Resolution #2012-03RDC
Brownsburg, Indiana
October 2, 2012

A DECLARATORY RESOLUTION OF THE TOWN OF BROWNSBURG REDEVELOPMENT COMMISSION EXPANDING THE NORTH BELTWAY ECONOMIC DEVELOPMENT AREA AND ADOPTING A RESTATED ECONOMIC DEVELOPMENT PLAN THEREFORE

The Town of Brownsburg, Indiana (the "Town") Redevelopment Commission (the "Commission"), met at a duly called and authorized 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 the following resolutions were made, seconded and adopted by a majority of the members.

WHEREAS, the Commission previously established the North Beltway Economic Development Area (the "Area") pursuant to Commission Resolutions No. 2-1992, No. 94-RDC-4, No. 2005-04-RDC, a Commission Resolution dated August 11, 2006 and a Confirmatory Resolution adopted on November 2, 2010 (collectively the "Adopting Resolutions"); and

WHEREAS, the Adopting Resolutions established the Area as an "Allocation Area" in accordance with I.C. 36-7-14-39 and an "Economic Development Area" in accordance with I.C. 36-7-14-41; and

WHEREAS, on November 2, 2010, the Commission adopted an Amended Economic Development Plan for the Area (the "Prior Plan"), which the Commission now desires to amend and restate pursuant to the provisions of I.C. 36-7-14-17.5 and other applicable provisions of I.C. 36-7-12 *et seq.* and I.C. 36-7-14 *et seq.* (collectively the "Act"); and

WHEREAS, on September 4, 2012, the Commission adopted a Preliminary Resolution directing the collection of certain data, materials and estimates as required by I.C. 36-7-14-15(b) and such data, materials and estimates have been assembled and distributed to the Commission; and

WHEREAS, the Commission now desires to amend and restate the Prior Plan and adopt and approve the 2012 Economic Development Plan and Plan of Expansion for the North Beltway Economic Development Area attached hereto as Exhibit "A" and incorporated herein (the "Restated Plan") to include the projects and purposes set forth for the Area in the Restated Plan; and

WHEREAS, as set forth in the Restated Plan the Commission desires to expand the Area to include certain territory to the southeast of the Town which was recently annexed into the jurisdiction of the Town along and adjacent to the current and proposed route of the Ronald Reagan Parkway (the "Expansion Area") as further described in the Restated Plan; and

WHEREAS, the Commission now desires to adopt this Declaratory Resolution adopting and approving the Restated Plan to include the projects and purposes provided for therein and to include the Expansion Area in the Area, which Declaratory Resolution will be subject to the approval of the Brownsburg Advisory Plan Commission and the Brownsburg Town Council and the adoption of a Confirmatory Resolution by the Commission after the publication of notice and the conducting of a public hearing thereon as required by the Act.

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

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

2. As required by I.C. 36-7-14-15(d) the Commission hereby finds that it will be of public utility and benefit to amend the Adopting Resolutions and the Prior Plan for the Area in conformance with this Resolution. Therefore, the Adopting Resolutions are hereby amended to adopt the Restated Plan as set forth in Exhibit "A" and to include the Expansion Area into the Area as set forth and described in the Restated Plan and as depicted therein, subject to the hearings and further approvals required by the Act.

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

4. Pursuant to the Preliminary Resolution adopted by the Commission on September 4, 2012, the Commission has caused to be prepared maps and plats showing the boundaries of the Area (prior to its expansion) and the Expansion Area, the location of various parcels of property, streets, alleys and other features affecting the planning and redevelopment of the Area and the Expansion Area and the parts of the Area and Expansion Area to be devoted to public ways, levies, sewerage, parks, playgrounds and other public purposes, and the other data required by I.C. 36-7-14-15(b), all of which is hereby approved and incorporated as if set forth in full.

5. The Commission further determines that, upon the adoption of a Confirmatory Resolution, the Expansion Area shall be included in the Area and shall be designated an "Economic Development Area" in accordance with I.C. 36-7-14-41. The approval of the Expansion Area as an Economic Development Area shall be submitted to the Town Council for approval as required by I.C. 36-7-14-41(c).

6. The Commission further finds that the Restated Plan: (i) promotes significant opportunities for the gainful employment of citizens of the Town; (ii) will attract major new business enterprises to the Town; (iii) will retain or expand a significant business enterprise

existing in the boundaries of the Town; and (iv) meets the other purposes of I.C. 36-7-14-2.5, -41 and -43.

7. The Commission further finds that: (i) the objectives of the Restated 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 and the Expansion 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 Restated Plan for the Area and the Expansion Area; (iii) the accomplishment of the Restated Plan will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base of the Town and the State of Indiana, improved diversity of the economic base of the Town and the State of Indiana and other similar public benefits; and (iv) the Restated Plan conforms to other development and redevelopment plans for the Town.

8. The Commission hereby declares the Expansion Area an "Allocation Area" in accordance with I.C. 36-7-14-39 for the purposes of allocation and distribution of property taxes. The base assessment date for property located in the Expansion Area shall be March 1, 2012. The potential impact of the declaration of the Expansion Area as an Allocation Area is illustrated by the Tax Impact Statement prepared by H.J. Umbaugh and Associates and reviewed by the Commission which Statement is hereby approved and incorporated herein. The allocation provision for the Expansion Area shall expire on: (1) the date which 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 collected in the Expansion Area; or (2) such earlier date as is mandated by applicable law.

9. In all other respects the Restated Plan, Report in Support of Findings attached thereto as Exhibit "A" and the Projects attached thereto as Exhibit "H" are hereby approved and adopted by the Commission.

10. The Restated Plan does not provide for the immediate acquisition by the Commission of additional land or property beyond the Prior Plan, and any future acquisition will be subject to the approvals required by the Act.

11. The presiding officer of the Commission is hereby authorized and directed to submit this Resolution, the Restated Plan and all supporting data therefore to the Brownsburg Advisory Plan Commission and the Town Council, and to take all other action necessary to give effect to this Resolution.

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

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Approved by a vote of _____ (___) ayes and _____ (___) nays on the 2nd day of October, 2012.

BROWNSBURG REDEVELOPMENT COMMISSION

_____
Rob Kendall, President

_____
Shane Dunigan, Vice President

_____
Glenn Nulty, Secretary

_____
Sean Benham

_____
Ronnie Wilson

TOWN OF BROWNSBURG, INDIANA

2012 ECONOMIC DEVELOPMENT PLAN AND PLAN OF EXPANSION FOR THE NORTH BELTWAY ECONOMIC DEVELOPMENT AREA

DRAFT

BROWNSBURG REDEVELOPMENT COMMISSION

September ___, 2012

Exhibit "A"

ACKNOWLEDGEMENTS

Redevelopment Commission
Lejo Harmeson, President
Kimberly Maxwell, Vice-President
Bill Guarnery, Secretary

Plan Commission
Don Spencer, President
Brett Scowden, Vice-President
Sumit Ghosh
James Hill
Thomas Lacey
Glenn Nulty
Jack Swalley

Town Council
Dwayne Sawyer, President
Don Spencer, Vice-President
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2012 ECONOMIC DEVELOPMENT PLAN AND PLAN OF EXPANSION FOR THE NORTH BELTWAY ECONOMIC DEVELOPMENT AREA BROWNSBURG REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is intended to serve as the Restated Economic Development Plan for the entire North Beltway Economic Development Area located in the Town of Brownsburg, Indiana ("Town"). This Development Plan also expands the Area to include territory recently annexed into the Town along the current and proposed route of the Ronald Reagan Parkway as further described below. Upon its approval by the Brownsburg Town Council, the Advisory Plan Commission and the Town of Brownsburg Redevelopment Commission ("Redevelopment Commission") in conformance with the provisions of IC 36-7-14 (the "Redevelopment Act"), this Development Plan shall amend and replace in its entirety all prior plans for the Area, including the current Plan of Expansion and Amendment to Economic Development Plan previously adopted for the Area on November 2, 2010, and recorded with the Hendricks County Recorder as Document No. 2012904130 (the "2010 Plan"). Upon its final adoption, this Development Plan shall be in full force and effect and shall be recorded with the Hendricks County Recorder.

Plan Objectives

The objectives of the Development Plan are to: (i) benefit the public health, safety, morals and welfare of the citizens of the Town; (ii) increase the economic well being of the Town and the State of Indiana; (iii) protect and increase property value in the Town and the State of Indiana; and (iv) allow the Town to create economic and employment opportunities not otherwise available in the absence of the Development Plan. The Development Plan is further designed to promote significant opportunities for the gainful employment of citizens of the Town, attract major new business enterprises to the Town, retain and expand existing significant business enterprises in the Town, provide for needed local public infrastructure improvements in the expanded North Beltway Economic Development Area (the "Area"), resolve problems associated with multiple ownership of land, attract and retain permanent jobs, increase the property tax base, and improve the diversity of the economic base of the Town and the State of Indiana.

In addition to the general objectives set forth above, the Development Plan is specifically designed to provide financing for much needed roadway, transportation, sewer, storm water, water supply, transportation and parking improvements, parks and recreation facilities and funding for future economic development facilities (as defined in I.C. 36-7-11.9-3) to further the above objectives in the Area, for properties serving or benefiting the Area and for property physically connected to the Area to promote the full economic development of the Area. The Factual Report in Support of Findings attached as Exhibit "A" contains supporting data for the above objectives of this Development Plan.

History of North Beltway Economic Development Area

The North Beltway Economic Development Area was originally established in 1992 and redefined in 1994. In 2005 and 2006, the establishing resolutions and then-current economic development plan for the Area were amended to add additional projects to the plan and to expand the Area. In 2010 the Area was again expanded to include those publicly owned properties and rights of way depicted in Exhibit "B" attached hereto and made a part hereof (the "2010 Expansion Area") all in accordance with the approving order of the Indiana Economic Development Corporation dated September 24, 2010 received by the Town in conformance with I.C. 36-7-14-15(f) (2010 Version of the Indiana Code). The original establishment of the Area, and each subsequent addition, designated the entire Area as an "Allocation Area" under the provisions of I.C. 36-7-14-39 and an "Economic Development Area" under I.C. 36-7-14-41.

The 2010 Expansion Area consisted of publicly owned land, thoroughfares and rights of way located in the Town as depicted on Exhibit "B". The 2010 Expansion Area is generally described as follows:

> All of the publicly owned land, thoroughfares and rights-of-way not currently included in the Original Area[1] which are located on and along the following roadways and thoroughfares:
>
> 1. Northfield Drive - all portions within the corporate limits of the Town;
> 2. State Road 267 - all portions within the corporate limits of the Town;
> 3. State Road 136 - all portions within the corporate limits of the Town;
> 4. 56th Street - all portions within the corporate limits of the Town; and
> 5. Tilden Road – from Hornaday Road on the East to the corporate limits of the Town on the West.

As finally adopted and recorded, the boundaries of the 2010 Expansion Area were designed to be coterminous with the corporate limits of the Town as it exists from time to time along the roadways and thoroughfares described. As the corporate limits of the Town are expanded or retracted, the Area automatically adjusts to the corporate boundaries of the Town along the above thoroughfares and roadways without further action of the Commission or further amendment of the Area's economic development plan. Hereafter, the term "Original Area" shall mean the Area as it existed immediately prior to the final adoption of this Plan as depicted in Exhibit "C."

2012 Expansion of North Beltway Area

In addition to the other provisions set forth below, this Development Plan calls for the expansion of the current boundaries of the Area to include territory recently annexed into the Town along the current and proposed route of the Ronald Reagan Parkway in the southeast sector of the Town. The Expansion Area is depicted on the map attached hereto as Exhibit "D," and described by parcel on Exhibit "E." The Ronald Reagan Parkway is a north-south corridor that will eventually connect I-70 to I-74 and potentially extend further north to I-65 in Boone County. Once completed, the Ronald Reagan Parkway will serve as a regional north-south

[1] The "Area" prior to the addition of the 2010 Expansion Area.

corridor by providing connectivity between Plainfield, Avon and Brownsburg. Within the Brownsburg area, the Ronald Reagan Parkway will provide opportunities for multi-model travel and alternate access to the Town from I-74. Given the need for transportation connectivity, an alternate north-south transportation route with access to I-74 alleviating congestion along the Green Street and U.S. 136 corridors, and location adjacent to the Indianapolis International Airport, the Town's 2020 Thoroughfare Plan identifies segments of the Ronald Reagan Parkway from 56th Street north to County Road 700 North and from the U.S. 136 connector road south to County Road 300 North as "high priority" projects to be constructed.

The Expansion Area consists of approximately 2,086 acres in territory recently annexed into the Town. Major features include the current and proposed location of the Ronald Reagan Parkway, the intersection with I-74, and crossings with two major rail lines. While the Expansion Area includes Lucas Oil Raceway, Nitro Alley and industrial users such as Marathon Petroleum Company, Marathon Pipeline Company, Buckeye Terminals, LLC, and Texas Eastern Products Pipeline Company, much of the Expansion Area is undeveloped or underdeveloped, and offers inadequate access to infrastructure improvements such as roadways, water and sewer improvements, stormwater and drainage improvements, intersection upgrades, parks and recreation improvements (including trails), access to optic cable and high speed internet and other improvements which would promote development of the Expansion Area.

Comprehensive Plan Adoption and Ronald Reagan Parkway

After extensive planning and with significant public participation, the Town adopted a Town of Brownsburg Comprehensive Plan on July 26, 2012 which became effective August 1, 2012 (the "Comprehensive Plan"). The Comprehensive Plan is incorporated by reference into this Development Plan and the cover page and table of contents are attached hereto as Exhibit "G." Full copies of the Comprehensive Plan are available to the public online[2] and in the office of the Town Manager. The Comprehensive Plan serves as a guide to land use and development in the Town, and also deals with personal and vehicular transportation issues, the provision of parks, schools and other public facilities and the ground rules for private improvements and development throughout the Town.

The Comprehensive Plan notes that the completion and development of the Ronald Reagan Parkway as a new regional arterial may have "the most significant impact on long-term commercial development within both the community and the larger area."[3] The Comprehensive Plan further notes that the completion and development of the Ronald Reagan Parkway could greatly impact long-term office development,[4] industrial development,[5] and single and multi-family residential development[6] in the Town. The Comprehensive Plan projects that a fully completed Ronald Reagan Parkway would prove to be a catalyst for development with a regional campus of offices, hotels, restaurants and shopping facilities centered on the corridor, with the potential to ease the tax burden shouldered by local residents and facilitating improvements throughout the community to further enhance neighborhoods and commercial areas.[7]

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[2] http://www.brownsburg.org/egov/docs/1343824220_856628.pdf
[3] See Comprehensive Plan, Chapter 1, Page 9.
[4] See Comprehensive Plan, Chapter 1, Page 9.
[5] See Comprehensive Plan, Chapter 1, Page 9.
[6] See Comprehensive Plan, Chapter 13, Page 168.
[7] See Comprehensive Plan, Chapter 3, Page 37.

The Comprehensive Plan identifies the northern portion of the Expansion Area as a "Key Focus Area," and includes detailed plans for the northern section.[8] The Comprehensive Plan specifically notes that the Expansion Area is a large area that will take many years to develop[9] and that the Expansion Area represents a large catalyst site in and of itself.[10] The Plan further notes that the Expansion Area is ideally suited for large scale commercial/retail development, and with its proximity to I-74 the Expansion Area has the potential to serve as an ideal location for a more regional commercial draw. Given the untapped potential in the Expansion Area, the Comprehensive Plan strongly encourages that the Expansion Area be maximized as a revenue generating development opportunity.[11] Inclusion of the Expansion Area in the Area will begin to accomplish this recommendation and accelerate its development for the benefit of the Town and its residents.

In addition to specific plans for the Expansion Area, the Comprehensive Plan contains substantial findings and strong recommendations regarding the need for the improvement of problematic intersections throughout the Town, including those located in the Area and the Expansion Area, and those serving or benefitting or physically attached to the Area or Expansion Area. The Plan also contains recommendations regarding the location of parks, trails, recreation and open space, the development and installation of gateway features at key points of entry to the community including signage, landscaping and hardscape features and the need to upgrade major roadways with cost effective streetscaping, lighting, landscaping, signage, trails and pedestrian amenities. Many of these recommended improvements are located in the Area and the Expansion Area, serve or benefit the Area and the Expansion Area, or are physically connected to the Area and the Expansion Area.

This Development Plan is, among other things, designed to assist in the implementation of the Comprehensive Plan both in the Area and the Expansion Area. In addition, portions of the Plan are designed to implement the Comprehensive Plan in areas that serve or benefit the Area and the Expansion Area or are on property physically connected to the Area or the Expansion Area.

Needs Outside of Comprehensive Plan

While not addressed in the Comprehensive Plan, as established in the 2010 Plan, the Town also acknowledges and reconfirms the need for extensive roadway, sewer, storm water, water supply, transportation and parking facility improvements to further the objectives stated herein in the Original Area and Expansion Area, on properties serving or benefitting the Original Area and Expansion Area or on property physically connected to the Original Area and Expansion Area, to allow for the full economic development of the Original Area and the Expansion Area. In addition, the list of projects described below also includes potential funding for as-yet unidentified economic development facilities (as defined in I.C. 36-7-11.9-3) in the Original Area and the Expansion Area, serving the Original Area and Expansion Area, or on property physically connected to the Original Area or Expansion Area.

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[8] See Comprehensive Plan, Chapter 13, Page 165, et. seq.
[9] See Comprehensive Plan, Chapter 13, Page 166, Item 4.
[10] See Comprehensive Plan, Chapter 13, Page 165.
[11] See Comprehensive Plan, Chapter 7, Page 76.

Restated North Beltway Economic Development Area

Upon the final adoption of this Restated Economic Development Plan, the North Beltway Economic Development Area shall consist of the Original Area and the Expansion Area as depicted in Exhibit "F" (hereinafter collectively the "Area"). Pursuant to this Restated Development Plan, the entire Area shall be declared an "Allocation Area" pursuant to the provisions of I.C. 36-7-14-39 and an "Economic Development Area" under the provisions of I.C. 36-7-14-41.

Project Description and Implementation

Phased Implementation

The implementation of the Development Plan will proceed in two (2) phases, described as follows:

Phase I: Phase I will consist of the planning and engineering of projects in the Area including the drawings and specifications for roads, bridges, transportation and parking facilities, water, sewer and storm water drainage projects, streetscape and signage projects, recreational trails and optical fiber infrastructure. Also included will be planning and specifications for new construction, modification or improvement for the purpose of enlarging the current town water and wastewater treatment capabilities, including plant construction and improvements, lift stations, water towers (if necessary), and water, sewer and storm water lines.

Phase II: Phase II will consist of construction and implementation of items included in Phase I including without limitation, roads, bridges, drainage, water, sewer and storm water lines, lift stations, water and sewer treatment plant facilities and improvements, transportation and parking facilities and improvements, streetscape and signage projects, recreational trail and fiber optic infrastructure and any new water towers which may become necessary. Parts of Phase II may run concurrently with Phase I depending on available financing.

Description of Projects

Projects to be included in Phase I of the Development Plan are the planning, engineering and development of specifications and drawings for the following (the "Projects"):

1. Roadway and intersection improvements in the Area, serving or benefiting the Area or located on property physically connected to the Area;
2. Bridges in the Area, serving or benefiting the Area or located on property physically connected to the Area;
3. Stormwater and drainage improvements in the Area, serving or benefiting the Area or located on property physically connected to the Area;
4. Improvements to the town water and wastewater transport and treatment capabilities including treatment plant construction and improvements, lift stations, water, sewer and storm water lines, and new water towers (if necessary), located in the Area, serving or benefiting the Area or located on property physically connected to the Area;

5. Transportation and parking facilities, buildings and improvements in the Area, serving or benefiting the Area or located on property physically connected to the Area;
6. The establishment of development plans and standards and land use requirements for the Area and property physically connected to the Area;
7. Underground fiber optic cable and other similar telecommunication infrastructure improvements in the Area, serving or benefitting the Area or located on property physically connected to the Area;
8. Recreational trails to be located in the Area, serving or benefiting the Area or located on property physically connected to the Area; and
9. Streetscape, landscape, signage and similar aesthetic improvements in the Area serving or benefitting the Area or located on or physically connected to the Area.

Preliminary descriptions and budget estimates for each of the Projects, as well as budget estimates for the potential purchase of property to support as-yet unidentified economic development facilities, are attached hereto as Exhibit "H" and may be supplemented and amended by the Commission from time to time.

Procedures with Respect to the Projects

In accomplishing the Projects, the Redevelopment Commission may proceed with the Projects before the acquisition of any required interests in land in the Area. Any number of Projects may move forward simultaneously or be implemented as funding is made available. All contracts for material or labor in the accomplishment of the Projects shall be let in accordance with IC 36-1 or other applicable Indiana Law for public construction.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Development Plan, the opening, closing, relocation and improvement of public ways, and the construction, relocation, and improvement of sewers and utility services, the Redevelopment Commission shall proceed in the same manner as private owners of the property. The Redevelopment Commission may negotiate with the proper officers and agencies of the Town to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the Redevelopment Commission or the appropriate municipal department or agency of the Town or other appropriate unit. The Redevelopment Commission may carry out the construction work directly if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of contracts by the appropriate department or agency are followed by the Redevelopment Commission,

The Redevelopment Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking or transportation facilities, sewers, levees, parks, or other public purposes

until the Redevelopment Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Acquisition of Property

In order to accomplish the Projects, and as provided in the Original Plan for the Area, the Redevelopment Commission has been previously authorized to acquire the following interests in real property:

> Land on which the Northfield Beltway is to be constructed with accompanying rights-of-way, and land to be used for the necessary construction for improvement of water and wastewater treatment facilities, improvements and lines, and storm water and drainage facilities improvements and lines.

No additional specific parcels are presently identified for acquisition by the Redevelopment Commission under this Development Plan; however, the Project list attached as Exhibit "H" does anticipate the purchase of property in designated areas to support as-yet unidentified economic development facilities in the Area, serving or benefitting the Area, or physically connected to the Area. The Redevelopment Commission can, and reserves its rights to, acquire in the future any interest in real property to implement and/or facilitate the Projects and/or the related development thereof as such Projects are identified in this Development Plan. In the event of desired property acquisition of an identified parcel or parcels, the Redevelopment Commission shall follow the procedures set forth in IC 36-7-14-19 for the acquisition of property.

Financing of the Projects

It is the intention of the Redevelopment Commission to use allocated tax increment collected within the Area as it is received to finance all eligible costs related to the Projects, or any portion thereof, and to reimburse the Town for all eligible expenses under Indiana law, including the supervisory costs of Town personnel with respect to the Projects and their financing. It is also the intention of the Redevelopment Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any property acquisition and for completion of the Projects. The amount of issued bonds may not exceed the total, as estimated by the Redevelopment Commission, of all expenses reasonably incurred in connection with the Projects, including:

1. The total cost of all land, rights of way, and other property to be acquired and the costs of developing and implementing the Projects;

2. All reasonable and necessary architectural/engineering, construction, legal, financing, accounting, advertising, bond discount and supervisory expenses (including supervisory costs of Town personnel) related to the acquisition and development of the Projects or the issuance of bonds therefore; and

3. Interest (not to exceed five (5) years from the date of issuance) and a debt service reserve for any bonds to the extent the Redevelopment Commission determines that a reserve is reasonably required.

In the issuance of bonds the Redevelopment Commission will comply with IC 36-7-14-25.1 and other provisions of applicable Indiana Law. In the alternative, 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 Development Plan

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

List of Exhibits to this Development Plan

Exhibit "A" – Factual Report in Support of Findings

Exhibit "B" – Depiction of 2010 Expansion Area

Exhibit "C" – Depiction of North Beltway Area prior to 2010 Expansion

Exhibit "D" – Depiction of 2012 Expansion Area

Exhibit "E" – Description by parcel of 2012 Expansion Area

Exhibit "F" – Depiction of Restated North Beltway Area after adoption of 2012 Plan

Exhibit "G" – Comprehensive Plan Cover Page and Table of Contents

Exhibit "H" – Preliminary Project descriptions and budget estimates

Exhibit "A"

FACTUAL REPORT IN SUPPORT OF FINDINGS CONTAINED IN RESOLUTION TO EXPAND AREA AND ADOPT DEVELOPMENT PLAN BY THE BROWNSBURG REDEVELOPMENT COMMISSION

1. The Development Plan for the North Beltway Economic Development Area ("Area") will promote significant opportunities for the gainful employment of citizens of the Town of Brownsburg as follows:

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

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

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

3. The planning, replanning, development, and redevelopment of the expanded Area will benefit the public health, safety, morals and welfare; increase the economic well-being of the Town of Brownsburg and the State of Indiana; and serve to protect and increase property values in the Town of Brownsburg and the State of Indiana 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 shown in the Tax Impact Statement attached hereto), by improving governmental services and infrastructure, furthering economic diversification, improving the quality of life in the Town, alleviating traffic congestion and transportation issues in the Town, eliminating health concerns created by the need for sewer, water and drainage improvements and by creating additional economic opportunities through the enhancement of infrastructure in and serving the Area, allowing for the economic development of the Area and the Town to their fullest potential.

4. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute)

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

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

(1) The attraction of an estimated 1,000 to 1,500 permanent jobs;

(2) A significant increase in the property tax base of the Town; and

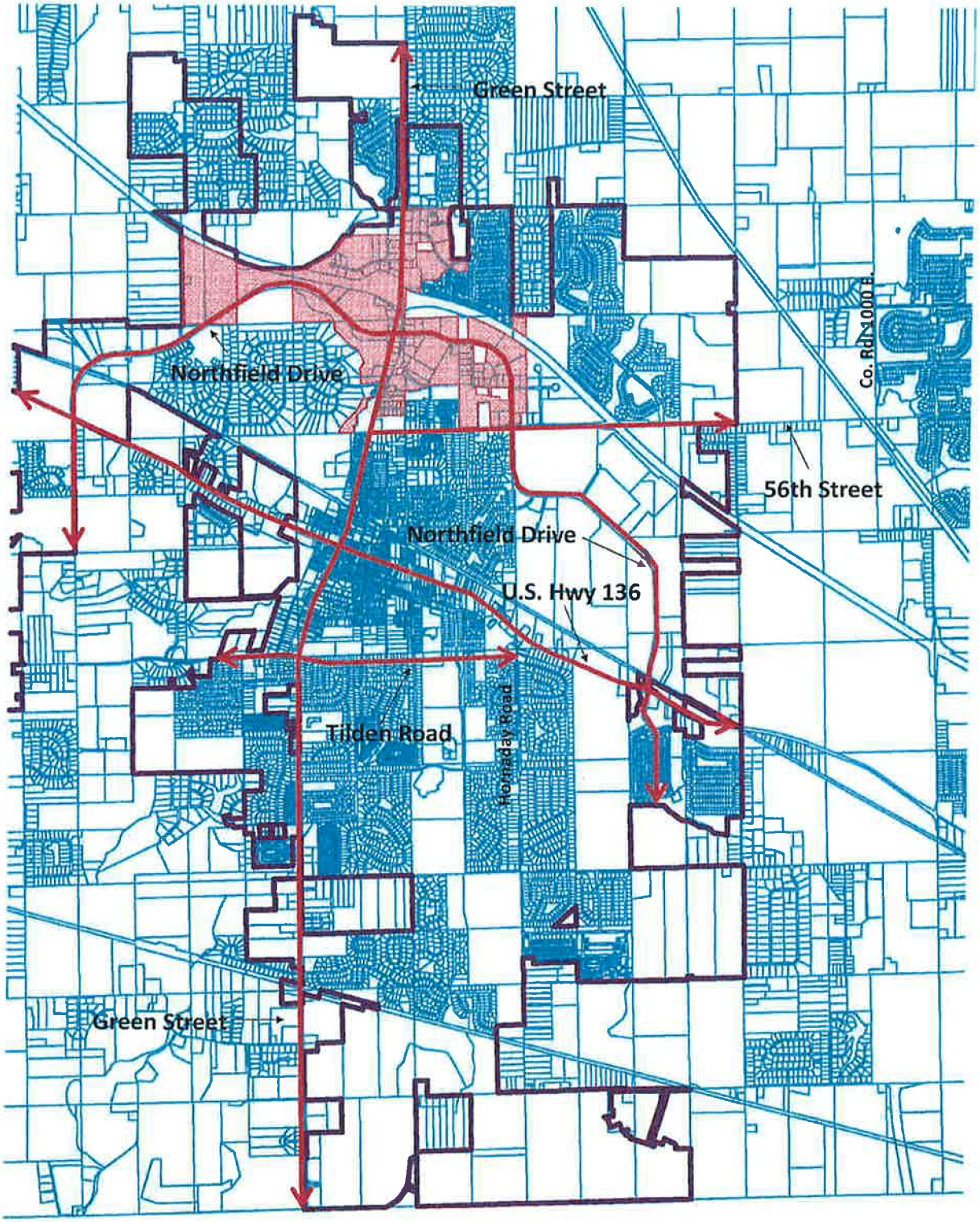
(3) Improved diversity of the economic base by providing infrastructure for the Area and properties attached to the Area and significant opportunities for commercial and industrial growth which do not presently exist.

Exhibit "B"

Town of Brownsburg

July 27, 2010

Original North Beltway Economic Development Area
Expansion Area



May, 5, 2010
Original North Beltway Economic Development Area
Expansion Area 2006
56th Stree
©2009 Google
Imagery Date: May 6, 2010
39°51'29.38" N 86°23'45.93" W elev 0 m
Eye alt 2.81 km

Exhibit "C"

Exhibit "D"

56TH STREET (C.R. 600 NORTH)
I-74
RACEWAY ROAD
COUNTY ROAD 1000 EAST
COUNTY ROAD 900 EAST
EAST NORTHFIELD DRIVE
CSX RAILROAD
US HWY 136
COUNTY ROAD 300 NORTH
NORTHFIELD DRIVE

Exhibit "E"

State Parcel ID	Number	Owner	Owner Address 1	Owner Address 2	Owner Address 3	Short Legal	Deed Record	Land Area	Imp. Area - Gravel	Imp. Area - Pavement	Imp. Area - Building	Total Imp. Area	Estimated ERUs	Estimated Monthly SWU Fee	Exempt?	Land Value	Improvement	Total	4:1 Eligible
32-08-07-100-006.000-015	1	LACY ANDRE FAMILY PARTNERSHIP LP 1/4 INT & ETAL	(SEE NOTES FOR COMPLETE OWNERSHIP)	54 MONUMENT CIR	Indianapolis, IN 46204	Pt Nw 07-16N-2E	DB 346/PG 547	14.72				-	-	$ -		$ 4,300	$ -	$ 4,300	Y
32-08-07-300-002.000-015	2	INDIANA STATE OF	100 N SENATE AVE	Rm N755	Indianapolis, IN 46204	Pt Sw 07-16N-2E	200700024793	12.90				-	-	exempt	Y	$ 61,500	$ -	$ 61,500	
32-08-07-400-005.000-015	3	INDIANA STATE OF	100 N SENATE AVE	Rm N755	Indianapolis, IN 46204			15.33				-	-	exempt	Y	$ 79,800	$ -	$ 79,800	
32-08-18-200-002.000-015	4	INDIANA STATE OF	100 N SENATE AVE	Rm N755	Indianapolis, IN 46204	Pt Ne 18-16N-2E	200700024797	0.07				-	-	exempt	Y	$ 400	$ -	$ 400	
32-07-12-400-002.000-015	5	Meynahan Theodore D	5460 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	200100017442	5.10				-	1.0	$ 5.00		$ 70,200	$ 100,200	$ 170,400	Y
32-07-12-400-003.000-015	6	George B Coats Reserves A Life Estate Interest with	5440 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	200924439	2.58				-	1.0	$ 5.00		$ 51,600	$ 103,500	$ 155,100	Y
32-07-12-400-004.000-015	7	Rudolf Jeffrey	5410 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	200500023768	4.72				-	1.0	$ 5.00		$ 67,400	$ 172,400	$ 239,800	Y
32-07-12-400-005.000-015	8	Shepherd Family Trust (The)	5354 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	200400027905	3.70				-	-	$ -		$ 4,400	$ -	$ 4,400	Y
32-07-12-400-006.000-015	9	Shepherd Family Trust (The)	5354 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	200400027905	1.47				-	1.0	$ 5.00		$ 60,300	$ 107,300	$ 167,600	Y
32-07-12-400-008.000-015	10	Blackford Robert W & Marjorie	5120 N County Road 900 E	Brownsburg, IN 46112		Pt Se 12-16N-1E	DB 237/PG 695	5.00				-	1.0	$ 5.00		$ 74,700	$ 133,300	$ 208,000	Y
ROW	11	Town of Brownsburg	61 N Green St	Brownsburg, IN 46112				0.95				-	-	exempt				$ -	Y
32-07-12-400-010.000-015	12	GOSSWEILER FAMILY LLC	12 TIMBER LN	Brownsburg, IN 46112		Pt Sw 12-16N-1E	200818871	40.01				-	1.0	$ 5.00		$ 106,600	$ 82,400	$ 189,000	Y
32-08-07-300-001.000-015	13	LACY ANDRE FAMILY PARTNERSHIP LP 1/4 INT & ETAL	(SEE NOTES FOR COMPLETE LIST OF OWNERSHIP)	54 MONUMENT CIR	Indianapolis, IN 46204	Pt Sw 07-16N-2E	DB 346/PG 547	103.77				-	-	$ -		$ 153,500	$ -	$ 153,500	Y
32-08-07-300-003.000-015	14	MELTON HAROLD L TRUST DTD 4-28-04	4920 N COUNTY ROAD 1000 E	Brownsburg, IN 46112		Pt Se 07-16N-2E	200400027773	20.35				-	1.0	$ 5.00		$ 120,500	$ 148,500	$ 269,000	Y
32-07-13-200-004.000-015	15	JOHNSON ORA F REVOCABLE TRUST	C/O DOUGLAS P JOHNSON	4910 N COUNTY ROAD 900 E	Brownsburg, IN 46112	Pt Ne 13-16N-1E	200818707	9.61				-	1.0	$ 5.00		$ 61,700	$ 117,900	$ 179,600	Y
32-08-18-100-001.000-015	16	LACY ANDRE FAMILY PARTNERSHIP LP 1/4 INT & ETAL	(SEE NOTES FOR COMPLETE LISTING OF OWNERS)	54 MONUMENT CIR	Indianapolis, IN 46204	Pt Nw 18-16N-2E	DB 346/PG 547	101.30				-	-	$ -		$ 150,200	$ -	$ 150,200	Y
ROW	17	US 136										-	-	exempt				$ -	
32-08-18-200-001.000-015	18	LACY ANDRE FAMILY PARTNERSHIP LP 1/4 INT & ETAL	(SEE NOTES FOR COMPLETE LISING OF OWNERS)	54 MONUMENT CIR	Indianapolis, IN 46204	Pt Ne 18-16N-2E	DB 346/PG 547	141.44				-	-	$ -		$ 159,900	$ -	$ 159,900	Y
32-08-18-200-003.000-015	19	INDIANA STATE OF	100 N SENATE AVE	Rm N755	Indianapolis, IN 46204	Pt E 1/2 18-16N-2E	200700024798	16.64				-	-	exempt	Y	$ 83,200	$ -	$ 83,200	
32-08-18-400-002.000-015	20	INDIANA STATE OF	100 N SENATE AVE	Rm N755	Indianapolis, IN 46204	Pt E 1/2 18-16N-2E	200700024797	1.21				-	-	exempt	Y			$ -	
32-08-18-400-001.000-015	21	LACY ANDRE FAMILY PARTNERSHIP LP 1/4 INT & ETAL	(SEE NOTES FOR COMPLETE LISTING OF OWNERS)	54 MONUMENT CIR	Indianapolis, IN 46204	Pt Se 18-16N-2E	DB 346/PG 547	159.16				-	-	$ -		$ 197,300	$ -	$ 197,300	Y
ROW	23	CSX	Tax Department	500 Water Street (C910)	Jacksonville, FL 32202							-	-	exempt	Y			$ -	
ROW	24	CSX	Tax Department	500 Water Street (C910)	Jacksonville, FL 32202							-	-	exempt				$ -	
32-08-17-365-001.000-015	25	Dave Bowie	13634 Arielle Dr	Fishers, IN 46038		Pt Sw 1/4 Sw 17-16N-2E	DB 238/PG 366	7.00				-	1.0	$ 5.00		$ 46,800	$ 30,100	$ 76,900	
32-08-17-365-002.000-015	26	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Nw 1/4 Nw 20-16N-2E	9800004591	3.00				-	-	$ -		$ 22,500	$ -	$ 22,500	
32-08-19-200-009.000-015	27	Hunter Lakes LLC	7215 E 21st St Ste A/b	Indianapolis, IN 46219		Pt Ne 19-16N-2E	199900030711	53.49				-	-	$ -		$ 68,800	$ -	$ 68,800	Y
32-08-19-200-010.000-015	28	Oakhurst Realty Llc	7215 E 21st St Ste A/b	Indianapolis, IN 46219		Pt Ne 19-16N-2E	9800020099	18.19	189,020.00		50,400.00	239,420.00	82.6	$ 412.79		$ 680,000	$ 70,400	$ 750,400	
32-08-19-200-008.000-015	29	Hunter Lakes LLC	7215 E 21st St	SUITE A/B	Indianapolis, IN 46219	Pt Ne 19-16N-2E	199900030711	10.00				-	-	$ -		$ 75,000	$ -	$ 75,000	Y
32-08-20-110-001.000-015	30	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Lot 1, Villa Farms, Nw 20-16N-2E	9800004591	2.21				-	-	$ -		$ 16,600	$ -	$ 16,600	
32-08-20-110-007.000-015	31	TJ Racing Inc	1896 Cherry Tree Rd	Avon, IN 46123		Lot 2, Villa Farms, Nw 20-16N-2E	200400017434	2.65				-	-	$ -		$ 19,900	$ -	$ 19,900	
32-08-20-110-003.000-015	32	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Lot 3, Villa Farms, Nw 20-16N-2E	9800004591	5.01			4,393.00	4,393.00	1.5	$ 7.58		$ 37,600	$ 4,700	$ 42,300	
32-08-20-110-004.000-015	33	Overton William E & Sandra L	1905 N County Road 1000 E	Brownsburg, IN 46112		Lot 4, Villa Farms, Nw 20-16N-2E	DB 248/PG 666	2.28				-	1.0	$ 5.00		$ 49,600	$ 41,400	$ 91,000	
32-08-20-110-005.000-015	34	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Nw 20-16N-2E	DB 246/PG 737	5.03		17,635.00		17,635.00	4.4	$ 21.82		$ 37,800	$ -	$ 37,800	
32-08-20-110-006.000-015	35	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Lot 6, Villa Farms, Nw 20-16N-2E	9800004591	1.44			2,180.00	2,180.00	1.0	$ 5.00		$ 10,800	$ -	$ 10,800	
32-08-20-110-007.000-015	36	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Lot 6, Villa Farms, Nw 20-16N-2E	DB 265/PG 47-9	1.68		21,680.00		21,680.00	7.5	$ 37.38		$ 85,700	$ -	$ 85,700	
32-08-20-100-004.000-015	37	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Nw 1/4 Ne 20-16N-2E	9800004591	0.16				-	-	$ -		$ 1,200	$ -	$ 1,200	
32-08-20-100-005.000-015	38	National Hot Rod Association	2035 Financial Way/box 5355	Glendora, CA 91741		Pt Nw 20-16N-2E	DB 265/PG 47-9	1.84		17,060.00		17,060.00	3.9	$ 29.41		$ 83,800	$ -	$ 83,800	
32-08-20-100-006.000-015	39	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Nw 20-16N-2E	9800004591	1.02			5,220.00	5,220.00	1.8	$ 9.00		$ 40,200	$ 41,300	$ 81,500	
32-08-20-100-007.000-015	40	Wynkoop Roslyn M & Michael L	C/O NATIONAL HOT ROD ASSOC	2035 FINANCIAL WAY	Glendora, CA 91741	Pt Nw 20-16N-2E	DB 272/PG 471	6.53		37,405.00	790.00	38,195.00	13.2	$ 65.85		$ 47,700	$ 500	$ 48,200	
32-08-20-100-008.000-015	41	National Hot Rod Association	2035 E FINANCIAL WAY	Glendora, CA 91741		Pt W 1/2 Nw 20-16N-2E	DB 265/PG 47-9	19.78		138,615.00		138,615.00	47.8	$ 238.99		$ 977,100	$ -	$ 977,100	
32-08-20-100-010.000-015	42	Wynkoop Michael L & Roslyn M	C/O National Hot Rod Assoc	2035 Financial Way	Glendora, CA 91741	Pt Sw 1/4 Nw 20-16N-2E	DB 195/PG 488	1.00		11,770.00	10,045.00	21,815.00	7.5	$ 37.61		$ 39,000	$ 113,300	$ 152,300	
32-08-20-100-011.000-015	43	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Sw 1/4 Nw 20-16N-2E	DB 265/PG 47-9	25.00	54,910.00	161,745.00	72,320.00	238,975.00	82.4	$ 413.01		$ 1,275,000	$ 46,900	$ 1,321,900	
32-08-20-100-002.000-015	44	Nhra California (National Hot Rod Association)	2035 Financial Way	Glendora, CA 91741		Pt Sw 17-16N-2E and N 1/2 20-16N-2E		12.38		18,900.00	8,860.00	27,760.00	9.4	$ 47.84		$ 1,052,300	$ 792,800	$ 1,845,100	
32-08-20-100-009.000-015	45	National Hot Rod Association	2035 E FINANCIAL WAY	Glendora, CA 91741		Pt E 1/2 Ne 20-16N-2E and Pt W 1/2 Ne 20-16N-2E	DB 265/PG 47-9	85.85	33,485.00	183,845.00	8,720.00	226,050.00	77.9	$ 389.74		$ 1,475,400	$ 40,300	$ 1,515,700	
32-08-20-100-012.000-015	46	National Hot Rod Association	2035 E FINANCIAL WAY	Glendora, CA 91741		Pt Nw 20-16N-2E	DB 265/PG 47-9	10.00		37,150.00	6,750.00	43,900.00	15.1	$ 75.69		$ 510,000	$ -	$ 510,000	
32-08-20-400-001.000-015	47	STC Corp Property Tax Service	C/O Ad Valorem Tax Dept	PO Box 780339	San Antonio, TX 78278	Pt E 1/2 and Sw 20-15N-2E	DB 263/PG 253-5	55.00	180,330.00		60,995.00	241,325.00	83.2	$ 416.08		$ 653,800	$ 694,800	$ 1,348,600	
32-08-20-400-002.000-015	48	MONDAY DAVID (PURCHASER)	ADA PROPERTIES LLC (OWNER)	PO BOX 1602	Martinsville, IN 46151	Pt Ne and Se 20-16N-2E	200811993	5.17		38,750.00	15,290.00	54,040.00	18.6	$ 93.17		$ 87,200	$ 91,400	$ 178,600	
32-08-19-400-009.000-015	49	Partlow Group Lp	9848 E County Road 300 N	Indianapolis, IN 46234		Pt Se 19-16N-2E	9700004706	100.00	248,140.00		5,940.00	249,080.00	85.9	$ 429.45		$ 164,400	$ 188,500	$ 352,900	
32-08-20-300-001.000-015	50	National Hot Rod Association	2035 E FINANCIAL WAY	Glendora, CA 91741		Pt Sw 20-16N-2E	DB 265/PG 47-9	80.00	243,850.00	1,278,902.00	186,873.00	1,707,625.00	588.8	$ 2,944.18		$ 3,896,000	$ 1,618,700	$ 5,514,700	
32-08-20-300-002.000-015	51	National Hot Rod Association	2035 E FINANCIAL WAY	Glendora, CA 91741		Pt Sw 20-16N-2E	DB 265/PG 47-9	40.00	142,740.00	558,930.00	4,830.00	706,500.00	243.6	$ 1,218.10		$ 1,784,000	$ 7,000	$ 1,791,000	
32-08-20-400-003.000-015	52	BUCKEYE TERMINALS LLC	PO BOX 368	Emmaus, PA 18049		Pt Se and Sw 20-16N-2E	200600009728	45.60	181,965.00		80,375.00	262,340.00	90.5	$ 452.31		$ 861,000	$ 1,123,700	$ 1,984,700	
32-08-20-400-004.000-015	53	Equion Enterprises Llc	Buckeye Terminals, LLC	PO Box 368	Emmaus, PA 18049	Pt Sw 20-16N-2E	200400034324	14.20	142,520.00		11,180.00	153,700.00	53.0	$ 265.00				$ -	
32-08-20-400-007.000-015	54	Support Terminal Services Inc	C/O Ad Valorem Tax Dept.	PO Box 780339	San Antonio, TX 78278	Pt Se 20-16N-2E	DB 294/PG 810-15	23.20	211,425.00		53,670.00	287,095.00	92.1	$ 460.51		$ 928,200	$ 823,100	$ 1,451,100	
32-08-20-300-003.000-015	55	Equion Enterprises Llc	Buckeye Terminals, LLC	PO Box 368	Emmaus, PA 18049	Pt Sw 20-16N-2E	200400034324	6.03	127,805.00		43,150.00	171,155.00	59.0	$ 295.09		$ 517,800	$ 626,200	$ 1,138,800	
32-08-20-400-005.000-015	56	Buckeye Pipeline Company	Po Box 368	Emmaus, PA 18049		Pt Sw 1/4 Sw 20-16N-2E	DB 189/PG 201-2	6.11	60,785.00		5,180.00	65,965.00	22.7	$ 113.75		$ 93,600	$ 91,700	$ 185,300	
32-08-20-400-013.000-015	57	Marathon Pipeline Llc	539 South Main St	Findlay, OH 45840		Pt Se 20-16N-2E	DB 313/PG 456	0.69	21,925.00		5,345.00	27,270.00	9.4	$ 47.02		$ 29,600	$ 69,400	$ 99,000	
32-08-20-400-008.000-015	58	Marathon Pipeline Company	539 South Main St	Findlay, OH 45840		Pt Sw and Pt Se 20-16N-2E	DB 181/PG 157	2.00	40,230.00		2,055.00	42,305.00	14.6	$ 72.94		$ 80,000	$ 49,600	$ 129,600	
32-08-20-300-004.000-015	59	Simpson E J Bill	1531 E NORTHFIELD DRIVE	SUITE 400	Brownsburg, IN 46112	Pt Se 20-16N-2E and Pt Sw 20-16N-2E	DB 321/PG 86-8	20.10				-	-	$ -		$ 21,200	$ -	$ 21,200	
32-08-20-400-008.000-015	60	Buckeye Terminals Llc	PO Box 368	Emmaus, PA 18049		Pt Sw 20-16N-2E	200100016580	11.62	16,815.00	62,440.00	37,000.00	116,255.00	40.1	$ 200.44		$ 464,800	$ 319,100	$ 783,900	
32-08-20-400-009.000-015	61	Marathon Pipeline Company	539 S Main St	Findlay, OH 45840		Pt Sw and Pt Se 20-16N-2E	DB 181/PG 157	3.20				-	-	$ -		$ 103,400	$ 10,200	$ 113,600	
32-08-20-400-010.000-015	62	Marathon Pipeline Company	539 South Main St	Findlay, OH 45840		Pt Se 20-16N-2E	DB 257/PG 558	11.86				-	-	$ -		$ 379,500	$ -	$ 379,500	
32-08-20-476-001.000-015	63	Shelby Gravel Inc D/b/a Shelby Materials	PO Box 242	Shelbyville, IN 46176		Pt Se 20-16N-2E	200200008658	6.44		171,085.00	10,800.00	181,885.00	62.7	$ 313.59		$ 236,800	$ 466,400	$ 703,200	
32-08-20-400-012.000-015	64	STAPP PROPERTIES LLC	PO BOX 235	Brownsburg, IN 46112		Pt Se 20-16N-2E	200500016414	8.20	200,960.00		16,965.00	217,925.00	75.1	$ 375.73		$ 248,000	$ 159,200	$ 407,200	
32-08-30-200-021.000-015	65	Riddle Richard H & Maria	6918 Park Ln	Brownsburg, IN 46112		Pt Ne 30-16N-2E	DB 322/PG 882	50.20				-	-	$ -		$ 228,600	$ 261,300	$ 489,900	Y
32-08-30-200-022.000-015	66	Horstmann Harold C & Cathy J	9559 E County Road 300 N	Indianapolis, IN 46234		Pt Ne 30-16N-2E	DB 253/PG 823	0.82				-	1.0	$ 5.00		$ 37,500	$ 192,000	$ 229,500	
32-08-30-200-008.000-015	67	CSX	Tax Department	500 Water Street (C910)	Jacksonville, FL 32202	Pt Ne 30-16N-2E	Abandonment 8-21-01	1.43				-	-	exempt		$ 900	$ -	$ 900	
32-08-30-200-014.000-015	68	Riddle Richard H & Maria	6918 Park Ln	Brownsburg, IN 46112		Pt Ne 30-16N-2E	200700004536	2.43				-	-	$ -		$ 90,800	$ -	$ 90,800	

State Parcel ID	Number	Owner	Owner Address 1	Owner Address 2	Owner Address 3	Short Legal	Deed Record	Land Area	Imp. Area - Gravel	Imp. Area - Pavement	Imp. Area - Building	Total Imp. Area	Estimated ERUs	Estimated Monthly SWU fee	Exempt?	Land Value	Improvement	Total	4.1 Eligible
32-08-30-200-016.000-015	69	Hendricks County Board Of Commissioners Indiana	355 S Washington St	Ste 204	Danville, IN 46122	Pt N 1/2 Ne 30-16N-2E	200931974	0.07				-	-	$ -	Y	$ 100	$ -	$ 100	
32-08-30-200-017.000-015	70	Hendricks County Board Of Comm	355 S Washington St	Ste 204	Danville, IN 46122	Pt W 1/2 Ne 30-16N-2E	201000651	0.18				-	-	$ -	Y	$ 900	$ -	$ 900	
32-08-30-200-012.000-015	71	Hendricks County	355 S Washington St	Ste 204	Danville, IN 46122	Pt E 1/2 Ne 30-16N-2E	9500021421	8.40				-	-	$ -	Y	$ 268,800	$ -	$ 268,800	
32-08-30-200-010.000-015	72	Hendricks County	355 S Washington St	Ste 204	Danville, IN 46122	Pt E 1/2 Ne 30-16N-2E	DB 342/PG 267-72	0.50				-	-	$ -	Y	$ 16,000	$ -	$ 16,000	
32-08-30-200-011.000-015	73	Young Carolyn A	2988 N County Road 1000 E	Indianapolis, IN 46234		Pt Ne 30-16N-2E	DB 343/PG 242-3	16.33				-	1.0	$ 5.00		$ 46,600	$ 110,200	$ 156,800	Y
32-08-30-200-003.000-015	74	Young Carolyn A	2988 N County Road 1000 E	Indianapolis, IN 46234		Pt Ne 30-16N-2E	DB 343/PG 242-3	16.17				-	1.0	$ 5.00		$ 83,100	$ 142,200	$ 225,300	Y
32-08-30-200-005.000-015	75	Rodriguez Diana & Carmona Isabel Jt Ten Wros	2690 N County Road 1000 E	Indianapolis, IN 46234		Pt Se 1/4 Ne 30-16N-2E	DB 353/PG 699	2.85				-	1.0	$ 5.00		$ 53,900	$ 73,700	$ 127,600	
32-08-30-200-015.000-015	76	B & O Trail Association Inc	6038 Walnut Ct	Brownsburg, IN 46112		Pt Ne 30-16N-2E	200913517	0.88				-	-	$ -		$ 600	$ -	$ 600	
32-08-30-200-013.000-015	77	B & O Trail Association Inc	6038 Walnut Ct	Brownsburg, IN 46112		Pt Ne 30-16N-2E	200500023622	2.73				-	-	$ -		$ 1,800	$ -	$ 1,800	
32-08-29-100-001.000-015	78	FARMLAND RESERVE INC	C/O LDS CHURCH TAX DIVISION	50 E NORTH TEMPLE ST 22ND FL	Salt Lake City, UT 84150	Pt Ne 29-16N-2E	200500000085	123.77				-	-	$ -	Y	$ 153,700	$ -	$ 153,700	Y
32-08-29-100-003.000-015	79	B & O TRAIL ASSOC	6038 WALNUT CT	Brownsburg, IN 46112		Pt Nw 29-16N-2E	200911849	8.50				-	-	$ -	Y	$ 5,600	$ -	$ 5,600	
32-08-29-200-001.000-015	80	Texas Eastern Prod Pipeline Co Petro Lane	Attn: Ad Valorem Tax	PO Box 4018	Houston, TX 77210	Pt Nw 1/4 Ne 29-16N-2E	DB 175/PG 286-7	80.00	339,795.00	58,340.00	88,255.00	481,590.00	166.1	$ 830.53		$ 562,200	$ 1,015,700	$ 1,577,900	
32-08-29-200-009.000-015	81	Texas Eastern Prod Pipeline Co	Attn: Ad Valorem Tax	PO Box 4018	Houston, TX 77210	Pt Ne 29-16N-2E	DB 175/PG 250-1	18.50				-		$ -		$ 25,100	$ -	$ 25,100	
32-08-29-200-014.000-015	82	B & O TRAIL ASSOC	6038 WALNUT CT	Brownsburg, IN 46112		Pt Sw 1/4 Ne 29-16N-2E	200931849	1.01				-	-	$ -	Y	$ 700	$ -	$ 700	
32-08-29-200-010.000-015	83	Texas Eastern Prod Pipeline CO	Attn: Ad Valorem Tax	PO Box 4018	Houston, TX 77210	Pt Ne 29-16N-2E	DB 175/PG 250-1	0.04				-	-	$ -		$ 100	$ -	$ 100	
32-08-29-200-004.000-015	84	Texas Eastern Prod Pipeline Co	Attn: Ad Valorem Tax	PO Box 4018	Houston, TX 77210	Pt Ne 29-16N-2E	DB 175/PG 249	29.80	29,810.00			29,810.00	10.3	$ 51.40		$ 125,600	$ 93,700	$ 217,300	
32-08-29-200-007.000-015	85	MARATHON PETROLEUM CO LLC	539 S MAIN ST	C/O PROPERTY TAX RECORDS	Findlay, OH 45840	Pt Ne 1/4 Ne 29-16N-2E	200600072819	5.00	108,505.00	15,025.00	37,920.00	161,450.00	55.7	$ 278.36		$ 1,840,000	$ 321,200	$ 2,161,200	
32-08-29-200-005.000-015	86	ZIMMERMANN J MICHAEL & PHYLLIS A H/W	5722 N MICHIGAN ROAD	Indianapolis, IN 46228		Pt E 1/2 Ne 29-16N-2E	200600017414	13.29				-	-	$ -		$ 17,400	$ -	$ 17,400	
32-08-29-200-013.000-015	87	Tracer Llc	Po Box 40667	Indianapolis, IN 46240		Pt E 1/2 Ne 29-16N-2E	200400008762	14.63				-	-	$ -		$ 15,000		$ 15,000	
ROW	88											-	-	exempt				$ -	
ROW	89											-	-	exempt				$ -	
32-08-29-225-001.000-015	90	Walker Kevin R & Debra J	PO Box 34231	Indianapolis, IN 46234		Pt Lt 3, MIP 423, Ne 29-16N-2E	DB 314/PG 57	1.24	60,470.00		4,350.00	64,820.00	22.4	$ 111.76		$ 49,700	$ 81,200	$ 130,900	
32-08-29-225-007.000-015	91	Hockaday Dan& Mary Hw	PO Box 34238	Indianapolis, IN 46233		Pt Lt 7, MIP 423, Ne 29-16N-2E	DB 354/PG 799	2.48	72,830.00		8,930.00	81,760.00	28.2	$ 140.97		$ 99,100	$ 133,000	$ 232,200	
32-08-29-225-009.000-015	92	Walker Kevin R & Debra J Hw	PO Box 34231	Indianapolis, IN 46234		Pt Lt 7, MIP 423, Ne 29-16N-2E	DB 354/PG 428	0.16				-	-	$ -		$ 3,400	$ -	$ 3,400	
32-08-29-225-008.000-015	93	Hockaday Dan& Mary Hw	Po Box 34238	Indianapolis, IN 46234		Pt Lt 3, MIP 423, Ne 29-16N-2E	DB 354/PG 429	0.16				-	-	$ -		$ 6,400	$ -	$ 6,400	
32-08-29-225-006.000-015	94	Johnson Michael R & Sheila A	4649 Crescent Ridge	Brownsburg, IN 46112		Lt 6, MIP 423, Ne 29-16N-2E	DB 351/PG 45	1.66	11,810.00		2,520.00	14,330.00	4.9	$ 24.71		$ 53,000	$ 77,700	$ 130,700	
32-08-29-225-002.000-015	95	Richardson Investment Co Llc	Richardson Investment Company	PO Box 34680	Indianapolis, IN 46234	Lt 2, MIP 423, Ne 29-16N-2E	200300022517	1.24	29,950.00		17,640.00	47,590.00	16.4	$ 82.06		$ 49,600	$ 464,500	$ 514,100	
32-08-29-225-003.000-015	96	Richardson Investment Co Llc	Richardson Investment Company	PO Box 34680	Indianapolis, IN 46234	Lt 3, MIP 423, Ne 29-16N-2E	200300022516	2.30	38,035.00		17,630.00	55,665.00	19.2	$ 95.97		$ 92,000	$ 390,400	$ 482,400	
32-08-29-225-005.000-015	97	Indy Tree & Landscape Inc	2878 N Raceway Rd	Indianapolis, IN 46234		Lt 5, MIP 423, Ne 29-16N-2E	9600014383	1.53	37,430.00		7,290.00	44,720.00	15.4	$ 77.10		$ 49,000	$ 46,000	$ 95,000	
32-08-29-225-004.000-015	98	Richardson Investment Co Llc	PO Box 34680	7491 Windridge Way	Indianapolis, IN 46234	Lt 4, MIP 423, Ne 29-16N-2E	200300022516	2.83				-	-	$ -		$ 113,000	$ -	$ 113,000	
32-08-29-200-006.000-015	99	Nolte Rickey P & Sonja W H/w	2610 N Raceway Rd	Indianapolis, IN 46234		Pt E 1/2 Ne 29-16N-2E	200300027838	0.58				-	1.0	$ 5.00		$ 30,000	$ 72,300	$ 102,300	
32-08-29-200-007.000-015	100	Hougland Eric C & Rhonda R	5644 Springhollow Ct	Avon, IN 46123		Pt Ne 29-16N-2E	DB 274/PG 219	0.64				-	1.0	$ 5.00		$ 31,300	$ 84,700	$ 116,000	
32-08-29-200-008.000-015	101	BELL STANLEY H	2604 N RACEWAY RD	Indianapolis, IN 46234		Pt Ne 29-16N-2E	200500033155	0.64				-	1.0	$ 5.00		$ 31,700	$ 90,300	$ 122,000	
32-08-29-200-012.000-015	102	Hougland Betty J Trust	2600 N Raceway RD	Indianapolis, IN 46234		Pt E 1/2 Ne 29-16N-2E	DB 331/PG 793-4	1.50				-	1.0	$ 5.00		$ 42,700	$ 98,300	$ 141,000	
32-08-29-200-013.000-015	103	Hougland Eric C & Rhonda R	5644 Springhollow Ct	Avon, IN 46123		Pt E 1/2 Ne 29-16N-2E	DB 295/PG 318	0.49				-	1.0	$ 5.00		$ 28,700	$ 57,100	$ 85,800	
ROW	104	I-74										-	-	exempt				$ -	
32-08-17-370-012.000-015	106	National Hot Rod Association	2035 Financial Way	Glendora, CA 91741		Pt Se 1/4 Sw 17-16N-2E	DB 265/PG 47-9	1.45	32,930.00	10,840.00		43,770.00	15.1	$ 75.47		$ 74,000	$ -	$ 74,000	
32-08-30-200-001.000-015	107	Biddle Richard H & Marla	6918 Park Ln	Brownsburg, IN 46112		Pt Ne 1/4 Nw 30-16N-2E and Nw 1/4 Ne 30-16N-2E		50.13				-	-	$ -		$ 228,500	$ 32,700	$ 261,300	Y
32-08-30-100-011.000-015	108	CSX Transportation	500 Water Street	Jacksonville, FL 32202		Pt Nw 30-16N-2E		0.99				-	-	$ -		$ 700	$ -	$ 700	
32-08-30-100-013.000-015	109	Magee Roy H Trust Magee Anna Lee Kenneth E & Ra	19 Woodstock Drive	Brownsburg, IN 46112		Pt E 1/2 Nw 30-16N-2E		0.81				-	-	$ -		$ 1,100	$ -	$ 1,100	
32-08-30-100-025.000-015	112	Riddle Richard H & Marla	6918 Park Ln	Brownsburg, IN 46112		Pt E 1/2 Nw 30-16N-2E		1.97				-	1.0	$ 5.00		$ 41,800	$ 79,900	$ 123,700	
32-08-30-100-004.000-015	113	Vendee Mtg Trust 2001-1 Bankamp Tr CO Of CA Na Trustee	1800 Tapo Canyon Rd Mssw-24	Simi Valley, CA 93063		Pt E 1/2 Nw 30-16N-2E		1.43				-	1.0	$ 5.00		$ 43,200	$ 37,400	$ 80,600	
32-08-30-100-010.000-015	115	Magee Roy H Trust	19 Woodstock Dr	Brownsburg, IN 46112		Pt E 1/2 Nw 30-16N-2E		6.61				-	1.0	$ 5.00		$ 121,600	$ 20,900	$ 142,500	Y
ROW	116											-	-	exempt				$ -	
32-08-29-100-002.000-015	117	Farmland Reserve Inc C/O Lds Church Tax Divsion	50 E North Temple St 22nd Fl	Salt Lake City, UT 84150		Pt Nw 29-16N-2E		28.54				-	-	$ -		$ 24,100	$ -	$ 24,100	Y
32-08-19-400-008.000-015	118	Swalley Jack C	3545 N County Road 950 E	Brownsburg, IN 46112		Pt Nw 1/4 Se 19-16N-2E	200200017723	11.42				-	1.0	$ 5.00		$ 51,600	$ 74,900	$ 126,500	Y
32-08-19-200-011.000-015	119	Revel Companies Inc. * Oakhurst RLT	7215 E 21st St Ste A/B	Indianapolis, IN 46219		Pt Ne 19-16N-2E	DB 276/PG 424-8	3.30				-	1.0	$ 5.00		$ 24,800	$ 700	$ 25,500	
32-08-19-200-006.000-015	120	Swalley Benjamin R & Bonnie L	3625 N County Road 950 E	Brownsburg, IN 46112		Pt Sw 1/4 Ne 19-16N-2E	DB 202/PG 53	20.20				-	1.0	$ 5.00		$ 22,200	$ 82,700	$ 64,900	Y
32-08-19-200-013.000-015	121	Shelton D Christopher & Summer E H/W	3745 N County Road 950 E	Brownsburg, IN 46112		Pt Sw 1/4 Ne 19-16N-2E	200400076336	2.50				-	1.0	$ 5.00		$ 51,300	$ 182,600	$ 233,900	Y
32-08-19-200-003.000-015	122	Swalley Benjamin R & Bonnie L	3625 N County Road 950 E	Brownsburg, IN 46112		Pt W 1/2 Ne 19-16N-2E	200007287	7.50				-	1.0	$ 5.00		$ 3,600	$ 14,800	$ 18,400	Y
32-08-19-200-002.000-015	123	Swalley Benjamin R & Bonnie L	3625 N County Road 950 E	Brownsburg, IN 46112		Pt W 1/2 Ne 19-16N-2E	DB 198/PG 417	8.20				-	-	$ -		$ 10,400	$ -	$ 10,400	Y
32-08-19-200-012.000-015	124	Swalley Benjamin R & Bonnie L	3625 N County Road 950 E	Brownsburg, IN 46112		Pt W 1/2 Ne 19-16N-2E	200007287	2.81				-	-	$ -		$ 1,500	$ -	$ 1,500	Y
32-08-19-200-001.000-015	125	Steuerwald Forrest L & Jeanne	9675 E County Road 400 N	Brownsburg, IN 46112		Pt Nw 1/4 Ne 19-16N-2E	Db 224/PG 452	2.97				-	1.0	$ 5.00		$ 52,600	$ 46,800	$ 99,400	Y
32-08-07-400-001.000-015	127	Hession Enterprises Ltd	9825 E County Road 600 N	Brownsburg, IN 46112		Pt Se 07-16N-2E	DB 266/PG 617-21	48.12				-	-	$ -		$ 63,900	$ -	$ 63,900	Y
32-08-07-200-001.000-015	128	Hession Enterprises Ltd	9825 E County Road 600 N	Brownsburg, IN 46112		Pt Ne 07-16N-2E	DB 266/PG 617-23	51.43				-	-	$ -		$ 72,500	$ -	$ 72,500	Y
32-08-07-400-007.000-015	129	Indiana State Of	100 N Senate Ave Rm N755	Indianapolis IN 46204		Pt Ne and Se 07-16N-2E	200717443	34.70				-	-	exempt			$ -	$ -	
32-08-07-100-002.000-015	130	Hession Enterprises Ltd	9825 E County Road 600 N	Brownsburg, IN 46112		Pt Nw 07-16N-2E	DB 266/PG 617-21	39.87				-	-	$ -		$ 56,000	$ -	$ 56,000	Y
32-08-07-300-003.000-015	134	Indiana State Of	100 N Senate Ave Rm N755	Indianapolis IN 46204		Pt Sw 07-16N-2E	200700024799	7.87				-	-	exempt			$ -	$ -	
32-07-12-200-009.000-015	135	Fields Terry R & Donna L	9205 E County Road 600 N	Brownsburg, IN 46112		Pt Ne 12-16N-1E	DB 243/PG 251	0.41			1,435.00	1,435.00	1.0	$ 5.00		$ 21,400	$ 18,700	$ 40,100	
ROW	136											-	-	exempt				$ -	
32-08-07-435-021.000-015	137	Indiana State Of	100 N Senate Ave Rm N755	Indianapolis IN 46204		Pt Sw 1/4 Nw 07-16N-2E	200713438	0.19				-	-	exempt		$ -	$ -	$ -	
32-08-07-400-006.000-015	138	Indiana State Of	100 N Senate Ave Rm N755	Indianapolis IN 46204		Pt Se 1/4 Se 07-16N-2E	200717443	0.14				-	-	exempt		$ -	$ -	$ -	
32-08-07-430-001.000-015	139	Hession Enterprises Ltd	9825 E County Road 600 N	Brownsburg, IN 46112		Pt Nw 1/4 Se 07-16N-2E	200810343	1.35				-	1.0	$ 5.00		$ 30,400	$ 121,500	$ 151,900	
32-08-07-430-002.000-015	140	Hession Enterprises Ltd	9825 E County Road 600 N	Brownsburg, IN 46112		Pt Nw 1/4 Se 07-16N-2E	200810342	1.50				-	1.0	$ 5.00		$ 34,700	$ 104,200	$ 138,400	
																$ 23,974,400	$ 12,767,500	$ 36,741,900	

Exhibit "F"

[To be attached]

Exhibit "G"

Complete Copy Available at
http://www.brownsburg.org/egov/docs/1343824220_856628.pdf

ACKNOWLEDGEMENTS

TOWN COUNCIL
Dwayne Sawyer – President
Don Spencer – Vice President
Gary Hood
Rob Kendall
David Richardson

PLAN COMMISSION
Don Spencer – President
Brett Scowden – Vice President
Sumit Ghosh
James Hill
Thomas Lacey
Glenn Nulty
Jack Swalley

COMPREHENSIVE PLAN STEERING COMMITTEE
Sean Benham
Allan Bolante
Matt Bowles
Dale Cheathan
Tom Garrison
Gary Hood
Cinda Kelley
Scott Lattimer
Jim Mangus
Wanda Pearson
Brian Rose
Brett Scowden
Don Spencer
Roger Stephens
Marvin Ward
Eric Willman

TOWN STAFF
Grant Kleinhenz – Town Manager
Todd A. Barker, AICP – Director of Planning
Jon Blake – Planning Technician
Meegan Morgan – Administrative Assistant

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with assistance from
VS ENGINEERING
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Indianapolis, IN 46254
www.vsengineering.com

The Brownsburg Town Council adopted The Town of Brownsburg Comprehensive Plan June 2012 by Resolution 2012-20 on July 26, 2012 the plan became effective August 1, 2012

AMENDMENTS

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Exhibit "H"

North Beltway Economic Development Area
Town of Brownsburg, Indiana
Approved Project List

$5,000,000	West Northfield Drive from Brownsburg Station west to SR 136
$6,000,000	East Northfield Drive from 56th Street east to SR 136
$8,000,000	SR 267 water, sewer, and drainage improvements
$4,000,000	Tilden Road and drainage improvements
$500,000	Development of various plans and standards to include downtown development plan
$3,000,000	Grant to property owners for façade building improvements
$3,000,000	Streetscape improvements in downtown
$7,000,000	Transportation and parking facilities
$6,000,000	Wastewater treatment plant - percent that benefits TIF District
$5,000,000	Fiber Optic Cable Installation
$5,000,000	56th Street road improvements and debt costs
$10,000,000	Recreational Trails Within Area, including Hornaday Road to Raceway Road
$12,000,000	Optional project if INDOT relinquishes control of SR 267 - road, curb and gutter improvements
$10,000,000	Optional project if INDOT relinquishes control of SR 136 - road, curb and gutter improvements
$15,000,000	Hornaday Road from 136 South to Washington Township line
$6,000,000	Overpass bridge over I-74 at CR 700 N.
$5,000,000	Northfield Drive from Beacon Point to CR 300 N. (not currently in town)
$20,000,000	Ronald Reagan Parkway - US 136 to 300 N.
$6,000,000	Motorsports Way Connector - Northfield Drive to Ronald Reagan Parkway
$5,000,000	Connector Road Extension - Ronald Reagan Parkway to 1000 E.
$3,000,000	US 136 and 900 E. Intersection Realignment & Relocation
$5,000,000	900 E. Upgrade - North of 56th Street
$10,000,000	Sewer and Water Infrastructure Upgrades in Expansion Area
$4,000,000	Purchase of Property located on Green Street for Redevelopment
$3,000,000	Purchase of Property located on US 136 for Redevelopment
$3,000,000	Miscellaneous Property acquisitions and improvements
$12,000,000	Raceway Road Upgrade - US 136 south to Washington Twp Line and north to 56th Street (latter portion not currently in town)
$181,500,000	Total