000-002	IS	W WASHINGTON ST	
91	City of Shelbyville Indiana	73-11-05-100-014.000-002	IS	WEST JACKSON STREET	
92	City of Shelbyville Indiana	73-11-05-100-015.000-002	IS	W WASHINGTON	
93	City of Shelbyville Indiana	73-11-05-100-016.000-002	IS	WEST JACKSON STREET	
94	Glass Molders Pottery Plastics Local 32	73-11-05-100-017.000-002	BG	125 W WASHINGTON ST	
95	City of Shelbyville Indiana	73-11-05-100-018.000-002	IS	WEST JACKSON STREET	
96	Miller, Randall L DDS LLC	73-11-05-100-019.000-002	BG	117 W WASHINGTON ST	
97	LZ PROPERTIES, LLC AN INDIANA LIABILITY COMPANY OF	73-11-05-100-020.000-002	BG	120 W JACKSON ST	

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

				Estimated Gross Assessed Value
	Property Owner	Parcel Number	Land Type	Address
98	MOLAR PROPERTIES LLC	73-11-05-100-021.000-002	BG	103 W WASHINGTON ST
99	MOLAR PROPERTIES LLC	73-11-05-100-022.000-002	BG	W JACKSON ST
100	MOLAR PROPERTIES LLC	73-11-05-100-023.000-002	BG	103 W WASHINGTON ST
101	Blue River Counseling Associates Inc	73-11-05-100-024.000-002	BG	15 S TOMPKINS ST
102	Rees, James C	73-11-05-100-025.000-002	BG	17 S TOMPKINS ST
103	City of Shelbyville Indiana	73-11-05-100-112.000-002	BC	N TOMPKINS ST
104	City of Shelbyville Indiana	73-11-05-100-113.000-002	BC	NORTH TOMPKINS STREET
105	City of Shelbyville Indiana	73-11-05-100-114.000-002	BC	N TOMPKINS ST
106	City of Shelbyville Indiana	73-11-05-100-115.000-002	BC	W WASHINGTON
107	City of Shelbyville Indiana	73-11-05-100-116.000-002	BC	W FRANKLIN
108	City of Shelbyville Indiana	73-11-05-100-117.000-002	BC	NORTH TOMPKINS STREET
109	Shelbyville Civil City	73-11-05-100-118.000-002	BC	44 WEST WASHINGTON
110	First Methodist Church	73-11-05-100-119.000-002	BC	34 W WASHINGTON ST
111	CONGER, WILLIAM BRADLEY	73-11-05-100-120.000-002	BC	17 PUBLIC SQUARE
112	METHODIST BUILDING GROUP LLC AN INDIANA LIMITED LI	73-11-05-100-121.000-002	BC	23 PUBLIC SQUARE
113	WARBLE, MARTHA J	73-11-05-100-122.000-002	BC	WEST FRANKLIN ST
114	WARBLE, MARTHA J	73-11-05-100-123.000-002	BC	REAR TO 15 PUBLIC SQUARE
115	WARBLE, MARTHA JEAN	73-11-05-100-124.000-002	BC	15 PUBLIC SQUARE
116	WARBLE, MARTHA J	73-11-05-100-125.000-002	BC	15 PUBLIC SQUARE
117	MONTY REALTY ,LLC	73-11-05-100-126.000-002	BC	7 -13 PUBLIC SQ
118	DEUTSCH, DAN R TRUSTEE OF THE DON R DEUTSCH LIVIN	73-11-05-100-127.000-002	BC	19 N HARRISON ST
119	King, Theresa M	73-11-05-100-128.000-002	BC	17 N HARRISON ST
120	SHELBY ART GUILD ASSOCIATION INC	73-11-05-100-129.000-002	BC	5 PUBLIC SQ
121	SMITH COMPANIES, LLC AN INDIANA LIMITED LIABILITY	73-11-05-100-130.000-002	BC	3 PUBLIC SQUARE
122	SMITH COMPANIES, LLC	73-11-05-100-131.000-002	BC	1 Public SQ
123	INLOW, MARK H OF VIGO COUNTY, INDIANA 1/2 & INLOW,	73-11-05-100-132.000-002	BC	53 W WASHINGTON ST
124	CHRISTI_S OFF-BROADWAY THEATRE LLC	73-11-05-100-133.000-002	BC	16 S TOMPKINS ST
125	NOLLEY, ROBERT & JILL	73-11-05-100-134.000-002	BC	45 W WASHINGTON ST
126	Hopper, Theresa & Young, Kimberly Paxton	73-11-05-100-135.000-002	BC	39 W WASHINGTON ST
127	Adams, Robert W	73-11-05-100-136.000-002	BC	33 W WASHINGTON ST
128	Adams, Robert W	73-11-05-100-137.000-002	BC	WEST JACKSON ST
129	First Federal Savings and Loan Association of Gree	73-11-05-100-138.000-002	BC	23 W WASHINGTON ST

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

				Estimated Gross Assessed Value
	Property Owner	Parcel Number	Land Type	Address
130	PUBLIC SQUARE LLC	73-11-05-100-139.000-002	BC	JACKSON STREET
131	First Federal Savings and Loan Association of Gree	73-11-05-100-140.000-002	BC	25 PUBLIC SQUARE
132	BLOAH, LLC AN ILLINOIS LIMITED LIABILITY COMPANY	73-11-05-100-141.000-002	BC	29 PUBLIC SQUARE
133	BLOAH, LLC AN ILLINOIS LIMITED LIABILITY COMPANY	73-11-05-100-142.000-002	BC	31 -35 PUBLIC SQ
134	BLOAH, LLC AN ILLINOIS LIMITED LIABILITY COMPANY	73-11-05-100-143.000-002	BC	37 -41 PUBLIC SQ
135	PUBLIC SQUARE LLC	73-11-05-100-144.000-002	BC	49 PUBLIC SQ
136	Blue River Foundation Inc	73-11-05-100-145.000-002	BC	54 W BROADWAY ST
137	Shelby Co Historical Society Inc	73-11-05-100-146.000-002	BC	52 W BROADWAY ST
138	City of Shelbyville	73-11-05-100-153.000-002	BC	44 WEST JACKSON ST
139	City of Shelbyville	73-11-05-100-154.000-002	BC	21 W JACKSON ST
140	City of Shelbyville	73-11-05-100-155.000-002	BC	23 WEST JACKSON ST
141	City of Shelbyville	73-11-05-100-156.000-002	BC	23 WEST JACKSON STREET
142	Shelby Co Bd Of Commissioners	73-11-05-100-157.000-002	BC	JACKSON ST
143	First Baptist Church Of Shelbyville Indiana	73-11-05-100-158.000-002	BC	14 W BROADWAY ST
144	RUPERT_S KIDS INC	73-11-05-100-159.000-002	BC	24 W BROADWAY ST
145	Dean, Charles B & Rosemary	73-11-05-100-160.000-002	BC	20 WEST BROADWAY
146	First Baptist Church Of Shelbyville Indiana	73-11-05-100-161.000-002	BC	14 W BROADWAY ST
147	FACADE WERKS RENOVATIONS LLC	73-11-05-100-162.000-002	BC	101 S HARRISON ST
148	Cox, Gary L & Dianna L	73-11-05-100-163.000-002	BC	105 S HARRISON ST
149	RUPERT_S KIDS, INC	73-11-05-100-164.000-002	BC	109 S HARRISON ST
150	BLICE BALDUS LLC	73-11-05-100-165.000-002	BC	111 S HARRISON ST
151	Bakery Management Corporation	73-11-05-100-166.000-002	BC	113 S HARRISON ST
152	Bakery Management Corporation	73-11-05-100-167.000-002	BC	115 S HARRISON ST
153	ALHAMBRA LLC	73-11-05-100-168.000-002	BC	117 S HARRISON ST
154	MAINSTREET OF SHELBYVILLE	73-11-05-100-260.000-002	BC	18 N HARRISON ST
155	MAINSTREET OF SHELBYVILLE	73-11-05-100-261.000-002	BC	18 N HARRISON ST
156	Sponsel, Jeffrey L & Danae L	73-11-05-100-262.000-002	BC	16 N HARRISON ST
157	Sponsel, Jeffrey L & Danae L	73-11-05-100-263.000-002	BC	2 PUBLIC SQUARE
158	B & Y Investments LLC	73-11-05-100-264.000-002	BC	8 PUBLIC SQ
159	B & Y Investments LLC	73-11-05-100-265.000-002	BC	16 PUBLIC SQUARE
160	18 ON THE SQUARE INC	73-11-05-100-266.000-002	BC	18 PUBLIC SQUARE
161	WILEY, GAYLE L REVOCABLE TRUST U/A DATED SEPT. 10,	73-11-05-100-267.000-002	BC	26 PUBLIC SQUARE

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

	Property Owner	Parcel Number	Land Type	Address	Estimated Gross Assessed Value
162	PUBLIC SQUARE INVESTMENTS LLC	73-11-05-100-268.000-002	BC	28 Public Square	
163	REAVES PROPERTIES LLC	73-11-05-100-269.000-002	BC	31 E FRANKLIN ST	
164	REAVES PROPERTIES LLC	73-11-05-100-270.000-002	BC	41 E FRANKLIN STREET	
165	REAVES PROPERTIES LLC	73-11-05-100-271.000-002	BC	E FRANKLIN ST	
166	Trustees Of Grace Wesleyan Church	73-11-05-100-272.000-002	BC	E FRANKLIN ST	
167	Grace Wesleyan Church Trustees	73-11-05-100-273.000-002	BC	E FRANKLIN ST	
168	Grace Wesleyan Church	73-11-05-100-274.000-002	BC	56 E FRANKLIN ST	
169	Pat & Pat LLC	73-11-05-100-275.000-002	BC	34 -38 E WASHINGTON ST	
170	REAVES PROPERTIES LLC	73-11-05-100-276.000-002	BC	42 E WASHINGTON ST	
171	Barrinson Properties LLC	73-11-05-100-277.000-002	BC	46 E WASHINGTON ST	
172	Farrer, Gregory S	73-11-05-100-278.000-002	BC	48 E WASHINGTON STREET	
173	DICKMAN, BRAD & LORI	73-11-05-100-279.000-002	BC	52 E WASHINGTON STR	
174	DICKMAN, BRAD & LORI	73-11-05-100-280.000-002	BC	54 EAST WASHINGTON ST	
175	HUB PROPERTY LLC	73-11-05-100-281.000-002	BC	60 E WASHINGTON ST	
176	Harrison Street Realty LLC	73-11-05-100-282.000-002	BC	18 S HARRISON ST	
177	Harrison Street Realty LLC	73-11-05-100-283.000-002	BC	12 S HARRISON ST	
178	SUGAR CREEK PROPERTY LLC	73-11-05-100-284.000-002	BC	20 S HARRISON ST	
179	RUPERT_S KIDS, INC	73-11-05-100-285.000-002	BC	48 PUBLIC SQUARE	
180	Bishopp, Richard C & Rebecca	73-11-05-100-286.000-002	BC	42 PUBLIC SQ	
181	FIRST MERCHANTS BANK, NATIONAL ASSOCIATION	73-11-05-100-287.000-002	BC	29 E WASHINGTON ST	
182	Stevens, Mark & Charlene	73-11-05-100-288.000-002	BC	33 E WASHINGTON ST	
183	Rasner, William Bryan	73-11-05-100-289.000-002	BC	37 E WASHINGTON ST	
184	National City Bank of Indiana	73-11-05-100-290.000-002	BC	34-38 EAST JACKSON ST	
185	City of Shelbyville Indiana (The)	73-11-05-100-291.000-002	BC	47 E WASHINGTON ST	
186	BOWEN, ROBERT G JR & JOANNE	73-11-05-100-292.000-002	BC	49 E WASHINGTON ST	
187	BLUE RIVER REAL ESTATE LLC	73-11-05-100-293.000-002	BC	55 E WASHINGTON ST	
188	GROW PROPERTIES LLC	73-11-05-100-294.000-002	BC	63 E WASHINGTON STREET	
189	Sandman B S LLC	73-11-05-100-295.000-002	BC	56 E Jackson St.	
190	Farmers National Bank One National City Cnt	73-11-05-100-296.000-002	BC	102 S HARRISON ST	
191	Farmers National Bank Of Shelbyville	73-11-05-100-297.000-002	BC	102 S HARRISON ST	
192	Farmers National Bank One National City Cnt	73-11-05-100-298.000-002	BC	108 S HARRISON ST	
193	ALLEN & ALLEN, LLC	73-11-05-100-299.000-002	BC	110 S HARRISON ST	

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

	Property Owner	Parcel Number	Land Type	Address	Estimated Gross Assessed Value
194	ALLEN & ALLEN, LLC	73-11-05-100-300.000-002	BC	112 S HARRISON ST	
195	THE ALHAMBRA LLC	73-11-05-100-301.000-002	BC	116 S HARRISON ST	
196	THE ALHAMBRA LLC	73-11-05-100-302.000-002	BC	118 S HARRISON STREET	
197	Shelbyville Civil City	73-11-05-100-303.000-002	BC	E JACKSON STREET	
198	Farmers National Bank Of Shelbyville	73-11-05-100-304.000-002	BC	102 S HARRISON ST	
199	Bailey, Shirley & Chaney, Marsha & Bailey, Michael	73-11-05-100-306.000-002	BC	10 -14 E BROADWAY ST	
200	Bailey, Shirley & Chaney, Marsha & Bailey, Michael	73-11-05-100-307.000-002	BC	14 E BROADWAY ST	
201	Farmers National Bank Of Shelbyville	73-11-05-100-308.000-002	BC	E BROADWAY ST	
202	Farmers National Bank Of Shelbyville	73-11-05-100-309.000-002	BC	E JACKSON ST	
203	Farmers National Bank One National City Center	73-11-05-100-310.000-002	BC	E JACKSON ST	
204	Farmers National Bank Of Shelbyville	73-11-05-100-311.000-002	BC	E BROADWAY	
205	Farmers National Bank Of Shelbyville	73-11-05-100-312.000-002	BC	E BROADWAY	
206	Sandman H Q LLC	73-11-05-100-318.000-002	BG	56 E BROADWAY ST	
207	Rasner, William B	73-11-05-100-319.000-002	BG	32 E BROADWAY STREET	
208	Blue River Investment Group LLC	73-11-05-100-412.000-002	RM	20 N PIKE	
209	City of Shelbyville Indiana	73-11-05-100-413.000-002	BC	20 E FRANKLIN ST	
210	Wright, Janie P Anderson Lonnie R	73-11-05-100-414.000-002	R1	111 E FRANKLIN ST	
211	Bryant, John A	73-11-05-100-415.000-002	BC	129 E FRANKLIN ST	
212	ADAMS, THURMAN R & DAWN L	73-11-05-100-416.000-002	BC	102 E WASHINGTON ST	
213	Shelby County Republican Central Committee LLC	73-11-05-100-417.000-002	BC	106 E WASHINGTON ST	
214	City of Shelbyville Indiana	73-11-05-100-418.000-002	BC	E WASHINGTON	
215	ALLEN & ALLEN LLC	73-11-05-100-419.000-002	BC	116 E WASHINGTON ST	
216	ALLEN & ALLEN, LLC	73-11-05-100-420.000-002	BC	120 E WASHINGTON ST	
217	ALLEN & ALLEN, LLC	73-11-05-100-421.000-002	BC	124 E WASHINGTON ST	
218	ALLEN & ALLEN, LLC	73-11-05-100-422.000-002	BG	126 E WASHINGTON ST	
219	ALLEN & ALLEN, LLC	73-11-05-100-423.000-002	BC	128 E WASHINGTON ST	
220	Salvation Army	73-11-05-100-424.000-002	BC	136 EAST WASHINGTON ST	
221	Sundvall, Frank R & Shirlene	73-11-05-100-425.000-002	RM	149 E FRANKLIN ST	
222	Salvation Army	73-11-05-100-426.000-002	BC	136 E WASHINGTON ST	
223	PROGRESSIVE INVESTMENT TEAM LLC	73-11-05-100-427.000-002	BC	148 E WASHINGTON ST	
224	Salvation Army (The)	73-11-05-100-428.000-002	BC	148-150 E WASHINGTON ST	
225	GRIFFITH, DUANE	73-11-05-100-429.000-002	BC	154 E WASHINGTON ST	

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

				Estimated Gross Assessed Value
	Property Owner	Parcel Number	Land Type	Address
226	Swain, John Jr	73-11-05-100-430.000-002	BC	158 E WASHINGTON ST
227	WILEY, GAYLE L REVOCABLE TRUST U/A DATED SEPT. 10,	73-11-05-100-431.000-002	BC	202 E WASHINGTON ST
228	WILEY, GAYLE L REVOCABLE TRUST U/A DATED SEPT. 10,	73-11-05-100-432.000-002	BC	202 E WASHINGTON ST
229	Bishopp, Richard C	73-11-05-100-433.000-002	BG	201 E FRANKLIN STREET
230	NIGH, PHILLIP D JR	73-11-05-100-434.000-002	BG	227 E FRANKLIN STREET
231	Stroup, Robert D	73-11-05-100-435.000-002	BG	228 E WASHINGTON ST
232	Post Office	73-11-05-100-451.000-002	BC	103 EAST WASHINGTON STREET
233	Pmg Acquisition Corp	73-11-05-100-452.000-002	BC	123 E WASHINGTON ST
234	CHRISTIAN INVESTMENT LLC	73-11-05-100-453.000-002	BC	137 E WASHINGTON ST
235	CHRISTIAN INVESTMENT LLC	73-11-05-100-454.000-002	BC	137 E WASHINGTON ST
236	Lux, George C Family Limited Partnership	73-11-05-100-455.000-002	BC	134 E JACKSON ST
237	Bank One Indpls N A	73-11-05-100-456.000-002	BC	138 E JACKSON ST
238	HAYES, MARIO W	73-11-05-100-458.000-002	BC	149 E WASHINGTON ST
239	STEINFORT, KENNETH H & TECLA M TRUSTEES OF THE KEN	73-11-05-100-460.000-002	BC	159 E WASHINGTON ST
240	BLUE RIVER INVESTMENT GROUP, LLC	73-11-05-100-461.000-002	BC	201 E WASHINGTON STREET
241	SUNDVALL, THOMAS	73-11-05-100-463.000-002	BC	205 E WASHINGTON ST
242	BLUE RIVER INVESTMENT GROUP, LLC	73-11-05-100-465.000-002	BC	NOBLE STREET
243	SCOTT TYSON AGENCY INC	73-11-05-100-467.000-002	BC	200 EAST JACKSON STREET
244	SUNDVALL, THOMAS	73-11-05-100-469.000-002	RM	213 E Washington ST
245	US Post Office	73-11-05-100-471.000-002	BC	103 E WASHINGTON ST
246	Shelbyville Lodge #2118 of Loyal Order Of Moose	73-11-05-100-472.000-002	RM	224 E JACKSON ST
247	Kramer, Christopher S & Stephanie M	73-11-05-100-488.000-002	BC	127 E JACKSON ST
248	Sandman Properties LLC	73-11-05-100-492.000-002	BG	116 EAST BROADWAY
249	Sandman Properties LLC	73-11-05-100-493.000-002	BG	120 E BROADWAY ST
250	Kramer, Christopher S & Stephanie M	73-11-05-100-494.000-002	BG	124 E BROADWAY ST
251	Kramer, Christopher S & Stephanie M	73-11-05-100-495.000-002	BG	124 E BROADWAY ST
252	Kramer, Christopher S & S Michele	73-11-05-100-496.000-002	BG	E JACKSON ST
253	Leppert, Ralph C	73-11-05-100-501.000-002	BG	EAST JACKSON ST
254	Kramer, Chris	73-11-05-100-502.000-002	BG	136 E BROADWAY ST
255	Sandman Properties, LLC	73-11-05-100-503.000-002	BG	142 E BROADWAY ST
256	SCHOTT, JON S REVOCABLE TRUST U/A DATED JULY 8, 20	73-11-05-100-504.000-002	BG	146 E BROADWAY ST
257	LEPPERT, RALPH C	73-11-05-100-507.000-002	BG	158 E BROADWAY ST

SHELBYVILLE, INDIANA

Downtown Economic Development Area

Parcel Listing

(Continued)

	Property Owner	Parcel Number	Land Type	Address	Estimated Gross Assessed Value
258	Shelbyville Lodge #2118 of Loyal Order Of Moose I	73-11-05-100-512.000-002	BG	E JACKSON ST	
259	Shelbyville Lodge # 2118 of Loyal Order Of Moose I	73-11-05-100-513.000-002	BG	E JACKSON ST ST	
260	GAHIMER FAMILY PARTNERSHIP D/B/ A AJES INVESTMENTS	73-11-05-100-518.000-002	BG	224 E BROADWAY ST	
261	Hastings, Shirley A	73-11-05-100-519.000-002	BG	233-235 E JACKSON ST	
262	Plymate Inc	73-11-05-100-520.000-002	BG	240 E BROADWAY ST	
263	Schiesz, Louis B & Pamela S	73-11-05-100-521.000-002	BG	236 E BROADWAY ST	
264	Central Railroad Company Of Indiana	73-11-05-100-522.000-002	NONE	E BROADWAY ST	
265	Shelbyville Fire Station Building Corporation	73-11-05-100-618.000-002	BC	40 W BROADWAY ST	
266	Cradic, Kevin P & Sandra K	73-11-05-100-621.000-002	BG	216 E Broadway	
267	Sandman G LLC	73-11-05-100-627.000-002	BG	43 E Jackson ST	
268	Sandman C L LLC	73-11-05-100-628.000-002	BG	113 E JACKSON ST	
269	3801 REPLACEMENT LLC AN ILLINOIS LIMITED LIABILITY	73-11-05-100-629.000-002	BG	202 E BROADWAY ST	
270	KING, CHRISTOPHER M	73-11-05-100-631.000-002	R1	132 W WASHINGTON ST	
271	CITY OF SHELBYVILLE, INDIANA	73-11-06-200-542.000-002	IS	150 W WASHINGTON ST	
272	Vece, Rachelle A	73-11-06-200-543.000-002	R1	169 W WASHINGTON ST	
273	Williams, Jeffery L	73-11-06-200-544.000-002	R1	16 S WEST ST	
274	Hill, Timothy W & Jodi L	73-11-06-200-545.000-002	R1	20 S WEST ST	
275	Major Hospital	73-11-06-200-546.000-002	IS	157 W WASHINGTON ST	
276	Board Of Directors W S Major Hospital	73-11-06-200-547.000-002	IS	150 W WASHINGTON ST	
277	Board Of Directors Of Major Hospital	73-11-06-200-548.000-002	IS	156 WEST JACKSON ST	
278	Board Of Directors W S Major Hospital	73-11-06-200-549.000-002	IS	156 W JACKSON ST	

APPENDIX D

Zoning Classifications within the Economic Development Area

SHELBYVILLE, INDIANA
Downtown Economic Development Area

Zoning Classifications within the Economic Development Area

<u>Classification</u>	<u>Type</u>	<u>Acres</u>	<u>Percent</u>
BC	Business Central	29.48	62%
RM	Multiple Family Residential	2.02	4%
R1	Single Family Residential	2.56	5%
IS	Institutional	5.95	13%
BG	Business General	7.57	16%

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF SHELBYVILLE PLAN COMMISSION
DETERMINING THAT A RESOLUTION AND AN ECONOMIC DEVELOPMENT
PLAN APPROVED AND ADOPTED BY THE CITY OF SHELBYVILLE
REDEVELOPMENT COMMISSION, AND THE CONSOLIDATION OF EXISTING
AREAS AND PLANS, CONFORM TO THE PLAN OF DEVELOPMENT FOR THE
CITY OF SHELBYVILLE AND APPROVING THE RESOLUTION AND PLAN**

WHEREAS, the City of Shelbyville Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Shelbyville, Indiana (the “City”); and

WHEREAS, the City of Shelbyville Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Shelbyville Redevelopment Department (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted a Declaratory Resolution on September 4, 2019 (the “Declaratory Resolution”), designating an area known as the Downtown Economic Development Area (the “Downtown Economic Development Area”) as an economic development area pursuant to Section 41 of the Act; and

WHEREAS, the Declaratory Resolution approved an economic development plan for the Downtown Economic Development Area (the “Downtown Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Downtown Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Downtown Plan are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Downtown Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Declaratory Resolution also consolidated the Downtown Economic Development Area and related allocation area with the other existing economic development areas and allocation areas in the City, and consolidated the Downtown Plan with other existing economic development plans for such areas (collectively, the “Consolidation Amendments”); and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution, the Downtown Plan and the Consolidation Amendments and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution, the Downtown Plan and the Consolidation Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SHELBYVILLE PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Downtown Plan for the Downtown Economic Development Area, and the Consolidation Amendments, conform to the plan of development for the City.

2. The Declaratory Resolution and the Downtown Plan for the Downtown Economic Development Area, and the Consolidation Amendments, are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Downtown Plan for the Downtown Economic Development Area, and the Consolidation Amendments, pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Downtown Plan for the Downtown Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE CITY OF SHELBYVILLE PLAN COMMISSION this 23rd day of September, 2019.

CITY OF SHELBYVILLE PLAN
COMMISSION

President

ATTEST:

Secretary