

GREENWOOD COMMON COUNCIL

RESOLUTION NO. 25-12

A RESOLUTION CONFIRMING RESOLUTION 25-08 THE DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR PROPERTY TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (Thompson Thrift Development, Inc.) (Two (2) Building Complex)

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Greenwood Common Council (“Council”) further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1-1 *et. seq.* provides for a program of real property tax abatement within “economic revitalization areas” (“ERAs”) and provides for the adoption of such a program;

WHEREAS, Ind. Code § 6-1.1-12.1 empowers the Council to designate economic revitalization areas by following a procedure involving adoption of a preliminary declaratory resolution (Greenwood Common Council Resolution No. 25-08, hereafter “Resolution No. 25-08”), providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution;

WHEREAS, at a previous council meeting, the Council received evidence about whether property (hereafter defined) should be designated as an economic revitalization area, and on June 16, 2025, the Council passed a preliminary declaratory resolution, Resolution No. 25-08, designating the property as an economic revitalization area and declaring certain real property improvements for property tax abatement and fixed 7:00 p.m. on Monday, July 7, 2025, in the Council Chamber, City Building, 300 S. Madison Avenue, Greenwood, Indiana, and via Zoom.us Video/Telephone Conference meeting, for a final public hearing for the purpose of receiving any remonstrance or objections from any person in or affected by the area legally described and shown on Exhibit A attached hereto (the “Property”) or its designation as an economic revitalization area;

WHEREAS, Thompson Thrift Development, Inc. (“Applicant”) intends to purchase the Property, and on May 5, 2025, filed its Statements of Benefits Real Property as required by the Common Council;

WHEREAS, proper legal notice was published indicating the adoption of the declaratory resolution, Resolution No. 25-08, and stating when and where the public hearing would be held; and

WHEREAS, at such public hearing, any and all additional evidence and testimony along with any and all remonstrance and objections presented were considered, and such additional evidence and testimony either confirmed the Council’s determination that the said real estate is an economic revitalization area qualified for property tax abatement or did not refute that determination.

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COMMON COUNCIL THAT:

Section 1. The Greenwood Common Council hereby takes “final action” as that phrase is contemplated in Ind. Code § 6-1.1-12.1 *et seq.* with regard to the request for real property improvements tax abatement of Applicant and the adoption of Greenwood Common Council Resolution No. 25-08 on June 17, 2025.

Section 2. The Greenwood Common Council hereby confirms certain findings made with Resolution No. 25-08 and makes such additional findings and determinations as follows:

1. That the Property is located within the jurisdiction of the Greenwood Common Council for purposes set forth in Ind. Code § 6-1.1-12.1-2;

2. That this Council has determined, based on the information provided by the applicant and other evidence before the Council, that the site has become undesirable for or impossible of normal development and occupancy inasmuch as normal development and growth did not occur in the area during the past ten (10) years without additional financial incentives;
3. That the improvement of the Property described herein would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the City of Greenwood;
4. That the Property is zoned IM – Industrial- Medium Format Zone use according to the City of Greenwood Zoning Map;
5. That the designation of the Property as an “Economic Revitalization Area” and providing property tax abatements will assist in the inducement of projects which will provide employment opportunities to residents of the City of Greenwood and Johnson County;
6. That the Statement of Benefits Real Property Improvement forms, filed on May 5, 2025, by Applicant are in acceptable form and comply with the standards set forth in Resolution No. 25-08;
7. The estimate of the value of the redevelopment is reasonable for projects of this nature and type;
8. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment;
9. The estimate of the annual salaries of the individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment;
10. The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the construction/installation of the real property improvements, creates benefits of the type and quality anticipated by the Greenwood Common Council within the ERA and can reasonably be expected to result from the proposed described redevelopment.; and
11. The totality of benefits is sufficient to justify the deductions.

Section 3. The area legally described and shown on the attached Exhibit A is designated an ERA in the City of Greenwood.

Section 4. The deductions allowed within the said ERA shall be as allowed under Ind. Code § 6-1.1-12.1-3 with respect to the real property improvements which are developed in substantial compliance with the descriptions, projection, and plans set forth in Exhibit A.

Section 5. The President of the Council is hereby authorized to complete and execute Thompson Thrift, Inc.’s Statement of Benefits for Real Property Improvement forms consistent with this Resolution.

Section 6. Two (2) copies of Exhibit A, which legally describes and shows the subject real estate, is on file in the office of the Clerk of Greenwood, Indiana, and the Common Council directs the Clerk to maintain for public inspection two (2) copies of said Exhibit A in the files of the Clerk.

Section 7. A certified copy of this Resolution shall be sent to the Johnson County Auditor.

Section 8. The Council hereby confirms Resolution No. 25-08, and thus approves real property improvements tax abatement as provided herein for the real estate described and shown on

Exhibit A.

Section 9. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 10. This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through court action contemplated by Ind. Code § 6-1.1-12.1-2.5.

Passed by the Common Council of the City of Greenwood, Indiana, this _____ day of _____, 2025.

Michael Campbell, President
Greenwood Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the _____ day of _____, _____, _____, by the following vote:

| | AYE: | NAY: |
|------------------|--------------------------|--------------------------|
| Michael Campbell | <input type="checkbox"/> | <input type="checkbox"/> |
| Linda S. Gibson | <input type="checkbox"/> | <input type="checkbox"/> |
| Ezra Hill | <input type="checkbox"/> | <input type="checkbox"/> |
| J. David Hopper | <input type="checkbox"/> | <input type="checkbox"/> |
| Erin Kasch | <input type="checkbox"/> | <input type="checkbox"/> |
| David Lekse | <input type="checkbox"/> | <input type="checkbox"/> |
| Teri Manship | <input type="checkbox"/> | <input type="checkbox"/> |
| Steve Moan | <input type="checkbox"/> | <input type="checkbox"/> |
| Michael Williams | <input type="checkbox"/> | <input type="checkbox"/> |

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2025, is presented by me this _____ day of _____, 2025, at _____ o'clock _____.m., to the Mayor of the City of Greenwood, Indiana.

Jeannine Myers, Clerk

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2025, is approved by me this _____ day of _____, 2025, at _____ o'clock _____.m.

MARK W. MYERS, Mayor of
the City of Greenwood, Indiana

Exhibit A

Legal Description

A part of the North Half of Section 34, Township 14 North, Range 4 East of the Second Principal Meridian and part of the South Half of Section 27, Township and Range aforesaid, and bounded and described as follows:

Beginning at a stone 99 rods 4 feet West of the Southeast corner of the Northeast Quarter of Section 34; thence West 106 rods to a stone; thence North 140-1/2 rods to a stone; thence East 26 rods 5 feet to a stone; thence North 22 rods and 7 feet to a stone; thence West 3 rods and 5 feet to a stone; thence North 80 rods and 15-1/2 feet to a stone; thence East 100 rods 10-1/2 feet to a stone; thence South to the line dividing said Sections; thence West 20 rods, thence South to the place of beginning; containing 153 acres, more or less, in Pleasant Township, Johnson County, Indiana.

EXCEPTING THEREFROM, that portion of the real estate taken by the State of Indiana and set forth in Certification of Payment of Court Appointed Appraisers' Award recorded May 16, 1969 in Deed Book 186 Page 162 in the Office of the Recorder of Johnson County, Indiana, more particularly described as follows: A part of the South Half of Section 27 and a part of the North Half of Section 34 all in Township 14 North, Range 4 East, Johnson County, Indiana, described as follows: Beginning South 88 degrees 35 minutes 45 seconds West 1,637.50 feet (along the south line of said north half section to a southeast corner of the owner's land) and North 01 degree 24 minutes 15 seconds West 20.00 feet (along an east line of the owner's land to the north boundary of County Road 950N) from the southeast corner of said north half-section; (1) South 88 degrees 35 minutes 45 seconds West 2,565.50 feet along said north boundary; (2) thence North 01 degree 24 minutes 15 seconds West 35.00 feet; (3) thence North 88 degrees 35 minutes 45 seconds East 750.00 feet; (4) thence North 71 degrees 13 minutes 55 seconds East 120.88 feet; (5) thence North 01 degree 19 minutes 53 seconds East 237.25 feet; (6) thence North 11 degrees 08 minutes 58 seconds East 506.65 feet; (7) thence North 14 degrees 33 minutes 55 seconds East 478.48 feet; (8) thence North 02 degrees 21 minutes 09 seconds East 692.87 feet; (9) thence North 00 degrees 07 minutes 45 seconds West 343.38 feet to a north line of the owner's land; (10) thence Easterly 123.99 feet along said north line to a west line of the owner's land; (11) thence Northerly 370.00 feet along said west line to the south line of said south half section; (12) thence Westerly 54.50 feet along said south line to a west line of the owner's land; (13) thence North 00 degrees 07 minutes 45 seconds West 1,342.65 feet along said west line to a north line of the owner's land; (14) thence North 88 degrees 31 minutes 15 seconds East 187.05 feet along said north line; (15) thence South 00 degrees 07 minutes 45 seconds East 2,061.76 feet; (16) thence South 01 degree 47 minutes 03 seconds East 692.51 feet; (17) thence South 11 degrees 49 minutes 43 seconds East 247.53 feet; (18) thence South 24 degrees 38 minutes 42 seconds East 535.20; (19) thence South 28 degrees 59 minutes 05 seconds East 310.97; (20) thence South 08 degrees 53 minutes 24 seconds East 166.28 feet; (21) thence South 85 degrees 49 minutes 55 seconds East 411.95 feet; (22) thence North 88 degrees 35 minutes 45 seconds East 305.50 feet to an east line of the owner's land; (23) thence South 01 degree 24 minutes 15 seconds East 40.00 feet along said east line to the point of beginning and containing 5.764 acres in said Section 27, more or less; and containing 29.089 acres, more or less in said Section 34; and containing in all 34.853 acres, more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility [to be known as I-65 and as Projects I-65-3(94)100 and I-65-3-(77)95] to and from the owner's abutting lands along the lines described as follows: LINE 1: Courses (2), (3), (4), (5), (6), (7), (8), and (9) described above; LINE 2: Courses (15), (16), (17), (18), (19), (20), and (21) described above; LINE 3: Beginning at the west end of Course (22) described above; thence North 88 degrees 35 minutes 45 seconds East 210.00 feet; thence South 52 degrees 44 minutes 40 seconds East 64.03 feet and terminating in the north boundary of County Road 950N. The above-described access control line restrictions shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

Exhibit A - GCC Res. 25-12
Page 2 of 3

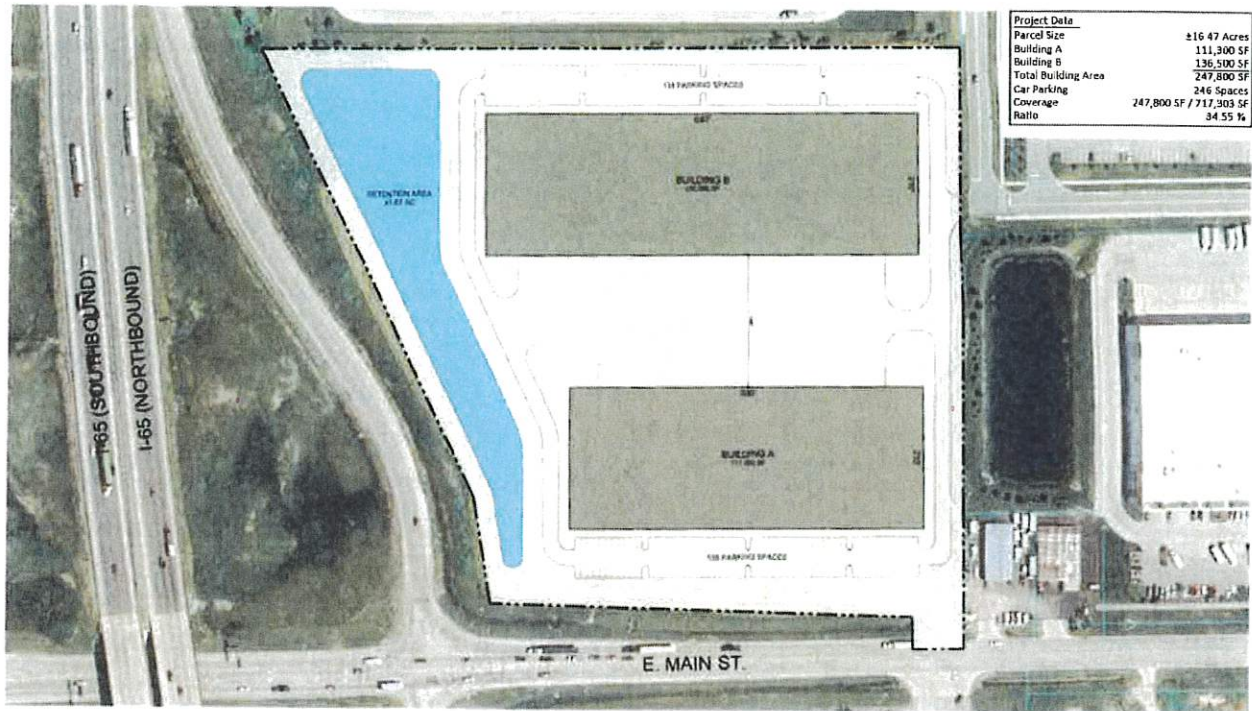
FURTHER EXCEPTING THEREFROM, that portion of the real estate conveyed by Trust/Warranty Deed to CL Park Partners, LLC, recorded August 3, 2004 as Instrument No. 2004-022801 in the Office of the Recorder of Johnson County, Indiana, described as follows:

A part of the Northeast Quarter and a part of the Northwest Quarter of Section 34, Township 14 North, Range 4 East of the Second Principal Meridian, Pleasant Township, Johnson County, Indiana, being more particularly described as follows:

Commencing from a 5/8" rebar found marking the Southeast corner of the Northeast Quarter of said Section 34; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing) on and along the South line of said Quarter Section 1,637.50 feet; thence North 01 degrees 02 minutes 35 seconds East 60.78 feet to the South right-of-way line of Interstate 65 [project I-65-3(77)95]; thence North 01 degrees 02 minutes 32 seconds 846.04 feet said point being the Point of Beginning of this described tract; thence South 89 degrees 50 minutes 53 seconds West 1054.02 feet to a capped rebar marked "9700013"; the following five courses are on and along the Southerly and Easterly right-of-way line of said Interstate 65; (1) thence North 23 degrees 17 minutes 43 seconds West 141.26 feet to a capped rebar set marked "9700013"; (2) thence North 10 degrees 28 minutes 44 seconds West 247.53 feet to a rebar found; (3) thence North 00 degrees 26 minutes 04 seconds West 692.51 feet to a capped rebar set marked "9700013"; (4) thence North 01 degrees 13 minutes 14 seconds East 714.53 feet to a capped rebar set on the North line of the Northwest Quarter of said Section 34; (5) thence North 01 degrees 13 minutes 14 seconds East on and along said Easterly right-of-way 1,347.23 feet to a rebar found on the North line of the Southeast Quarter of the Southwest Quarter of said Section 27; thence North 89 degrees 57 minutes 40 seconds East on and along the North line of said Quarter Quarter Section 159.15 feet to a capped rebar set marking the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 27 and also marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 27; thence North 89 degrees 58 minutes 05 seconds East on and along the North line of the Southwest Quarter of the Southeast Quarter of said Section 1,332.69 feet to a capped rebar set marked "9700013" and marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 27; thence South 01 degrees 11 minutes 08 seconds West on and along the East line of said Quarter Quarter Section 1,344.31 feet to a P.K. nail in a fence post marking the apparent Southeast corner of said Quarter Quarter; thence South 89 degrees 50 minutes 53 seconds West on and along the South line of said Quarter-Quarter 315.63 feet; thence South 01 degrees 02 minutes 35 seconds West 1,780.43 feet to the Point of Beginning of this described tract, containing 93.611 acres, more or less.

INFORMATIONAL NOTE: TAX PARCEL ID 41-02-34-013-005.000-030, Commonly known as Greenwood Rd, Greenwood, IN 46143.

Area Map



| Project Data | |
|---------------------|-------------------------|
| Parcel Size | ±16.47 Acres |
| Building A | 111,300 SF |
| Building B | 136,500 SF |
| Total Building Area | 247,800 SF |
| Car Parking | 246 Spaces |
| Coverage | 247,800 SF / 717,303 SF |
| Ratio | 34.55 % |

Version #04
February 23, 2025



Preliminary Concept Plan

Interstate 65 & E. Main Street Greenwood, Indiana

