

**ECONOMIC DEVELOPMENT PLAN
FOR THE U.S. 31 ECONOMIC DEVELOPMENT AREA
CITY OF FRANKLIN REDEVELOPMENT COMMISSION**

Purpose and Introduction.

The City of Franklin Redevelopment Commission (the “Commission”), the governing body of the Department of Redevelopment and the Redevelopment District (the “District”) of City of Franklin, Indiana (the “City”), proposes to designate and declare an economic development area within the City to be known as the “U.S. 31 Economic Development Area” (the “Area”) and designate two tax increment allocation areas within the Area to be known as the U.S. 31 North Allocation Area (the “North Allocation Area”) and the U.S. 31 South Allocation Area (the “South Allocation Area”). This document is the plan for the Area (the “Plan”), provided that this Plan may be amended in the future as provided in Indiana Code 36 7 14, as amended from time to time (the “Act”) and in this Plan.

Pursuant to Sections 15 and 16 of the Act, the Plan must be approved by the Commission, the City’s Plan Commission, and the Common Council of the City. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

Description of Area.

The Area, the North Allocation Area and the South Allocation Area are located in the City and are described in the maps attached hereto as Exhibit A, Exhibit B, and Exhibit C.

Objectives of Projects.

The purposes of the Plan are 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; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of major new business enterprises to the City, (iii) provide for local public improvements in the Area, (iv) attract permanent jobs, (v) increase the property tax base, and (vi) improve the diversity of the economic base of the City.

Description of Projects.

The economic development of the Area consists of projects, in, serving or benefiting the Area and are described as follows: (1) construction of improvements to facilitate pedestrian traffic in the Area, (2) possible acquisition of rights-of-way, as may be determined in the future; (3) surface water drainage and collection infrastructure; (4) water infrastructure; (6) road infrastructure; and (7) sewer infrastructure (collectively, the “Projects”). Several of these proposed projects can be found in the December 2014 Safe Routes to School Plan and the February 2015 Stormwater Master Plan.

The Commission estimates the costs of the Projects to be between \$10,000,000 and \$20,000,000 and anticipates paying for the Projects with tax increment revenues derived from the North Allocation Area and the South Allocation Area. To facilitate to the timely completion of the Projects, the Commission may elect to issues bonds or enter into lease payable form such tax increment revenues or other revenues available to Commission.

Statutory Findings.

A. The Plan for the Area meets the following required findings under Section 41(b) of the Act:

- (i) *The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.*

The Area consists of a portion of the U.S. Highway 31 corridor, which serves as one of most highly traveled routes in the City. While the Area currently contains significant commercial, portions of the Area are currently undeveloped. The Plan will provide additional and improve existing infrastructure that is required to attract new commercial development in the Area, in the form of newly created businesses and the expansion of existing businesses. These new and expanded business enterprises will provide opportunities for employment for the citizens of the City.

- (ii) *The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

Implementation of the Plan is necessary because additional local public improvements are greatly needed and lack thereof is resulting in decreased property values in the Area. The construction of improved infrastructure will pave the way for future growth and development in

the Area. For example, there currently exists limited means for pedestrians to easily cross U.S. Highway 31. The creation of crossways, stoplights, and pedestrian paths is necessary to fully develop the Area.

- (iii) *The public health and welfare will be benefited by accomplishment of the Plan for the Area.*

By creating new opportunities for employment, implementation of the Plan will benefit the public health and welfare for the citizens of the City. Additionally, new or expanded industry and other development will contribute to the overall health of the City by increasing and the diversifying the tax base. Finally, the general welfare of the City is developed through the creation of more opportunities for pedestrians to access commercial enterprises on both sides of U.S. Highway 31.

- (iv) *The accomplishment of the Plan for the Area will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.*

The Projects contemplated by the Plan will be of public utility and benefit by retaining jobs, maintaining the property tax base and will allow for further economic development and improved diversity of the economic base of the City. As described above, the additional infrastructure improvements will allow for residents and other customers to more easily visit commercial businesses in the Area, which in turn will lead to new and expanded enterprises. This new development will be accompanied by the attraction and retention of jobs, new assessed value and a greater variety of businesses.

- (v) *The Plan for the Area conforms to other development and redevelopment plans for the City.*

The Plan conforms with the intended development of the Area as prescribed by the City of Franklin Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the Plan Commission.

B. The Plan for the Area meets the required findings under Section 39(b) of the Act:

The adoption of the allocation provisions for the North Allocation Area will result in new property taxes in the North Allocation Area and the Area that would not have been generated but for the adoption of the allocation provisions, and the adoption of the allocation provisions for the South Allocation Area will result in new property taxes in the South Allocation Area and the Area that would not have been generated but for the adoption of the allocation provisions. As described above, while development currently exists in Area, the allocation provisions provide the Commission with the funding required to complete infrastructure improvements that will facilitate

new investment in the Area, the North Allocation Area, and the South Allocation Area that otherwise would not occur.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property.

The Commission shall follow procedures in IC 36-7-14-19 in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

Amendment of the Plan.

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

EXHIBIT A

U.S. 31 ECONOMIC DEVELOPMENT AREA

EXHIBIT A

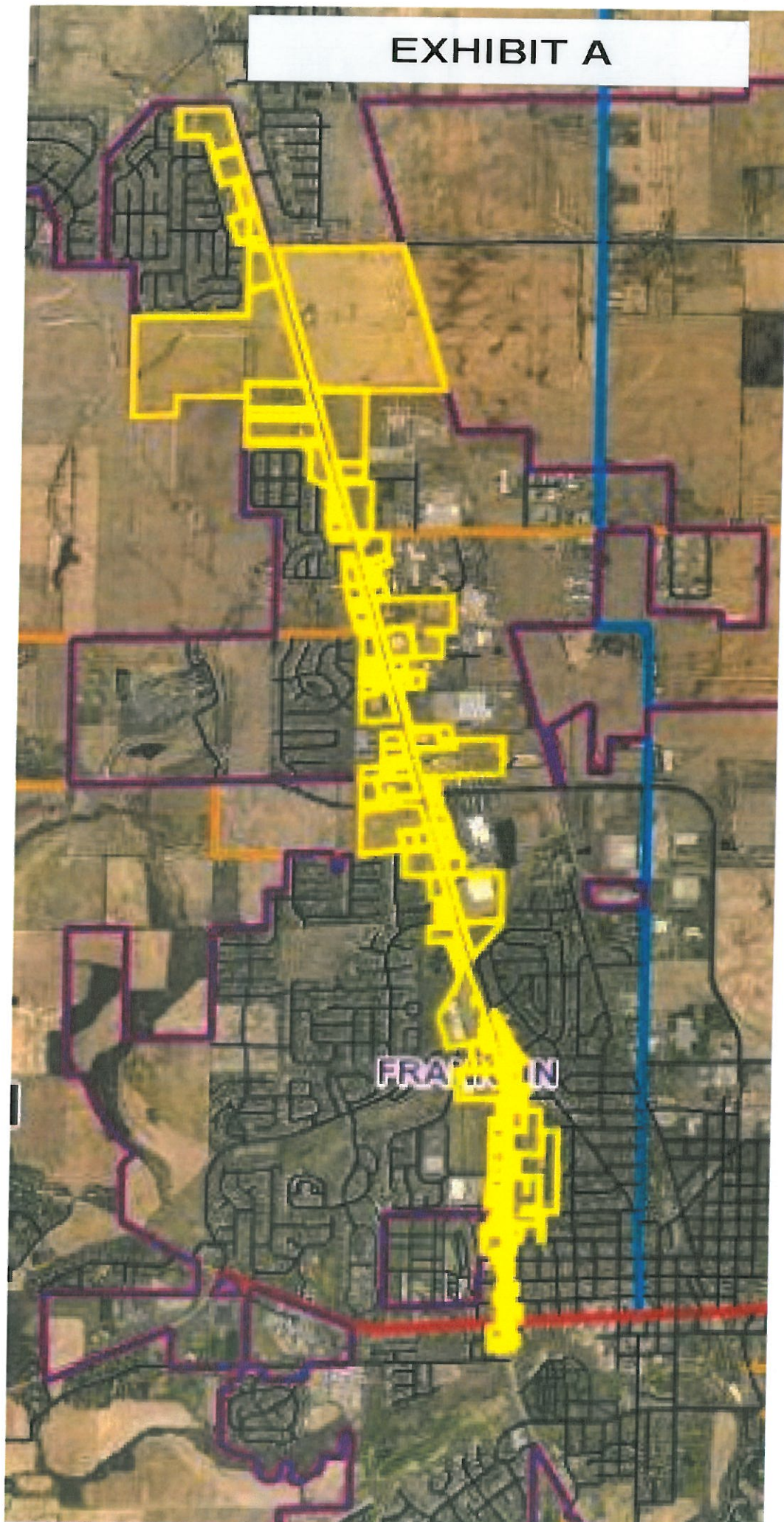


EXHIBIT B

U.S. 31 NORTH ALLOCATION AREA

EXHIBIT B

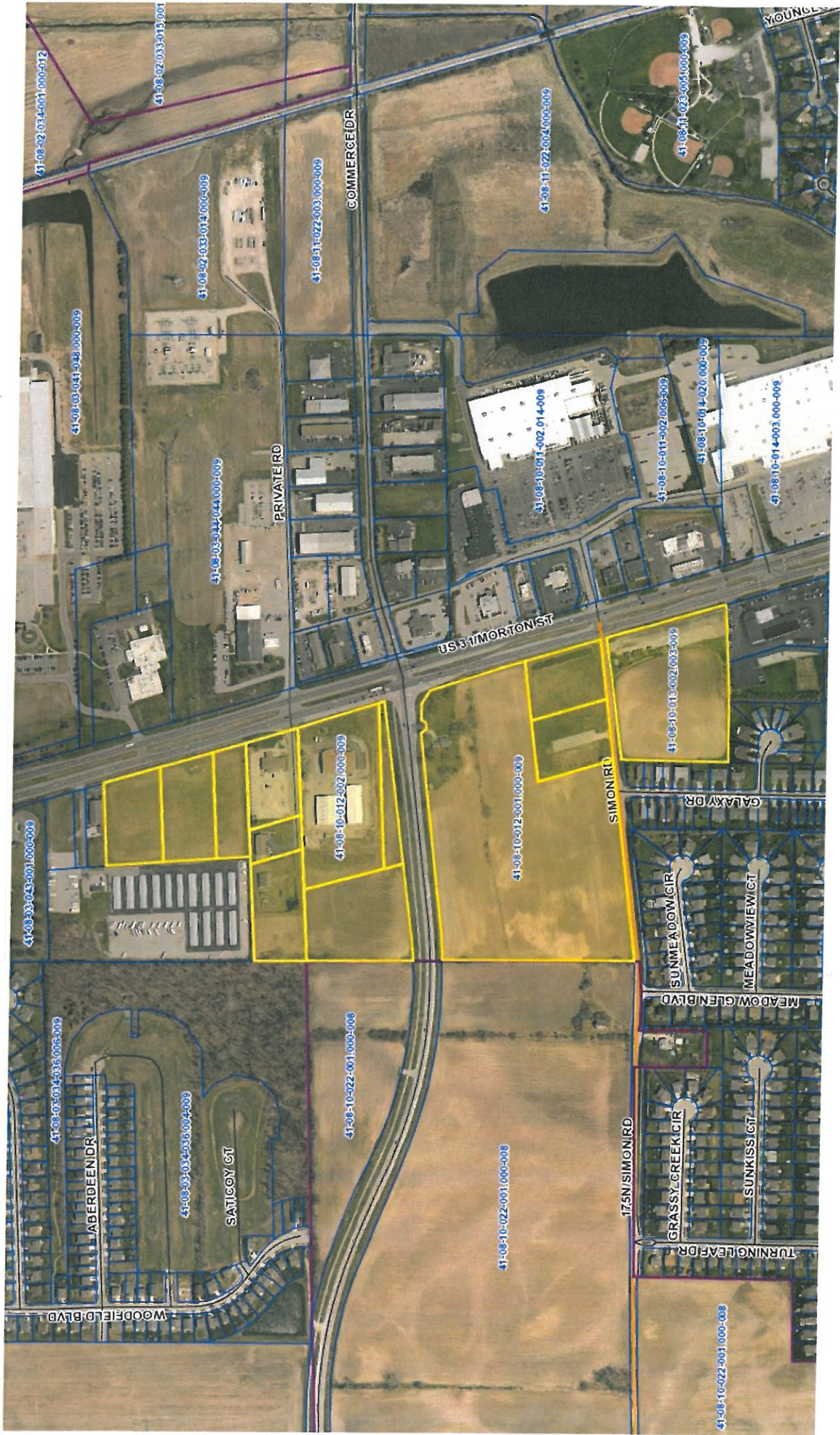


EXHIBIT C

U.S. 31 SOUTH ALLOCATION AREA

EXHIBIT C

