

**PETITION TO CREATE
THE SOUTH PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT**

WHEREAS, the Town of Plainfield, Hendricks County, Indiana (“the Town”) has a number of significant industrial parks within its town limits; and

WHEREAS, those industrial parks require workers to staff them who do not necessarily live in the immediate area and do not necessarily have access to personal transportation to get to their jobs within the parks; and

WHEREAS, the Central Indiana Regional Transportation Authority (“CIRTA”) has been providing transportation services (the “Plainfield Connector”) for workers employed in businesses located in Plainfield since 2012 under a CMAQ grant from the Federal Transportation Authority and with local financial support from the Town; and

WHEREAS, the CMAQ grant has expired, and the Town and CIRTA have continued to fund the Plainfield Connector through 2016 but are set to discontinue the Plainfield Connectors; and,

WHEREAS, after considerable evaluation, the property owners in the area the Plainfield Connectors has served have determined public transportation plays a key role in attracting, creating, retaining, and training their work force; and,

WHEREAS, the property owners wish to maintain a stable work force, and public transportation is necessary; and,

WHEREAS, the property owners have determined and concluded that the establishment of the Plainfield Economic Improvement District (the “EID”), pursuant to Indiana Code 36-7-22, is in the best interest of the business community, supports the property owners and businesses within the parks and it is in the best interest of the Town to continue such efforts;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE GAINED, THE UNDERSIGNED PETITIONERS (the “Petitioners”), representing at least a majority of the owners of real property within the proposed EID, and being owners of real property constituting more than 60% of the assessed valuation in the EID and exceeding 60% of the landowners within the EID, in accordance with the requirements of I.C. §36-7-22, hereby petition the Town Council of the Town of Plainfield, Hendricks County, Indiana pursuant to I.C. §36-7-22 as follows:

Section 1. To adopt an ordinance establishing the “Plainfield Economic Improvement District” in the Town of Plainfield, Hendricks County, Indiana, which shall comprise the parcels identified on the map, Exhibit A; and identified by name, address, existing land use and zoning on Exhibit B);

Section 2. To grant to the Board charged with overseeing and managing the EID the authority to:

- i. manage and implement economic improvement project (the “Project”) specifically and exclusively related to identification and retention of workers and transportation of workers to be carried out within and to/from the EID, in accordance with I.C. §36-7-22-3 and Indiana law, and the estimated annual cost of such Project being \$300,000;
- ii. the authority to determine special assessments (“EID Assessments”) to fund the Project in accordance with I.C. §36-7-22-7(a)(4), I.C. §36-7-22-12, and I.C. §36-7-22-17; and
- iii. any other powers and authority necessary to further the purpose of the EID as in accordance with the provisions of I.C. §36-7-22 and Indiana law.

Section 3. To authorize the use of annual assessed value as determined by the Hendricks County Assessor’s office as the basis for determining the percentage of the total benefit to be received by each parcel of property within the EID in accordance with the requirements of I.C. §36-7-22. Each parcel will be within reasonable walking distance of the project and each parcel has the potential to benefit from the Project according to its current use and zoning classification.

Section 4. To authorize the levy of EID Assessments for a period of ten (10) years beginning 2020, payable in semi-annual installments.

Section 5. The proposed list of Board of Directors includes the following:

1. Meritex: Jill Evans, Chair
2. Duke Realty: Marc Armstrong
3. Biynah Partners: Paige Spitz
4. Ambrose Property Group: Grant Goldman,
5. Browning Investments: Mark Susmichel, and
6. Non-Voting Member of the Town of Plainfield: Andrew Klinger

EXHIBIT A: EID Map

EXHIBIT B: EID List