

Mooreville Redevelopment Commission

Economic Development Consolidated Plan 2015

**Adopted
November 5, 2015**

Mooresville Redevelopment Commission

Economic Development Consolidated Plan

2015

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Mooresville TIF Additions, August 2015

The Economic Development Consolidated Plan 2015 Expansion Area

This "2015 Amendment" will reflect amendments to both the Economic Development Plan (hereinafter "ED") and Redevelopment Plan (hereinafter "RD") including the original Plans of each and all Amendments thereto with the intent to provide transparency along with limiting the number of documents for review with the intent to show precisely the Amendments to each document.

Time to Review Progress

The original Mooresville Redevelopment Plan was created by the Mooresville Redevelopment Commission in 1990; amended in November, 1990; and, amended in 2004, 2008, 2012 and 2013. The Economic Development Area was created by the Redevelopment Commission in November, 1993 and amended in August, 1997. The Plan was again amended in 2004, 2008, 2012 and 2013. The purpose of the Amendment in each of the Plans is incorporated into this document. The Plan of this and prior Amendments was to address changes and needs within the community to appropriately address projects that would most benefit the community. It is the intent of the Mooresville Redevelopment Commission (hereinafter "MRC") to keep current with community needs and plan for the future to keep the respective Economic Development Plan and Redevelopment Plan (hereinafter ED/RD Plan) and combine those two to one Plan for purposes of appropriate designation to be current with the express goals both current and moving forward (hereinafter "RD Plan").

It is the intent to consolidate the respective Economic Development Plan and Redevelopment Plan by way of this Amendment creating a consolidated area joining both of the original Plans into one Economic Development Area to be known as the Economic Development Area ("2015 Consolidated Area") as shown in the attached Exhibit "A" a map showing all respective areas including the Consolidated Area. It is the intent that the respective Allocation Areas be maintained using the existing base assessment dates and creating a new base assessment for the newly incorporated areas under the Plan.

The intent of this 2015 Amendment, therefore, is to once again update the MRC's plans and projects and to summarize the new projects along with goals of the Redevelopment Commission.

Expansion of the Consolidated Area

This 2015 Amendment to the existing ED/RD Plan proposes to add several parcels and land areas to the newly established 2015

Consolidated Area. Some of the parcels are not annexed, however, these are parcels that in the event an annexation would take place would be possible acquisition areas and the purpose of including them is to avoid the significant amount of time involved and the cost of the amendment process. By adding these parcels it does not commit a taking by eminent domain which is not an existing power of the Redevelopment Commission but merely an attempt of foresight to avoid future costs in implementing the goals of the respective Plans. The parcels to be added to the Consolidated Plan are listed in Exhibit "A-1". Exhibit "A-2" shows the properties on the new acquisition list and Exhibit "C" properties that are not annexed to the Town but with the approval of the County Commissioners could be added to the Plan upon their annexation with these being placed in the current Plan to avoid the cost and time in amending the Plan in the future. Exhibit "A" is a map which reflects the parcels shown in Exhibits "A-1 through "A-3". These areas are further defined as noted on Exhibit "A" which includes areas currently annexed and a part of the existing boundaries of the Town of Mooresville and areas that are currently not annexed but border the Town of Mooresville sufficiently that in the foreseeable future they could become a part of the Town and integrated as part of the Consolidated Plan Area. Final adoption of this 2015 Plan will require approval of the Town Council and the Mooresville Plan Commission as part of the statutory process for amending the Plan. The inclusion of these areas allows for future planning and opportunities for those property owners if they would choose to be a part of certain expansions of the Town boundaries for the growth of economic development and redevelopment projects that pertain to the respective properties. The RDC has learned from prior projects that certain projects are fast-tracked and for the Town to capitalize on certain projects it must place itself in a position to move more quickly than a Plan Amendment process would allow them to. It is the intent of this Plan to posture both the RDC and the Town with needed ability to capitalize on opportunities as they arise and also for the opportunity for these property owners in the event they desire to be involved. The RDC recognizes the property owner's rights to make decisions as to the sale of their property, the right to be annexed or not to be annexed and by the additions made in this Plan it does not intend to make any property owner committed to a sale of property. It is the intent again to posture the Town and the property owner to be placed in a position to take advantage of certain opportunities if they so choose and not be put in a position of not being able to take advantage of any possible opportunity due to a delay based upon Plan Amendments process.

The 2015 ED/RD Plan Amendment creating the 2015 Consolidated Area which establishes the Statutory Findings showing that the two areas now overlap in their respective needs and meet the appropriate findings for the creating of the Consolidated Area. The combining of all previous ED/RD Plans and Amendments by reference will allow for the goals of each of the respective original Plans to be more specifically addressed under one comprehensive plan. This combining of Plans shall be compliant with the Mooresville Planning Commission Comprehensive Plan and allow for more successful growth in the future through these respective Plans.

RECOMMENDATION OF THE 2015 AMENDMENT

The 2015 Amendment to the Economic Development and Redevelopment Plans for Mooresville include the following recommendations:

1. That the Economic Development Areas and Redevelopment Areas be combined as one for purposes of moving forward in an orderly plan for the development of all areas within the Plan as it currently exists and with all expansions pursuant to this Amendment.
2. To expand the Economic Development Area and prior Redevelopment Area to include additional parcels for attracting new industrial development.
3. To adjust the projects in order to respond to changes in the market forces that affect the existing Plan strategies.
4. To place certain parcels on the acquisition list which would enable the RDC to act quickly in response to economic development opportunities by both existing and new business users to the Town of Mooresville.
5. To complete a shell building for purposes of having a turnkey operation ready for a new business to move into the Town of Mooresville. It is anticipated the RDC will acquire ground for this and enter into an agreement with a private developer to construct this project.
(\$5,200,000.00 cost estimate)
6. Assistance to JAS Cinema Enterprises, LLC for seating improvements in exchange for a long-term Lease commitment as a part of the continued Southbridge Crossing renovation.
(\$250,000.00 cost estimate)

7. For the completion of the proposed Paul Hadley/Bicentennial Park project in downtown Mooresville through the acquisition of the real property on the northeast corner of Main and Indiana Streets from Citizens Bank and the completion of that park project along with adding parking for the bank in exchange for this acquisition on West Main Street. (\$2,000,000.00 cost estimate)
8. The expansion of a road for access to TOA to help provide for its continued expansion and for safe access off of SR 67. (\$1,500,000.00 cost estimate)
9. Acquisition of certain property on the northwest corner of SR 144 and SR 67 for a Gateway project. (\$750,000.00 cost estimate)
10. Redevelopment of downtown areas commercial/residential including the Main Street Corridor
11. Assistance with the Mooresville Consolidated School Corporation through assistance on general educational projects including work force education and training related to workforce development and training. (\$500,000.00 cost estimate)
12. Infrastructure to be provided for the 69 acres recently annexed by the Town northeast of the intersection of SR 67 and Hadley Road including a sanitary treatment lift station, road improvements and related infrastructure on Hadley Road and the intersection of Johnson Road not to exceed \$700,000.00.
13. Secondary and post-secondary workforce readiness and training projects to provide for current residents and local businesses' needs for employment. (\$500,000.00 cost estimate)
14. Acquisition of open space that enhances economic development and redevelopment opportunities to be explored along with commercial and retail development to assist the Town of Mooresville's growth in its tax base. (\$500,000.00 cost estimate)
15. Potential acquisition of property adjoining the existing school garage for purposes of enhancement for Gateway project assistant to the school along with the proposed training projects with the Mooresville Consolidated School

Corporation. (\$750,000.00 cost estimate)

16. Infrastructure including fiber optics and other infrastructure improvements to allow for better development of ground within the district. (\$1,000,000.00 cost estimate)
17. We are allowed by statute to provide or assist in mid-range housing opportunities in assisting with creating a local employment base.
18. Assisting with inter-regional connectivity including routes that link up to a commerce connector with other donut counties.
19. Contracts are needed providing professional service contracts for purposes of addressing the needs under some of the stated goals to provide for the proper planning and assistance in carrying out the needs of the Redevelopment Commission.
20. Completion of existing Gateway Projects including Indiana Street, Samuel Moore Parkway to Indiana Street, the Gateway roundabout that is on Samuel Moore Parkway and Main Street, the Bridge Street Corridor, Indianapolis Road Corridor, High Street Corridor, Main Street Corridor, SR 67 landscaping South and High Street SR 67 entryway into the Town.
21. Special transportation projects that will assist economic development and employment opportunities and participation in regional cities initiatives that would be applicable within the District.
22. An additional shell building on ground acquired for expansion of new business or any existing business requiring space. (\$2,000,000.00 estimate)
23. Assistance with the Town of Mooresville where needed in the Consolidated Area of unsafe structures needing removal or rehabilitation.
24. Assistance to the Town of Mooresville Fire Department projects that would assist economic development and fire rating

25. Alternate route and placement of round-about Samuel Moore Parkway and Main Street as a part of the original approved Gateway Project

Incorporation and Integration of All Previous ED/RD Plans and Amendments

This 2015 Consolidated Plan Amendment hereby incorporates all previous ED/RD Plans and Amendments by reference. The MRC does not seek to create a new direction, or to depart significantly from its previous ED/RD Strategies and/or ED/RD Projects. The MRC's track record of success is well-documented and no departure has been demonstrated as being necessary or appropriate.

Prior projects of the MRC through its ED/RD Plans have resulted in assistance to the citizens of the Town of Mooresville through payments on the Wastewater Treatment Plant expansion bond indebtedness reducing sanitary treatment costs to all users; the assistance in the completion of the Mooresville Fire Station; the initiation of several projects which would be outside of the Town Council's budgeted abilities to achieve including the Gateway Projects, the Bicentennial Hadley Park Project and other initiatives for local improvements as outlined in the prior Plans.

Recommendations of the 2015 Amendment

Summary of ED/RD Projects and Estimated Costs

The cost estimate presents a summary of the ED/RD Projects which are considered in this ED/RD Plan Amendment and a preliminary estimate of the cost of each project. Inasmuch as the experience of the MRC has demonstrated that projects have been identified in the most general of terms as a projection of future activity, the estimated cost has been used on some projects. As the projects approach implementation, more complete and detailed estimates will be presented publicly during project discussions by the MRC.

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Anticipated ED/RD Projects & Estimated Costs (ED/RD Plan Amendment)

ED/RD Project	Estimated Cost
Sewer Expansion	1,000,000.00
TOA Road Extension	1,500,000.00
Mainstreet Project	700,000.00
TOA Training	300,000.00
Indy Tractor	125,000.00
Shell Building - Property	1,700,000.00
Shell Building - Structure	3,500,000.00
Phase 1 (signs, torch, landscape)	1,400,000.00
Indiana Street	2,650,000.00
Landscape - Moore to Indiana	1,400,000.00
Bicentennial Park	1,950,000.00
Gateway Round-a-bout	4,500,000.00
Samuel Moore Corridor	3,411,000.00
Bridge Street Corridor	2,160,000.00
Indianapolis Road Corridor	1,398,000.00
High Street Corridor	1,704,000.00
Main Street Residential Corridor	1,203,000.00
Main Street Business Corridor	268,000.00
SR 67 Landscaping South	1,546,000.00
High Street/SR 67 Entrance	750,000.00
Special Transportation Projects	750,000.00
Regional Cities Initiative	500,000.00
Workforce Training and Education	500,000.00
(including projects with the Mooresville Consolidated School Corporation)	
Land Acquisition to be based upon statutory appraisals	Unknown
JAS Cinema Enterprises, LLC	150,000.00
Downtown Main Street Infrastructure Improvements	500,000.00
Additional Shell Building	2,000,000.00
Assistance with the Town of Mooresville where needed in the Consolidated Area of unsafe structures needing removal or rehabilitation	
Assistance to the Town of Mooresville Fire Department projects that would assist economic development and fire rating	
Alternate route and placement of round-about Samuel Moore Parkway and Main Street as a part of the original approved Gateway Project	

Statutory Findings for ED and RD Areas
Under Consolidated Economic Area

Inclusion of Previous Statutory Findings by Reference

This 2015 Amendment to the Mooresville Economic Development and Redevelopment Plans hereby incorporates by reference all previous Statutory Findings. The MRC has successfully endeavored to remain consistent in its economic development and redevelopment policies since the original ED/RD Plans and this 2015 Amendment is not interpreted to represent any significant

departure from those original goals and objectives. The accomplishments and achievements of the MRC and the Town in this regard speak for themselves. New investment in commercial and industrial developments, as well as new jobs, have been captured by the MRC, stabilizing the economic base of the community and generating significant new economic growth. At the same time, significant attention to the task of correcting old problems and compliance with new regulations has been successfully undertaken. All of these issues contribute to the fact that the original and subsequent Statutory Findings remain applicable in whole or in part to the ongoing activities, strategies and projects of the MRC, and as such are hereby incorporated by reference hereto.

General

The Mooresville Economic Development Plan (ED/RD Plan) was originally undertaken to support a broad range of commercial and industrial economic development and redevelopment projects located in Target Areas around Mooresville. Subsequent amendments to the ED/RD Plan and Mooresville Tax Allocation Area (MTAA) were undertaken with this same, consistent community goal, and each of those amendments has included reiterated Statutory Findings, in accordance with statute. The amended MTAA is recommended to be statutorily expanded as the Town and the MRC cooperatively identify new economic development and redevelopment projects, so as to optimize MRC management. Since the very beginnings of the MRC, the MRC has worked cooperatively with the Town Council to identify projects that are appropriately within the scope of the MRC's jurisdiction and statutory authority.

The MRC is proposing designation of SR 67 rights-of-way which do not contribute directly to TIF revenues, but serve as connectors and corridors where it is important to affirm the Town's identity. Per statute, designation of the rights-of-way enable the MRC to use TIF revenues to flexibly direct investments in economic development and redevelopment along the corridor, in accordance with this 2015 ED/RD Plan Amendment. As stated above, it is anticipated that highway corridor enhancements will also be considered by the MRC as part of the industrial redevelopment effort, especially with regard to redevelopment of the Old Industrial area.

Consolidated Plan Conformity with Existing Plan of Development

Any projects proposed for the development in the MTAA are to be reviewed and approved by the Mooresville Plan Commission and the Mooresville Town Council before this Plan Amendment is

finalized. The goal of this Plan is to be compliant with the Town of Mooresville's Comprehensive Plan while creating economic development opportunities through these projects for the Town of Mooresville.

Amendment of an Economic Development Area and Economic Development Plan, as well as Amendment of a Redevelopment Area and Plan

This 2015 Amendment to the Mooresville Economic Development and Redevelopment Areas recognizes that the MRC originally identified BOTH an Economic Development Area and a Redevelopment Area pursuant to Statutory Findings. The consolidation of these two Areas is done in a way that the Statutory Findings are still applicable to create one combined Consolidated Economic Development Area which will allow the RDC to address the needs of both Areas while meeting the statutory requirements for establishing a consolidated district.

The creation/expansion of a combined Economic Development Area meet the statutory requirements for an Economic Development Plan governed by IC 36-7-14-41, which, for purposes of clarity, is presented in its entirety below:

IC 36-7-14-41: Economic development area; determination; enlargement

- (a) The commission may, by following the procedures set forth in sections 15 through 17 of this chapter, approve a plan for and determine that a geographic area in the redevelopment district is an economic development area. Designation of an economic development area is subject to judicial review in the manner prescribed in section 18 of this chapter.
- (b) The commission may determine that a geographic area is an economic development area if it finds that:
 - (1) the plan for the economic development area;
 - (A) promotes significant opportunities for the gainful employment of its citizens;
 - (B) attracts a major new business enterprise to the unit;
 - (C) retains or expands a significant business enterprise existing in the boundaries of

the unit; or

(D) meets other purposes of this section and sections 2.5 and 43 of this chapter;

(2) the plan for the economic development area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under this section and sections 2.5 and 43 of this chapter because of:

(A) lack of local public improvement;

(B) existence of improvements or conditions that lower the value of the land below that of nearby land;

(C) multiple ownership of land; or

(D) other similar conditions;

(3) the public health and welfare will be benefited by accomplishment of the plan for the economic development area;

(4) the accomplishment of the plan for the economic development area will be a public utility and benefit as measured by:

(A) the attraction or retention of permanent jobs;

(B) an increase in the property tax base;

(C) improved diversity of the economic base; or

(D) other similar public benefits; and

(5) the plan for the economic development area conforms to other development and redevelopment plans for the unit.

- (c) The determination that a geographic area is an economic development area must be approved by the unit's legislative body. The approval may be given either before or after judicial review is requested. The requirement that the unit's legislative body approve economic development areas does not prevent the commission from amending the plan for the economic development area. However, the enlargement of any boundary in the economic development area must be approved

by the unit's legislative body.

To re-characterize the 2015 Consolidated Plan as an Economic Development Area the Commission finds that: 1) accomplishment of the 2015 Consolidated Plan of the Area will (a) promote significant opportunities for the gainful employment of citizens; b) attract major new business enterprise to the Town; c) will retain or expand a significant businesses existing in the Town; d) accomplish significant benefits to the public health, safety, morals and welfare of the citizens of the Town; e) the 2015 Consolidated Plan cannot be achieved by the regulatory processes or by the ordinary operation of private enterprise without resort to powers under the Act because no regulatory process exists to provide the improvements contemplated in the 2015 Consolidated Plan and private enterprise is unable or unwilling to provide the improvements without assistance by the RDC; and, f) the accomplishments of the 2015 Consolidated Plan will be of public utility and benefit by attracting new jobs, retaining permanent jobs and increasing the property tax base while improving diversity of the economic base.

The Plan considers and makes the findings for redevelopment under IC 36-14-15 as applicable to the Consolidated Area.

There exists a substantial overlap between the statutory sections governing economic development areas and redevelopment areas with both being applicable to the 2015 Consolidated Area. One of the purposes of this Plan is to provide public clarity with the new Plan and streamline the Areas into one succinct Area within the Plan.

Compliance will be met for the acquisition of real property following the statutory procedure of two independent appraisals at fair market value procured by the Commission and negotiations as set out in IC 36-7-14-19.

This 2015 Mooresville ED/RD Plan Amendment into a Consolidated Plan and is developed for purposes of residential, commercial and industrial economic development and redevelopment. Therefore, this 2015 Mooresville ED/RD Plan Amendment into a Consolidated Plan is presented as conforming to the applicable statutes in all respects, and the MRC will use the 2015 Consolidated Plan to clearly set forth the premises upon which the MRC considers the Plan to expand the Areas to support the economic development and redevelopment projects which are in various stages of consideration.

MRC Proposes NO Use of Eminent Domain

The MRC wants to make it clear that there is no proposed use of Eminent Domain and that the MRC does not have the statutory power of Eminent Domain. If property is proposed to be acquired within this Plan, the MRC will take such public actions as are appropriate under the statute for negotiating purchase prices with the landowners.

MRC Finds this Consolidated Plan Amendment to be Reasonable and Appropriate and the 2015 Consolidated Plan Amendment Conforms to the Comprehensive Plan for Mooresville

In accordance with statute, the MRC finds this ED/RD Plan Amendment to be reasonable and appropriate in extending the principles, goals and objectives of the MRC and that this 2015 ED/RD Plan Amendment conforms to the Comprehensive Plan for Mooresville (the latter to be confirmed by presentation to the Plan Commission).

Statutory Findings

In accordance with statutes of the State of Indiana, this 2015 Consolidated Plan contains the Statutory Findings required. The MRC recognizes the Mooresville Comprehensive Plan (Comp Plan), and further reserves the right to amend and amplify any of its findings in response to public testimony, comments and suggestions, per statutory intent.

These Statutory Findings hereby incorporate by reference any and all previous planning documents approved by the MRC, the Mooresville Town Council and Plan Commission along with other legal entitles of the Town of Mooresville. It should be clear that the SR 67 corridor and certain local streets (all directly affected by this Plan) are critical to the long-term economic viability of the Town of Mooresville on many levels. It is the intent of the MRC to remain consistently respectful of the goals of the Mooresville Town Council and Plan Commission whose roles of public service parallel one another.

FINDING #1A: THE PLAN FOR THE CONSOLIDATED AREA: (A) PROMOTES SIGNIFICANT OPPORTUNITIES FOR THE GAINFUL EMPLOYMENT OF ITS CITIZENS

The Mooresville ED/RD Plan specifically proposes to promote significant opportunities for gainful employment of not only Mooresville citizens, but for citizens residing in the county and the region, including southwestern Indianapolis, northwestern Johnson County and other nearby areas. The Plan promotes significant opportunities for gainful employment on several levels, including:

- the MRC's effort to offer economic development incentives in order to stabilize and/or expand existing industrial facilities and to make Mooresville facilities more economically competitive within their corporate hierarchies as a means of preventing closure of Mooresville manufacturing facilities and preserving existing jobs;
- the MRC's effort to offer economic development incentives for the direct purpose of helping Mooresville industries to capture corporate investment in new product manufacturing for the purpose of promoting the creation of new jobs within existing industries;
- the MRC's effort toward creating a matrix of economic incentives designed to make Mooresville and its industrial sites more competitive in attracting new companies to Mooresville and thereby creating new jobs;
- the MRC's effort to identify potential suppliers to existing industries and to develop strategies for making those suppliers aware of economic development opportunities for locating near Mooresville facilities for the purposes of improving the supply chain;
- the MRC's effort to identify and promote new industrial sites in the Areas for capturing new industrial locations;
- the MRC's effort in coordinating economic development policy with utility policy at the Town level for the purpose of keeping industrial operating costs low through controlled and competitive utility rates;
- the MRC's effort in coordinating and developing specific strategies for encouraging new commercial business activity in the Historic Downtown/CBD Area, with the intent of creating new employment opportunities at the retail level; and
- the MRC's effort in promoting new commercial opportunities along the "Target Area" corridors which would enrich and diversify the availability of commercial products and services to Mooresville residents.

It is the MRC's stated goal at this very early stage in the process to attract new industry as well as to help existing industry remain economically competitive in the Mooresville area. The initiatives of development and refinement of economic development incentive packages that would make Mooresville sites

competitive with other Indiana sites are developed with the intent of achieving this employment goal. In addition, the MRC will seek to undertake initiatives which will enable the workforce to continue to improve its skill levels and expertise through continuing education as an enhancement of Mooresville as a place to do business.

The MRC's proposal to designate the MTAA as set forth in this ED/RD Plan is clearly intended to promote the gainful employment of the citizens of Mooresville and surrounding communities thus meeting the statutory requirements of this Finding of Fact.

FINDING #1B: ATTRACTS A MAJOR NEW BUSINESS ENTERPRISE TO THE UNIT

This Plan notes that the Statutory Finding of "attracting a major new business enterprise" includes the attraction/capture of new products by existing industries. Major corporations make many products often produced in separate facilities. Therefore, the MRC hereby states that the MRC's definition of a "new business enterprise" would include the capture of investment in new facilities and equipment by an existing industry to produce a new (or improved) product as well as expanding the manufacturing capacity to produce existing products. As such, the MRC is stating publicly that this statutory section applies to attracting BOTH new industry and expanding existing industry.

The MRC offers that several existing economic development and redevelopment successes have already generated new investment in business facilities in Mooresville. These new investments were generally made by existing Mooresville industries and were generally supported through economic development incentives. It is the MRC's intent to continue to encourage new investment by existing Mooresville industries in order that Mooresville's industrial base will remain economically competitive within existing corporate hierarchies. As such, the MRC sees no genuine distinction between new investment by existing business and new investment by businesses not yet located in Mooresville.

In addition, the MRC will seek to generate and attract major new business investment, including both major commercial and major industrial business enterprises, over time. The MRC's plans and goals would include attracting and expanding major new commercial and industrial enterprises, as well as professional office business enterprises in the Areas. The MRC seeks to be aggressive in its plans and is committed to a long-term effort to restore economic vitality to the local area.

The Mooresville Plan clearly seeks to attract major new business enterprise to Mooresville as well as attracting major new investment by existing business/industry in Mooresville and to the MTAA thus meeting the requirements of this Statutory Finding.

FINDING #1C: THE PLAN FOR THE CONSOLIDATED AREA RETAINS OR EXPANDS A SIGNIFICANT BUSINESS ENTERPRISE EXISTING IN THE BOUNDARIES OF THE UNIT

On the most fundamental level, the MRC is basing this 2015 Plan Amendment and the expanded designation of the MTAA on existing commercial and industrial investment that has been affirmed through various methods. The fact that the Town and the MRC have enjoyed cooperative success in attracting new economic opportunities which have not sought incentives does not diminish the success of the overall effort.

The MRC recognizes that Mooresville is not located along a major interstate highway corridor and as such would potentially be handicapped in its competitiveness for new industrial facilities. Due to this reason and others, the MRC will initiate its economic development planning by emphasizing and amplifying the opportunities presented by its existing industrial citizens, as well as by attracting new industries wherever possible.

As stated previously, the MRC's Strategy includes three distinct primary initiatives:

- to develop economic incentives appropriate to secure/retain existing jobs at existing Mooresville industries in order to make those plants more cost-competitive with other facilities within the corporate hierarchy;
- to develop economic incentives which would enable the MRC to successfully capture new investment in expansion and the addition of new product lines by/from existing industries and businesses;
- to develop economic incentives necessary to make Mooresville sites more competitive in attracting new investment from new industries and businesses from outside of Mooresville.

The items above clearly and directly address this Statutory Finding. For these reasons, it is suggested that the 2015 Mooresville Plan Amendment will assist the Town of Mooresville in both retaining and expanding significant Mooresville business enterprises in the Town, as well as attracting new business

enterprises, thus fulfilling this Statutory Finding.

FINDING #1D: THE PLAN FOR THE CONSOLIDATED AREA MEETS OTHER PURPOSES OF THIS CHAPTER

The 2015 Mooresville Plan Amendment meets several "other purposes" for the economic development of Mooresville and the surrounding area. To achieve brevity of purpose, this Section will simply summarize some of the concepts which can be expanded, if necessary, to further support and enhance the compliance with the Statutory Findings. Such additions can be made as the 2015 Plan/Area Amendment approval process moves forward.

First, the MRC emphasizes the importance of a cooperative and mutually beneficial relationship with local business people. The MRC's effort, in cooperation with local industries, seeks to invigorate the business community in order to encourage new business investment and to stabilize existing employment. In the absence of regular investment in plants, equipment and technology, existing facilities quickly become non-competitive within that individual corporate hierarchy. Without an effort to encourage new investment, the likelihood of business closure is increased due to indifference or to outright neglect. By taking an assertive role in promoting the community, the MRC seeks to restore and inspire the determination of local businesses to sustain their presence in Mooresville and to attract the re-investment necessary for Mooresville facilities to remain low-cost/high-profit facilities within each corporate hierarchy.

Second, the MRC seeks to develop a functional partnership with other Town agencies and Boards in order to develop a comprehensive set of local economic development parcels. For example, it is clear that the cost of water and sewer service is an important part of the cost of doing business. Therefore, the MRC seeks to develop a functional partnership with the Town Council to work cooperatively to help keep utility rates low. This utility strategy has proven immensely successful in Mooresville and generates spin-off and subsequent benefits.

Third, the MRC specifically proposes to use TIF revenue generated by the MTAA as matching funds for grants to undertake major improvement projects in the Town. For example, the Office of Community & Rural Affairs (OCRA) operates the Community Focus Fund (CFF) which is specifically designed to assist communities in activities which prevent or eliminate urban blight. As such, the MRC's effort to redevelop the Historic Downtown/Central

Business District (CBD) fits directly into the CFF pro forma. In addition, state agencies such as INDOT and federal agencies such as the Economic Development Administration also have grant funds available. The MRC and the Town Council will cooperatively consider the use of TIF revenues as matching funds to capitalize on a broad range of economic development opportunities in the ED/RD Areas for the benefit of Mooresville citizens.

Fourth, the MR hopes to attract investment in the redevelopment of Historic Downtown buildings for new professional office space as well as the attraction of professional office jobs serving new technologies. This effort offers the potential for new employment development on multiple levels including attracting entrepreneurs from a broad range of professional disciplines.

For these and other reasons, it is suggested that the economic development benefits of the MTAA meets "other purposes" of the statute.

FINDING #2A: THE PLAN FOR THE CONSOLIDATED AREA CANNOT BE ACHIEVED BY REGULATORY PROCESSES OR BY THE ORDINARY OPERATION OF PRIVATE ENTERPRISE WITHOUT RESORT TO THE POWERS ALLOWED UNDER THIS SECTION...BECAUSE OF: (A) LACK OF LOCAL PUBLIC IMPROVEMENT...

This 2015 Plan Amendment is undertaken to extend the economic development and redevelopment success that Mooresville has enjoyed since creating its first Areas. In short, the little Town of Mooresville has enjoyed successful competition with much larger communities. Since the beginnings of this MRC endeavors, the MRC has worked cooperatively with other Boards, agencies and entities to address a broad range of issues related to "lack of local public improvement". Substantial success has been achieved. More success is planned and sought.

The MRC has been a central player in creating economic advantages which accrue to the Town and its citizens. The MRC has used TIF revenues to participate in utility expansions which have saved, and will continue to save, utility customers literally millions of dollars, collectively. When business can operate more profitably as a result of lower utility costs, economic stability is achieved. When private residents can operate their households with lower utility costs there is more disposable income circulating in the local economy, wealth can be accumulated and economic activity can expand.

The MRC has successfully attracted new businesses and jobs to the community, which clearly stimulates and supports the local

economy. The MRC's recognition and participation in utility expansions has kept utility costs lower than in competing communities thereby placing Mooresville in comparative advantage for attracting new corporate investment by existing companies as well as new companies.

None of these economic benefits can be achieved by private industry without cooperative municipal development policies which are largely shaped by the MRC. When TIF revenues can be dedicated to keep utility costs low, the business customers of the utilities enjoy greater profitability which can lead to new corporate investment (as Mooresville has seen). When utility costs are also low for individual residents, the cost of living is kept low, enabling residents to have more disposable income, which spreads throughout the local economy

The MRC has been a good steward of the powers allowed under this statute by re-investing MRC revenues in a broad range of activities which also benefit the general public. In addition to creating jobs, the MRC has used its TIF revenues to help finance major local public improvements which would otherwise have been paid by increasing the economic burden on private residents and businesses. This 2015 Amendment seeks to continue these traditions of wise public investment by the MRC.

FINDING #2B: THE PLAN FOR THE CONSOLIDATED AREA CANNOT BE ACHIEVED...BECAUSE OF (B) EXISTENCE OF IMPROVEMENTS OR CONDITIONS THAT LOWER THE VALUE OF THE LAND BELOW THAT OF NEARBY LAND

The MRC has enjoyed tremendous success in both its designated ED and its designated RD Areas since the original designations were undertaken. The continued effort of the MRC is now targeted at preservation of existing investments and working in partnership with the Town Council to keep the cost of public services low. Since the approval of the original Plan there have been sequential amendments by the MRC for the purpose of elevating and refining the goals of the Plan and to prevent recurrence of the blight and disinvestment that plagues too many small communities.

All human activity, economic or social, evolves. Unsuccessful behaviors are amended or abandoned. Successful behaviors are amplified and evolve. The cooperative success of the MRC and Town Council must continue to evolve to preserve the economic advantages that economic success has afforded. The MRC has been active for a long time and the duration of its success has extended to consideration of activities which were once considered only long-term goals.

Along with this evolution, the MRC seeks to make investments which will enable the community and its citizens to develop economic advantages. Included in this interest is the interest in continued education and training of Mooresville citizens in order to enable them to be economically competitive on an individual basis. In addition, commercial areas which were relatively new when the MRC began its work are now approaching a stage where reinvestment is increasingly appropriate. Commercial areas which were "new" when the MRC was formed are increasingly likely to face the chronological and technological need for reinvestment. The MRC seeks to adjust its efforts to remain relevant as these forces evolve.

As such, the MRC seeks to make some modest changes to the boundaries of its Areas for the purposes of capturing new investment as well as investment in future expansion and modernization. In addition, the MRC seeks to serve the public's evolving needs on multiple levels, including encouraging reinvestment in existing development, as opposed to abandonment and development of completely new sites.

The MRC plans to invest in citizen education/training through cooperative partnerships. Some of this education/training is likely to be specifically oriented to job skills and some is likely to be directed toward the development of more abstract intellectual capital through training, re-training and further education. As such, the MRC will seek to capture investment in continuing education which will enable the local work force to develop skills as well as undertake advanced technological training and re-training. The MRC considers this to be a vital investment in human capital making Mooresville and other residents more productive, extending the economic life of existing facilities and making Mooresville a more competitive place to capture new corporate investment.

In addition, the MRC plans to continue its community-wide discussions related to urban redevelopment and economic viability. As such, some of the MRC's interests are invested in encouraging reinvestment in existing real estate including the Southbridge Crossing Shopping Center that was one of the newer developments in Town when the MRC was initially created. Among the goals of the MRC is the goal of creating a platform for discussion of redevelopment investment which would keep existing commercial and industrial facilities competitive in the community.

Without periodic renewal of economic investment urban blight naturally occurs. The role of the MRC is to provide a platform to encourage redevelopment reinvestment so as to curtail and/or prevent urban blight which lowers the value of land. If the MRC can encourage economic reinvestment in existing development on a consistent basis, areas that would otherwise have become blighted will enjoy continued success. The MRC's basic goal is to encourage the types of investments that retain the value of human and business capital in Mooresville and urban blight is overcome by continued reinvestment and in doing so this Plan complies with this Statutory Finding of Fact.

FINDING #2C: THE PLAN FOR THE CONSOLIDATED AREA CANNOT BE ACHIEVED BECAUSE OF MULTIPLE OWNERSHIP OF LAND

The MRC is not seeking to condemn property through eminent domain nor is it seeking to acquire property for which the owner has remained economically viable. Rather, the Plan seeks to continue its success in sustaining the value of Mooresville real estate. This would include continuing the MRC's initiatives in establishing viable sites for new industry locations and in the MRC's interest in establishing partnerships which stimulate new investment in existing real estate.

At this time, the MRC envisions the need to invest in the facilities necessary to establish a program of worker training and education in order to ensure that Mooresville's human capital receives potential economic advantages. The investment in local human resources by the MRC has been well established by assisting Ivy Tech in establishing a facility of its own through a lease at Southbridge Crossing. The MRC will serve as an important partner in enhancing the training and education of Mooresville residents to increase their competitive advantages in the workplace.

In addition, the MRC will continue to invest in the development of potential sites for industrial attraction in an effort to continue the MRC's previous history of success in this aspect of economic development.

The MRC intends to simplify identified problems of multiple ownership of land and to make the development/redevelopment of such parcels more economically feasible and practical in order to achieve the purposes of IC 36-7-14. For these reasons, this Plan conforms to this statutory requirement.

FINDING #2D: THE PLAN FOR THE CONSOLIDATED AREA CANNOT BE ACHIEVED BECAUSE OF OTHER SIMILAR CONDITIONS

The MRC acknowledges that there are several "other similar conditions" which make it important to take an aggressive position with regard to the economic health of the community. Mooresville has enjoyed a competitive advantage for economic development and redevelopment in Morgan County. The MRC has enabled the community to establish and maintain this competitive advantage and the future Plan seek to continue this trend.

The MRC is using this Plan as an effort to continue Mooresville's local economy to evolve toward new economic initiatives with a continued emphasis and capacity for addressing technological opportunities. This task is formidable. Local economies do not change overnight. The MRC is simply endeavoring to bring together and evolve a set of strategies and the necessary public discussion to develop ne economic alternatives and to keep Mooresville industries economically competitive.

As the process moves forward, the MRC may choose to add other arguments to the Plan as a result of the public testimony but for immediate purposes these provisions are considered "other similar conditions" sufficient to address this Statutory Finding.

FINDING #3: THE PUBLIC HEALTH AND WELFARE WILL BE BENEFITED BY ACCOMPLISHMENT OF THE PLAN FOR THE CONSOLIDATED AREA

The MRC offers this Plan as an indication that the MRC is seeking to benefit both the public health and the public welfare. The MRC's investment in sewage capacity has created a multi-tiered impact on both public welfare and public health. To briefly address the public health issue, sewage treatment and clean water has an obvious and indisputable impact on public health which does not require elaboration.

In addition to the public health benefits, the MRC's investment in sewage facilities carries direct benefits to individual utility customers in the form of lower utility bills. Lower utility costs to individual residents allow more disposable income to circulate through the economy. For business customers, lower utility costs have a direct impact on profit margins and production costs. In all of these forms, the public welfare is benefited.

Subsequently, the higher property values translate to higher assessed values for purposes of real estate taxes which

sequentially generate higher property tax revenues to support local government and school budgets.

Although we do not seek to make this argument exhaustive, these small snippets of information clearly demonstrate that the MRC's policy decisions have resulted in a direct and positive impact on the public welfare as well as the public health.

FINDING #4A: THE ACCOMPLISHMENT OF THE PLAN FOR THE CONSOLIDATED AREA WILL BE A PUBLIC UTILITY AND BENEFIT AS MEASURED BY: (A) THE ATTRACTION OR RETENTION OF PERMANENT JOBS;

This Statutory Finding of Fact is similar in character to that of Finding #1A ("opportunities for gainful employment") and as such the pertinent/relevant issues raised in Finding #1A and Finding #4A are relatively interchangeable. It is clear that the development of new businesses in the various "Target Areas" will result in the "attraction or retention of permanent jobs". It should be equally clear that the Plan's propose strategies, including such activities/initiatives as:

- offering economic development incentives for the purpose of encouraging new investment in existing industries in order to make Mooresville facilities more economically competitive within their corporate hierarchies as a means of preventing closure of Mooresville manufacturing facilities and preserving existing jobs;
- offering economic development incentives for the direct purpose of helping Mooresville industries to capture corporate investment in new products for the purpose of promoting he creation of new jobs within existing industries;
- creating a matrix of economic incentives designed to make Mooresville and its industrial sites more competitive in attracting new companies to Mooresville and thereby creating new jobs;
- identifying potential suppliers to existing industries and to develop strategies for making those suppliers aware of economic development opportunities for locating near Mooresville facilities for the purposes of improving the supply chain;
- identifying and promoting new industrial sites in the ED and RD Areas for capturing new industries relocating or expanding from other places;
- Coordinating economic development policy with utility policy at the Town level for the purpose of keeping industrial operating costs low through controlled and

competitive utility rates;

- Promoting new commercial opportunities along the ED and Rd Area corridors which would enrich and diversify the availability of commercial products and services to Mooresville residents.

All of these activities are intended to attract and/or retain permanent jobs to the Areas. The economic development policies of a community are best served when high-quality professionals are partnered to a clear Development Strategy which is overseen by a network of cooperative public boards and agencies. This is the direct intent of this Mooresville Plan including its Amendments. As such, it is the MRC's goal to develop/redevelop a broad range of economic development sites and opportunities in an effort to continue Mooresville's success in this field. It is clear that the fundamental intent of this Plan is to bring business development opportunities to the Target Areas which would include the attraction and/or retention of permanent jobs.

FINDING #4B: THE ACCOMPLISHMENT OF THE PLAN FOR THE CONSOLIDATED AREA WILL BE A PUBLIC UTILITY AND BENEFIT AS MEASURED BY: (B) AN INCREASE IN THE PROPERTY TAX BASE

This Finding is largely redundant with other Statutory Findings related to the attraction of business enterprise, the removal of constraints on land value, diversity in the economic base of the community and other similar findings in the statute. To a large extent these findings and the arguments that support them are interchangeable. The narrative presented above has clearly set forth that the MRC is seeking to add new commercial and industrial jobs to the local economy through economic development and redevelopment. The MTAA is proposed for expansion in order to create and capture TIF revenues which can be used for economic incentives as well as local matching funds for grants to achieve the goals projected by the MRC. The MRC seeks to identify appropriate public projects that specifically achieve and address this Statutory Finding of Fact using TIF as one of the MRC's most fundamental tools and cooperating extensively with other public boards and agencies in order to achieve community-wide goals. In fact, preservation and enhancement of the property tax base is mentioned with regard to other Statutory Findings. These Findings, as well as related arguments provided elsewhere in this Plan, suggest that this Plan meets this statutory requirement.

FINDING #4C: THE ACCOMPLISHMENT OF THE PLAN FOR THE CONSOLIDATED AREA WILL BE A PUBLIC UTILITY AND BENEFIT AS MEASURED BY: (C) IMPROVED DIVERSITY OF THE ECONOMIC BASE

This Finding of Fact extends several of the arguments above from a simple assessment of the impact of a proposal on the property tax base to an argument regarding revenue diversity related to the economic base of the community.

The demographics are clear that Mooresville's local economy is expanding. The essential absence of abandoned/under-utilized industrial property clearly points to a strong "diversity of the economic base" that the Plan have historically helped to "improve". The number of vacancies in the Historic Downtown/CBD points to a changing commercial base which this Plan clearly seeks to reverse. The potential attraction of suppliers to existing Mooresville industries and Mooresville's strategy to try to capture new product lines of existing industries would also lead to "improved diversity of the economic base". All of these economic benefits are projected to result from the multiple strategies being advanced by the MRC in this collective Plan and all of these economic development and redevelopment concepts lead toward "improved diversity in the economic base".

In addition to the above arguments, diversification of the economic base has become more important to Indiana communities as a result of property tax caps which have been put in place by the Legislature. The property tax cap of 1% for residential property has caused substantial hardship for many municipalities because limiting property tax revenues to 1% of assessed value (AV) generally does not cover the cost of delivering municipal services to those residences. As a result of the suppression of property tax revenues from residential development, the importance of increased property tax revenue from commercial and industrial development is amplified. This is one of the motivations of the MRC and one of the benefits which have been delivered by previous MRC initiatives. In short, Indiana municipalities which do not possess sufficient business property tax base have had a much more difficult time dealing with the legislated property tax caps. Mooresville's strong industrial base has helped the Town to minimize those constraints.

It should be clear by this point in this Plan that the primary goal of the MRC is to increase the amount of commercial and industrial activity in Mooresville. In order to achieve this goal, the MRC seeks to increase the diversity of the property tax base through enhanced revenues from business development of all forms. The economic activities which the MRC has identified

also extend diversification of the local economy.

Finally, however, the MRC's interest in the development/redevelopment of human capital through continuing education, re-training and skill enhancement also creates and enhances diversity in the human portion of the economic base of Mooresville. This point is often overlooked in favor of physical facilities, rather than human capital.

The sum of these and related arguments suggests that this ED/RD Plan will help to promote diversification in the local and regional economy as provided in this statutory requirement.

FINDING #4D: THE ACCOMPLISHMENT OF THE PLAN FOR THE CONSOLIDATED AREA WILL BE A PUBLIC UTILITY AND BENEFIT AS MEASURED BY: (D) OTHER SIMILAR PUBLIC BENEFITS

As in other Statutory Findings, this specific statutory section is somewhat redundant in that arguments made in addressing other statutory sections also address this statutory requirement. As such, the Plan notes this redundancy and reserves the right to re-state those arguments if the process evidences a need for such re-statement. The category of "other" is a clear Legislative intent to potentially incorporate arguments and factors that the Legislature had not anticipated in drafting the legislation.

In the Mooresville case, special "other similar public benefits" attention is given to the inter-relationship between the efforts of the MRC and the Town with regard to utilities and aesthetics. By developing new utility service to new development and by redeveloping existing parcels, utility revenues are stabilized and enhanced. This enhancement would be equally applicable to industrial development/redevelopment of sites which are fully served by municipal utilities. When those sites are productive, utility revenues would improve and the fiscal health of the utilities would be enhanced. As a result, the MRC and Town seek to reduce upward pressure on utility rates which obviously benefits the entire community. Money saved by containing utility rate increases re-circulates through the local economy stimulating local business and sustaining profit margins.

The Gateway projects, parks and greenscaping will improve the image of the Town and add to the quality of life. These improvements are necessary to stay competitive with surrounding communities and to attract the type of growth necessary to improve the Town's tax base.

The MRC also offers that "other similar" benefits from designating the MTAA would occur as a result of using TIF revenues as matching funds for grants. The Town and MRC could potentially identify projects which would benefit the MTAA and the ED Area and identify grant funds which would potentially assist the community in achieving its various economic development goals, objectives and strategies. Applicability of grant programs to Mooresville's projects and needs can only be determined on a case by case basis but ideas such as enhancing the "brand" definition of Mooresville by establishing architectural gateways is an example of "other" benefits.

Let it be sufficient for this Plan to state that the proposal to expand the MTAA is consistent with the principles which the MRC has stated herein. Each of the previous plans and amendments contain several "other" factors which were considered to contribute to the "public utility and benefit" of economic development and redevelopment. As such, those other plans and supporting documents are hereby incorporated by reference in the event that additional justification is determined necessary.

Redevelopment is an incredibly complex and difficult task. If land owners were enlightened and capable of identifying and implementing successful economic development and redevelopment projects, it is likely that those projects would already have taken place. Inasmuch as the local conditions give evidence that such projects are needed, the MRC has prepared itself to step in to assist/encourage such projects where necessary and appropriate.

At its core, the MRC seeks only to afford the residents of Mooresville a good, safe place to live and work. Such goals can be achieved more effectively if the local economy is healthy and growing. Morgan County has suffered from a lack of growth and the MRC is trying to reverse that affliction thus affirming "other similar benefits".

STATUTORY FINDING THAT THE 2015 AMENDMENT IS REASONABLE AND APPROPRIATE:

IC 36-7-14-15 provides that the MRC is to find that the amendment to the Area and projects are "reasonable and appropriate" when the original ED/RD Plan (and subsequent Amendments) are taken into consideration. This 2015 Amendment makes said finding. The MRC's projects and actions since its beginning have consistently succeeded in expanding the Mooresville economy as well as stabilizing the community and its property values. This 2015 Amendment is largely a simple

extension of the activities which the MRC has consistently undertaken over its entire history and which have consistently proven successful.

In all cases, the MRC has sought to coordinate its actions closely and transparently with the Town Council as well as the Plan Commission and that extensive effort to coordinate and publicly discuss the MRC's activities has allowed the MRC to escape the criticism which many redevelopment commissioners have received for failing in transparency or other shortcomings. Further, the MRC plans no departure from its long history of working cooperatively with other entities and agencies.

Conclusions of the ED/RD Plan

The sum of the effort invested in this Plan is that the MRC has fulfilled the Statutory Findings necessary to expand the Areas and has proposed a viable ED and RD Strategy for the Areas. In addition, the MRC has proposed a series of projects (with preliminary cost estimates) which are intended to assist in achieving the goals set forth in this 2015 Plan Amendment as well as all preceding Amendments.

The MRC is encouraged to undertake uses of tax increment revenues which generate the greatest leverage of economic impact such as using TIF revenues as local match for major grant projects, including such things as stormwater management and OCRA grants for economic development and redevelopment. Given the constraints that have been placed on municipal budgets as a result of property tax caps, the MRC's importance to the community at large has been amplified.

Given the narrative presented above, it is suggested that the MRC can be comfortable in moving forward with the Area expansion process in order to determine whether the expansion is appropriate. In the event that public participation introduces issues which have not been adequately addressed, the MRC can further amend this 2015 Plan Amendment to address those issues appropriately.

Exhibit "A-1"
Parcels to be Added to the Plan
Page 1

55-02-31-100-002.000-004 Baker, Ralph E. & George Anne
55-02-31-100-003.000-004 Fields, G.H. Family Limited
55-02-31-100-004.000-004 Fields, George & Jo Anne C EV Tr ½
55-02-31-200-001.000-005 Lasiter, Vicki A. ½ Int. & Fields, G.H.
55-02-31-200-001.017-005 Lasiter, Vicki A. ½ Int. & G.H. Fields
Limited Partnership
55-02-31-200-001.001-004 Lasiter, Harry W. & Vicki A.
55-02-31-200-001.003-005 Home Bank SB
55-02-31-200-001.004-005 L & Q Realty LLC
55-02-31-200-001.006-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.007-004 Baker, Ralph Edward & George Anne
55-02-31-200-001.007-005 CRTM Realty
55-02-31-200-001.008-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.009-005 Mooresville Medical LLC
55-02-31-200-001.010-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.011-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.012-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.013-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.014-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.015-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-001.016-005 Hopkins, Arvin M. & Mary L.
55-02-31-200-002.001-005 Hopkins, Arvin M. & Mary L.

Exhibit "A-1"
Parcels to be Added to the Plan
Page 2

55-05-13-200-001.003-005 Sun Polymers International Inc.
55-05-13-305-001.000-005 Jones, Richard & Janice
55-05-13-305-002.000-005 Jones, Richard A. & Janice
55-05-13-305-003.000-004 Jones, Richard A. & Janice
55-05-13-305-003.001-005 Jones, Richard A. & Janice
55-05-13-305.003.002-005 Jones, Richard A. & Janice
55-05-13-305-004.000-005 Jones, Richard A. & Janice
55-05-13-305-005.000-004 Jones, Richard A. & Janice
55-05-13-305-006.000-004 Economy Heating & Air Conditioning
55-05-11-300-003.000-005 ET Works LLC
55-05-14-400-002.000-005 ET Works LLC
55-05-14-400-003.000-005 ET Works LLC
55-02-31-200-001018-005 MS Mooresville LLC

Exhibit "A-2"
New Acquisition List
Page 1

55-01-25-472-001.000-005 MSC310

55-01-25-480-001.000-005 Martin, Don E. & Vicky L.

55-01-25-480-002.000-005 Martin, Don E. & Vicky L.

55-01-25-480-015.000-005 Stevens, Patti L. &

55-01-25-480-016.000-005 SP321IR Corp.

55-01-25-480-018.000-005 SP321IR Corp.

55-01-36-140-009.000-005 Citizens Bank of Mooresville

55-01-36-205-001.000-005 Tutewiler, Allen ½ Int.

55-01-36-205-002.000-005 Tutewiler, Allen D. & Sue Ann

55-01-36-205-009.000-005 AT202EW Corporation

55-01-36-217-001.000-005 Lanham, Darlene

55-01-36-235-001.001-005 Gibson, Johnny D.

55-01-36-235-001.002-005 Shipley, Sun N.

55-01-36-235-002.001-005 Hopkins, Arvin M. & Mary L.

55-01-36-235-002.002-005 Hopkins, Arvin M. & Mary L.

55-01-36-235-006.000-005 Watson, John R.

55-01-36-235-006.001-005 Mooresville Consolidated School
Corporation

55-01-36-235-007.000-005 Mooresville Consolidated School
Corporation

55-01-36-235-008.000-005 Brown Township Trustees of

55-01-36-330-021.000-005 R&R McMahon Properties LLC

Exhibit "A-2"
New Acquisition List
Page 2

55-05-01-300-001.000-005 RMAC LLC

55-05-01-300-003.000-005 South Central Community Health

55-05-01-300-004.000-005 South Central Community Mental

55-05-01-300-005.000-005 McDaniel, Karen

55-05-01-300-006.000-005 H&R Property Services LLC

55-05-01-300-006.001-005 H&R Property Services LLC

55-05-01-300-007.000-005 McDaniel, Karen

55-05-01-300-008.000-005 Swinney Bros Excavation Inc.

55-05-12-300-004.004-005 D A Green LLC

55-05-12-300-004.005-005 D A Green LLC

55-05-12-300-004.006-005 D A Green LLC

55-05-12-315-001.000-005 McLaughlin William

55-05-12-315-002.000-005 McLaughlin William J.

55-05-12-315-003.000-005 McLaughlin William J. & L W Jtrs

55-05-12-315-003.001-005 Cave, Jeffrey & Kathy

55-05-13-100-001.001-005 J Par Holdings Inc.

55-05-13-100-001.002-005 J & J Commercial Investments LLC

55-05-13-100-003.000-005 Lawrence, Lawyer Jr.

55-05-14-200-002.000-005 Nealand Co LLC

55-05-14-200-002.001-005 White Lick Creek Business Park

55-05-14-200-002.002-005 Linel Properties LLC

Exhibit "A-2"
New Acquisition List
Page 3

55-05-14-200-002.003-005 ET Works LLC

55-05-14-200-002.004-005 Wagon Development LLC

55-05-14-200-002.005-005 PBF Investments LLC

55-05-14-200-002.006-005 D A. Green LLC

55-05-14-200-002.007-005 Hancel Parkway Partners LLC

55-05-11-400-001.000-005 Smith, Phyllis C. Irrvc Lvng Trst

55-05-11-400-003.000-005 J & J Commercial Investments LLC

55-05-11-400-004.000-005 J & J Commercial Investments LLC

55-05-11-400-009.000-005 J & J Commercial Investments LLC

55-05-11-400-009.001-005 J & J Commercial Investments LLC

55-05-11-400-009.002-005 Linder, Louis

55-05-11-400-010.000-005 J & J Commercial Investments LLC

55-05-11-400-010.001-005 Molex Incorporated

55-05-11-400-010.002-005 Worms Way Inc.

55-05-11-400-010.003-005 Ferrill-Fisher Development Services LLC

55-05-11-400-010.004-005 Berling, Robert E. & Donna L.

55-05-12-100-001.000-004 Sree Aum LLC

55-05-12-110-001.000-004 Armstrong, Arlen & Armstrong, Judith

55-05-12-110-002.000-005 Melady, Brandon

55-05-12-110-002.001-005 Culver, Bobi J.

55-05-12-110-002.002-005 Thacker, Nancy M.

Exhibit "A-2"
New Acquisition List
Page 4

55-05-12-110-002.003-005 Waddell, Johnie M. & Stallard, Teresa
Jtrs

55-05-12-157-001.000-005 Seybold, Marjorie &

55-05-12-157-002.000-005 Seybold, Marjorie & Marquette Dalton

55-05-12-157-003.000-005 My Three Sons Partnership

55-05-12-157-004.000-005 Overton Industries Inc.

55-05-12-300-001.000-005 RSR Investments LLC

55-05-12-300-001.001-005 Angermeier & Wathen LLC

55-05-12-300-001.003-005 Olive Oak LLC

55-05-12-300-002.001-005 J & J Commercial Investments LLC

55-05-12-300-003.001-005 Cave, Jeffrey & Kathy

55-05-12-300-004.000-005 Lawrence Lawyer Jr.

55-05-12-300-004.002-005 J & J Commercial Investments LLC

55-05-12-300-004.003-005 J & J Commercial Investments LLC

55-05-14-200-002.008-005 White Lick Creek Business Park

55-05-14-200-002.009-005 Linder, Louis

55-01-36-235-002.003-005 Paul Investment Properties LLC

55-01-36-235-002.000-005 Bingham, Robert D. & Mary A. Liv Trust

55-01-36-223-006.000-005 Mooresville American Legion

55-01-36-235-001.000-005 Casey's Marketing Company

Exhibit "A-3"
Not in Town List

55-01-36-400-003.000-004 Julia Ann Remster & James R. Remster
55-01-36-400-003.001-004 Julia Ann Remster & James R. Remster
55-02-31-100-001.000-004 Lasiter, Vicki A. ½ Int & Fields G.H.
55-02-31-200-001.000-004 Lasiter, Vicki A. ½ Int & Fields G.H.
55-05-01-300-002.000-004 Arvin & Mary Hopkins
55-05-02-200-007.000-004 Wilkins, James & Wilkins, Chris Jtrs
55-05-02-400-011.000-004 Swinney, Raymond L. & Joyce R.
55-05-02-400-011.001-004 Nelms, Dennis D. & Nelms, Michelle
55-05-02-400-011.002-004 Owens, Kenneth M. & Oksana V.
55-05-02-400-012.000-004 Davis, Nathan B.
55-05-02-400-013.000-004 Wyatt, John AKA John M. Wyatt
55-05-11-200-001.000-004 John M. Wagaman Trust
55-05-11-227-001.000-004 Fulk, Kenneth C. & Christina L.
55-05-11-227-002.000-004 Simon, Gerald A. & Pamela E.
55-05-13-100-002.000-004 Pauley, Niles E. ½ Int.
55-05-13-340-003.000-004 Watterson, James E. & Dana M.
55-05-14-100-006.000-004 Pauley, Niles E. ½ Int.
55-05-14-200-001.000-004 Pauley, Niles E. ½ Int.
55-05-11-300-003.000-004 Cheryl L. Lewin
55-05-12-110-003.000-004 Arvin & Mary Hopkins
55-05-13-100-004.000-004 Pauley Niles
55-05-02-200-008.000-004 Summers, Robert D.

Exhibit "A-1"
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55-02-31-100-002.000-004 Baker, Ralph E. & George Anne

55-02-31-100-003.000-004 Fields, G.H. Family Limited

55-02-31-100-004.000-004 Fields, George & Jo Anne C EV Tr ½

55-02-31-200-001.000-005 Lasiter, Vicki A. ½ Int. & Fields, G.H.

55-02-31-200-001.017-005 Lasiter, Vicki A. ½ Int. & G.H. Fields
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55-02-31-200-001.004-005 L & Q Realty LLC

55-02-31-200-001.006-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.007-004 Baker, Ralph Edward & George Anne

55-02-31-200-001.007-005 CRTM Realty

55-02-31-200-001.008-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.009-005 Mooresville Medical LLC

55-02-31-200-001.010-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.011-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.012-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.013-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.014-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.015-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-001.016-005 Hopkins, Arvin M. & Mary L.

55-02-31-200-002.001-005 Hopkins, Arvin M. & Mary L.

Exhibit "A-1"
Parcels to be Added to the Plan

55-05-13-200-001.003-005 Sun Polymers International Inc.
55-05-13-305-001.000-005 Jones, Richard & Janice
55-05-13-305-002.000-005 Jones, Richard A. & Janice
55-05-13-305-003.000-004 Jones, Richard A. & Janice
55-05-13-305-003.001-005 Jones, Richard A. & Janice
55-05-13-305.003.002-005 Jones, Richard A. & Janice
55-05-13-305-004.000-005 Jones, Richard A. & Janice
55-05-13-305-005.000-004 Jones, Richard A. & Janice
55-05-13-305-006.000-004 Economy Heating & Air Conditioning
55-05-11-300-003.000-005 ET Works LLC
55-05-14-400-002.000-005 ET Works LLC
(55-05-14-200-002.000-005)
55-05-14-400-003.000-005 ET Works LLC
55-02-31-200-001.018-005 MS Mooresville LLC

Exhibit "A-2"
New Acquisition List

55-01-25-472-001.000-005 MSC310

55-01-25-480-001.000-005 Martin, Don E. & Vicky L.

55-01-25-480-002.000-005 Martin, Don E. & Vicky L.

55-01-25-480-015.000-005 Stevens, Patti L. &

55-01-25-480-016.000-005 SP321IR Corp.

55-01-25-480-018.000-005 SP321IR Corp.

55-01-36-140-009.000-005 Citizens Bank of Mooresville

55-01-36-205-001.000-005 Tutewiler, Allen ½ Int.

55-01-36-205-002.000-005 Tutewiler, Allen D. & Sue Ann

55-01-36-205-009.000-005 AT202EW Corporation

55-01-36-217-001.000-005 Lanham, Darlene

55-01-36-235-001.001-005 Gibson, Johnny D.

55-01-36-235-001.002-005 Shipley, Sun N.

55-01-36-235-002.001-005 Hopkins, Arvin M. & Mary L.

55-01-36-235-002.002-005 Hopkins, Arvin M. & Mary L.

55-01-36-235-006.000-005 Watson, John R.

55-01-36-235-006.001-005 Mooresville Consolidated School
Corporation

55-01-36-235-007.000-005 Mooresville Consolidated School
Corporation

55-01-36-235-008.000-005 Brown Township Trustees of

55-01-36-330-021.000-005 R&R McMahon Properties LLC

Exhibit "A-2"
New Acquisition List

55-05-01-300-001.000-005 RMAC LLC

55-05-01-300-003.000-005 South Central Community Health

55-05-01-300-004.000-005 South Central Community Mental

55-05-01-300-005.000-005 McDaniel, Karen

55-05-01-300-006.000-005 H&R Property Services LLC

55-05-01-300-006.001-005 H&R Property Services LLC

55-05-01-300-007.000-005 McDaniel, Karen

55-05-01-300-008.000-005 Swinney Bros Excavation Inc.

55-05-12-300-004.004-005 D A Green LLC

55-05-12-300-004.005-005 D A Green LLC

55-05-12-300-004.006-005 D A Green LLC

55-05-12-315-001.000-005 McLaughlin William

55-05-12-315-002.000-005 McLaughlin William J.

55-05-12-315-003.000-005 McLaughlin William J. & L W Jtrs

55-05-12-315-003.001-005 Cave, Jeffrey & Kathy

55-05-13-100-001.001-005 J Par Holdings Inc.

55-05-13-100-001.002-005 J & J Commercial Investments LLC

55-05-13-100-003.000-005 Lawrence, Lawyer Jr.

55-05-13-300-001.000-005 Duke Norman W Trust Norman Duke &

55-05-14-200-002.000-005 Nealand Co LLC

55-05-14-200-002.001-005 White Lick Creek Business Park

Exhibit "A-2"
New Acquisition List

55-05-14-200-002.002-005 Linel Properties LLC
55-05-14-200-002.003-005 ET Works LLC
55-05-14-200-002.004-005 Wagon Development LLC
55-05-14-200-002.005-005 PBF Investments LLC
55-05-14-200-002.006-005 D A. Green LLC
55-05-14-200-002.007-005 Hancel Parkway Partners LLC
55-05-11-400-001.000-005 Smith, Phyllis C. Irrvc Lvng Trst
55-05-11-400-003.000-005 J & J Commercial Investments LLC
55-05-11-400-004.000-005 J & J Commercial Investments LLC
55-05-11-400-009.000-005 J & J Commercial Investments LLC
55-05-11-400-009.001-005 J & J Commercial Investments LLC
55-05-11-400-009.002-005 Linder, Louis
55-05-11-400-010.000-005 J & J Commercial Investments LLC
55-05-11-400-010.001-005 Molex Incorporated
55-05-11-400-010.002-005 Worms Way Inc.
55-05-11-400-010.003-005 TOA (USA) LLC
55-05-11-400-010.004-005 Berling, Robert E. & Donna L.
55-05-12-100-001.000-004 Sree Aum LLC
55-05-12-110-001.000-004 Armstrong, Arlen & Armstrong, Judith
55-05-12-110-002.000-005 Melady, Brandon
55-05-12-110-002.001-005 Culver, Bobi J.

Exhibit "A-2"
New Acquisition List

55-05-12-110-002.002-005 Thacker, Nancy M.

55-05-12-110-002.003-005 Waddell, Johnie M. & Stallard, Teresa
Jtrs

55-05-12-157-001.000-005 Seybold, Marjorie &

55-05-12-157-002.000-005 Seybold, Marjorie & Marquette Dalton

55-05-12-157-003.000-005 My Three Sons Partnership

55-05-12-157-004.000-005 Overton Industries Inc.

55-05-12-300-001.000-005 RSR Investments LLC

55-05-12-300-001.001-005 Angermeier & Wathen LLC

55-05-12-300-001.003-005 Olive Oak LLC

55-05-12-300-002.001-005 J & J Commercial Investments LLC

55-05-12-300-003.001-005 Cave, Jeffrey & Kathy

55-05-12-300-004.000-005 Lawrence Lawyer Jr.

55-05-12-300-004.002-005 J & J Commercial Investments LLC

55-05-12-300-004.003-005 J & J Commercial Investments LLC

55-05-14-200-002.008-005 White Lick Creek Business Park

55-05-14-200-002.009-005 Linder, Louis

55-01-36-235-002.003-005 Paul Investment Properties LLC

55-01-36-235-002.000-005 Bingham, Robert D. & Mary A. Liv Trust

55-01-36-223-006.000-005 Mooresville American Legion

55-01-36-235-001.000-005 Casey's Marketing Company

Exhibit "C" and Exhibit "A-3"
Not in Town List

55-01-36-400-003.000-004 Julia Ann Remster & James R. Remster
55-01-36-400-003.001-004 Julia Ann Remster & James R. Remster
55-02-31-100-001.000-004 Lasiter, Vicki A. ½ Int & Fields G.H.
55-02-31-200-001.000-005 Lasiter, Vicki A. ½ Int & Fields G.H.
55-05-01-300-002.000-004 Arvin & Mary Hopkins
55-05-02-200-007.000-004 Wilkins, James & Wilkins, Chris Jtrs
10-26-15 Wilkins, Chris & Stephanie
55-05-02-400-011.000-004 Swinney, Raymond L. & Joyce R.
55-05-02-400-011.001-004 Nelms, Dennis D. & Nelms, Michelle
55-05-02-400-011.002-004 Owens, Kenneth M. & Oksana V.
55-05-02-400-012.000-004 Davis, Nathan B.
55-05-02-400-013.000-004 Wyatt, John AKA John M. Wyatt
55-05-11-200-001.000-004 John M. Wagaman Trust
55-05-11-227-001.000-004 Fulk, Kenneth C. & Christina L.
(deleted per written request)
55-05-11-227-002.000-004 US Bank National Association
55-05-13-100-002.000-004 Pauley, Niles E. ½ Int.
(deleted per written request)
55-05-13-340-003.000-004 Watterson, James E. & Dana M.
55-05-14-100-006.000-004 Pauley, Niles E. ½ Int.
(deleted per written request)
55-05-14-200-001.000-004 Pauley, Niles E. ½ Int.
(deleted per written request)
55-05-11-300-003.000-004 Cheryl L. Lewin
10-26-15 Cheryl L. Levin

55-05-12-110-003.000-004 Arvin & Mary Hopkins

55-05-13-100-004.000-004 Pauley Niles
(deleted per written request)

55-05-02-200-008.000-004 Summers, Robert D.

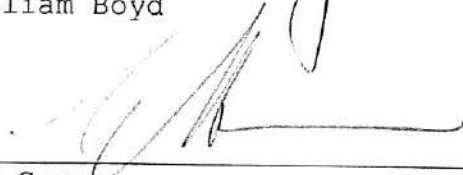
55-05-13-305-006.000-004 Economy Heating & Air Conditioning
Service, Inc.

APPROVED this 5th day of November, 2015.

**MOORESVILLE REDEVELOPMENT
COMMISSION**



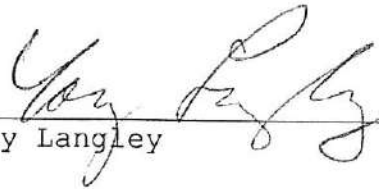
William Boyd




Tim Corman



Harold Gutzwiller

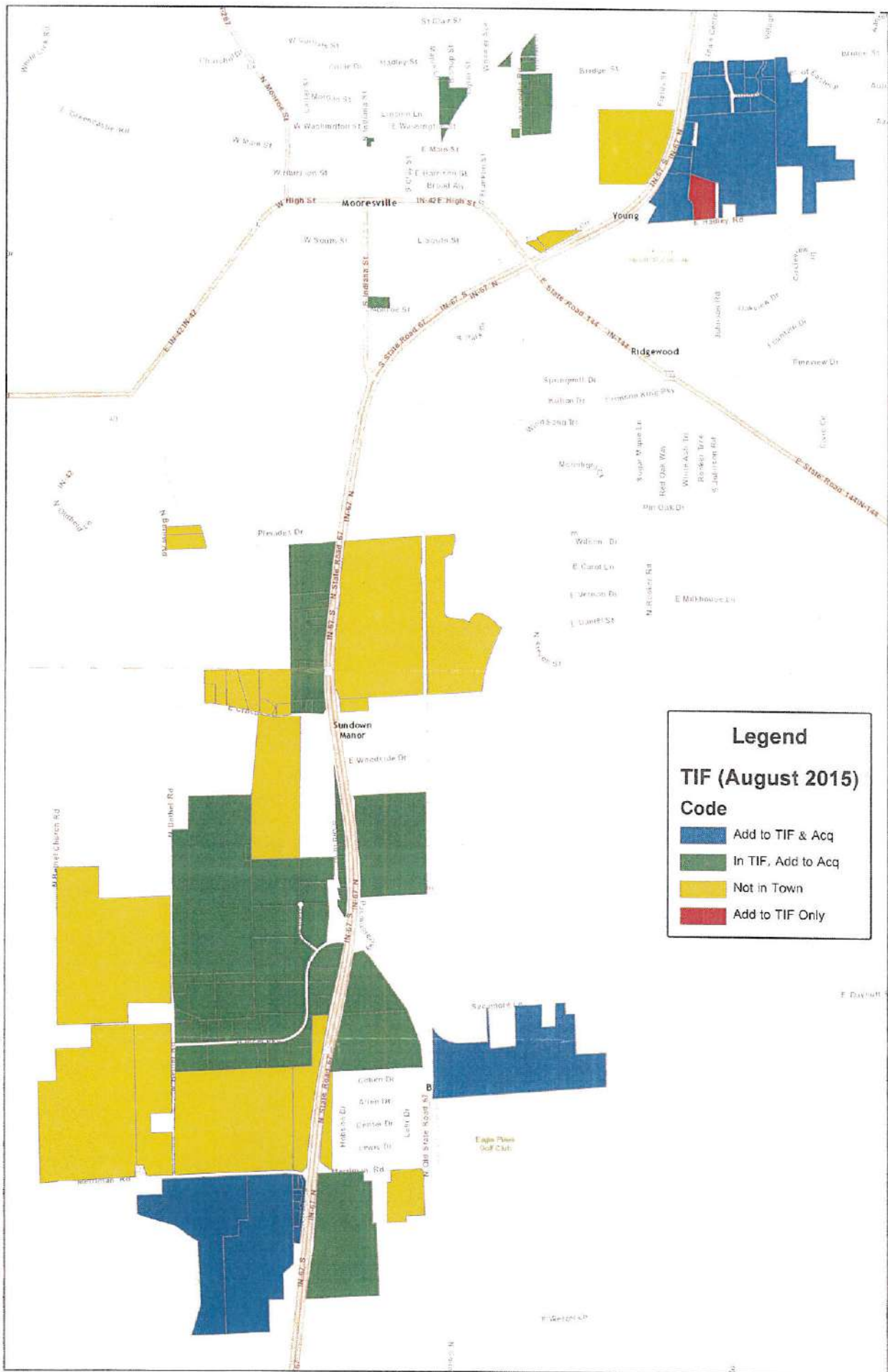


Tony Langley



Don Stultz

Mooreville TIF Additions, August 2015



Legend

TIF (August 2015)

Code

- Add to TIF & Acq
- In TIF, Add to Acq
- Not in Town
- Add to TIF Only