

Town of South Whitley, Indiana
Economic Development Plan
and Declaratory Resolution
South Whitley Economic Development Area



South Whitley Redevelopment Commission
Resolution _____

September 27, 2018

REDEVELOPMENT COMMISSION INFORMATION

Redevelopment Commission membership

- Tim Campbell
- Nate Haywood
- Karen Jordan
- Bryan Rose
- Kris Shoemaker
- Jorell Tucker (School Board advisor)

Staff of the Commission

- Janet Howard, South Whitley Clerk-Treasurer
- Greg Hockemeyer, South Whitley legal counsel
- John Myers, President, Whitley County Economic Development Corporation
- Sierra Lehman, Whitley County Economic Development Corporation
- Nathan Bilger, Director, Columbia City/Whitley County Joint Planning & Building Dept.

Date published: September 25, 2018

Date Declaratory Resolution, Resolution _____, adopted: _____

Date Confirmatory Resolution, Resolution _____, adopted: _____

PURPOSE

The purposes and goals of the South Whitley Economic Development Plan are to guide economic growth and improve quality of life for residents of the proposed South Whitley Economic Development Area (the “Area”). This can be accomplished through investment in connectivity, roads, open spaces, parks, schools, community facilities, and utilities. The Plan is designed to accomplish its purposes and goals by providing guide for local public improvements that will serve and/or benefit the Area and promote the use of land in the town in a manner that is consistent with the South Whitley Comprehensive Plan.

BACKGROUND AND INTENT

The Town of South Whitley is located in northeast Indiana. The community is between two much larger cities, Warsaw to the northwest and Fort Wayne to the east. This has posed a threat to the future success of the South Whitley community in that residents and new businesses are drawn more to these larger commercial areas. South Whitley has also faced a number of other obstacles.



Currently, South Whitley’s economic and residential growth is stagnant in comparison to neighboring towns, such as Columbia City. Potential entrepreneurs do not see the benefit of moving into South Whitley for a multitude of reasons.

The population’s lack of steady growth is a deterrent to those who may want to start new businesses, build housing, or set up education programs. From the years 1900 to 2010, the number of residents has peaked and declined three times, while downtown has steadily lost its business base. This is largely due to the fact that South Whitley struggles to compete with the resources of the larger cities around it. Businesses that might want to move to the area are concerned that they will not have the consumers or employees needed for

financial success, so they have chosen to move to neighboring communities, such as North Manchester or Columbia City. The lack of maintenance of buildings in the downtown commercial area as businesses have left is another deterrent to new business startups. Entrepreneurs prefer to avoid the upfront cost of repairs that many of the downtown South Whitley buildings require, despite the benefits of location, aesthetics, and identity.

Unemployment in Whitley County has been under 3.0% for most of the past two years. While this is a positive economic characteristic of the area in some ways, it also creates some concerns. There are few residents in the area currently looking for employment, leaving local business owners without laborers. The manufacturing industry in particular struggles to find workers with the high skill sets required to fill their vacant positions. While it is not possible for the Commission to resolve the larger picture, it is possible for them to encourage a greater share of those available workers to consider South Whitley for employment and residency.

Among the most underutilized assets in South Whitley are its downtown buildings, which have the potential to be used for retail shopping, professional offices and restaurants, as well as additional housing options for residents. The town is located along Eel River, which also provides the option of water-based recreational activities, such as canoeing and kayaking. The family-owned farms located around South Whitley also offer the opportunity to expand locally grown food production and possibly start a downtown farmer's market. The Commission intends to promote economic development by taking advantage of these and many other assets.

The primary strategy of the Commission is to enhance the infrastructure, facilities, and economic development assets of the Allocation Area (or Tax Increment Finance "TIF" District) and Economic Development Area ("EDA") so the town will become an appealing location for future investment by private businesses and investors that are interested in growing and locating in the greater South Whitley area.



Figure 1. Underutilized/vacant downtown buildings

One of the main points of focus for the initial allocation area is downtown South Whitley. This includes the section of buildings on South State Street, between West Wayne Street and West Columbia Street. It would also include the buildings along East Front Street, between South State Street and South Calhoun Street. The allocation area will also include South Whitley Industrial Park. The industrial lots to be focused on are bordered by State Road 5 to the east and West 100 South to the south. Lastly, the allocation area will include the South Whitley Town Park, located along the Eel River.

Figure 2. Map of EDA and Allocation Area 1

OVERALL GOALS FOR ECONOMIC GROWTH

The following are key goals for economic growth that are discussed in the Comprehensive Plan. The Redevelopment Commission, through implementation of the Economic Development Area and ensuing Allocation Areas, seeks to accomplish, or aid in accomplishing, these recommendations. As each the recommendations for each key goal nears achievement, other projects may develop that would better or more fully reach the goal. The Commission should be prepared to recognize and take advantage of such unforeseen opportunities.

2. Attract New Businesses (*Comprehensive Plan Pg. 26*)
 - Encourage construction of new buildings on available empty lots in the industrial park
 - Market downtown buildings and showcase their potential
 - Promote tax credits related to downtown being on national historic register
 - Encourage adaptive reuse of vacant facilities
 - Canoeing/Kayaking business opportunities on Eel River
3. Improve Public Spaces (*Comprehensive Plan Pg. 27*)
 - Plant flowers in downtown area and in public parks
 - Encourage volunteer organizations to keep public areas clean
 - Possible indoor and outdoor performance areas in and around South Whitley Town Park
 - Work on street repairs in the industrial park
 - Expand on Eel River Trails
4. Downtown Revitalization (*Comprehensive Plan Pg. 26*)
 - Improvements to downtown buildings
 - Organize and execute Main Street Association marketing initiative
 - Market and fill vacant buildings
 - Increase housing options on second and third floors above downtown businesses
 - Plan and provide for adequate parking in downtown
 - Strengthen connections between downtown and greater South Whitley community
5. Preserve and Enhance Downtown's Historical Character (*Comprehensive Plan Pg. 45*)
 - Respect the character of downtown buildings
 - Keep architectural features and expose and renovate those that have been covered up
6. Promote Public Art (*Comprehensive Plan Pg. 33*)
 - Art in the Alley project
 - Mural painting
 - Youth engagement art projects with the local school district

INITIAL PROJECTS (DOWNTOWN)

Use Downtown Façade Grants for Improvements

South Whitley will work to revitalize its downtown buildings to allow new businesses and residents to move in. A grant program will cover up to \$5,000 for each business who chooses to take advantage of the funds. Any funding used by the Redevelopment Commission to help in the beautification of the downtown buildings helps to promote multiple goals outlined in the South Whitley Comprehensive plan. These include attracting new businesses, encouraging use of vacant facilities, and downtown revitalization. (*Reference Comprehensive Plan Pg. 26*)

Approximate Cost: \$25,000 annually

Costs to acquire buildings: TBD, but estimated at approximately \$100,000 per building

Student Art Banners Project

This project would involve soliciting student art pieces from the Whitko High School. A contest would be held to pick art that most represents South Whitley to put on banners to display in the downtown area. The Main Street Association could be instrumental in organizing this process. An OCRA Youth Engagement Place Making Grant can be applied for to cover some of the costs as well. This project would promote one of the missions outlined in the South Whitley Comprehensive Plan, which is to promote the well-respected school district in the South Whitley area through youth engagement in the community. Replacement of the banners as they are worn would provide an opportunity to continually renew that engagement. (*Reference Comprehensive Plan Pg. 33*)

Approximate Costs: \$8,000 to \$10,000 every 2-4 years

Streetlamp Repairs

Streetlamps in downtown South Whitley have endured wear and tear over the years. It will be beneficial, as part of the downtown beautification process, to do some repairs to the paint and other features on the fixtures. This work would be in keeping with South Whitley's overall goal of maintaining the appearance of public spaces, as stated in the Comprehensive Plan. This project could also evolve into a complete renovation or replacement of all streetlights in the area, which could provide consistency throughout the area as well as energy savings by converting to LED lamps.

Approximate Costs: Repairs, around \$2,500 per light; Replacement, around \$15,000 per light

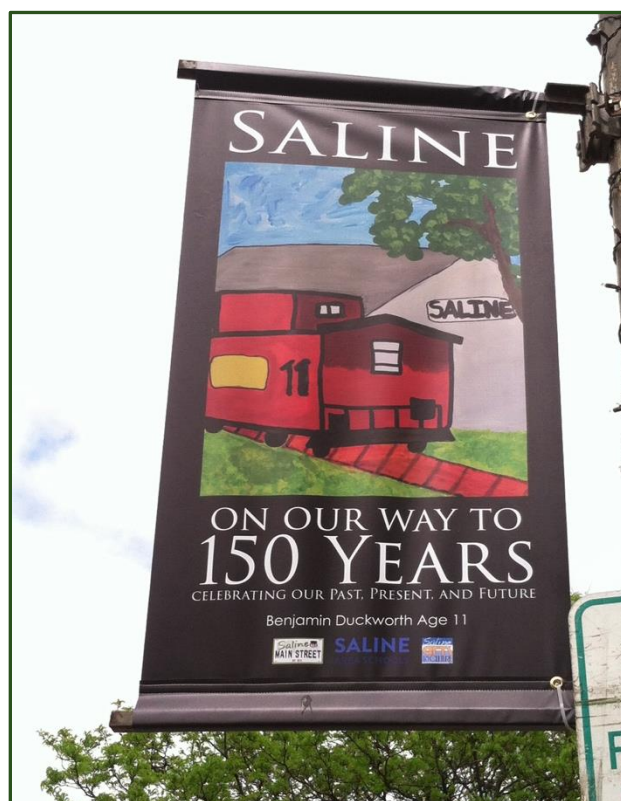


Figure 3. Example of a student art banner in Saline, Michigan

Potential Town Square

As the Comprehensive Plan recognizes, the focal point of downtown South Whitley is along State Street, with its center at Front Street. While Plan suggests that the gas station be relocated to the fringe areas of town and replaced with a “town square”, there may be other opportunities to accomplish the same goal without relocation of a viable downtown business.

Such a town square could serve as the social heart of the town. The town square would have green spaces and gardens where local residents could gather. Creating a central gathering area promotes the initiatives discussed in the South Whitley Comprehensive plan regarding creating an element of community, growing relationships between residents, and generating a town identity. (*Reference Comprehensive Plan Pg. 31*)



Figure 4. Concept for a town square from the Comprehensive Plan

Approximate Costs: Acquisition of property, \$0 to \$200,000; Development, \$10,000 to \$150,000

Marketing Initiative

Downtown South Whitley should be advertised to encourage visitors and customers to venture to the town, and for businesses to announce their presence. Much of that marketing can be expected to be done by the businesses that locate in downtown, by word of mouth, and by affiliated organizations such as Main Street. The Redevelopment Commission may be involved in larger projects or in more comprehensive initiatives that benefit businesses throughout the EDA. (*Reference Comprehensive Plan Pg. 56*)

Approximate Costs: \$5,000-\$10,000 annually

INITIAL PROJECTS (INDUSTRIAL PARK)

Marketing Initiative

The South Whitley industrial park must be advertised to manufacturing companies looking to expand or relocate in order for vacant land to be occupied. The marketing initiative may include an overview of the assets Whitley County has to offer such companies in regard to finding funding and labor for new facilities. This project would fulfill the South Whitley Comprehensive Plan’s stated goals to develop and occupy underutilized land. (*Reference Comprehensive Plan Pg. 56*)

Approximate Costs: \$5,000-\$10,000 annually

Street and Sidewalk Repair

The roadways and sidewalks in the South Whitley Industrial Park area have been worn down and damaged over the years. The Redevelopment Commission can focus efforts on improving the roadway infrastructure to encourage private investment in the Park. This project is also in keeping with the South Whitley Comprehensive Plan's stated goal to maintain good conditions in public transportation routes. (*Reference Comprehensive Plan Pg. 38*)

Approximate Costs: TBD, but likely around \$500,000

New Construction of Infrastructure

As there are sizable areas of the Industrial Park that may be further subdivided in the future, the Commission could extend new streets and public utilities to serve new development as necessary.

Approximate Costs: TBD, depending on lengths of street and sewer requirements

OTHER IMPROVEMENTS AND USES OF FUNDING

Tax increment as well as other funds that may be available to the Redevelopment Commission may be used to finance capital improvements, including but not limited to roads, curbs, water lines, wastewater lines, storm sewer lines, etc. if it is seen to be beneficial for the Economic Development Area.

Funding made available to the Redevelopment Commission may also be used to create incentives that draw in new businesses or developers to the South Whitley area. Situations where money may be used as an incentive include but are not limited to assisting developers in payments on promissory notes in connection with economic development revenue bond financings and paying interest or principal on economic development revenue bonds issued. Funding may be used in these scenarios so long as the money is deemed necessary to improving the EDA and accomplishing the goals of the Redevelopment Commission.

The above list only includes a limited number of initial projects for the Economic Development Area. Additional projects for the South Whitley EDA may be pursued in the future as deemed necessary by the Redevelopment Commission.

PROPERTIES TO BE ACQUIRED

Several parcels in the South Whitley Economic Development Area, particularly in downtown, may be necessary to be acquired as part of the anticipated projects. Please refer to Appendix C for the specific parcel list. Additional properties of interest may be proposed in the future, and may be added as appropriate.

FACTUAL REPORT IN SUPPORT OF FINDINGS

As required by Indiana Statute, the Commission may designate the South Whitley Economic Development Area as an economic development area under I.C. 36-7-14-41 in that it satisfies the statutory criteria as follows:

1. The Plan for the South Whitley Economic Development Area ("Economic Development Area") will result in new property taxes and promote significant opportunities for the gainful employment of citizens of the Town of South Whitley ("Town") as follows:

By helping to provide available and adequate infrastructure, which is necessary to attract new developers and new employers, it will attract new development. The establishment of the Economic Development Area enables the use of public funding to guide infrastructure design and construction and thus development of the Economic Development Area so as to promote employment and mixed uses of the land.

2. The Plan will attract a major new business enterprise to, or will retain or expand an existing significant business enterprise in, the Town as follows:

Properties in the area have been vacant, neglected and vandalized. Redevelopment of the area by the Town will allow large areas to be developed.

3. The planning, replanning, development, and redevelopment of the Economic Development Area will benefit the public health, safety, morals and welfare; 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 as follows:

By diversifying the tax base for employment stabilization.

4. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute) because of the lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, and multiple ownership of land because:

For at least 30 years, private development in the area has been concentrated along the US 30 corridor, 6 miles from the Town at its closest, due not only to the highway itself, but also to Whitley County's creation of a TIF district on the route between Columbia City and Fort Wayne and the growth of the biotech industry in Kosciusko County. Those circumstances have drawn both commercial and residential development away from the South Whitley area, despite its railroad corridor and the gateways of State Highways 205, 105, 14, and 5. Further, awareness of possible environmental issues and liability connected to historically industrial sites in the area can make them less attractive than "breaking new ground" to private interests.

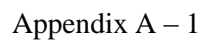
5. The accomplishment of the Plan for the Economic Development Area will be of public utility and benefit as measured by:

- a. *The attraction or retention of permanent jobs;*
- b. *An increase in the property tax base;*
- c. *Improved diversity of the economic base.*

6. The allocation provision will result in new property taxes that would not have been generated but for the adoption of the allocation provision because the President of the Whitley County Economic Development Corporation has stated in his statement attached hereto and incorporated herein that incentives are expected by potential purchasers of at least one building in the Economic Development Area which the Town is currently marketing.
7. The Commission estimates that it may need to issue bonds or enter into a lease financing to implement the Plan, if other financing is not available.

The South Whitley Redevelopment Commission ("Commission") recognizes that the addition of improvements and the offering of incentives will be necessary to accommodate planned or proposed future business development and or the expansion of existing businesses in the area. It is hereby determined that the long-term generation of new property taxes in the area is not possible but for the adoption of this new allocation provision that will help fund the establishment of future improvements and incentives. In addition, the Commission desires to make improvements to the area to enhance the aesthetic and infrastructure needs that will promote the development, redevelopment and continued growth of businesses in South Whitley. This growth is largely not possible but for the adoption of this allocation provision, the resulting capture of incremental assessed value, and the subsequent municipal improvements and enhancements to the area. The relocation of business is dependent upon incentives from the area.

Jonathan J. Myers, President
Whitley County Economic
Development Corporation



APPENDIX B

A description of the Economic Development Area is as follows:

South Whitley Economic Development Area

Boundary Description

Beginning at a point at the northwest corner of the southwest quarter of the northeast quarter of Section 33, Township 31 North, Range 8 East, the point also being the northwest corner of Parcel #92-07-33-000-208.000-001; then southerly along the west line of said parcel extended a distance of 2640'± to the northeast corner of the southeast quarter of the southwest quarter of Section 33; then westerly 1320'± to the northwest corner of said quarter quarter section; then southerly 1337'± along the west line of Parcel #92-07-33-000-301.000-001; then continuing southerly along the same line 120'± to the north line of Parcel #92-08-04-000-304.901-001; then westerly along said north line extended 1414'± to the northwest corner of Parcel #92-08-04-000-304.900-001, said point being on the west line of Section 4, Township 30 North, Range 8 East; then southerly along said west line 5026'± to the northwest corner of Section 9 of said Township and Range; then continuing southerly along the west line of said section 1057'± to the southwest corner of Parcel #92-08-09-000-403.000-001, said point being on River Road; then easterly along the centerline of River Road 6642'± to the intersection of the centerline of State Road 5; then southeasterly along the centerline of said State Road 5 485'± to the northern corner of Parcel #92-08-10-000-402.000-001; then southwesterly along the line of said parcel 445'± to the intersection of Parcel #92-08-10-000-411.000-001; then westerly along the north line of said parcel 340'± to the northwest corner of said parcel; then southerly 130'± to the northeast corner of Parcel #92-08-10-000-401.000-001; then westerly along the north line of said parcel 625'± to the northwest corner of said parcel; then southerly along the west line of said parcel 1795'± to the southwest corner of said parcel; then easterly along the south line of said parcel 2541'± to the southeast corner of said parcel, said point being on the centerline of State Road 5; then northwesterly along the centerline of State Road 5 2432'± to the southern corner of Parcel #92-08-10-000-408.000-002; then northerly along the east line of said parcel 43'± to the southwest corner of Parcel #92-08-10-000-409.000-002; then easterly along the south line of said parcel 453'± to the southeast corner of said parcel; then northerly along the east line of said parcel 488'± to a point on the centerline of State Road 14; then easterly along the centerline of State Road 14 1085'± to the southeast corner of Parcel #92-08-03-000-318.000-002; then northerly 67'± to the northeast corner of Parcel #92-08-03-000-201.000-002, said point also being on the eastern line of Parcel #92-08-03-000-318.000-002 and the approximate centerline of Sugar Creek (aka Goble Drain); then northerly and northwesterly along the eastern line of said parcel to its point of intersection with the north line of the southeast quarter of the southwest quarter of Section 3 of said Township and Range; then easterly along said quarter quarter section line 584'± to the southeast corner of Parcel #92-08-03-000-309.000-001; then northerly along the east line of said parcel 522'±; then westerly along the line of said parcel 355'±; then northerly along the east line of said parcel 1220'± to the northeast corner of said parcel, said point being on the south bank of the Eel River; then northerly to the north bank of the Eel River; then westerly along the north bank of the Eel River 440'± to a corner of Parcel #92-08-03-000-403.900-001; then northerly along the eastern line of said parcel 220'± to a corner of said parcel; then westerly along the line of said parcel 229'± to a corner of said parcel; then northerly along the line of said parcel 208'± to the northeast corner of said parcel, said point also being on the centerline of Pook Road; then easterly along the centerline of Pook Road 1054'± to the southeast corner of Parcel #92-08-03-000-407.000-001; then northerly along the east line of said parcel 1420'± to the northeast corner of said parcel, said point also being on the southern right-of-way

line of the Norfolk Southern Railway; then westerly along said southern right-of-way line 1382'± to a point of intersection with the west line of the northeast quarter of the northwest quarter of Section 3 of said Township and Range; then northerly along said west quarter section line 555'± to the northeast corner of Parcel #92-08-03-000-409.000-001; then westerly along the north line of said parcel 1138'± to the northwest corner of said parcel; then southerly along the varying west line of said parcel 462'± to the northeast corner of Parcel #92-08-03-000-433.000-002; then westerly along the north line of said parcel extended 187'± to a point on the western right-of-way line of Calhoun Street; then northerly along said western right-of-way 33'± to the northeast corner of Parcel #92-08-04-118-002.900-002, said point also being on the southern right-of-way line of Cleveland Street; then westerly along said southern right-of-way line 192'± to the point of intersection with the west line of Parcel #92-08-04-118-101.000-002 extended; then northerly along said extended west line 160'± to the southeast corner of Parcel #92-08-04-117-106.000-002; then northerly along the varying east line of said parcel 282'± to the northeast corner of said parcel; then westerly along the north line of said parcel extended 217'± to the eastern corner of Parcel #92-08-04-117-005.000-002; then southwest along the eastern line of said parcel 305'± to the point of intersection with the eastern right-of-way line of State Street; then westerly from said point to the centerline of State Street; then northerly along the centerline of State Street 1089'± to the southeast corner of Parcel #92-07-33-00-214.000-001; then easterly to the east right-of-way line of State Street; then northerly along said east right-of-way line 45'± to the southwest corner of Parcel #92-07-33-202-005.000-002; then easterly along the south line of said parcel 160'± to the western right-of-way line of an alley in the subdivision "Replat of Virgil M. Bollinger Memorial Park", recorded as Instrument #1976-040072; then northerly and easterly along the right-of-way line of said alley and east line of said parcel to the southwest corner of Parcel #92-07-33-202-006.900-002; then northerly 160'± along the west line of said parcel to the south right-of-way line of State Road 205, also known as Carroll Road; then easterly on said right-of-way line 225'± to the northeast corner of Parcel #92-07-33-202-008.000-002; then northerly across said right-of-way of State Road 205 to the southeast corner of Parcel #92-07-33-000-205.000-001; then northerly along the east line of said parcel 504'± to the northeast corner of said parcel; then westerly along the north line of said parcel 139'± to the northwest corner of said parcel, said point also being on the east line of Parcel #92-07-33-000-206.000-002; then northerly on the east line of said parcel 85'± to the northeast corner of said parcel; then westerly along the north line of said parcel 125'± to the southeast corner of Parcel #92-07-33-000-202.001-001; then northerly along the east line of said parcel 3'± to a corner of said parcel; then westerly along the north line of said parcel 62'± to a corner of said parcel; then northerly along the east line of said parcel 37'± to a corner of said parcel; then westerly along the north line of said parcel 138'± to the northwest corner of said parcel, said point also being on the east right-of-way line of State Street; then northerly along the said right-of-way line of State Street 682'± to a point on the south line of the northeast quarter of Section 33, Township 31 North, Range 8 East; then westerly along said quarter section line 675'± to a corner of Parcel #92-07-33-000-208.000-001; then northerly along the east line of said parcel 1330'± to the northeast corner of said parcel; then westerly along the north line of said parcel 1322'± to the Point of Beginning.

EXCEPT

Parcels #92-08-09-000-102.000-001, 92-08-09-000-103.000-001, 92-08-09-000-106.000-001, 92-08-09-000-112.000-001, 92-08-09-000-115.000-001, 92-08-09-000-116.000-001, 92-08-09-000-405.000-001, 92-08-09-000-409.000-001, 92-08-09-000-410.000-001, 92-08-09-000-411.000-001, 92-08-09-000-412.000-001, 92-08-09-000-413.001-001, 92-08-09-000-414.000-001, 92-08-10-000-404.000-001, and 92-08-10-000-410.000-001, said parcels being located along River Road;

ALSO EXCEPT

Beginning at a point at the easternmost corner of the plat of Whispering Hills, Section 1, recorded as Instrument #1996-070175, said point being on the centerline of State Street; then northwesterly along the centerline of State Street 1277'± to the southwest corner of Hissem's First Addition to South Whitley, recorded in Deed Book 47, Page 532; then northeasterly along the south line of said plat 620'± to the south bank of the Eel River; then northwesterly along said south bank to the easternmost corner of Parcel #92-08-04-000-103.000-001; then southwesterly along the south line of said parcel 578'± to a point on the centerline of State Street; then southeasterly along said centerline of State Street 120'± to a corner of Parcel #92-08-04-000-238.900-002; then southwesterly along the south line of said parcel 295'± to a corner of said parcel; then southeasterly along the east line of said parcel 165'± to the north line of the plat of "Brenneman's First Addition to South Whitley", recorded in Deed Book 38, Page 377; then southwesterly along said north line 168'± to a point on the extended east line of Lot 14 of said plat; then southeasterly along the east line of said Lot 14 135'±; then southerly to the northern corner of Lot 13 of said plat; then southeasterly along the east line of said Lot 13 150'± to north corner of Lot 13 in the plat of "Brenneman's Second Addition to South Whitley", recorded in Deed Book 43, Page 446; then southwesterly along the north line of said Lot 13 extended 211'± to the northwest corner of Lot 17 of said plat; then southeasterly along the west line of said Lot 17 extended 166'± to the northwest corner of Lot 18 of said plat; then northeasterly along the north line of said Lot 18 66'± to a corner of said Lot 18; then southeasterly along the east line of said Lot 18 128'± to the southeastern corner of said Lot 18; then southwesterly along the south line of said Lot 18 extended 99'± to a corner of the plat of "Riverside Addition", recorded as Instrument #1981-010155; then southwesterly along the north line of said plat 498'± to the northwest corner of said plat; then southeasterly along the west line of said plat 113'± to the southwest corner of Lot 24 of said plat; then southerly to the northwest corner of Lot 20 of said plat, said point also being the northeast corner of Parcel #92-08-04-000-263.000-002; then southwesterly along the north line of said parcel 34'± to the northwest corner of said parcel; then southeasterly 104'± to the northwest corner of Lot 19 of said Riverside Addition; then southeasterly along the west line of said plat 211'± to a corner of said plat; then easterly along the south line of said plat 180'± to the northwest corner of the plat of "Whispering Hills, Section 2", recorded as Instrument #1999-040339; then southerly along the west line of said plat 362'± to the northwest corner of the plat of "Whispering Hills, Section 3", recorded as Instrument #2006-050485; then southerly along the west line 310'± of said plat to the southwest corner of said plat; then easterly along the south line of said plat 760'± to the southeast corner of said plat; then northerly along the east line of said plat 313'± to a corner of said "Whispering Hills, Section 1" plat; then northeasterly along the south line of said plat 580'± to the point of beginning;

ALSO EXCEPT

Parcels #92-08-03-000-316.000-002, 92-08-04-000-209.000-001, 92-08-04-000-206.001-001, 92-08-04-000-206.002-001, being parcels south of the Eel River;

ALSO EXCEPT

The parcels in that area bounded by Lewis Street, North Line Street, and Broad Street on the north; Main Street on the east; Collamer Road and State Road 14 on the south; the west lines of Parcels #92-08-04-000-305.000-001, 92-08-04-000-403.000-002, 92-08-04-000-301.900-002, 92-08-04-000-406.004-001, 92-08-04-000-406.001-001 and Reed Street on the west;

ALSO EXCEPT

The entirety of the plats of “Whitley Prairie”, recorded as Instrument #2002-070044; “Whitley Prairie, Section 2”, recorded as Instrument #2005-010604; “Milton Clapp’s Subdivision”, recorded in Deed Book 10, Page 393;

ALSO EXCEPT

Parcels #92-08-04-000-245.000-002, 92-08-04-000-219.000-002, 92-08-04-000-220.000-002, 92-08-04-221.000-002, being parcels south of State Road 14 and north of the Eel River;

ALSO EXCEPT

Lots 3, 4, 13, 14, 17, 18, 19, 28, 29, 30, 31, 36, 37, 42 located in the plat of “Plat of the Town of Springfield (now South Whitley)”, recorded in Deed Book A, Page 135; Lots 15, 16, 17 located in the plat of “George Fosler’s First Addition to Springfield”, recorded in Deed Book 10, Page 498; Lots 3, 4 in the plat of “Parret’s Third Addition to Springfield”, recorded in Deed Book F, Page 86; Lots 3, 4, 5, 6, 7, 8 in the plat of “Parret’s Fourth Addition to Springfield”, recorded in Deed Book G, Page 289; Lots 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16 in the plat of “C.W. Edward’s Addition to the Town of South Whitley”, recorded in Deed Book 53, Page 550; Lots 3, 4, 5 in the plat of “Shuh’s First Addition to Springfield”, recorded in Deed Book W, Page 289;

ALSO EXCEPT

Those parcels east of Water Street and west of the Eel River;

ALSO EXCEPT

Those parcels in that area bounded by Maple Street on the west; Broad Street on the north; Randolph Street on the east; and Front Street on the south;

ALSO EXCEPT

Lots 11, 14, 17, 20, 23, 26, 29 of the plat of “Wantz & Edwards Addition to the Town of Springfield”, recorded in Deed Book F, Page 185; Lots 1, 2 in the plat of “Webster’s Addition to the Town of Springfield”, recorded in Deed Book 14, Page 201; Lots 23-27 of the plat of “Webster’s Second Addition to the Town of Springfield”, recorded in Deed Book 19, Page 313; Lots 15-24 in the plat of “Webster’s Third Addition to the Town of Springfield”, recorded in Deed Book 25, Page 271;

ALSO EXCEPT

Parcels #92-08-04-100-115.000-002, 92-08-03-000-409.000-002, 92-08-03-000-411.000-002, 92-08-03-000-412.000-002, 92-08-03-000-435.000-002, 92-08-03-000-438.000-002, 92-08-03-000-427.000-002, 92-08-03-000-428.000-002, 92-08-03-000-429.000-002, 92-08-03-000-434.000-002, 92-08-03-000-424.000-002, 92-08-03-000-414.000-002, 92-08-03-000-425.000-002, 92-08-03-000-426.000-002, 92-08-03-000-415.000-002, 92-08-03-000-416.000-002, 92-08-03-000-417.000-002, 92-08-03-000-418.000-002, 92-08-03-000-419.000-002, 92-08-03-000-420.000-002, 92-08-03-000-421.000-002, 92-08-03-000-422.000-002, 92-08-03-000-423.000-002, 92-08-04-000-505.000-002, 92-08-04-116-030.000-002.

APPENDIX C

The Redevelopment Commission has identified the following properties that may need to be acquired to achieve the goals of this Plan.

Parcel Number	Address
92-08-04-101-103.001-002	214 S State St South Whitley IN 46787
92-08-04-101-205.000-002	206 S State St South Whitley IN 46787
92-08-04-101-104.000-002	208 S State St South Whitley IN 46787
92-08-04-102-203.000-002	109 S State St South Whitley IN 46787
92-08-04-102-303.000-002	105 S State St South Whitley IN 46787
92-08-04-100-001.900-002	207 S State St South Whitley IN 46787
92-08-04-100-015.000-002	103 E Wayne St South Whitley IN 46787
92-08-04-100-016.000-002	211 S State St South Whitley IN 46787
92-08-04-100-116.000-002	219 S State St South Whitley IN 46787
92-08-04-101-001.000-002	234 S State St South Whitley IN 46787
92-08-04-101-005.000-002	204 S State St South Whitley IN 46787
92-08-04-101-101.000-002	226 S State St South Whitley IN 46787
92-08-04-101-201.000-002	236 S State St South Whitley IN 46787
92-08-04-101-105.000-002	202 S State St South Whitley IN 46787
92-08-04-000-119.000-002	110 E Front St South Whitley IN 46787
92-08-04-000-196.000-002	236 S State St South Whitley IN 46787
92-08-04-102-004.000-002	101 S State St South Whitley IN 46787
92-08-04-102-104.000-002	103 S State St South Whitley IN 46787
92-08-04-101-004.900-002	212 S State St South Whitley IN 46787
92-08-04-116-001.000-002	116 S State St South Whitley IN 46787
92-08-04-116-006.000-002	102 S State St South Whitley IN 46787
92-08-04-116-101.000-002	E Front St South Whitley IN 46787
92-08-04-116-106.000-002	104 S State St South Whitley IN 46787
92-08-04-116-201.000-002	110 S State St South Whitley IN 46787
92-08-04-116-206.000-002	106 S State St South Whitley IN 46787
92-08-04-102-001.000-002	127 S State St South Whitley IN 46787
92-08-04-102-002.000-002	121 S State St South Whitley IN 46787
92-08-04-102-003.000-002	113 S State St South Whitley IN 46787
92-08-04-102-108.000-002	107 W Mulberry St South Whitley IN 46787
92-08-04-102-101.000-002	123 S State St South Whitley IN 46787
92-08-04-102-102.000-002	119 S State St South Whitley IN 46787
92-08-04-102-202.000-002	117 S State St South Whitley IN 46787
92-08-04-102-302.000-002	115 S State St South Whitley IN 46787
92-08-04-102-103.000-002	111 S State St South Whitley IN 46787
92-08-04-101-002.000-002	224 S State St South Whitley IN 46787
92-08-04-101-003.000-002	220 S State St South Whitley IN 46787
92-08-04-101-102.000-002	222 S State St South Whitley IN 46787
92-08-04-101-103.000-002	216 S State St South Whitley IN 46787
92-07-33-000-229.000-002	Hathaway Dr South Whitley IN 46787
92-07-33-000-208.000-001	S State Rd 5 South Whitley IN 46787
92-07-33-000-213.000-001	S State Rd 5 South Whitley IN 46787
92-07-33-000-214.000-001	S State Rd 205 South Whitley IN 46787
92-07-33-215-001.000-001	715 Hathaway Dr South Whitley IN 46787
92-07-33-000-207.000-002	N State St South Whitley IN 46787
92-07-33-000-209.000-002	103 N State St South Whitley IN 46787