

RESOLUTION NO. 2019-2

DECLARATORY RESOLUTION OF THE TOWN OF BROOKVILLE REDEVELOPMENT COMMISSION ENLARGING THE TOWN OF BROOKVILLE, MAIN STREET ECONOMIC DEVELOPMENT AREA

WHEREAS, on September 18, 2013 the Brookville Redevelopment Commission (the “Commission”) adopted its Declaratory Resolution No. 2013-1 (the “Declaratory Resolution”) declaring an area of the Town of Brookville, Indiana (the “Town”) as the “Town of Brookville, Main Street Economic Development Area” (the “Original Economic Development Area”) to be an “economic development area” within the meaning of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), designating the entire Original Economic Development Area as an “allocation area” (the “Original Allocation Area”) for purposes of Indiana Code 36-7-14-39, and approving the Economic Development Plan for the Original Economic Development Area (the “Original Plan”); and

WHEREAS, on October 29, 2013, following a public hearing, the Commission adopted its Resolution No. 2013-02 confirming the Declaratory Resolution and confirming the Original Plan (the Declaratory Resolution, as so confirmed, the “Original Declaratory Resolution”); and

WHEREAS, a map of the Original Economic Development Area is included in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, on January 16, 2017, the Commission adopted its Resolution No. 2017-1 (the “2017 Amending Resolution”, together with the Original Declaratory Resolution, the “Declaratory Resolution”) amending the Original Declaratory Resolution to amend the Original Plan to include a municipal riverfront development project (the Original Plan, as so amended, the “Plan”);

WHEREAS, the Commission has realized that twelve (12) parcels of real estate included in the Original Economic Development Area are partially located outside the incorporated boundaries of the Town of Brookville, Indiana;

WHEREAS, the Commission desires to amend the Original Declaratory Resolution to remove the twelve (12) parcels listed on Exhibit B attached hereto;

WHEREAS, the Commission has conducted an investigation and made studies of the conditions in the geographic area located on the northeast side of the Original Economic Development Area in the Town, and which geographic area is described in Exhibit C attached hereto and incorporated herein by reference (the “Enlarged Area”); and

WHEREAS, based upon such investigation and studies of the Enlarged Area, the Commission has determined that (i) the twelve (12) identified parcels should be removed from the Original Economic Development Area; (ii) the Original Economic Development Area and the Original Allocation Area should be enlarged to include the Enlarged Area; and (iii) the Plan should be amended for purposes of including the economic development of the Enlarged Area; and

WHEREAS, the Commission finds that the Enlarged Area is an area identified for economic development pursuant to the Act and that the Plan for the Enlarged Area promotes significant opportunities for the gainful employment of the citizens of the Town; may attract new business enterprises to the Town; benefit the public health, safety, morals and welfare of the citizens of the Town; increases the economic well-being of the Town; and serves to protect and increase property values in the Town; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Enlarged Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Enlarged Area, indicating that all parcels of property in the Enlarged Area are to be excluded from any acquisition list of the Commission and (ii) the parts of the Enlarged Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan, as hereby amended; and

WHEREAS, the Plan, as hereby amended, satisfies the criteria set forth in the Act for designating and enlarging an economic development area; and

WHEREAS, the Commission has prepared an estimate of the cost of the economic development of the Enlarged Area; and

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

Section 1. The foregoing recitals are hereby incorporated by reference.

Section 2. The Original Economic Development Area, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, is hereby amended to remove the parcels identified in Exhibit B and enlarged to include the Enlarged Area, as more particularly described in Exhibit C attached hereto and incorporated herein by reference. The list of parcels in the Enlarged Area is also included in Exhibit C. The Original Economic Development Area, as enlarged to include the Enlarged Area (collectively, the “Economic Development Area”), is more particularly described in Exhibit D attached hereto and incorporated herein by reference. The Commission finds that the Economic Development Area is an area identified for economic development for purpose of the Act.

Section 3. The Plan is hereby amended to include the amendments set forth in Exhibit E attached hereto and incorporated herein by reference (the “Enlarged Area Plan Amendments”), which Enlarged Area Plan Amendments amend the Plan to include, among other matters, (i) the boundaries of the Original Economic Development Area and Original Allocation Area as enlarged to include the Enlarged Area, (ii) the projects for the Enlarged Area (the “Projects”), and (iii) the costs of the Projects which are estimated at \$8,000,000, inclusive of financing costs.

Section 4. The Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments:

- (a) Promotes significant opportunities for the gainful employment of the citizens within the Redevelopment District of the Town;

- (b) Assists in the attraction of major new business enterprises in the Town;
- (c) Benefits the public health, safety, morals and welfare of the citizens of the Town;
- (d) Increases the economic well-being of the Town and the State of Indiana; and
- (e) Serves to protect and increase property values in the Town and the State of Indiana.

Section 5. The Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments, 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 the lack of local public improvements and other similar conditions, specifically the Economic Development Area, as hereby amended, lacks the necessary infrastructure improvements to encourage development of private enterprise, including streets, facades, streetside improvements such as sidewalks and street lighting, drainage, parks, trails, utilities, municipal facilities, economic development facilities and landscaping; the cost of such improvements prevents the improvements from being accomplished by private enterprise; and there is no regulatory process available to build infrastructure or provide incentives to encourage redevelopment or economic growth in the Economic Development Area, as hereby amended.

Section 6. The Economic Development Area, as hereby amended, is a menace to the social and economic development interest of the Town and its inhabitants and it will be of public utility and benefit to develop the Economic Development Area, as hereby amended, pursuant to the Act. Further, the public health and welfare will be benefited by the accomplishment of the Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments.

Section 7. The accomplishment of the Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments, will be of public utility and benefit as measured by:

- (a) The attraction or retention of permanent jobs;
- (b) An increase in the property tax base; and
- (c) An improved diversity of the economic base.

Section 8. The Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments, conforms to other development and economic development plans for the Town and is reasonable and appropriate when considered in related to the Plan.

Section 9. The Commission does not plan to acquire any parcels of property in the Enlarged Area. If and to the extent any residents of the Enlarged Area will be displaced by any

Project for the Enlarged Area, the Commission will give consideration to transitional and permanent provisions for adequate housing for such residents, if any, in the Enlarged Area.

Section 10. The Commission estimates the cost of implementing the Plan for the Projects in the Enlarged Area will be approximately \$8,000,000.

Section 11. The Original Allocation Area is hereby enlarged to include the Enlarged Area (such Enlarged Area, the “Enlarged Allocation Area”). Maps of (i) the Original Allocation Area, (ii) the parcels to be removed from the Original Allocation Area, (iii) the Enlarged Allocation Area and (iv) the Original Allocation Area, as amended, together with the Enlarged Allocation Area, are attached hereto as Exhibit A, Exhibit B, Exhibit C and Exhibit D respectively, which maps are incorporated herein by reference. This paragraph constitutes the “allocation provision” for purposes of Indiana Code 36-7-14-39. 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 Enlarged Allocation Area (the “Enlarged Allocation Area Taxing Units”) shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision (such allocated and distributed property taxes, the “Enlarged Area TIF”); provided, however, that seventy percent (70%) of such Enlarged Area TIF shall be distributed to the allocation fund of the Commission and thirty percent (30%) shall be passed through to the Enlarged Allocation Area Taxing Units. This allocation provision shall expire no later than 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 from the Enlarged Allocation Area.

Section 12. The Commission hereby finds that the adoption of the allocation provision in Section 11 hereof will result in new property taxes in the Enlarged Allocation Area that would not have been generated but for the adoption of the allocation provision contained in Section 11 hereof. The improvements to be undertaken in the area are expected to result in the development of real property in the area which will result in additional property taxes in the Enlarged Allocation Area that would not have been generated but for the adoption of the allocation provision contained in Section 11 hereof. Additionally, the current condition of the Enlarged Allocation Area is not amendable to development due to the condition of the Enlarged Allocation Area as hereinbefore stated and as further described in the Plan, as hereby amended. The Commission has been advised by its staff that through the proposed development of the Enlarged Allocation Area such development will foster and encourage orderly economic development of the Enlarged Area which will result in new property taxes in the Enlarged Allocation Area that would not have otherwise occurred.

Section 13. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan for the Economic Development Area, as hereby amended to include the Enlarged Area Plan Amendments, to the Town of Brookville Plan Commission (the “Plan Commission”) for its approval.

Section 14. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council of the Town to publish notice of the adoption and substance of this resolution in accordance with

Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the Town 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 Town'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 shall also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Enlarged Allocation Area.

Section 15. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Enlarged Allocation Area which includes (a) the estimated economic benefits and costs incurred by the Enlarged 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 it either wholly or partly located within the Enlarged Allocation Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 14 hereof).

Section 16. The Commission further directs the presiding officer to submit this resolution to the Town Council of the Town for its approval of the establishment of the Economic Development Area, as hereby enlarged to include the Enlarged Area.

Section 17. All resolutions and parts of resolutions in conflict herewith are hereby repealed. The provisions of the Declaratory Resolution not amended hereby shall remain in full force and effect.

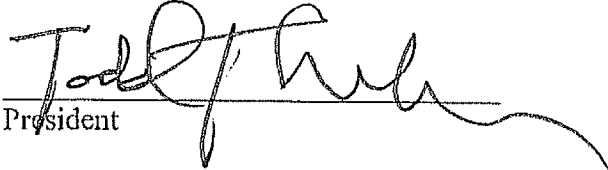
Section 18. The amendments made to the Declaratory Resolution, hereby, are reasonable and appropriate when considered in relation to the Declaratory Resolution, and the Plan and the purposes of the Act.

Section 19. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 20. This resolution shall be in full force and effect from and after its passage.

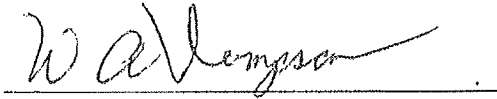
Adopted September 16, 2019.

TOWN OF BROOKVILLE
REDEVELOPMENT COMMISSION



President

ATTEST:

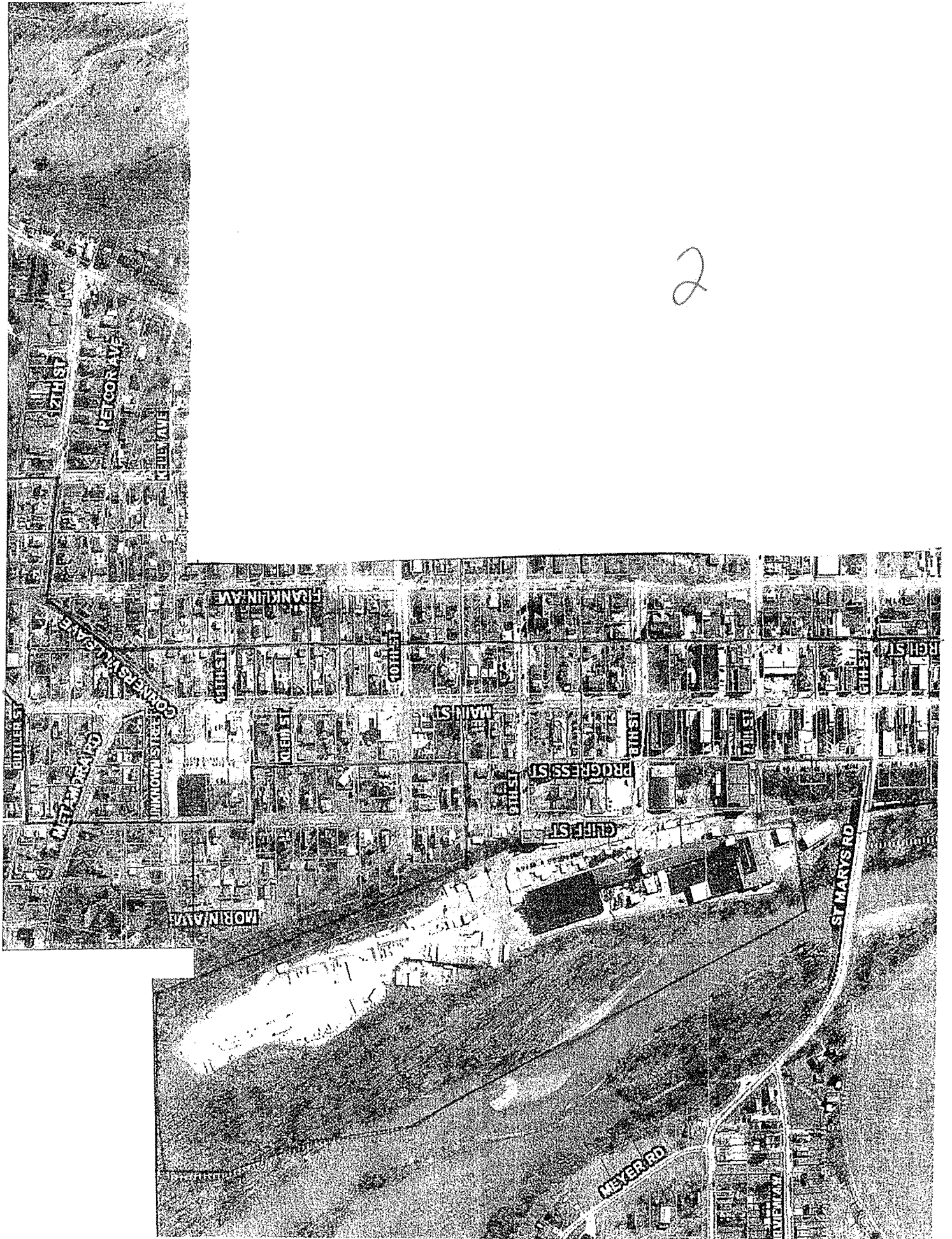


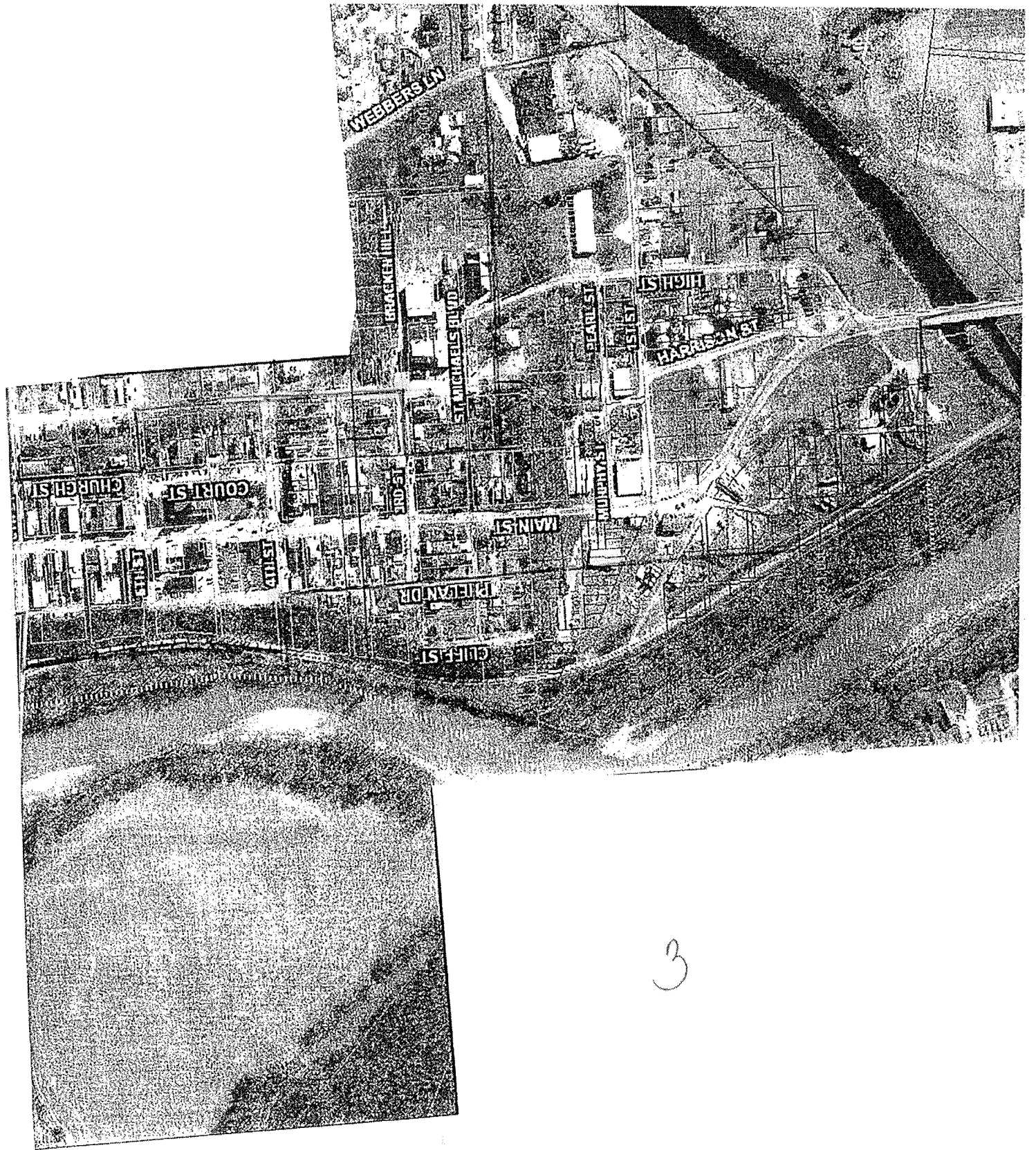
Secretary

EXHIBIT A

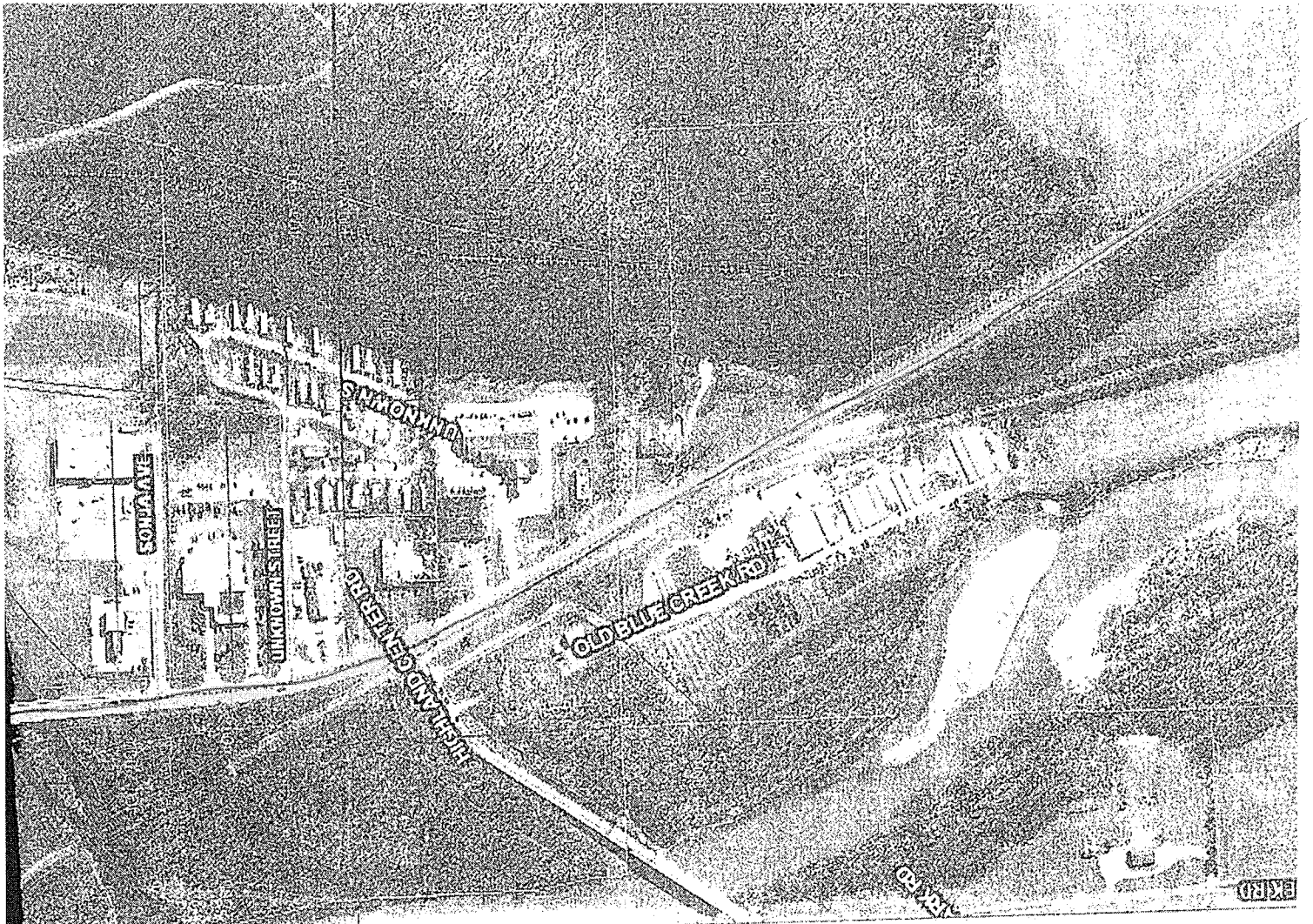
*Map, Legal Description and Parcel Number List for
Original Economic Development Area and the Original Allocation Area*

2

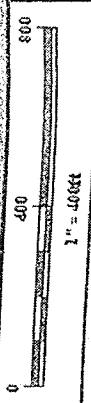
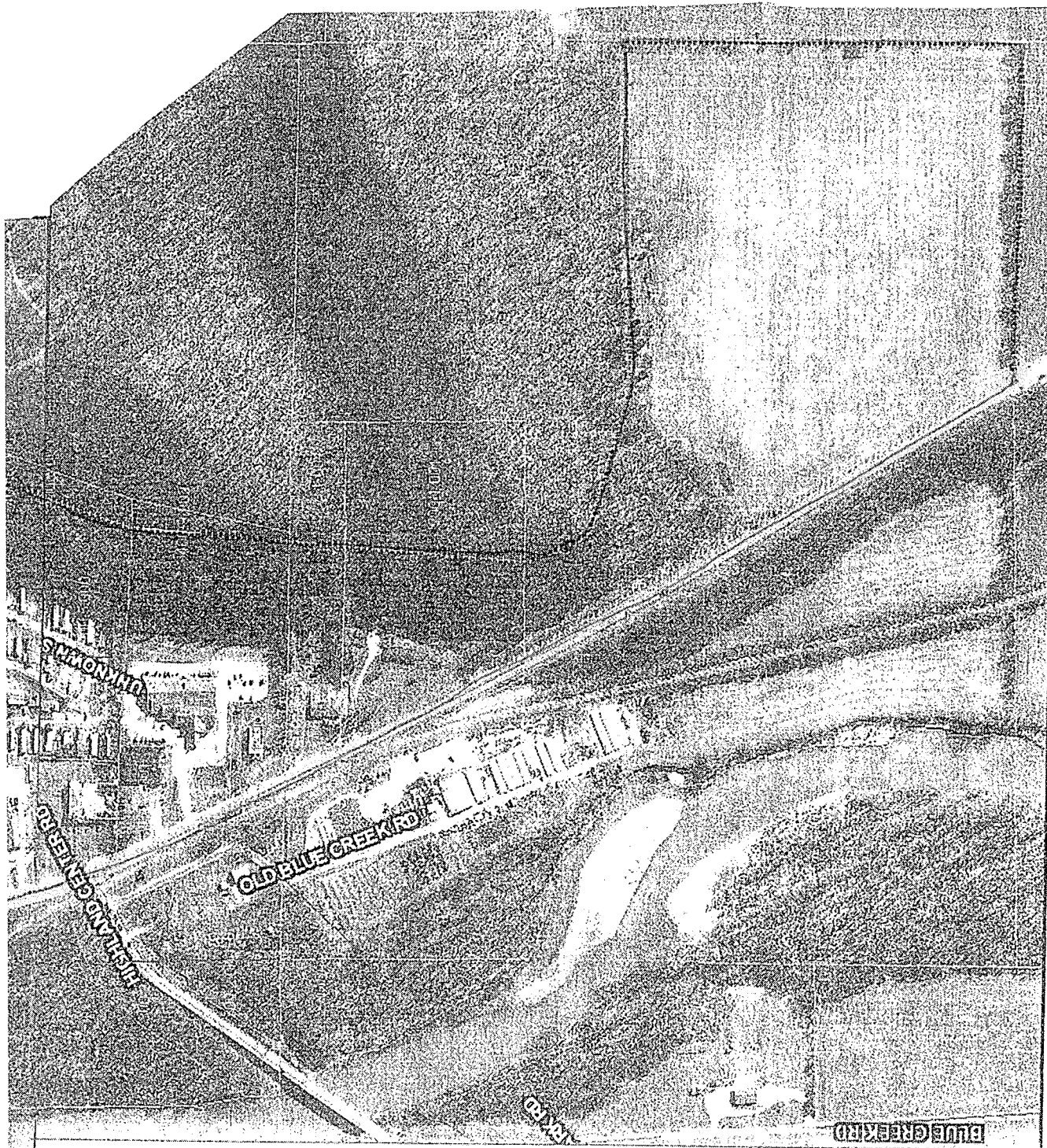




3



4



5

EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION OF MAIN STREET TIF DISTRICT

BEING PART OF SECTIONS 20 AND 29, TOWNSHIP 9 NORTH, RANGE 2 WEST, BROOKVILLE CORPORATION, FRANKLIN COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF RESERVOIR ROAD AND THE NORTH LINE OF THE TOWN OF BROOKVILLE; THENCE SOUTHEASTWARD ALONG THE CORPORATION LINE TO THE INTERSECTION OF STATE ROAD NUMBER 101; THENCE SOUTHWESTWARD ALONG STATE ROAD NUMBER 101 TO THE INTERSECTION OF JOHN STREET; THENCE SOUTH ALONG JOHN STREET TO THE INTERSECTION OF 12TH STREET; THENCE WEST ALONG 12TH STREET TO CONNERSVILLE AVENUE; THENCE SOUTHWEST ALONG CONNERSVILLE AVENUE TO THE EXTENSION OF CHURCH STREET (ALLEY); THENCE SOUTH ALONG CHURCH STREET TO 5TH STREET; THENCE EAST ALONG 5TH STREET TO FRANKLIN AVENUE; THENCE SOUTH ALONG FRANKLIN AVENUE TO 3RD STREET; THENCE WEST ALONG 3RD STREET TO THE INTERSECTION OF SAID CHURCH STREET; THENCE SOUTH ALONG CHURCH STREET TO THE NORTH LINE OF LOT NUMBER 6 IN MARTINS ADDITION TO THE TOWN OF BROOKVILLE; THENCE EAST ALONG THE NORTH LINE OF LOT NUMBER 6, EXTENDED TO WEBERS LANE; THENCE SOUTHWARD ALONG WEBERS LANE EXTENDED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTH ANNEX TO THE TOWN OF BROOKVILLE; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID ANNEX TO THE SOUTHEAST CORNER AND WEST ALONG THE SOUTH LINE TO THE WEST LINE AND INTERSECTION OF STATE ROAD #52; THENCE NORTHWEST ALONG U.S. HIGHWAY #52 TO THE SOUTH CORPORATION LINE; THENCE LEAVING SAID HIGHWAY AND EAST ANNEX LINE, WEST ALONG SAID CORPORATION LINE CENTERLINE OF WHITEWATER VALLEY RAILROAD TRACKS; THENCE NORTHWARD ALONG SAID TRACK CENTERLINE TO THE EXTENSION OF PROGRESS STREET (ALLEY); THENCE NORTH ALONG SAID STREET AND THE EXTENSION THEREOF TO THE INTERSECTION OF 4TH STREET; THENCE WEST TO THE ABOVE SAID TRACK CENTERLINE; THENCE NORTHWARD ALONG SAID TRACK CENTERLINE TO THE INTERSECTION OF ST. MARY'S ROAD; THENCE EAST ALONG ST. MARY'S ROAD (EXTENDED 6TH STREET) TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 7TH STREET; THENCE WEST ALONG 7TH STREET TO THE EAST LINE OF OWENS-CORNING FIBERGLASS CORPORATION; THENCE SOUTH AND WEST ALONG THE EAST AND SOUTH LINES OF OWENS-CORNING TO THE WHITEWATER RIVER; THENCE NORTHWARD ALONG SAID RIVER TO THE INTERSECTION OF BUTLERS RUN; THENCE NORTHEASTWARD ALONG BUTLERS RUN (OWENS-CORNING NORTH LINE) TO THE WHITEWATER VALLEY RAILROAD; THENCE SOUTHWARD ALONG SAID RAILROAD TO THE EXTENSION OF 8TH STREET; THENCE EAST ALONG 8TH STREET AND THE EXTENSION THEREOF TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 11TH STREET; THENCE WEST ALONG 11TH STREET TO CLIFF STREET; THENCE NORTH ALONG CLIFF STREET TO BUTLER AVENUE; THENCE EAST ALONG BUTLER AVENUE TO STATE ROADS #1 AND #101; THENCE NORTHEAST ALONG SAID STATE ROADS TO THE INTERSECTION OF RESERVOIR ROAD; THENCE NORTHWARD ALONG RESERVOIR ROAD TO THE PLACE OF BEGINNING.

Parcel Listing

Parcel Number	Property Owner	Property Address
24-10-20-100-006.000-003	Smith, Donald	State Rd 1
24-10-20-200-002.000-003	Riedman, M Annette Etal	Reservoir Rd
24-10-20-200-007.000-003	Edwards, Thomas E	Reservoir Rd
24-10-20-260-001.000-004	Johnson, Melody Kay, Hodges, Holly	9019 Reservoir Rd
24-10-20-260-002.000-004	Johnson, Melody Kay, Hodges, Holly	9019 Reservoir Rd
24-10-20-260-003.000-004	Ferrell, George & Deborah	9018 State Rd 101
24-10-20-260-004.000-004	Branstetter, Hubert & Karen L	9022 State Rd 101
24-10-20-260-005.000-004	Lee, Victoria J	9013 Reservoir Rd
24-10-20-260-006.000-004	Lee, Victoria J	9013 Reservoir Rd
24-10-20-260-007.000-004	Franklin County Farm Bureau	9016 State Rd 101
24-10-20-260-008.000-004	Peoples Trust Co	9014 State Rd 101
24-10-20-261-001.002-004	Cox, Albert & Mary Lou	9026 State Rd 101
24-10-20-261-003.000-004	Riedman, M Annette Etal	State Rd 101
24-10-20-262-001.000-004	Franks, Andrea L	1250 N Franklin Ave
24-10-20-262-002.000-004	Alf Properties LLC	9021 Hwy 101
24-10-20-262-003.000-004	State Of Indiana	St 101
24-10-20-300-001.000-003	Westbrook Development Corporation	St Marys Rd
24-10-20-300-001.001-004	Westbrook Development Corporation	St Mary Rd
24-10-20-300-002.000-004	Owens Corning Roofing & Asphalt LLC	128 W 8th Street
24-10-20-300-005.000-003	Ritz, Ronald W & Sandra J	Us 52
24-10-20-329-001.000-004	Gesell, Michael B	1219 Franklin Ave
24-10-20-329-001.001-004	Cox, Kimberly Jo	1217 Franklin Ave
24-10-20-329-002.000-004	FCN Bank	1201 Main St
24-10-20-329-003.000-004	FCN Bank	Butler Ave
24-10-20-329-004.000-004	McCracken, John C	54 Butler Ave
24-10-20-329-005.000-004	Clark, Lois E Revocable Trust	1209 Franklin Ave
24-10-20-329-006.000-004	Bukofchan Properties LLC	1235 Franklin Ave
24-10-20-330-001.000-004	Abshear, Ruth L	1160 Cliff St
24-10-20-330-002.000-004	Moore, Kenneth & Phyllis	39 Metamora Ave
24-10-20-330-004.000-004	Moore, Kenneth & Phyllis K	35 Metamora Rd
24-10-20-330-005.000-004	Orschell, L. Eileen	24 Metamora Ave
24-10-20-330-006.000-004	Orschell, Cindy Cross	1160 Main St
24-10-20-330-007.000-004	Orschell, L. Eileen	1158 Main St
24-10-20-330-008.000-004	Ritz, Ronald W & Sandra J	1154 Main St
24-10-20-330-009.000-004	Stenger, George J & Linda Sue	23 Metamora
24-10-20-330-010.000-004	State Of Indiana	1148 Main St
24-10-20-330-010.001-004	State Of Indiana	Main St
24-10-20-331-001.000-004	Fister, Ronald H & Margaret E	18 Butler Ave

Exhibit A
(Continued)

24-10-20-331-001.001-004	Rosenberger, Juanita	1167 Main St
24-10-20-331-002.000-004	Mason, Chas Morton & Helen L	135 Connersville Ave
24-10-20-331-003.000-004	Schneider, Sharon R	1163 Main St
24-10-20-331-004.000-004	Teuschler, Julia Perfect	131 Connersville Ave
24-10-20-331-005.000-004	Patterson, Brian L & Lyle B Anderson	1151 Main St
24-10-20-331-006.000-004	Lohrey, Donald T	123 Connersville Ave
24-10-20-331-007.000-004	Patterson, Brian L & Anderson, Lyle	1145 Main St
24-10-20-331-008.000-004	Patterson, Brian & Lyle B Anderson	1139 Main St
24-10-20-331-009.000-004	Brenton, Craig W	103 Connersville Ave
24-10-20-331-010.000-004	Bolser, Travis J & Kelly A	101 Connersville Ave
24-10-20-333-001.000-004	Conner, Joe & Donna	38 Metamora Rd
24-10-20-333-002.000-004	Knapp, Kara	32 Metamora Rd
24-10-20-333-003.000-004	Bolser, Ronda F	28 Metamora Rd
24-10-20-333-004.000-004	Edwards, Paul Andrew	22 Metamora Rd
24-10-20-333-005.000-004	Smith, Donald Lee & Sharon Kay	16 Metamora Rd
24-10-20-333-006.000-004	Johnson, Corinne Mary Living Trust	1130 Main St
24-10-20-333-007.000-004	Back, Eugene T	1140 Cliff St
24-10-20-333-008.000-004	Reese, Shawnda G & William C	1128 Main St
24-10-20-333-009.000-004	Holman Investments LLC	1112 Main St
24-10-20-333-010.000-004	Holman Enterprises Inc	1116 Main St
24-10-20-333-011.000-004	Deters, Thomas P & Kathleen J	1100 Cliff St
24-10-20-333-012.000-004	Pavey's Grocery LLC	1100 Main St
24-10-20-334-001.000-004	Davis, Thomas G & Marilyn M	130 Connersville Ave
24-10-20-334-005.000-004	Murrell, Sharon A	112 Connersville Ave
24-10-20-334-007.000-004	Schmid, James R & Linda L	104 Connersville Ave
24-10-20-334-009.000-004	Banning, Terence K Et Al Life	100 Connersville Ave
24-10-20-334-011.000-004	Ripperger, Timothy F & Natalie J	1121 Main St
24-10-20-334-013.000-004	Bischoff, Tina	1115 Main St
24-10-20-334-015.000-004	Ellis, Beverly J	1109 Main St
24-10-20-337-002.000-004	Barczak, Cheryl Ann	1038 Main St
24-10-20-337-004.000-004	Profitt, Herbert R & Alta A	1032 Main St
24-10-20-337-005.000-004	Profitt, Herbert R & Alta A	Main St
24-10-20-337-007.000-004	Oglesby, Charles R & Loretta J	1032 Main St
24-10-20-337-009.000-004	Hawkins, Eric A & Nancy J	1022 Main St
24-10-20-337-011.000-004	Davis, Thomas G & Marilyn M	1016 Main St
24-10-20-337-015.000-004	Smart 9 LLC	1010 Main St
24-10-20-337-016.000-004	Stang, Donald W	15 W 10th St
24-10-20-338-001.000-004	TKDJ Enterprises LLC	1049 Main St
24-10-20-338-004.000-004	Schnitker, Douglas, Jeffrey &	1041 Main St
24-10-20-338-007.000-004	Lambert, Aaron & Erin	1039 Main St
24-10-20-338-009.000-004	Hensley, Gilbert & Juanita Revocable	1037 Main St
24-10-20-338-011.000-004	Knecht Rentals LLC	1031 Main St
24-10-20-338-013.000-004	Back, Stephanie & Race, Andrew	1025 Main St

Exhibit A
(Continued)

24-10-20-338-014.000-004	United States Postal Service	1019 Main St
24-10-20-338-017.000-004	Biltz, Jody L	1011 Main St
24-10-20-338-019.000-004	Biltz, Jody L	1001 Main St
24-10-20-377-004.000-004	Smith, Jerry A	18 W 10th St
24-10-20-377-005.000-004	Davis, Thomas G & Marilyn M	954 Main St
24-10-20-377-007.000-004	Woelfel, James D & Dinah F	932 Main St
24-10-20-377-010.000-004	Newman, John J	912 Main St
24-10-20-377-014.000-004	Hyde, James A & Eileen M	906 Main St
24-10-20-377-015.000-004	Kuntz, Janice E; Michael William Kun	17 W 9th Street
24-10-20-377-016.000-004	Stinger, Brent E & Annette J	900 Main St
24-10-20-378-001.000-004	Brookhaven Holdings, LLC	951 Main St
24-10-20-378-002.000-004	Brookhaven Holdings, LLC	116 10th St
24-10-20-378-005.000-004	Brookhaven Holdings, LLC	929 Main St
24-10-20-378-008.000-004	Brookville Public Library	919 Main St
24-10-20-378-010.000-004	Wilson, Michael B & Lola Jean	911 Main St
24-10-20-378-012.000-004	Hill, Clysta D	901 Main St
24-10-20-380-003.000-004	McDonald's Corporation	834 Main St
24-10-20-380-007.001-004	Town Of Brookville Indiana	Main St
24-10-20-380-008.000-004	TJ Square LLC	826 Main St
24-10-20-380-009.000-004	McMillin, Lowell C & Sharon R	814 Main St
24-10-20-380-010.000-004	Knecht, Edward J	812 Main St
24-10-20-381-001.000-004	Wolff, David, Sherrie & Tia	831 Main St
24-10-20-381-003.000-004	Cummings, Robert T	Main St
24-10-20-381-004.000-004	J & R Realty Corporation Us 52 W	819 Main St
24-10-20-381-007.000-004	J & B Capital LLC	813 Main St
24-10-20-381-008.000-004	Payne, Wilson & Ethel	807 Main St
24-10-20-381-009.000-004	Destination Brookville, LLC	801 Main St
24-10-20-382-001.000-004	Oehlman, Keith Edward	20 W 8th St
24-10-20-382-002.000-004	Foe Aerie 1129 Trustees	770 Main St
24-10-20-382-003.000-004	Knecht Investments LLC	766 Main St
24-10-20-382-004.000-004	Hornfeck, Joseph D & Sharon A	756 Main St
24-10-20-382-005.000-004	Hornfeck, Joseph D & Sharon A	752 Main St
24-10-20-382-006.000-004	Wollyung, Lawrence C & Beverly	740 -744 Main St
24-10-20-383-001.000-004	Whitewater Valley Aerie #1129	Main St
24-10-20-383-004.000-004	Knecht's Rentals LLC	749 Main St
24-10-20-383-005.000-004	Wilson, Michael D & Sharon R	739 Main St
24-10-20-401-001.000-004	Bentz, Mike	1238 Franklin Ave
24-10-20-401-002.000-004	Knecht Rentals, LLC	1234 Franklin Ave
24-10-20-401-003.000-004	Knecht's Rental LLC	1228 Franklin Ave
24-10-20-401-004.000-004	Chambers, Clarence M &	1224 Franklin Ave
24-10-20-401-005.000-004	Lohrey, Todd & Linda	1233 John St
24-10-20-401-005.001-004	Alf Properties LLC	9021 Hwy 101
24-10-20-401-005.002-004	Brown, Kevin J & Lynn A	1235 John St

Exhibit A
(Continued)

24-10-20-401-006.000-004	Knecht's Rentals	1218 Franklin Ave
24-10-20-401-007.000-004	Bush, Ansel R & Rosetta	1214 Franklin Ave
24-10-20-401-008.000-004	New Leaf Income Fund LLC	1210 Franklin Ave
24-10-20-401-009.000-004	Meyer, Gordon C & Patricia E	201 12th St
24-10-20-401-010.000-004	Reese, Gary A	205 12th St
24-10-20-401-011.000-004	Marmouze, Gary W Sr Et Al	211 12th St
24-10-20-401-012.000-004	Miller, Stephen A & Linda	Johns St (Alley)
24-10-20-401-013.000-004	Schutt, Richard D & Susan S	223 E 12th St
24-10-20-401-014.000-004	Sizemore, Michelle D, Ariens, Tricia	227 12th St
24-10-20-401-015.000-004	Miller, Stephen A & Linda	217 E 12th St
24-10-29-100-007.000-004	Brookville Church Of Christ	11018 St Marys Rd
24-10-29-143-001.000-004	Knecht Investments LLC	Progress St
24-10-29-143-002.000-004	Destination Brookville, LLC	720 Main St
24-10-29-143-002.001-004	Destination Brookville LLC	734 Main St
24-10-29-143-003.000-004	Knecht Investments LLC	714 Main St
24-10-29-143-004.000-004	Knecht, Edward J & Cynthia M	25 W 7th St
24-10-29-143-005.000-004	Kolb, Nancy D	706 Main St
24-10-29-143-006.000-004	Poe, Jeremy & Julie	15 W 7th St
24-10-29-143-007.000-004	Knecht Rentals LLC	700 Main St
24-10-29-144-001.000-004	Kentucky Motor Services Inc	721 Main St
24-10-29-144-003.000-004	Kentucky Motor Services Inc	Main St
24-10-29-144-004.000-004	Smith, Martin	709 Main St
24-10-29-144-006.000-004	Jm Russell, LLC	701 Main St
24-10-29-144-007.000-004	Schlueter, Shannon A	115 E 7th St
24-10-29-145-001.000-004	Knecht, Edward J & Cynthia	Progress St
24-10-29-145-002.000-004	Gardner, Michael A & Teresa L	664 Main St
24-10-29-145-003.000-004	Wollyung, Lawrence C & Beverly	656 Main St
24-10-29-145-004.000-004	Wollyung, Lawrence C & Beverly	656 Main St
24-10-29-145-005.000-004	Main Meat Market Inc	650 Main St
24-10-29-145-006.000-004	Main Meat Market Inc	650 Main St
24-10-29-145-007.000-004	Town Of Brookville	Main St
24-10-29-145-008.000-004	Town Of Brookville	632 -634 Main St
24-10-29-145-009.000-004	Bender, Richard	622 Main St
24-10-29-145-010.000-004	Town Of Brookville	Progress St
24-10-29-145-011.000-004	Trabel, Douglas & Deborah	616 Main St
24-10-29-145-012.000-004	Cooper, Thelma	612 Main St
24-10-29-145-013.000-004	Gill, Rick L & Vicki A	606 Main St
24-10-29-145-014.000-004	Town Of Brookville	Main St
24-10-29-146-001.000-004	Brookville Tire Mart Inc	653 Main St
24-10-29-146-005.000-004	Davis, Thomas G Iii & Davis, Tammy	647 Main St
24-10-29-146-007.000-004	Finch, Barbara J & Calvin E Trustee	617 Main St
24-10-29-146-013.000-004	Finch, Barbara J & Calvin E Trustee	613 Main St
24-10-29-146-014.000-004	Finch Barbara J & Calvin E Trustee O	123 6th St

Exhibit A
(Continued)

24-10-29-146-015.000-004	Brown, Troy & Angel	611 Main St
24-10-29-146-015.001-004	Tebbe, Brad M	601 Main St
24-10-29-147-001.000-004	Knecht Rentals LLC	572 Main St
24-10-29-147-003.000-004	Town Of Brookville	Progress St
24-10-29-147-004.000-004	Hyde, James A & Eileen M	564 Main St
24-10-29-147-005.000-004	Moster, Paul A & Susan J	560 Main St
24-10-29-147-006.000-004	Lubic, James & Teresa	556 Main St
24-10-29-147-007.000-004	Fedjack Holdings LLC	548 Main St
24-10-29-147-008.000-004	Leffingwell, Kelly J. & Leffingwell	Main St
24-10-29-147-009.000-004	Bender, Richard	528 -530 Main St
24-10-29-147-010.000-004	Prime Conservative Fund, LP	518 Main St
24-10-29-147-011.000-004	Follow The Lamb LLC	512 Main St
24-10-29-147-012.000-004	Prime Conservative Fund, LP	506 Main St
24-10-29-147-013.000-004	Bender, Richard	15 W 5th St
24-10-29-147-014.000-004	Franklin County Farmers Mutual	500 Main St
24-10-29-147-015.000-004	Prime Conservataive Fund, LP	6A & 6B W 5th St
24-10-29-148-001.000-004	G2 Apparel LLC	571 Main St
24-10-29-148-002.000-004	Wollyung, Lawrence C	112 6th St
24-10-29-148-004.000-004	Houchel, Beverly	563 Main St
24-10-29-148-005.000-004	Wollyung, Lawrence C	563 6th St
24-10-29-148-006.000-004	Franklin County Water Assn Inc	559 Main St
24-10-29-148-007.000-004	Franklin County Water Assn Inc	559 Main St
24-10-29-148-008.000-004	Smith, Martin	547 Main St
24-10-29-148-010.000-004	Franklin County Community Foundation	527 Main St
24-10-29-148-011.000-004	Whitewater Publications Inc	531 Main St
24-10-29-148-012.000-004	Whitewater Publications Inc	533 Main St
24-10-29-148-015.000-004	Whitewater Publications Inc	515 Main St
24-10-29-148-016.000-004	Franklin Co National Bank	501 Main St
24-10-29-148-018.000-004	Franklin Co National Bank	501 Main St
24-10-29-148-020.000-004	Riedman, Harry F Jr	111 E 5th St
24-10-29-149-001.000-004	Town Of Brookville	Progress St
24-10-29-149-002.000-004	Dependable Co LLC	16 W 5th St
24-10-29-149-003.000-004	Dependable Co LLC	5th St
24-10-29-149-004.000-004	Gillman Family LLC	480 Main St
24-10-29-149-005.000-004	Gillman Family LLC	480 Main St
24-10-29-149-006.000-004	Gillman Family, LLC	468 Main St
24-10-29-149-007.000-004	Wollyung, Lawrence C & Beverly	450 Main St
24-10-29-149-008.000-004	Franklin Co Citizens For	462 Main St
24-10-29-149-009.000-004	Lil Ole Office LLC	440 Main St
24-10-29-149-010.000-004	Franklin County National Bank	400 Main St
24-10-29-149-011.000-004	Franklin County National Bank	400 Main St
24-10-29-149-012.000-004	Gillman Family LLC	480 Main St
24-10-29-150-001.000-004	Franklin Co Commissioners	459 Main St

Exhibit A
(Continued)

24-10-29-150-002.000-004	Schneider, Joy	432 Court St
24-10-29-150-003.000-004	Wilhelm-Waggoner, Brenda &	424 Court St
24-10-29-150-004.000-004	Knecht Rentals LLC	420 Court St
24-10-29-150-005.000-004	Franklin Co Board Of Commissioners	416 Court St
24-10-29-150-006.000-004	Becker-Wilson, Dawn M	412 Court St
24-10-29-150-007.000-004	Knecht, Edward J	406 Court St
24-10-29-150-008.000-004	Knecht's Rentals LLC	402 Court St
24-10-29-150-009.000-004	Franklin Co Commissioners	Main St
24-10-29-180-001.000-004	Russell, Franklin B & Phyllis J	356 Main St
24-10-29-180-002.000-004	Helderman, Gordon	10 W 4th St
24-10-29-180-003.000-004	Pan, Liang Tuan & Zheng, Linda	370 Main St
24-10-29-180-004.000-004	Rosenberger, Richard G Jr & Trisha	360 Main St
24-10-29-180-006.000-004	Baudendistel, Kent	330 Main St
24-10-29-180-007.000-004	Webb Jr., Donald L & Loretta J Trust	328 Main St
24-10-29-180-009.000-004	Fullenkamp, Melanie, Williams, Phili	320 Main St
24-10-29-180-010.000-004	Fullenkamp, Melanie, Williams, Phili	320 Main St
24-10-29-180-011.000-004	Burkhart, Robert R	312 Main St
24-10-29-180-014.000-004	Stenger Holdings LLC	306 Main St
24-10-29-180-015.000-004	Gramman, James D	29 W 3rd St
24-10-29-180-016.000-004	Cooper, Patricia R	300 Main St
24-10-29-181-001.000-004	Brookville-Franklin County	371 Main St
24-10-29-181-003.000-004	Fohl, Kurt A	116 E 4th St
24-10-29-181-004.000-004	Cooley, Robert Earl & Patricia	122 E 4th St
24-10-29-181-005.000-004	Brookville Columbian Club Inc	126 E 4th St
24-10-29-181-006.000-004	Suding, Brent H & Janet J	130 E 4th St
24-10-29-181-008.000-004	Brookville Columbian Club	333 Main St
24-10-29-181-009.000-004	Wissman, Terry Etal Life Estate Chuc	325 Main St
24-10-29-181-010.000-004	Knecht's Rentals LLC	121 E 3rd St
24-10-29-181-011.000-004	Teufel, Jeffrey D & Patti J	125 E 3rd St
24-10-29-181-012.000-004	Vonderheide, Elmer E &	129 E 3rd St
24-10-29-181-013.000-004	Knecht Rentals LLC	315 Main St
24-10-29-181-014.000-004	RPC Inc	309 Main St
24-10-29-181-015.000-004	T & L Development LLC	301 Main St
24-10-29-181-015.001-004	RPC Inc	305 Main St
24-10-29-181-016.000-004	Knecht Rentals LLC	111 3rd St
24-10-29-182-001.000-004	Finch, Rita J	44 W 3rd St
24-10-29-182-002.000-004	Lanning, Quentin G & Patricia	40 W 3rd St
24-10-29-182-003.000-004	Moore, Kenneth & Phyllis K	32 W 3rd St
24-10-29-182-004.000-004	Moster, Louis & Rosemary	30 W 3rd St
24-10-29-182-005.000-004	Schuck, Samuel J & Diana D	24 W 3rd St
24-10-29-182-006.000-004	Schuck, Samuel J & Diana D	18 W 3rd St
24-10-29-182-007.000-004	Fehlinger, Michael P	280 Main St
24-10-29-182-008.000-004	Schuck, Samuel J & Diane D	268 Main St

Exhibit A
(Continued)

24-10-29-182-009.000-004	G.K. Banning Property LLC	259 Cliff St
24-10-29-182-010.000-004	Middendorf, Darrin L & Kelley M	208 St Michaels Blvd
24-10-29-182-011.000-004	Smith, Scottie D	206 St Micheals Blvd
24-10-29-182-012.000-004	Schuck, Samuel J & Diana D	262 Main St
24-10-29-182-013.000-004	Hoff, David E & Carolyn R	257 Cliff St
24-10-29-182-014.000-004	Robinson, Kathleen A	234 Phelan Dr
24-10-29-182-015.000-004	Geis, Gregory J Trustee	233 Phelan Dr
24-10-29-182-016.000-004	Jespersen, Winifred A & Meyer, H	260 S Main St
24-10-29-182-017.000-004	Schulman, Ethel S & Ronnie P Reams	255 Cliff St
24-10-29-182-018.000-004	Ag One Co-Op Inc	110 Main St
24-10-29-182-018.001-004	Town Of Brookville	230 Main St
24-10-29-183-001.000-004	Brookville Christian Center LLC	273 Main St
24-10-29-183-008.000-004	Hodapp, Ruth Ann	253 Main St
24-10-29-183-011.000-004	Lohrey, Woodrow M & Mary E	249 Main St
24-10-29-183-012.000-004	Friberg, Robert C & Carol K	233 Franklin Ave
24-10-29-183-012.001-004	Schirmer, William V & Cassandra L	1st St
24-10-29-183-013.000-004	Baxter, Joy S	247 S Main St
24-10-29-183-014.000-004	Fullenkamp, Melanie, Williams, Phili	245 Main St
24-10-29-183-015.000-004	Voegele, Robert A & Angela J	Murphy Rd
24-10-29-183-016.000-004	Schirmer, William V & Cassandra L	12 Murphy St
24-10-29-183-016.001-004	Voegele, Robert A	221 Main St
24-10-29-183-017.000-004	Schirmer, William V & Cassandra L	E 1st St
24-10-29-183-018.000-004	Schirmer, William V & Cassandra L	116 E 2nd St
24-10-29-183-019.000-004	Wollyung, Lawrence C	139 Franklin St
24-10-29-184-001.000-004	Roman Catholic Archdiocese	
24-10-29-184-002.000-004	Orschell, Martin & Kathern A	High St
24-10-29-184-003.000-004	Schirmer, William V & Cassandra L	E 1st St / Murphy St
24-10-29-200-003.000-003	Nobbe, Philip J.,Craig S Nobbe	11021 State Rd 252
24-10-29-200-005.000-004	Sizemore, Annette M	266 Webers Ln
24-10-29-200-006.000-004	Rottinghaus, Daniel J & Paula S	260 Webers Ln
24-10-29-200-009.000-004	Riverwalk Drive Apartments LLC	Webers Lane
24-10-29-259-001.000-004	Roman Catholic Archdiocese Of Indian	St Michael Blvd
24-10-29-259-002.000-004	Deutsch, Steven E Etal	217 High St
24-10-29-260-002.000-004	Roman Catholic Archdiocese Of	St Michael Blvd
24-10-29-260-003.000-004	Barrett, Marjorie A	1 Bracken Hill
24-10-29-260-004.000-004	Barrett, Marjorie 1/2 Int; Barrett,	216 High St
24-10-29-260-005.000-004	Pepsi-Cola Bottling Co Of Brookville	Weber Drive
24-10-29-261-001.000-004	Orschell, Martin E & Kathryn A	152 1st St
24-10-29-261-002.000-004	Bergin, Carl Bruce	168 1st St
24-10-29-261-003.000-004	Bergin, Carl Bruce	168 1st St
24-10-29-261-004.000-004	Shamrock Manor LLC	207 High St
24-10-29-261-005.000-004	Race, Larry & Ruby L	162 Pearl St
24-10-29-300-006.000-003	Town Of Brookville	Main St

Exhibit A
(Continued)

24-10-29-331-001.000-004	Town Of Brookville	108 Main Street
24-10-29-331-001.001-004	TJL LLC	Main St
24-10-29-331-002.000-004	Town Of Brookville	100 Main St
24-10-29-331-002.001-004	Ag One Co-Op	Main St
24-10-29-331-002.002-004	Hyde, James A & Eileen M Trustee	Main St
24-10-29-331-003.000-004	Hyde, James A & Eileen M	Us Hwy 52
24-10-29-331-003.002-004	Ag One LLC	Main St
24-10-29-331-004.000-004	State Of Indiana	U S Hwy 52
24-10-29-331-006.000-004	Herdrich Petroleum Corp	106 Main St
24-10-29-332-001.000-004	Valley Meats Inc	Us Hwy 52
24-10-29-332-001.001-004	Town Of Brookville	Us 52
24-10-29-332-002.000-004	White, David & Paula A	1st St
24-10-29-332-003.000-004	White, David	1st St
24-10-29-332-004.000-004	White, David & Paula A	Us Hwy 52
24-10-29-332-005.000-004	Hyde, James A & Eileen M Trustees	Us Hwy 52
24-10-29-332-006.000-004	Hyde, James A & Eileen M Trustees	Us Hwy 52
24-10-29-332-007.000-004	Hyde, James A & Eileen M Trustees	Us Hwy 52
24-10-29-332-008.000-004	Hyde, James A & Eileen M Trustees	Us Hwy 52
24-10-29-400-001.000-003	Nobbe, Paul J	11177 Us 52
24-10-29-400-001.001-004	Hamstra Builders Inc	11179 Us Hwy 52
24-10-29-400-001.002-004	Nobbe Group, Inc	11177 Us 52
24-10-29-400-001.003-004	52 Pik-Up Inc	State Rd 52
24-10-29-400-001.004-004	Nobbe Group Inc	11177 Us 52
24-10-29-400-001.005-004	Nobbe, Paul J	8088 Sonja Ave
24-10-29-400-004.000-004	Bauer, Wayne & Linda K	11173 Us 52
24-10-29-400-005.000-003	Johnson, Donald & Debbie K	11165 Us Hwy 52
24-10-29-400-005.000-004	Johnson, Donald & Debbie K	11165 Us Hwy 52
24-10-29-400-006.000-004	Finch, Barbara J & Calvin E Trustee	11161 Us 52
24-10-29-400-007.000-004	Herbert Properties Limited	11153 State Rd 52
24-10-29-400-008.000-004	Franklin County Historical Society	State Rd 52
24-10-29-400-009.001-004	Hamstra Enterprises Inc	11143 Us Hwy 52
24-10-29-400-009.002-004	Fayette Memorial Hospital Assoc Inc	11137 Us 52
24-10-29-400-011.000-004	Aes Real Estate Group LLC	State Rd 52
24-10-29-401-001.000-004	Lawrenceburg Gas Co	Harrison St
24-10-29-401-002.000-004	PDD Harvey LLC	Harrison St
24-10-29-401-003.000-004	Wilson, Michael B & Lola Jean	179 2nd St
24-10-29-401-005.000-004	Hyde, James A & Eileen M Trustees	High St
24-10-29-401-007.000-004	Hyde, James A & Eileen M Trustees	Main St
24-10-29-401-008.000-004	Reuss, Rodney & Catherine	Us Hwy 52
24-10-29-401-009.000-004	Ferman, Beth A	146 Harrison St
24-10-29-401-010.000-004	State Of Indiana	Us 52
24-10-29-401-011.000-004	State Of Indiana	Us Hwy 52
24-10-29-401-012.000-004	Cheeseman, Charles & Becker, Jera M	11203 Us Hwy 52

Exhibit A
(Continued)

24-10-29-401-013.000-004	Franklin County Humane Society Inc.	120 High St
24-10-29-402-001.000-004	Malloy, Kevin J & Linda M	160 High St
24-10-29-402-002.000-004	Allen, Lura	236 -246 1st St
24-10-29-402-003.000-004	Race, Dwight & Deborah J	250 Weber Ln
24-10-29-402-004.000-004	Reuss, Teddy R & Ruth Ann	254 Weber Ln
24-10-29-402-005.000-004	Reuss, Rodney C & Catherine	110 High St
24-10-29-402-005.001-004	Reuss, Rodney, C &	
24-10-29-403-001.000-004	Reuss, Teddy R & Ruth Ann	254 Webers Ln
24-10-32-200-001.000-003	Hyde, James A Et Al Living Trust	Us Hwy 52
24-10-32-200-001.001-003	Race, Mary, Allen, Michael, Turner,	11125 Us 52
24-10-32-200-001.002-004	Race, Mary, Allen, Michael, Turner,	11125 Us 52
24-10-32-200-001.003-004	Hyde, James A & Eileen M Trustees	Us Hwy 52
24-10-32-200-001.004-003	Neukam, Brent A & Sharilyn K	11127 Us 52
24-10-32-200-001.005-004	Neukam, Brent A & Sharilyn K	11127 Us 52

EXHIBIT B

*Parcel Number List of Parcels to be Removed from
the Original Allocation Area*

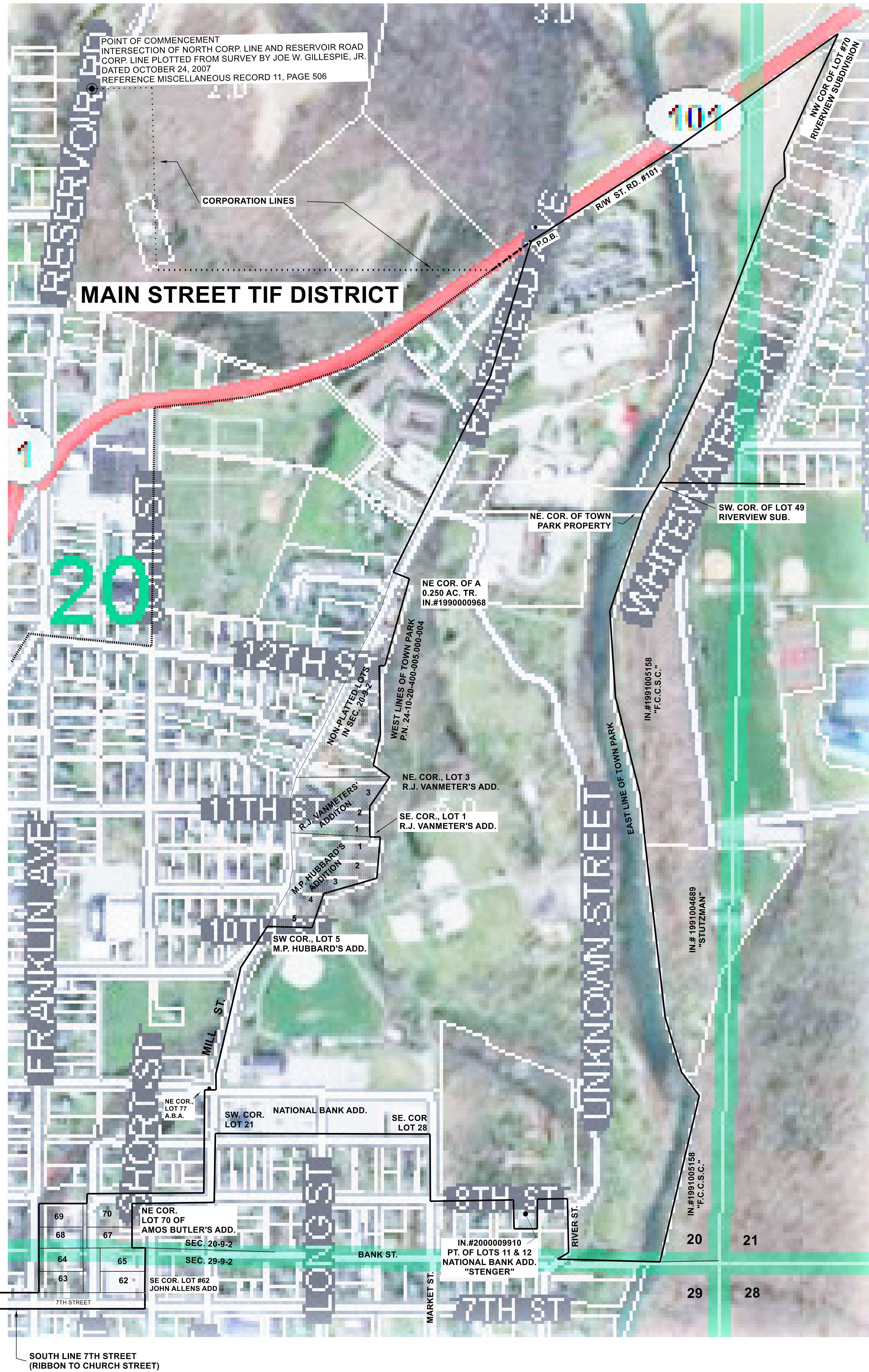
1. 24-10-20-100-006.000-003
2. 24-10-20-200-002.000-003
3. 24-10-20-200-007.000-003
4. 24-10-20-300-001.000-003
5. 24-10-20-300-005.000-003
6. 24-10-29-200-003.000-003
7. 24-10-29-300-006.000-003
8. 24-10-29-400-001.000-003 (parent)
9. 24-10-29-400-014.000-003 (split)
10. 24-10-29-400-005.000-003
11. 24-10-32-200-001.000-003
12. 24-10-32-200-001.001-003
13. 24-10-32-200-001.004-003

EXHIBIT C

*Map, Legal Description and Parcel Number List for
Enlarged Area and the Enlarged Allocation Area*

PLAT OF MAIN STREET TIF ADDITION

BEING PART OF THE EAST HALF OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 21 AND PART OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 9 NORTH, RANGE 2 WEST, BROOKVILLE CORPORATION, FRANKLIN COUNTY, INDIANA



DESCRIPTION OF MAIN STREET TIF ADDITION

BEING PART OF THE EAST HALF OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 21 AND PART OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 9 NORTH, RANGE 2 WEST, BROOKVILLE CORPORATION, FRANKLIN COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RESERVOIR ROAD AND THE NORTH LINE OF THE TOWN OF BROOKVILLE; THENCE SOUTHEASTWARD ALONG THE CORPORATION LINES TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD 101; THENCE NORTHEASTWARD ALONG SAID RIGHT-OF-WAY TO THE INTERSECTION OF FAIRFIELD AVENUE AND THE TRUE PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT #70 OF RIVERVIEW SUBDIVISION; THENCE SOUTHWARD ALONG THE WEST LINES OF LOTS 49 THRU 70 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT #49; THENCE SOUTHWARD ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991005158, OFFICE OF THE RECORDER, FRANKLIN COUNTY, INDIANA, TO THE NORTHEAST CORNER OF THE TOWN PARK PROPERTY; THENCE SOUTHWARD ALONG THE EAST LINE OF THE TOWN PARK PROPERTY TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 2 WEST, PASSING ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991004689, OFFICE OF SAID RECORDER; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE INTERSECTION OF RIVER STREET; THENCE NORTHWARD ALONG RIVER STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG THE SOUTH LINE OF 8TH STREET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT #200009910, OFFICE OF SAID RECORDER; THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PROPERTY TO THE ABOVE SAID SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE WEST LINE OF MARKET STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT #28 IN THE NATIONAL BANK ADDITION TO THE TOWN OF BROOKVILLE; THENCE WESTWARD ALONG THE SOUTH LINES OF LOTS #21 THRU #28 IN SAID ADDITION TO THE SOUTHWEST CORNER OF LOT #21 AND THE EAST LINE OF MILL STREET; THENCE SOUTHWARD ALONG THE EAST LINE OF MILL STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT #70 OF AMOS BUTLER'S ADDITION; THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS #65 AND #62 TO THE SOUTH LINE OF 7TH STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF CHURCH STREET; THENCE NORTH ALONG THE EAST LINE OF CHURCH STREET TO THE NORTH LINE OF 7TH STREET; THENCE EAST ALONG THE NORTH LINE OF 7TH STREET TO THE SOUTHWEST CORNER OF LOT #63 IN JOHN ALLEN'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOTS #63 AND #64 TO THE SOUTHWEST CORNER OF LOT #68 IN SAID AMOS BUTLER'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOTS #68 AND #69 TO THE SOUTH LINE OF 8TH STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF SAID LOT #70; THENCE NORTH TO THE NORTH LINE OF 8TH STREET; THENCE EAST ALONG THE NORTH LINE OF 8TH STREET TO THE WEST LINE OF MILL STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT #77 IN SAID AMOS BUTLER'S ADDITION; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT #21 AND THE EAST LINE OF MILL STREET; THENCE NORTHWARD ALONG SAID EAST LINE OF MILL STREET AND FAIRFIELD AVENUE TO THE SOUTHWEST CORNER OF LOT #5 IN M.P. HUBBARD'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE SOUTHEAST CORNER OF LOT #1 OF R.J. VANMETER'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE NORTHWARD ALONG THE EAST LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE NORTHEAST CORNER OF LOT #3; THENCE NORTHWARD ALONG THE EAST LINES OF NON-PLATTED LOTS IN SAID SECTION 20 AND THE WEST LINES OF THE TOWN PARK PROPERTY TO A 0.250 ACRE TRACT DESCRIBED IN INSTRUMENT 199000968, OFFICE OF SAID RECORDER; THENCE WEST ALONG THE NORTH LINE OF SAID 0.250 ACRE TRACT TO THE INTERSECTION FAIRFIELD AVENUE; THENCE NORTHWARD ALONG SAID AVENUE TO THE PLACE OF BEGINNING.

PARCELS LIST

COUNTY	AREA	SECTION	BLOCK	PARCEL	SPLIT	TaxID	OWNER NAME
24	10	20	200	010	002	004	BROOKVILLE PROPERTIES LP
24	10	20	200	011	000	004	FRANKLIN COUNTY BOARD OF COMMISSIONERS
24	10	20	200	012	000	004	MURPHY, KENNETH AND PATRICIA
24	10	20	200	013	000	004	COOK, WILLIAM H AND WIFE
24	10	20	200	014	001	004	MURPHY, KENNETH AND PATRICIA
24	10	20	200	014	001	004	COOK, KATHLEEN
24	10	20	400	005	000	004	BOARD OF TRUSTEES, TOWN OF BROOKVILLE
24	10	20	400	006	000	004	BERNARD HURST, POST 77 AMERICAN LEGION
24	10	20	400	007	000	004	SHEA, THOMAS, PETRENKO, AMY, LE MARTHA SHEA
24	10	20	457	001	000	004	STATE OF INDIANA
24	10	20	458	001	000	004	BOARD OF TRUSTEES, TOWN OF BROOKVILLE
24	10	20	490	005	000	004	STENGER, MARLIN AND SHIRLEY
24	10	20	200	010	000	004	THIRD PLACE BROOKVILLE HOTEL GROUP LLC
24	10	21	151	021	000	004	THIRD PLACE BROOKVILLE HOTEL GROUP LLC
24	10	20	459	001	000	004	B&L TRACTOR SALES INC.
24	10	20	459	002	000	004	KUEHN, CONNIE
24	10	20	459	003	000	004	DG ZIMMER PROPERTIES, LLC
24	10	20	459	004	000	004	B&L TRACTOR SALES INC.
24	10	29	201	001	000	004	REIDMAN, RANDALL AND MICHELLE
24	10	29	201	002	000	004	B&L TRACTOR SALES INC.
24	10	29	201	003	000	004	ANGEL, JOEL
24	10	29	202	001	000	004	B&L TRACTOR SALES INC.
24	10	29	202	002	000	004	B&L TRACTOR SALES INC.

PREPARED BY:
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FILE NAME	DATE	DRAWN BY
TOB TIF.tvw	9-16-2019	name
SCALE	200 FxIn	SHEET
JOB	REVISION	SHEET
2019-91	1/1	1/1

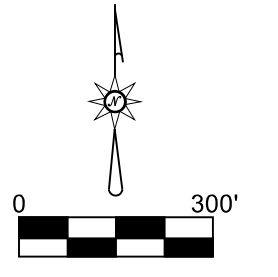
This map drawn with TRAVERSE PC Software

EXHIBIT D

*Map of Original Economic Development Area and Original Allocation Area with
Enlarged Area and the Enlarged Allocation Area*

ECONOMIC DEVELOPMENT AREA BROOKVILLE, INDIANA

BEING PART OF BROOKVILLE CORPORATION,
TOWNSHIP 9 NORTH, RANGE 2 WEST, FIRST PRINCIPAL MERIDIAN,
FRANKLIN COUNTY, INDIANA

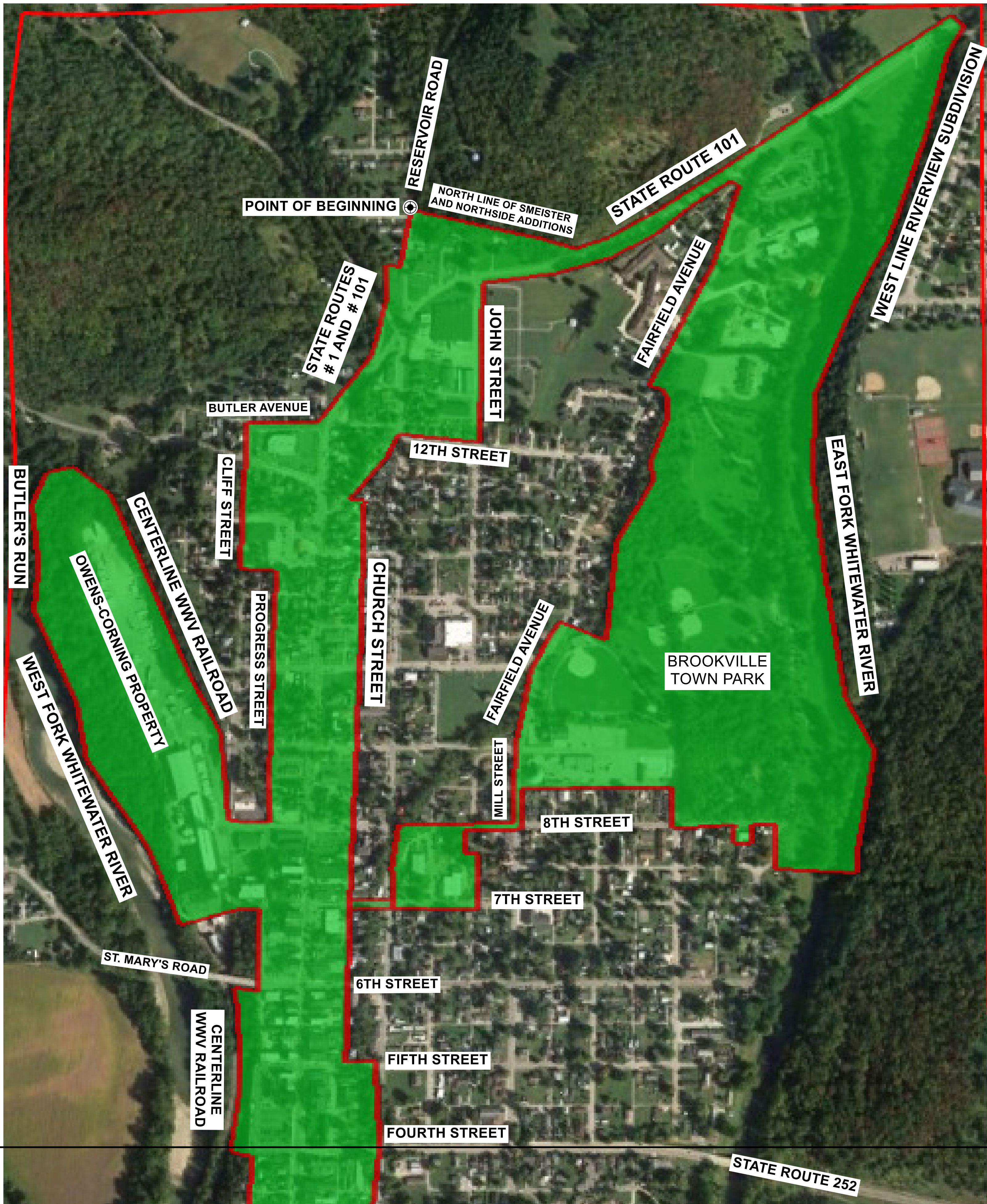


ONE INCH = THREE HUNDRED FEET

PAGE 1/2

FILE NAME		
TOB TIFF.TRV		
SCALE	DATE	DRAWN BY
300 FT/in	10-7-2019	INSERT NAME
JOB	REVISION	SHEET
2019-81-2	1/1	1/2

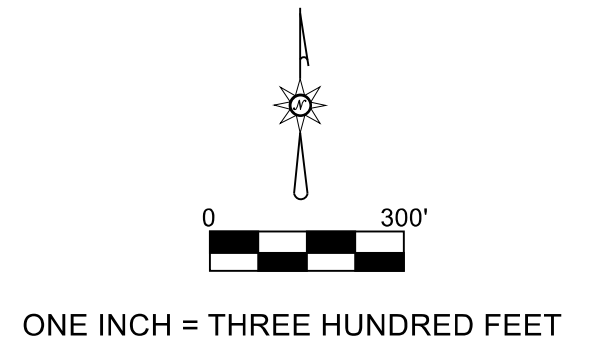
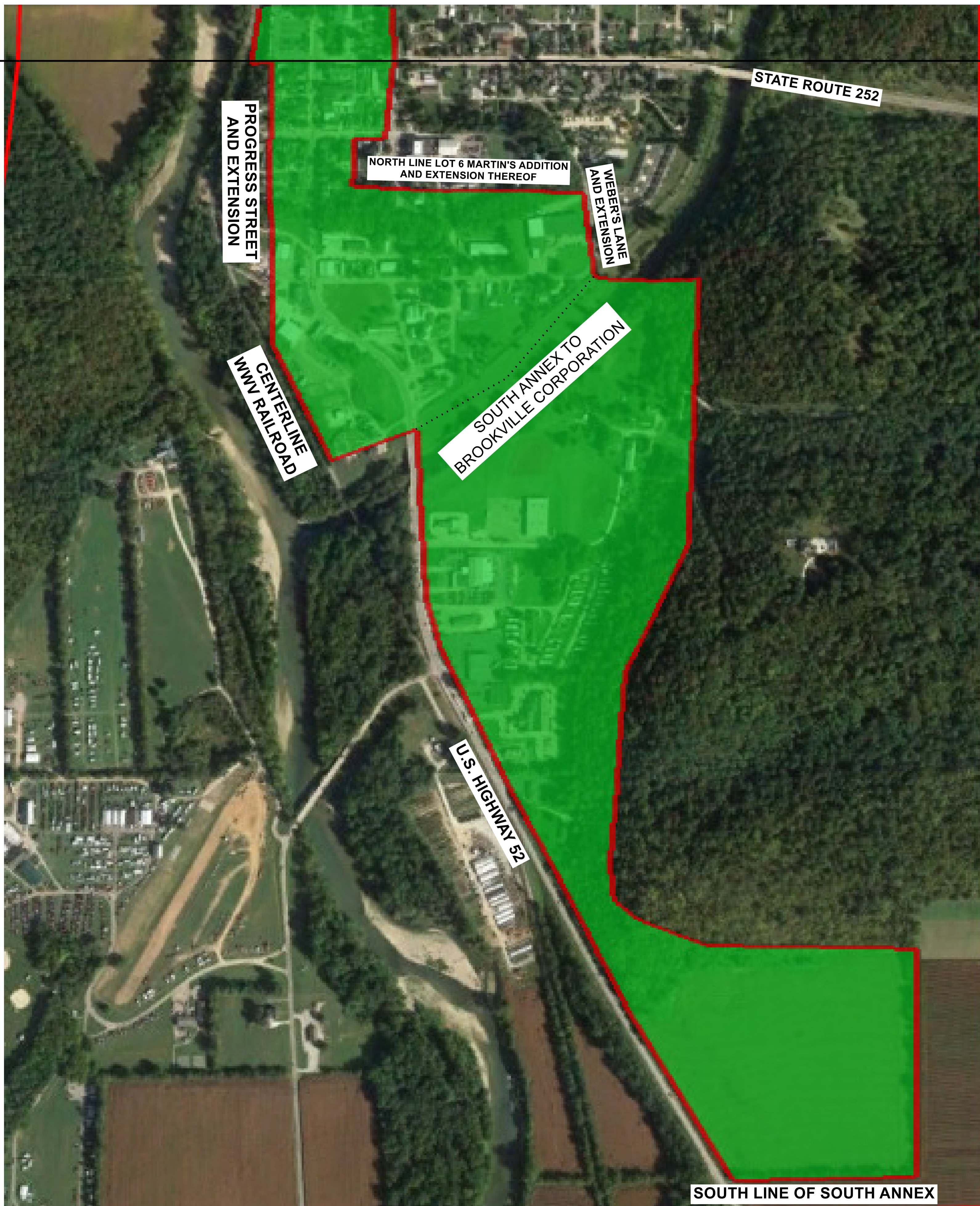
This map drawn with TRAVERSE PC, Software



MATCHLINE

ECONOMIC DEVELOPMENT AREA BROOKVILLE, INDIANA

MATCHLINE



PAGE 2/2

FILE NAME	TOB TIFF.TRV		
SCALE	DATE	DRAWN BY	
300 Ft/in	10-7-2019	INSERT NAME	
JOB	REVISION	SHEET	
2019-81-2	1/1	2/2	

This map drawn with TRAVERSE PC, Software

PREPARED BY:
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MEYER AND MURRAY LAND SURVEYORS
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BROOKVILLE, IN 47012
765-647-4725
meyerandmurray@gmail.com

DESCRIPTION OF BROOKVILLE ECONOMIC DEVELOPMENT AREA

BEING PART OF THE EAST HALF OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 21 AND PART OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 9 NORTH, RANGE 2 WEST, BROOKVILLE CORPORATION, FRANKLIN COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF RESERVOIR ROAD AND THE NORTH LINE OF SMEISTER ADDITION TO THE TOWN OF BROOKVILLE; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID SMEISTER ADDITION AND NORTHSIDE ADDITION TO THE TOWN OF BROOKVILLE TO THE NORTH RIGHT-OF-WAY OF STATE ROUTE 101; THENCE ALONG SAID NORTH RIGHT-OF-WAY TO THE WEST LINE OF RIVERVIEW SUBDIVISION EXTENDED; THENCE SOUTHWARD ALONG THE WEST LINES OF LOTS 49 THRU 70 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT #49; THENCE SOUTHWARD ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991005158, OFFICE OF THE RECORDER, FRANKLIN COUNTY, INDIANA TO THE NORTHEAST CORNER OF THE TOWN PARK PROPERTY; THENCE SOUTHWARD ALONG THE EAST LINE OF THE TOWN PARK PROPERTY TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 2 WEST, PASSING ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991004689, OFFICE OF SAID RECORDER; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE INTERSECTION OF RIVER STREET; THENCE NORTHWARD ALONG RIVER STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG THE SOUTH LINE OF 8TH STREET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT #2000009910, OFFICE OF SAID RECORDER; THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PROPERTY TO THE ABOVE SAID SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE WEST LINE OF MARKET STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT #28 IN THE NATIONAL BANK ADDITION TO THE TOWN OF BROOKVILLE; THENCE WESTWARD ALONG THE SOUTH LINES OF LOTS #21 THRU #28 IN SAID ADDITION TO THE SOUTHWEST CORNER OF LOT #21 AND THE EAST LINE OF MILL STREET; THENCE SOUTHWARD ALONG THE EAST LINE OF MILL STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT #70 OF AMOS BUTLER'S ADDITION;

DESCRIPTION CONTINUED

THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 70 AND 67 OF SAID ADDITION TO THE NORTH LINE OF LOT #65 OF JOHN ALLEN'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT #65; THENCE SOUTH ALONG THE EAST LINES OF LOTS #65 AND #62 TO THE SOUTH LINE OF 7TH STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF CHURCH STREET; THENCE NORTH ALONG THE EAST LINE OF CHURCH STREET TO THE NORTH LINE OF 7TH STREET; THENCE EAST ALONG THE NORTH LINE OF 7TH STREET TO THE SOUTHWEST CORNER OF LOT #63 IN JOHN ALLEN'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOT #63 AND #64 TO THE SOUTHWEST CORNER OF LOT #68 IN SAID AMOS BUTLER'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOTS #68 AND #69 TO THE SOUTH LINE OF 8TH STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF SAID LOT #70; THENCE NORTH TO THE NORTH LINE OF 8TH STREET; THENCE EAST ALONG THE NORTH LINE OF 8TH STREET TO THE WEST LINE OF MILL STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT #77 IN SAID AMOS BUTLER'S ADDITION; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT #21 AND THE EAST LINE OF MILL STREET; THENCE NORTHWARD ALONG SAID EAST LINE OF MILL STREET AND FAIRFIELD AVENUE TO THE SOUTHWEST CORNER OF LOT #5 IN M.P. HUBBARD'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE SOUTHEAST CORNER OF LOT #1 OF R.J. VANMETER'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE NORTHWARD ALONG THE EAST LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE NORTHEAST CORNER OF LOT #3; THENCE NORTHWARD ALONG THE EAST LINES OF NON-PLATTED LOTS IN SAID SECTION 20 AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE NORTHEAST CORNER OF A 0.250 ACRE TRACT DESCRIBED IN INSTRUMENT 1990000968, OFFICE OF SAID RECORDER; THENCE WEST ALONG THE NORTH LINE OF SAID 0.250 ACRE TRACT TO THE INTERSECTION FAIRFIELD AVENUE; THENCE NORTHWARD ALONG SAID AVENUE TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD #101; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY TO JOHN STREET; THENCE SOUTH ALONG JOHN STREET TO 12TH STREET; THENCE WEST ALONG 12TH STREET TO CONNERSVILLE AVENUE; THENCE SOUTHWEST ALONG CONNERSVILLE AVENUE TO THE EXTENSION OF CHURCH STREET (ALLEY); THENCE SOUTH ALONG CHURCH STREET TO 5TH STREET; THENCE EAST ALONG 5TH STREET TO FRANKLIN AVENUE; THENCE SOUTH

DESCRIPTION CONTINUED

ALONG FRANKLIN AVENUE TO 3RD STREET; THENCE WEST ALONG 3RD STREET TO CHURCH STREET; THENCE SOUTH ALONG CHURCH STREET TO THE NORTH LINE OF LOT NUMBER 6 IN MARTIN'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT NUMBER 6 EXTENDED EAST TO WEBER'S LANE; THENCE SOUTHWARD ALONG WEBER'S LANE EXTENDED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTH ANNEX TO THE TOWN OF BROOKVILLE; THENCE SOUTHWARD ALONG THE EAST LINES OF SAID ANNEX TO THE SOUTHEAST CORNER THEREOF, AND WEST ALONG THE SOUTH LINE TO THE WEST LINE AND THE INTERSECTION OF U.S. HIGHWAY NUMBER 52; THENCE NORTHWEST ALONG U.S. HIGHWAY NUMBER 52 TO THE SOUTH CORPORATION LINE; THENCE LEAVING SAID HIGHWAY AND WEST LINE OF SAID ANNEX, RUNNING WEST ALONG SAID CORPORATION LINE TO THE CENTERLINE OF THE WHITEWATER VALLEY RAILROAD; THENCE NORTHWARD ALONG SAID RAILROAD CENTERLINE TO THE EXTENSION OF PROGRESS STREET (ALLEY); THENCE NORTH ALONG SAID STREET AND THE EXTENSION THEREOF TO THE INTERSECTION OF 4TH STREET; THENCE WEST TO THE ABOVE SAID RAILROAD CENTERLINE; THENCE NORTHWARD ALONG SAID CENTERLINE TO THE INTERSECTION OF ST. MARY'S ROAD; THENCE EAST ALONG ST. MARY'S ROAD (EXTENDED 6TH STREET) TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 7TH STREET; THENCE WEST ALONG 7TH STREET TO THE EAST LINE OF OWENS-CORNING FIBERGLASS CORPORATION; THENCE SOUTH AND WEST ALONG THE EAST AND SOUTH LINES OF SAID OWENS-CORNING TO THE WEST FORK OF THE WHITEWATER RIVER; THENCE NORTHWARD ALONG SAID RIVER TO THE INTERSECTION OF BUTLER'S RUN; THENCE NORTHEASTWARD ALONG BUTLER'S RUN (OWENS-CORNING NORTH PROPERTY LINE) TO THE CENTERLINE OF THE WHITEWATER VALLEY RAILROAD; THENCE SOUTHWARD ALONG SAID CENTERLINE TO THE EXTENSION OF 8TH STREET; THENCE EAST ALONG 8TH STREET AND THE EXTENSION THEREOF TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 11TH STREET; THENCE WEST ALONG 11TH STREET TO CLIFF STREET; THENCE NORTH ALONG CLIFF STREET TO BUTLER AVENUE; THENCE EAST ALONG BUTLER AVENUE TO STATE ROAD NUMBER 1 AND NUMBER 101; THENCE NORTHEAST ALONG SAID STATE ROADS TO THE INTERSECTION OF RESERVOIR ROAD; THENCE NORTHWARD ALONG RESERVOIR ROAD TO THE PLACE OF BEGINNING.

EXHIBIT E

Amended Economic Development Plan

ECONOMIC DEVELOPMENT PLAN

for the Main Street Economic Development Area Brookville Redevelopment Commission

Geographic Area

This plan is prepared in accordance with IC 36-7-14.41 to promote economic development in the Town of Brookville (“Town”). The map, included as Attachment I, shows the area that the Town seeks to establish as the Main Street Economic Development Area (“Area”).

The establishment of the Area will allow incremental increases in the property tax revenue to be used for Area improvements to encourage continued development of the Area. The purpose of this plan (the “Plan”) is to provide a tool to assist the Town and the Brookville Redevelopment Commission (“Commission”) in planning and allocating resources to improvements within and serving the Area.

Goals, Objectives and Estimated Cost

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; and serve to protect and increase property values in the Town and the State of Indiana.

The Plan is designed to assist the Town and the Commission with the following goals:

- Promote significant opportunities for the gainful employment of citizens of the Town;
- Assist in the attraction of new business enterprises to the Town;
- Provide for local public improvements in, serving or benefiting the Area;
- Attract and retain jobs;
- Increase the property tax base; and
- Improve the diversity of the economic base of the Town.

The Town also has the following objectives:

- Improve infrastructure condition, capacity and distribution of water Services;
- Improve infrastructure condition, capacity and collection of wastewater and storm water services;
- Improve infrastructure condition, capacity and access to roadways;
- Improve infrastructure condition of sidewalks, street lighting and other essential public services;
- Provide business assistance for façade improvements, access to drainage and other improvements to enhance the overall business climate;
- Mitigate any public safety and/or health risks;
- Create a lifestyle and amenities that attract and retain residents;
- Expand the employment presence in and near the Town; and
- Increase the property tax base.

The Town and the greater Franklin County areas have experienced high unemployment rates over the past three - five years with business closings and downsizings. New investment and job creation are a top priority for the Town and are the reason for the establishment of the Area. The Area includes properties suitable for greenfield development and existing properties suitable for expansion and investment.

Project Description

All projects for the Area are in, serving or benefiting the Area. The following projects (“Projects”) will be constructed in connection with the economic development of the Area (such projects may be constructed by the Commission and/or a private developer):

1. South end storm water system capacity expansion

The south end of Brookville is a critical gateway for the Town along US 52. While commercial development exists within the area, it also has ample land to attract and accommodate new investment. The existing infrastructure has aged and is limited in capacity, hindering the ability to develop to a modern scale, specifically drainage. An upgrade to the existing storm sewer system is necessary to achieve development goals.

The estimated cost for engineering, design and construction is estimated to be \$600,000.

2. Progress Street hillside stabilization

Progress Street is a local access road that abuts an overlook area above the Whitewater Canal Trail and west fork of the Whitewater River on the west boundary. The east side of Progress Street is bound by new and existing commercial development. The hillside supporting Progress Street is comprised of deficient fill material, negatively impacting the condition of the street and causing slippage. The failure of the roadway, and hillside, would have a tremendous impact on nearby commercial development and quality of life. Engineering solutions exist to remedy the issue and stabilize the hill, supporting existing and new commercial and residential investment in the area.

The estimated cost for engineering, design and construction is estimated to be \$1,000,000.

3. Sanitary Sewer relocation below Progress Street

The Progress Street hillside slide also impacts the sanitary sewer currently embedded in the hill. The instability in the hill has placed undue pressure on the sanitary sewer line, which will eventually lead to failure. This failure would negatively impact both economic development and quality of life with its impact on residents and existing investment. The sanitary sewer line needs to be relocated to ensure appropriate sanitary sewer service exists without disruption to both commercial and residential users.

The estimated cost for engineering, design and construction is estimated to be \$1,100,000.

4. Town park and aquatic center reconstruction

The Brookville Town Park is an essential quality of place component for economic development. Making public improvements to this area serves and benefits the area by drawing residents and tourists to the Area by providing recreational activities. Included in these improvements is the reconstruction of the former Brookville pool into the Brookville Aquatic Center. The pool has been closed for several years due to infrastructure failures, and the improvement entails a complete reconstruction of the facility.

The estimated cost for construction is estimated to be \$1,500,000.

5. Main Street economic development and assistance

As part of this plan, the Commission is developing initiatives and programs to assist economic development and revitalization of properties along Main Street. Programs may include funding assistance through funds for revolving loans or forgivable loans or grants for façade and signage improvements in the Main Street area, as well as public investments in streetscape, pedestrian facility enhancements and parking improvements.

These items would have to be developed and performed item by item. The overall cost cannot be estimated.

6. Brookville sidewalk improvement and extension project

The Commission desires to address projects that improve the walkability, livability and safety of the area through improvement of sidewalk pedestrian facilities. Based on its Strategic Investment Plan, the Commission has identified approximately 1.25 miles of sidewalks and connections that need to be addressed. These projects include specific portions that could be eligible for Federal Grant programs administered through the Indiana Department of Transportation (INDOT) with a local match that could be provided by the Commission.

The average cost to build a mile of sidewalk is between \$500,000 and \$1,000,000. This cost is inclusive of engineering, design and construction, and the Commission would look for matching grant opportunities.

Economic Condition of the Area

There are currently an estimated 300 employees working in this Area with the potential to increase this number with additional investment.

Economic development in this Area will require a program of incentives for business attraction, expansion and entrepreneurial development. These programs and improvements will enhance the quality of life for current residents and will improve the quality of place for both current and future residents, employers and visitors.

The economic vitality and growth opportunities of this Area will be largely dependent on investment in infrastructure projects and investment in business development. The Town seeks to

partner with the private sector and to identify projects and investments that will lead to the economic well-being of the Town.

Development Rate

The rate of development for business, industrial and commercial areas is dependent on a wide range of factors, most of which the Town and the Commission have no control over, and many of which are extremely difficult to predict. These include such items as strength of the economy, shifts in the economy and the industrial and commercial job base, competition from other communities and land development costs.

A reasonable projection for future development rate is difficult to estimate as the Town has had very few sites that were fully served with infrastructure and ready for business development prospects. However, recent business development proposals demonstrate that when a product is available, the Town is a competitive location for investment and job growth.

Project Objectives

The purposes of this Plan are to benefit the public health, safety, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana (“State”); and serve to protect and increase property values in the Town and the State. The Plan is designed to: (i) promote significant opportunities for the gainful employment of citizens of the Town; (ii) assist in the attraction of new business enterprises to the Town; (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 Town.

Preliminary Engineering Costs

Specifics of each project have not been determined; therefore, there are no cost estimates for preliminary engineering at this time.

Identification of Developable Land

There is land for both new development and future redevelopment within the Area.

Acquisition of Property

The Commission has no present plans to acquire any interests in real property except for rights-of-ways and easements associated with any utility and roadway improvements undertaken to achieve the objectives of this plan. The Commission shall follow procedures in IC 36-7-14-19 in any future acquisition of property. The Commission may not exercise the power of eminent domain in an economic development area.

Procedures with Respect to the Projects

All contracts for material or labor in the accomplishment of projects shall be let under IC 36-1.

The Commission shall proceed in the same manner as private owners of the property in the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services. The 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 projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to 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 projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

Financing of Projects

The Commission may issue bonds payable from incremental ad valorem property taxes (the "TIF Revenues") allocated under IC 36-7-14-59 in order to raise money for completion of projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Commission, of all expenses reasonably incurred in connection with projects, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of projects or the issuance of bonds;
- (3) Interest on the bonds and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and
- (4) Expenses that the Commission is required or permitted to pay under IC 8-23-17.

In the issuance of bonds the Commission will comply with IC 36-7-15-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the 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.

Initially, the Commission intends to pay for initial improvements as TIF Revenues are recognized. The Commission may in the future utilize alternative financing methods, including bonds, to achieve the objectives of this Plan.

Municipal Riverfront Development Project

The Commission wants to make the river an integral part of downtown. A multiuse development including commercial development such as restaurants is planned. Public improvements including paving and the replacement of curbs and sidewalks are planned and other infrastructure improvements may be made when revenue will support such improvements.

Amendment of the Plan

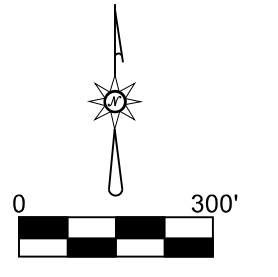
By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the Area. However, any enlargement of the boundaries of the Area must be approved by the Town Council.

Attachment I

*Map of Original Economic Development Area and Original Allocation Area
with Enlarged Area and the Enlarged Allocation Area*

ECONOMIC DEVELOPMENT AREA BROOKVILLE, INDIANA

BEING PART OF BROOKVILLE CORPORATION,
TOWNSHIP 9 NORTH, RANGE 2 WEST, FIRST PRINCIPAL MERIDIAN,
FRANKLIN COUNTY, INDIANA

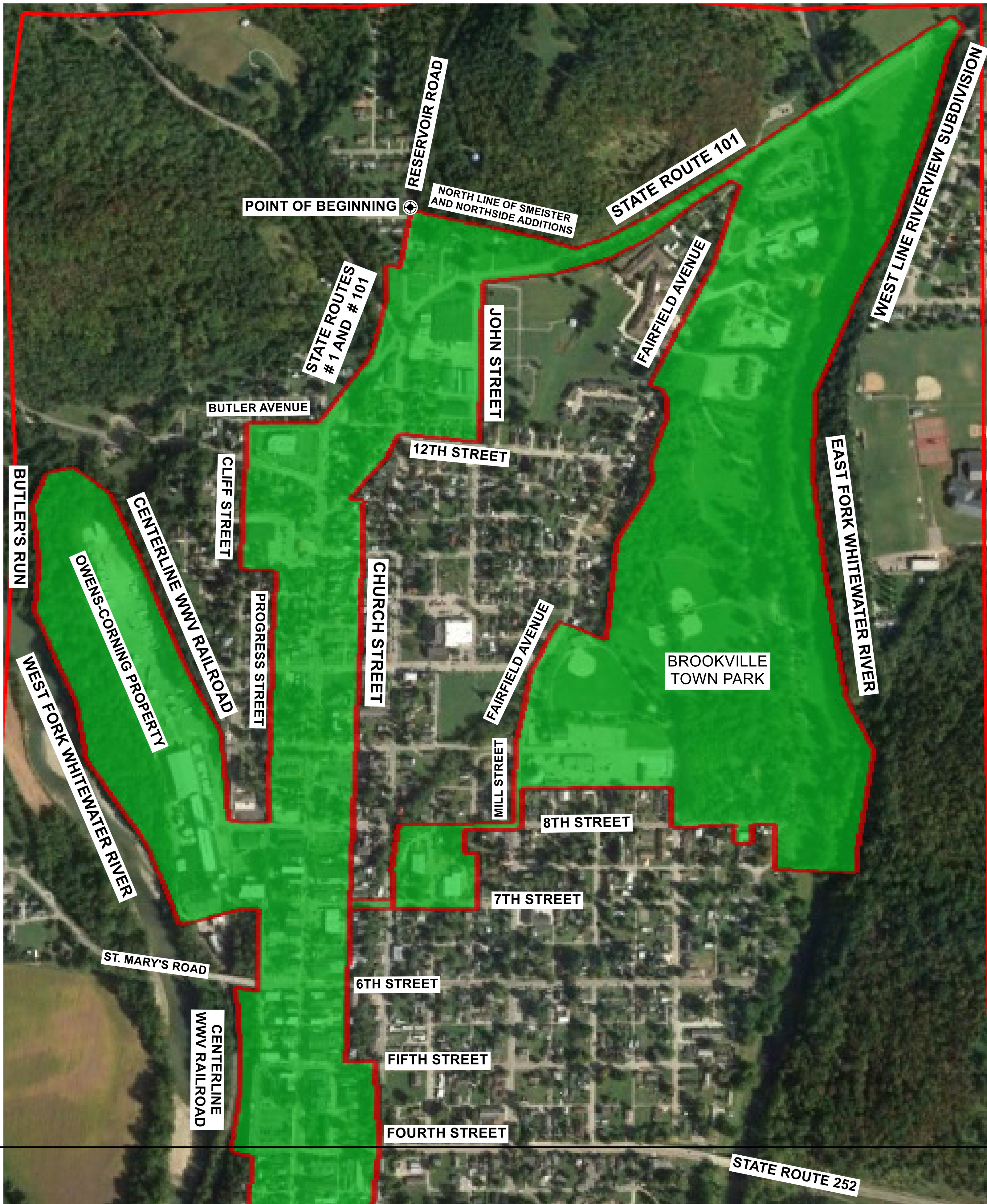


ONE INCH = THREE HUNDRED FEET

PAGE 1/2

FILE NAME		
TOB TIFF.TRV		
SCALE	DATE	DRAWN BY
300 FT/in	10-7-2019	INSERT NAME
JOB	REVISION	SHEET
2019-81-2	1/1	1/2

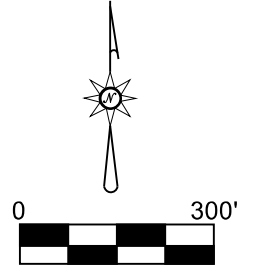
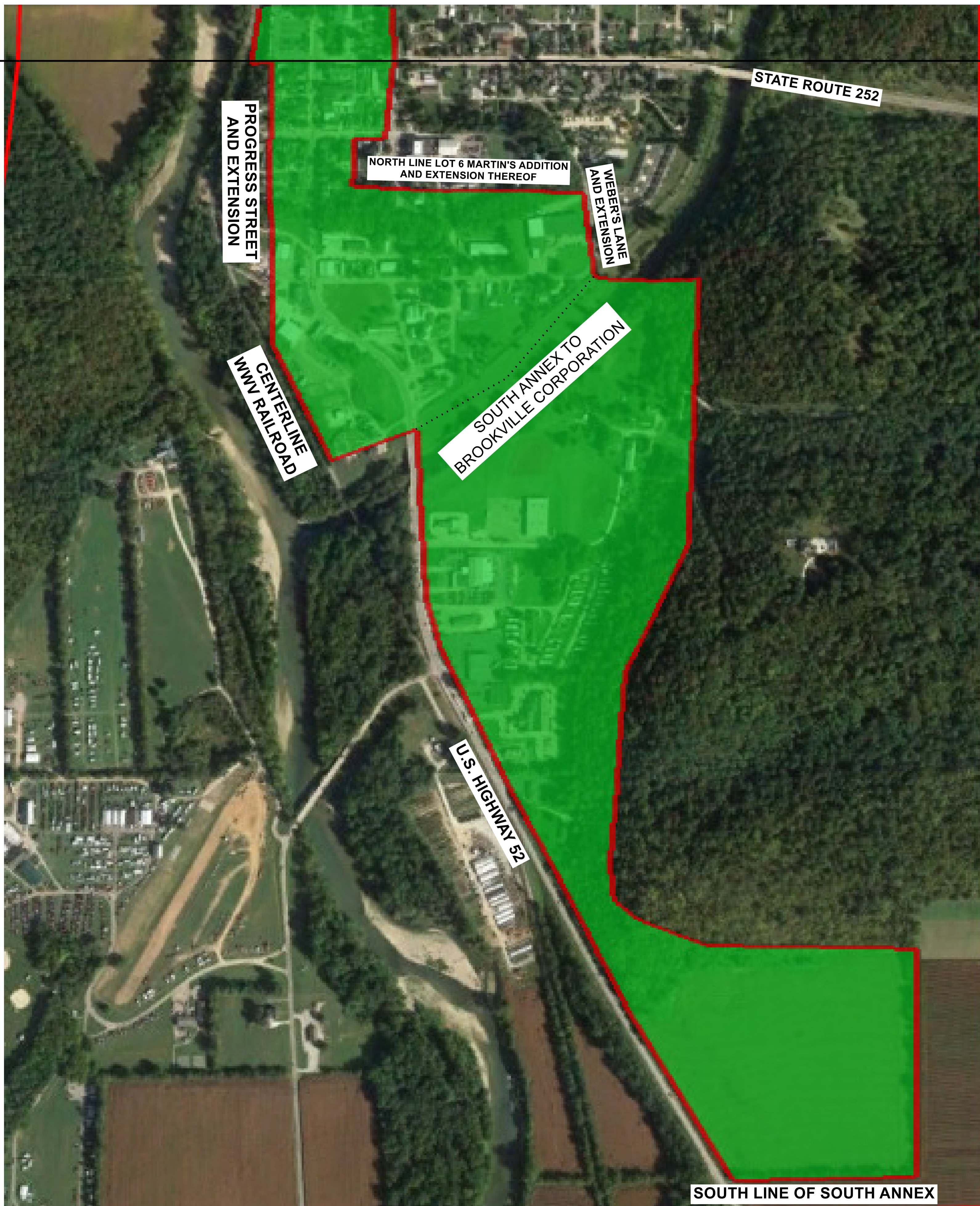
This map drawn with TRAVERSE PC, Software



MATCHLINE

ECONOMIC DEVELOPMENT AREA BROOKVILLE, INDIANA

MATCHLINE



ONE INCH = THREE HUNDRED FEET

PAGE 2/2

FILE NAME	TOB TIFF.TRV	
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300 Ft/in	10-7-2019	INSERT NAME
JOB	REVISION	SHEET
2019-81-2	1/1	2/2

This map drawn with TRAVERSE PC, Software

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DESCRIPTION OF BROOKVILLE ECONOMIC DEVELOPMENT AREA

BEING PART OF THE EAST HALF OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 21 AND PART OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 9 NORTH, RANGE 2 WEST, BROOKVILLE CORPORATION, FRANKLIN COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF RESERVOIR ROAD AND THE NORTH LINE OF SMEISTER ADDITION TO THE TOWN OF BROOKVILLE; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID SMEISTER ADDITION AND NORTHSIDE ADDITION TO THE TOWN OF BROOKVILLE TO THE NORTH RIGHT-OF-WAY OF STATE ROUTE 101; THENCE ALONG SAID NORTH RIGHT-OF-WAY TO THE WEST LINE OF RIVERVIEW SUBDIVISION EXTENDED; THENCE SOUTHWARD ALONG THE WEST LINES OF LOTS 49 THRU 70 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT #49; THENCE SOUTHWARD ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991005158, OFFICE OF THE RECORDER, FRANKLIN COUNTY, INDIANA TO THE NORTHEAST CORNER OF THE TOWN PARK PROPERTY; THENCE SOUTHWARD ALONG THE EAST LINE OF THE TOWN PARK PROPERTY TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 2 WEST, PASSING ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #1991004689, OFFICE OF SAID RECORDER; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE INTERSECTION OF RIVER STREET; THENCE NORTHWARD ALONG RIVER STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG THE SOUTH LINE OF 8TH STREET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT #2000009910, OFFICE OF SAID RECORDER; THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PROPERTY TO THE ABOVE SAID SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE WEST LINE OF MARKET STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT #28 IN THE NATIONAL BANK ADDITION TO THE TOWN OF BROOKVILLE; THENCE WESTWARD ALONG THE SOUTH LINES OF LOTS #21 THRU #28 IN SAID ADDITION TO THE SOUTHWEST CORNER OF LOT #21 AND THE EAST LINE OF MILL STREET; THENCE SOUTHWARD ALONG THE EAST LINE OF MILL STREET TO THE SOUTH LINE OF 8TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT #70 OF AMOS BUTLER'S ADDITION;

DESCRIPTION CONTINUED

THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 70 AND 67 OF SAID ADDITION TO THE NORTH LINE OF LOT #65 OF JOHN ALLEN'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT #65; THENCE SOUTH ALONG THE EAST LINES OF LOTS #65 AND #62 TO THE SOUTH LINE OF 7TH STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF CHURCH STREET; THENCE NORTH ALONG THE EAST LINE OF CHURCH STREET TO THE NORTH LINE OF 7TH STREET; THENCE EAST ALONG THE NORTH LINE OF 7TH STREET TO THE SOUTHWEST CORNER OF LOT #63 IN JOHN ALLEN'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOT #63 AND #64 TO THE SOUTHWEST CORNER OF LOT #68 IN SAID AMOS BUTLER'S ADDITION; THENCE NORTH ALONG THE WEST LINES OF LOTS #68 AND #69 TO THE SOUTH LINE OF 8TH STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF SAID LOT #70; THENCE NORTH TO THE NORTH LINE OF 8TH STREET; THENCE EAST ALONG THE NORTH LINE OF 8TH STREET TO THE WEST LINE OF MILL STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT #77 IN SAID AMOS BUTLER'S ADDITION; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT #21 AND THE EAST LINE OF MILL STREET; THENCE NORTHWARD ALONG SAID EAST LINE OF MILL STREET AND FAIRFIELD AVENUE TO THE SOUTHWEST CORNER OF LOT #5 IN M.P. HUBBARD'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE SOUTHEAST CORNER OF LOT #1 OF R.J. VANMETER'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE NORTHWARD ALONG THE EAST LINES OF SAID ADDITION AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE NORTHEAST CORNER OF LOT #3; THENCE NORTHWARD ALONG THE EAST LINES OF NON-PLATTED LOTS IN SAID SECTION 20 AND THE WEST LINES OF THE TOWN PARK PROPERTY TO THE NORTHEAST CORNER OF A 0.250 ACRE TRACT DESCRIBED IN INSTRUMENT 1990000968, OFFICE OF SAID RECORDER; THENCE WEST ALONG THE NORTH LINE OF SAID 0.250 ACRE TRACT TO THE INTERSECTION FAIRFIELD AVENUE; THENCE NORTHWARD ALONG SAID AVENUE TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD #101; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY TO JOHN STREET; THENCE SOUTH ALONG JOHN STREET TO 12TH STREET; THENCE WEST ALONG 12TH STREET TO CONNERSVILLE AVENUE; THENCE SOUTHWEST ALONG CONNERSVILLE AVENUE TO THE EXTENSION OF CHURCH STREET (ALLEY); THENCE SOUTH ALONG CHURCH STREET TO 5TH STREET; THENCE EAST ALONG 5TH STREET TO FRANKLIN AVENUE; THENCE SOUTH

DESCRIPTION CONTINUED

ALONG FRANKLIN AVENUE TO 3RD STREET; THENCE WEST ALONG 3RD STREET TO CHURCH STREET; THENCE SOUTH ALONG CHURCH STREET TO THE NORTH LINE OF LOT NUMBER 6 IN MARTIN'S ADDITION TO THE TOWN OF BROOKVILLE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT NUMBER 6 EXTENDED EAST TO WEBER'S LANE; THENCE SOUTHWARD ALONG WEBER'S LANE EXTENDED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTH ANNEX TO THE TOWN OF BROOKVILLE; THENCE SOUTHWARD ALONG THE EAST LINES OF SAID ANNEX TO THE SOUTHEAST CORNER THEREOF, AND WEST ALONG THE SOUTH LINE TO THE WEST LINE AND THE INTERSECTION OF U.S. HIGHWAY NUMBER 52; THENCE NORTHWEST ALONG U.S. HIGHWAY NUMBER 52 TO THE SOUTH CORPORATION LINE; THENCE LEAVING SAID HIGHWAY AND WEST LINE OF SAID ANNEX, RUNNING WEST ALONG SAID CORPORATION LINE TO THE CENTERLINE OF THE WHITEWATER VALLEY RAILROAD; THENCE NORTHWARD ALONG SAID RAILROAD CENTERLINE TO THE EXTENSION OF PROGRESS STREET (ALLEY); THENCE NORTH ALONG SAID STREET AND THE EXTENSION THEREOF TO THE INTERSECTION OF 4TH STREET; THENCE WEST TO THE ABOVE SAID RAILROAD CENTERLINE; THENCE NORTHWARD ALONG SAID CENTERLINE TO THE INTERSECTION OF ST. MARY'S ROAD; THENCE EAST ALONG ST. MARY'S ROAD (EXTENDED 6TH STREET) TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 7TH STREET; THENCE WEST ALONG 7TH STREET TO THE EAST LINE OF OWENS-CORNING FIBERGLASS CORPORATION; THENCE SOUTH AND WEST ALONG THE EAST AND SOUTH LINES OF SAID OWENS-CORNING TO THE WEST FORK OF THE WHITEWATER RIVER; THENCE NORTHWARD ALONG SAID RIVER TO THE INTERSECTION OF BUTLER'S RUN; THENCE NORTHEASTWARD ALONG BUTLER'S RUN (OWENS-CORNING NORTH PROPERTY LINE) TO THE CENTERLINE OF THE WHITEWATER VALLEY RAILROAD; THENCE SOUTHWARD ALONG SAID CENTERLINE TO THE EXTENSION OF 8TH STREET; THENCE EAST ALONG 8TH STREET AND THE EXTENSION THEREOF TO PROGRESS STREET; THENCE NORTH ALONG PROGRESS STREET TO 11TH STREET; THENCE WEST ALONG 11TH STREET TO CLIFF STREET; THENCE NORTH ALONG CLIFF STREET TO BUTLER AVENUE; THENCE EAST ALONG BUTLER AVENUE TO STATE ROAD NUMBER 1 AND NUMBER 101; THENCE NORTHEAST ALONG SAID STATE ROADS TO THE INTERSECTION OF RESERVOIR ROAD; THENCE NORTHWARD ALONG RESERVOIR ROAD TO THE PLACE OF BEGINNING.