

GREENWOOD REDEVELOPMENT COMMISSION

RESOLUTION NO. 2023-10

**DECLARATORY RESOLUTION OF THE GREENWOOD
REDEVELOPMENT COMMISSION AMENDING THE GREENWOOD
EASTSIDE ECONOMIC DEVELOPMENT AREA AND THE ECONOMIC
DEVELOPMENT PLAN THEREFOR TO ESTABLISH A NEW
ALLOCATION AREA**

(Endress+Hauser/Unicorp Project)

WHEREAS, the City of Greenwood (“City”) Redevelopment Commission (the “Commission”), governing body of the Greenwood Department of Redevelopment (the “Department”), on February 27, 1997, adopted its Resolution No. 97-1 (as subsequently confirmed and amended, the “Declaratory Resolution”) establishing an economic development area known as the Greenwood Eastside Economic Development Area (the “Economic Development Area” or “EDA”, the boundaries of which are provided and depicted in the Declaratory Resolution) and approving an economic development plan for the EDA (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14-1 *et. seq.* and Indiana Code 36-7-25-1 *et. seq.* (together, the “Act”);

WHEREAS, the Commission has previously designated certain allocation areas within the EDA for the purposes of capturing property taxes generated from the incremental assessed value of real property in accordance with the Act, including without limitation, the Eastside Allocation Area, the GW Central Expansion Allocation Area (originally designated as the 2013 Allocation Area), the County Line Road and I-65 Allocation Area, Combs Road [Pride One] Allocation Area, the Emerson Pointe Allocation Area, and the Arlington Farms Allocation Area;

WHEREAS, pursuant to the Act, the assessment, planning, replanning, remediation, development, and redevelopment of economic development areas are public uses and purposes for which public money can be spent and private property may be acquired;

WHEREAS, the Commission has investigated, studied, and surveyed economic development areas within the corporate boundaries of the City;

WHEREAS, in order to further its economic development efforts, the Commission now desires to amend the Declaratory Resolution, the Area, and the Plan to:

(1) remove from the GW Central Expansion Allocation Area the unimproved real property identified as the “Endress+Hauser/Unicorp Property” within the Plan Supplement defined below; and

(2) designate the Endress+Hauser/Unicorp Property as an allocation area to be known as the “GW Endress+Hauser/Unicorp Allocation Area” (also referred to herein as the “New Allocation Area”);

WHEREAS, in conjunction with adding the New Allocation Area to the EDA, the Redevelopment Commission now desires to amend the Plan by adopting this resolution and the supplement to the Plan attached hereto and incorporated herein as Exhibit A (the “Plan Supplement”);

WHEREAS, the Plan Supplement promotes significant opportunities for the gainful employment of the City’s citizens, and the Plan Supplement cannot be achieved by regulatory process or the operation of private enterprise due to the lack of public improvements and other factors;

WHEREAS, the Commission has caused to be prepared:

(1) Maps and plats showing:

- (A) the boundaries of the EDA and the New Allocation Area;
- (B) the location of various parcels of property, streets, roads, alleys, and other features that may affect the clearance, replatting, replanning, rezoning or

- development of the New Allocation Area; and
- (C) the parts of the New Allocation Area that are planned to be acquired and devoted to public ways, levees, sewerage, parks and other public purposes under the Plan Supplement, to the extent applicable;
- (2) A list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the amendment of the Declaratory Resolution to establish the New Allocation Area; and
- (3) An estimate of the costs, if any, to be incurred for the development of property in the New Allocation Area;

WHEREAS, the Plan Supplement and supporting data were reviewed and considered by the Commission; and

WHEREAS, the Commission deems it advisable to apply the provisions of Sections 41 and 43 of the Act to the Plan Supplement and the New Allocation Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE GREENWOOD REDEVELOPMENT COMMISSION THAT THE DECLARATORY RESOLUTION IS AMENDED AS FOLLOWS:

1. The recitals of this Resolution are hereby incorporated herein by reference and deemed to be findings of the Commission.

2. The Declaratory Resolution is hereby amended to remove the Endress+Hauser/Unicorp Property from the GW Central Expansion Allocation Area.

3. The Commission finds that the Endress+Hauser/Unicorp Property to be removed from the existing GW Central Expansion Allocation Area and designated as a new allocation area is unimproved property that does not contribute any material amount of revenues to the allocation fund of the GW Central Expansion Allocation Area, and therefore the amendment of the Declaratory Resolution to remove the Endress+Hauser/Unicorp Property from the GW Central Expansion Allocation Area does not materially impact any existing bond obligations or the holders thereof.

4. The Commission finds that the amendment of the Declaratory Resolution as provided in this Resolution and the Plan Supplement for the New Allocation Area:

- (a) Promote significant opportunities for the gainful employment of the citizens of the City;
- (b) Benefit the public health, safety, morals and welfare of the citizens of the City;
- (c) Increase the economic well-being of the City and the State of Indiana; and
- (d) Serve to protect and increase property values in the City and the State of Indiana.

5. The Commission finds that the Plan Supplement and Project cannot be accomplished 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 and/or insufficiency of local public improvements in or serving the New Allocation Area.

6. The Commission finds that the public health and welfare will be benefitted by the amendment of the Declaratory Resolution and the Plan, specifically by facilitating the expansion of a major international business and employer within the City and its construction and development of a new approximately 106,000 square foot first-class facility for commercial office, light industrial, and warehouse use, which is projected to generate approximately 125 new permanent full-time jobs.

7. The Commission finds and declares that it will be of public utility and benefit to amend the Declaratory Resolution and the Plan as provided in this Resolution, that the accomplishment of the Plan Supplement will be of public utility and benefit as measured by an increase in the property tax base, improved diversity of the economic base, and other similar public benefits, and that the Plan Supplement will promote economic development activity in the New Allocation Area, the EDA, and the City, as further described in the Plan Supplement.

8. The Commission does not propose to acquire real property in furtherance of this Plan Supplement.

9. The Commission finds that no residents of the New Allocation Area or the City will be displaced by the projects contemplated in the Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for residents.

10. The general boundaries of the EDA remain unchanged under this Resolution, and the Department is permitted to engage in any and all activities necessary to facilitate the design, construction, and equipping of the projects contemplated in the Plan Supplement.

11. The Commission hereby finds and determines that amendment of the Declaratory Resolution as provided in this Resolution and amending the Plan through the adoption of the Plan Supplement are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Plan, and the purposes of the Act, and the Plan, as amended by the Plan Supplement, conforms to other development and redevelopment plans for the City as well as to the comprehensive plan for the City.

12. The Commission hereby adopts the specific findings set forth in the Plan Supplement, and the Plan Supplement is hereby in all respects approved and added to the Plan.

13. This paragraph shall be considered the allocation provision for the establishment of the New Allocation Area for purposes of IC 36-7-14-39. The Endress+Hauser/Unicorp Property is hereby designated as a new allocation area as authorized in IC 36-7-14-39, to be referred to as the “GW Endress+Hauser/Unicorp Allocation Area”. Any property taxes levied on or after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 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 of the New Allocation Area, unless terminated at an earlier date by the Commission.

14. The Commission hereby finds that the adoption of the above allocation provision for the New Allocation Area will result in new property taxes in the New Allocation Area that would not have been generated but for the adoption of the allocation provision, and supporting evidence for such finding is provided within the Factual Findings portion of the Plan Supplement.

15. This Resolution shall be submitted to the Greenwood Plan Commission (the “Plan Commission”) and the Greenwood Common Council (the “Council”), as provided in the Act, and, if approved by the Plan Commission and the Council, shall be submitted for public hearing and remonstrance before the Commission after public notice of the same, in accordance with the Act.

16. Upon receipt of the written order of approval of the Plan Commission that has also been approved by the Common Council, the Department shall publish notice of the adoption and substance of this Resolution in accordance with IC 5-3-1-4 and file, or cause to be filed, notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning, variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City’s department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officers authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed allocation area. Copies of the notice must also be mailed to affected neighborhood associations and to persons owning property that is in the proposed enlargement of the area or that is proposed to be added to the acquisition list.

17. The Department shall prepare a statement disclosing the impact of the provisions of this Resolution establishing or amending the allocation provisions of the EDA, including the following:

- (a) The estimated economic benefits and costs incurred by the allocation area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the allocation area.

A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under IC 36-7-14-17 at least 10 days before the date of the required hearing.

18. The Department shall record the confirmed resolution in the office of the Johnson County Recorder, and file a copy of the confirmed resolution with both the Johnson County Auditor's Office and the department of local government finance, together with any supporting documents that are relevant to the computation of assessed values in the allocation area, within thirty (30) days after the date on which the Commission takes final action on this Resolution.

19. The officers, counsel, staff, advisers, and representatives of the Commission are hereby authorized and directed to make all filings necessary and desirable to carry out the purposes and intent of this resolution and the confirmatory resolution, including without limitation, working with the Johnson County Auditor's office to finalize the official list(s) of parcels to be included within the allocation area(s) referenced within this resolution and the confirmatory resolution, to the extent consistent with the purposes and intent of this resolution and the confirmatory resolution.

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

21. The provisions of all prior resolutions in conflict with the provisions of this Resolution shall be of no further force or effect.

22. Severability. If any provision of this Resolution or its application to any person or circumstance is invalid or unenforceable, then the remainder of this Resolution or the application of such provision to other persons or circumstances shall not be affected by such invalidity or unenforceability, and in such case a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

23. This Resolution shall be effective as of its date of adoption.


ADOPTED ON THE 15th DAY OF December, 2023, BY A VOTE OF 5 AYES, 0 NAYS.

GREENWOOD REDEVELOPMENT COMMISSION



J. David Hopper, President

Attest:



Bryan K. Harris, Secretary

EXHIBIT A

Plan Supplement

2023 Endress+Hauser/Unicorp Supplement to the City of Greenwood Eastside Economic Development Plan (GW Endress+Hauser/Unicorp Allocation Area)

December 12, 2023

The City of Greenwood Eastside Economic Development Plan, as originally approved by the Greenwood Redevelopment Commission (the “Commission”) on February 27, 1997, and as previously amended and supplemented from time to time (as supplemented, the “Original Plan”), is hereby further supplemented as set forth below. Capitalized terms used herein shall have the same meanings as defined in the declaratory resolution adopting this Plan Supplement and into which this Plan Supplement is incorporated (the “Endress+Hauser/Unicorp Declaratory Resolution”).

Project Objectives and Purposes

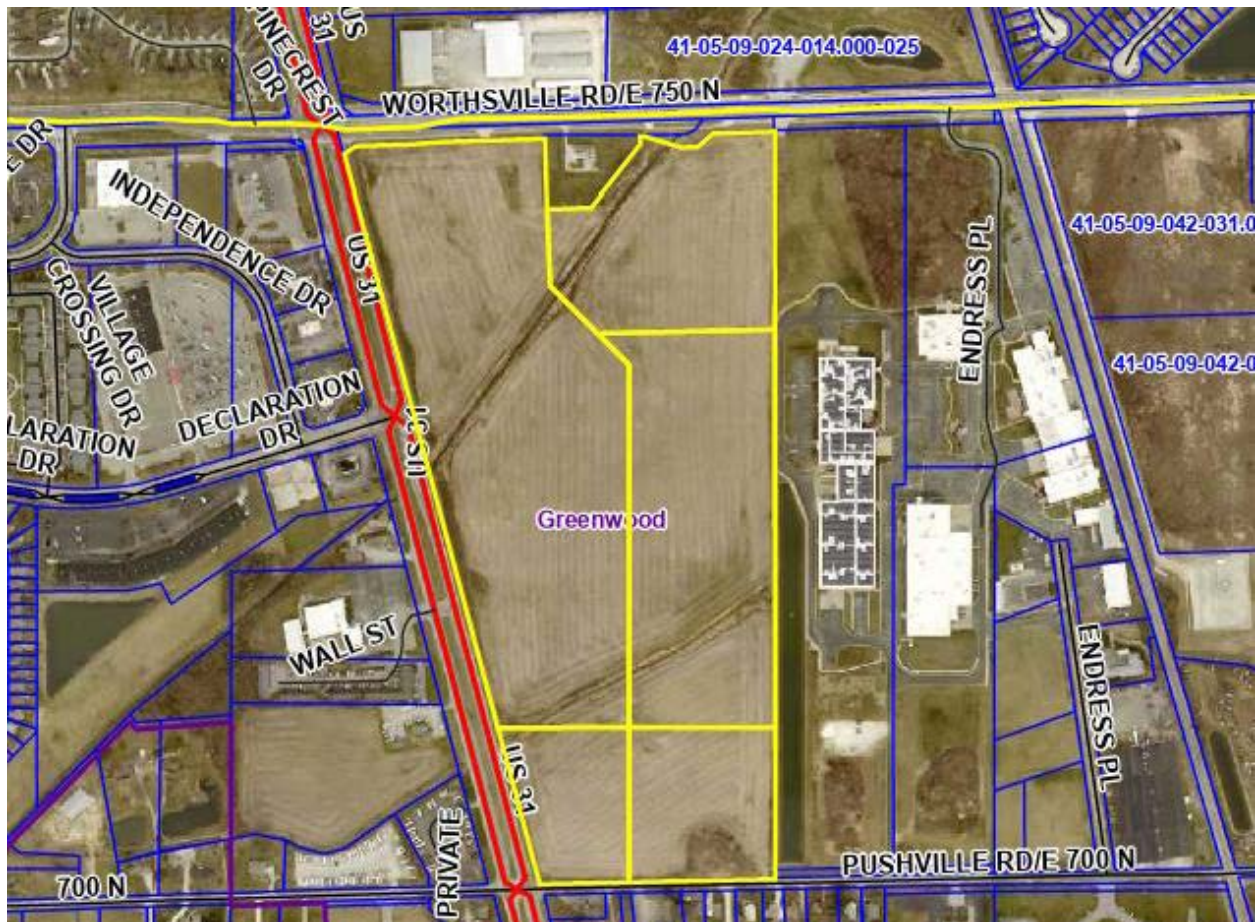
The primary objective of the Original Plan for the Eastside Economic Development Area (the “Eastside EDA”) remains to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; serve to protect and increase property values in the City and the State of Indiana; and to provide the infrastructure system necessary for development of the Eastside EDA in the manner and quality proposed by the Greenwood Comprehensive Plan. The Original Plan provided for infrastructure improvements in the areas of streets, sanitary sewers, drainage, public safety, and other local public improvements.

This supplement to the Original Plan (the “Plan Supplement”) is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of one or more major new business enterprises to the City, (iii) provide for local public improvements in, serving or benefiting the Eastside EDA, (iv) attract and retain jobs, (v) increase the property tax base, and (vi) improve the diversity of the economic base of the City; and is intended to assist in the development and economic growth of downtown Greenwood, the Eastside EDA, and the City of Greenwood as a whole.

This Plan Supplement expands the Plan objectives and purposes to include supporting, facilitating, and funding the Project detailed below.

This Plan Supplement also includes removing the “Endress+Hauser/Unicorp Property” (described below) from the GW Central Expansion Allocation Area and designating it as a new allocation area (the “GW Endress+Hauser/Unicorp Allocation Area”) within the Eastside EDA, depicted and described below.

**Depiction of the
GW Endress+Hauser/Unicorp Allocation Area (the parcels outlined in yellow)**



**Description of the Endress+Hauser/Unicorp Property and the
GW Endress+Hauser/Unicorp Allocation Area By Parcel List**

(Also being the list of owners of the various parcels of property affected by the amendment of the Declaratory Resolution)

(Being approximately 70 acres of unimproved land located on the south side of Worthsville Road and on the east side U.S. Hwy 31 in the south-central part of the City of Greenwood as depicted on the map above.)

PARCEL ID	OWNER
41-05-09-034-001.000-030	OV 15 WORTHSVILLE LLC
41-05-09-032-010.000-030	OV 15 WORTHSVILLE LLC
41-05-09-034-006.000-030	OV 15 WORTHSVILLE LLC
41-05-09-034-002.000-030	OV 15 WORTHSVILLE LLC
41-05-09-034-007.000-030	OV 15 WORTHSVILLE LLC

This Plan Supplement also includes using funds from the New Allocation Area to support and facilitate the goals, purposes, and projects of the Original Plan for the Eastside Economic Development Area to the extent (a) funds are available to do so, and (b) such uses are eligible expenditures under Section 39 of the Act.

Project Description

The project ("Project") consists of the development of: 1) approximately 106,000 square feet of new commercial office, light industrial, and warehouse improvements on approximately 14 acres on the northeast corner of the Endress+Hauser/Unicorp Property, 2) 12,000 square feet of new commercial retail space, and 3) the public infrastructure, including but not limited to streets, curbs, gutters, storm and sanitary sewers, water mains, and all other infrastructure that is not installed on behalf of a third party utility company, necessary for the development of the Endress+Hauser/Unicorp Property (to be constructed by a private developer).

The total estimated cost of the Project is \$86,480,000 to be paid by private parties, with up to \$8,000,000 of the estimated cost to be reimbursed by the City, with the City to be reimbursed by the Commission out of TIF Revenues generated by the Project and collected from the GW Endress+Hauser/Unicorp Allocation Area. The Commission anticipates that the construction of the Project will encourage development in and around the Endress+Hauser/Unicorp Allocation Area.

Economic Benefits of Project

The Plan Supplement is anticipated to facilitate the growth and diversification of the property tax base, through the development of the Project within the GW Endress+Hauser/Unicorp Allocation Area. This additional investment is also anticipated to result in new employment opportunities in the Eastside EDA.

Factual Findings in Support of Plan Supplement

- The Project will result in a substantial increase in the assessed value of the City.
- The Project will facilitate the development of a first-class commercial office and light industrial facility, which will help draw similar first-class facilities, talent, and residents to the allocation areas of the Eastside EDA, to the New Allocation Area, and the City as a whole.
- The Project and its impact on the rest of the City will have a synergistic effect that will help facilitate the high quality development of the rest of the New Allocation Area.
- The Project will make Greenwood a more desirable location for businesses and residents, alike, and will aid in the attraction, retention, and expansion of business enterprises in and to the allocation areas of the Eastside EDA and the City as a whole.
- The ability to attract and retain talent for high-wage positions is a key concern for companies and is a factor evaluated when determining business locations.
- Investment in infrastructure improvements will demonstrate Greenwood's commitment to providing a first class living and working experience, and will assist in the attraction and retention of businesses and residents. And,
- The adoption of the allocation provision of the Resolution, which establishes the Endress+Hauser/Unicorp Property as an allocation area within the Eastside EDA, will result in new property taxes in the New Allocation Area that would not have been generated but for the adoption of the allocation provision because:
 1. The Endress+Hauser/Unicorp Property is currently unimproved land;
 2. Such property has been undeveloped for decades;
 3. Such property was recently proposed for development with the understanding that the proposed development of the property could not occur as proposed without funding assistance for the construction of critical infrastructure to serve the development and that such assistance would be facilitated by the designation of the property as an allocation area;
 4. The funding assistance contemplated by the Plan Supplement for the New Allocation Area will help provide the infrastructure necessary for the Endress+Hauser/Unicorp Property to develop; and
 5. The Project contemplated by the Plan Supplement will be funded and accomplished because of the Endress+Hauser/Unicorp Property being designated as an allocation area.