

RESOLUTION NO. 2016-1

AMENDING DECLARATORY RESOLUTION OF THE  
YORKTOWN REDEVELOPMENT COMMISSION

WHEREAS, the Yorktown ("Town") Redevelopment Commission ("Commission") adopted a declaratory resolution on September 9, 2002 ("Declaratory Resolution"), establishing the Yorktown Economic Development Area No. 1 ("Original Area"), and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on November 1, 2002 ("Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Original Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, the Town Council approved the creation of the Original Area and the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to: (i) expand the Original Area and the Original Allocation Area by adding additional parcels of property to the Original Area and the Original Allocation Area as set forth on the map and parcel list attached hereto as Exhibit A-1 and A-2; (ii) add the acquisition of certain real property to the acquisition list as set forth on the parcel list attached hereto as Exhibit B ("Real Property"); and (iii) add the projects set forth on Exhibit C attached hereto (collectively, "2016 Projects") to the list of projects in the Original Plan, in, serving or benefiting the Original Area (as amended, "2016 Plan");

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution, after conducting a public hearing, if it finds that:

(i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution and the Original Plan and the purposes of IC 36-7-14; and

(ii) The Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the Town; and

WHEREAS, the Commission has caused to be prepared a list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the amendment of the resolution or Original Plan for the Original Area as set forth on Exhibit B;

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

Section 1. The Area Resolution and the Original Plan are hereby amended to: (i) expand the Original Area and the Original Allocation Area by adding additional parcels of property to the Original Area and to the Original Allocation Area ("Expanded Area"); (ii) add the acquisition of the Real Property to the acquisition list in the Original Plan; and (iii) add the 2016 Projects to the list of projects in the Original Plan. The Commission finds that the acquisition of Real Property and construction of the 2016 Projects will further the Original Plan and that the Real Property and the 2016 Projects will serve and benefit the Original Area, as expanded; therefore, it will be of public utility and benefit to amend the Area Resolution and the Original Plan to include the acquisition of the Real Property and the construction of the 2016 Projects.

Section 2. It will be of public utility and benefit to amend the Area Resolution and the Original Plan.

Section 3. The Commission finds and determines that the proposed amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14. The Commission further finds that the Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the Town.

Section 4. The Commission hereby finds that the expansion of the Original Allocation Area will result in new property taxes that would not have been generated without the new allocation provision through the construction of the 2016 Projects required to make the Expanded Area suitable for development which is reasonably expected to attract private investment as illustrated in the letter received from Mr. Tom Dickey, Director of Real Estate for the Hageman Group attached hereto as Exhibit D.

Section 5. The Commission finds that the public health and welfare will be benefited by the amendments to the Area Resolution and the Original Plan as set forth in Section 1 above.

Section 6. The Commission hereby finds that the property so described and set forth on Exhibit B is the property that may be acquired for, or otherwise affected by, the amendments to the Area Resolution and that the Real Property shall be acquired for no more than the average of two independent appraisals unless otherwise approved by the Commission in a public meeting. The costs to be incurred for the projects being added to the Original Plan will be determined on a project by project basis and will be set forth in a resolution of the Commission prior to implementation.

Section 7. The base assessment date for the Original Allocation shall remain March 1, 2002 and the base assessment date for the Expanded Allocation Area shall be January 1, 2016.

Section 8. This paragraph shall be considered the allocation provision for the Expanded Area for the purposes of IC 36-7-14-39. The Expanded Area shall constitute an allocation area as defined in IC 36-7-14-39 and shall become a part of the Original Allocation Area for all purposes other than the base assessment date. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expanded Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Expanded Area.

Section 9. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Yorktown Plan Commission ("Plan Commission") for its approval.

Section 10. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must also be mailed to the owner of real property being added to the acquisition list. The notice must state that original maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendments and will determine the public utility and benefit of the proposed amendments. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the Expanded Area.

Section 11. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the expansion of the Original Area and the Original Allocation Area, including the following:

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

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 10 of this resolution.

Section 12. The Commission further directs the presiding officer to submit this resolution to the Town Council for its approval of the amendments to the Area Resolution and Original Plan.

Section 13. All other provisions of the Area Resolution and the Original Plan are hereby ratified and confirmed.

Section 14. This resolution shall be effective as of its date of adoption.

Adopted December 14, 2016.

YORKTOWN REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

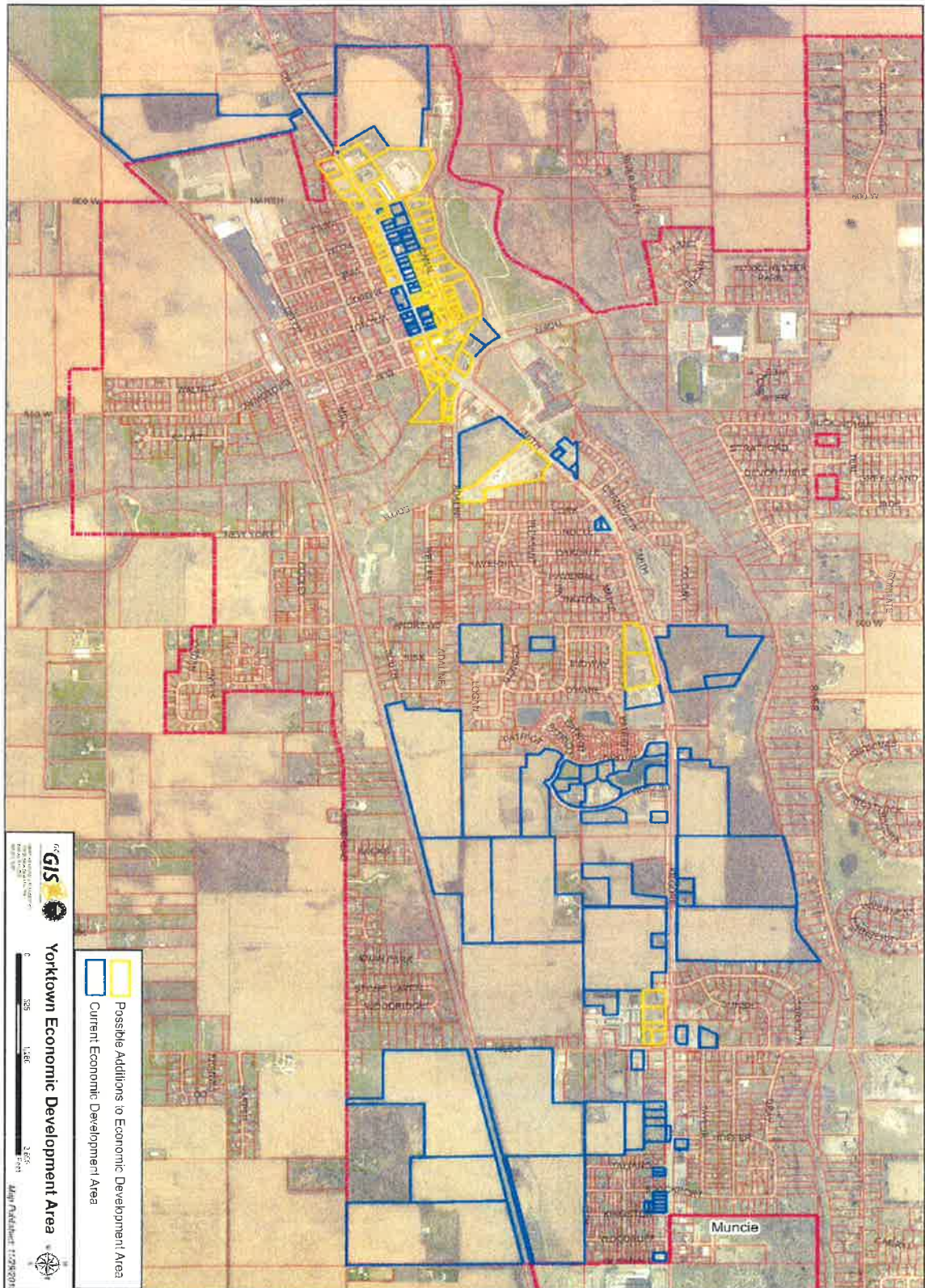
  
\_\_\_\_\_  
Member

ATTEST:

  
\_\_\_\_\_  
Secretary

## EXHIBIT A-1

### Maps of Original Area and Expanded Area



M120218



Exhibit A2

PIN	StreetAddr	City	State	Zip	Property
1022177004000	9000 W SMITH ST	YORKTOWN	IN	47396	Commercial Property, 1
1022180006000	8905 W ADALINE ST	YORKTOWN	IN	47396	Commercial Warehouse
1014476011000	6691 W KILGORE AVE	YORKTOWN	IN	47396	Small Detached Retail of Less Than 10,000 Square Feet
1014476008000	6601 W KILGORE	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1021277001000	9801 W SMITH ST	YORKTOWN	IN	47396	Franchise-Type Restaurant
1021277004000	9835 W SMITH ST	YORKTOWN	IN	47396	Auto Sales & Service
1021460050000	9857 W SMITH ST	YORKTOWN	IN	47396	Neighborhood Shopping Center
0		YORKTOWN	IN	47396	Other Commercial Structures
1021276002000	9830 W SMITH ST	YORKTOWN	IN	47396	Exempt, Township
1021276004000	SMITH	YORKTOWN	IN	47396	Discount and Junior Department Store
1022184015000	0	YORKTOWN	IN	47396	Other Residential Structures
1022255002000	REAR OF 8901 W ADALINE ST	YORKTOWN	IN	47396	Lodge Hall
1022177010000	9010 W SMITH ST	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022177008000	0	YORKTOWN	IN	47396	Commercial Warehouse
1022210007000	1000 BLK KILGORE AVE	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022210030000	8811 W ADALINE ST	YORKTOWN	IN	47396	Other Industrial Structure
1022251001000	8901 W ADALINE ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022180003000	8919 W ADALINE	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1014476031600	W KILGORE AVE	YORKTOWN	IN	47396	Full Service Bank
1014476030000	6501 KILGORE AVE 0.593Ac	YORKTOWN	IN	47396	Exempt, State of Indiana
1014476030000	6900 W KILGORE AVE	YORKTOWN	IN	47396	Vacant Land
10143454001000	7901 W KILGORE AVE	YORKTOWN	IN	47396	Other Commercial Structures
1014345003000	0	YORKTOWN	IN	47396	Medical Clinic or Offices
1014476006000	1491 S NEBO RD	YORKTOWN	IN	47396	Vacant Land
1022151011000	0	YORKTOWN	IN	47396	Other Commercial Structures
1022126003000	0	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022151012000	9218 W CANAL ST	YORKTOWN	IN	47396	Full Service Bank
1022151013000	9100 9102 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151021000	9110 W CANAL ST	YORKTOWN	IN	47396	2 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151019000	9106 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151020000	9118 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151017000	9122 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151016000	9900 CANAL ST	YORKTOWN	IN	47396	Other Commercial Structures
1022151012000	9126 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151015000	9200 W CANAL ST	YORKTOWN	IN	47396	Telephone, Telegraph, or Cable Company, Comm locally assessed
1022151013000	VACANT LAND	YORKTOWN	IN	47396	Telephone, Telegraph, or Cable Company, Comm locally assessed
1022151013000	9914 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151007000	2101 S BROADWAY ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022184004000	W SMITH ST	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022176002000	9119 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022151012000	0 W CANAL ST	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022176005000	2111 S BROADWAY	YORKTOWN	IN	47396	Other Commercial Structures
1022176001000	2100 S WALNUT ST	YORKTOWN	IN	47396	Exempt, Township
1022184015000	SMITH	YORKTOWN	IN	47396	Other Residential Structures
1022184003000	8847 W SMITH ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151006000	0 W CANAL ST	YORKTOWN	IN	47396	Vacant - Unplatted (0 to 9.9 Acres)
1022156006000	2111 S WALNUT ST	YORKTOWN	IN	47396	2 Family Dwell - Platted Lot
1022151005000	9600 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022151004000	9408 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022184004000	9209 W CANAL ST	YORKTOWN	IN	47396	2 Family Dwell - Platted Lot
1022156002000	8951 W SMITH ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022151003000	9414 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1021276009000	2101 S WEST ST	YORKTOWN	IN	47396	Light Manufacturing & Assembly
1022156003000	9219 W CANAL ST	YORKTOWN	IN	47396	3 Family Dwell - Platted Lot
1022151002000	9500 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022156001000	2100 S MARKET ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022151001000	9520 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Unplatted (0 to 9.9 Acres)
1022179007000	9001 W SMITH	YORKTOWN	IN	47396	Commercial Warehouse
1022156007000	2115 S WALNUT	YORKTOWN	IN	47396	Exempt, Township
1022155006000	2101 S MARKET ST	YORKTOWN	IN	47396	2 Family Dwell - Platted Lot
1022156002000	2104 S MARKET ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022155004000	9313 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022156015000	9200 SMITH ST	YORKTOWN	IN	47396	Office Bldg (1 or 2 Story)
1022156014000	9204 W SMITH ST	YORKTOWN	IN	47396	Small Detached Retail of Less Than 10,000 Square Feet
1022155003000	9917 W CANAL ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022156013000	9208 W SMITH ST	YORKTOWN	IN	47396	Small Detached Retail of Less Than 10,000 Square Feet
1022179001000	9021 W SMITH	YORKTOWN	IN	47396	Convenience Market
1022155001000	2100 S VINE ST	YORKTOWN	IN	47396	2 Family Dwell - Platted Lot
1022155005000	9315 W CANAL ST	YORKTOWN	IN	47396	2 Family Dwell - Platted Lot
1022155002000	2104 S VINE ST	YORKTOWN	IN	47396	1 Family Dwell - Platted Lot
1022160004000	SMITH	YORKTOWN	IN	47396	Office Bldg (1 or 2 Story)

OwnerName1	OwnerName2
TAYLOR MARK D	TAYLOR HEATHER
HARMAN DON & JOYCE	
COMMUNITY STORAGE, LLC	
SHROYER BUSINESS REAL ESTATE, LP	
STANLEY LARRY J	KELLY PIERCE
MTERS RONALD K	MTERS BETTY
MITCHELL WILLIAM S	
TOWN OF YORKTOWN	
LP YORKTOWN LLC	
FLAMAGAN ROBERT M & PEGGY A LIFE ESTATE	
YORKTOWN POST 321 AM LEGION INC	
VANCE KEVIN I & JULIE A	REV LIVING TRUST
REIDS MANAGEMENT GROUP LLC	
HIGLEY JERRY D AND SANDRA S	
THE TOWNSEND CORPORATION	
HARMAN DON E AND JOYCE A	
VANCE JULIE A & KEVIN J	
OLD NATIONAL BANK	
STATE OF INDIANA	
SMITH ROGER F TRUST	GREENFIELD DISTRICT
SHROYER BUSINESS REAL ESAT E LP	SMITH LINDA C
SMITH ROGER F TRUST	
GARVERIS TURE AND LANDSCAPING INC	SMITH LINDA C
SMITH ROGER F TRUST	
STAHL ROBERT W/ REVOC TRUST	
MUTUAL FEDERAL SAVINGS BANK	
YORKTOWN REDEVELOPMENT COMMISSION	
BOYLE JOHN C & SHEILA A ASBERRY	
BOYLE JOHN C & SHEILA A ASBERRY	
BOYLE JOHN C & SHEILA A ASBERRY	
GANT KELLY A	
SILVERLINE HOLDINGS LLC	
RODGERS MICHAEL W	
THORNBURG DARRREL ROBERT AND DIANA SUE	
INDIANA BELL TELEPHONE	
INDIANA BELL TELEPHONE COMPANY INC	
PICKETT JERRY RAYMOND	CHERRY L GUINN
POWELL STEVE A & NORA J POWELL &	
BURKE PROPERTY GROUP LLC	
POWELL NOEL A J	
PICKETT JERRY RAYMOND	
CHAMBERS HAROLD E AND BONITA J	
YORKTOWN REDEVELOPMENT	
FLAMAGAN ROBERT M & PEGGY A LIFE ESTATE	AUTHORITY FL 930
RING DAWN D	REV LIVING TRUST
MARTIN RUBY L	
KRAMER JOHN P AND JANE E	
MARTIN BETTY & RUBY L	
ERTLE SUNSHINE	
KRAMER JOHN P AND JANE E	
FLAMAGAN ROBERT M & PEGGY A LIFE ESTATE	
MCKARLAND BRUCE L	REV LIVING TRUST
MYASA AUTOMOTIVE LLC	
ERTLE GREGORY & SUNSHINE ERTLE	
NOEL EUGENE F	
MASTERS MAURICE AND BEVERLY	
HUMBERT DONS L AND STEVEN J	
KRR PROPERTIES LLC	
TOWN OF YORKTOWN	
STANLEY CHARLES M	
COMBS JENNIFER	
WALLACE KETH A	
US ARCHITECTS LLP	
1 SMITH ST LLC	
TERRY STEVEN D AND SUSAN E	
1 SMITH ST LLC	
SINGH SUKHWINDER	
MAXWELL SHELLEY L	YORKTOWN FOOD MART INC
SHATTON PHILLIP E AND LINDA K	
GREGORY DELIA D REVOCABLE TRUST	
BENNETT FRANKLIN D	

1021276006000	VACANT LAND	YORKTOWN	IN	47386	481	Commercial Mini-Warehouse
1022160002000	9309 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022160001000	9313 W SMITH ST	YORKTOWN	IN	47386	499	Other Commercial Structures
1022159013000	9510 W SMITH ST	YORKTOWN	IN	47386	400	Vacant Land
1022159005000	9401 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159012000	0	YORKTOWN	IN	47386	400	Vacant Land
1022159001000	9600 CANAL ST	YORKTOWN	IN	47386	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1022159004000	9510 W SMITH ST	YORKTOWN	IN	47386	520	2 Family Dwell - Platted Lot
1022159007000	9405 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159003000	9610-9704 W SMITH ST	YORKTOWN	IN	47386	425	Neighborhood Shopping Center
1022159003000	9409 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159001000	9413 W SMITH ST	YORKTOWN	IN	47386	520	Small Detached Retail of Less Than 10,000 Square Feet
1021276005000	0	YORKTOWN	IN	47386	630	Exempt, Township
1022159002000	2210 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159003000	9509 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159007000	9513 W SMITH ST	YORKTOWN	IN	47386	454	Auto Sales & Service
1022157001000	9501 W SMITH	YORKTOWN	IN	47386	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1022159005000	0	YORKTOWN	IN	47386	599	Other Residential Structures
1022159004000	2208 S WEST ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1021277003000	0	YORKTOWN	IN	47386	401	4 to 19 Family Apartments
1022159006000	9505 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159009000	2209 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159008000	2205 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159007000	9501 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022177003000	9020 BROADWAY	YORKTOWN	IN	47386	630	Exempt, Township

DELLA D GREGORY REVOCABLE TRUST	
U 6 PROPERTIES LLC	
GRIEVES MICHAEL V AND CAROLYN A	
GOPFORTH JAMES A & MARILYN S	
LUKE DONNA M	
GOPFORTH JAMES A & MARILYN S	
COLONIAL PLAZA PROPERTY MANAGEMENT LLC	
KRIM LLC	
BELT JOHN A & TERESA S BELT	
COLONIAL PLAZA PROPERTY MANAGEMENT LLC	
MONROE REBECCA S TRUST	
MONROE REBECCA S TRUST	
THE TOWN OF YORKTOWN INDIANA	
MONROE REBECCA S TRUST	
MYERS RONALD K	
MILLER BUD & DONNA	
RIDGEWAY DALE NICHOLAS AND	
CARROLL CALVIN	
CARROLL CALVIN	
ASSURED PROPERTY MANAGEMENT LLC	
SLAVEN NICHOLAS D	
LEE GREGORY A	
RICHARDSON ANABELLE TODD D AND	
BOWLING MOULIE M	
TOWN OF YORKTOWN	
MYERS BETTY	
DEBRA L	
CARROLL JUDY	
CARROLL JUDY	
LEE MICHELLE M	
TAMMI CLEVENGER	

Exhibit B

PN	StreetAddr	City	State	Zip	Property,Ci	Property_1	OwnerName
1022153007000	0	YORKTOWN	IN	47396	447	Office Bldg (1 or 2 Story)	BAIN DOUGLAS E & LESLIE E
1022153008000	9504 W SMITH ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	CALVERT I LEON
1022153009000	0	YORKTOWN	IN	47396	401	4 to 19 Family Apartments	CALVERT MARIE EVALYN TESTAMENTARY TR &
1022161002000	2204 S MARKET ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	NICCIUM GERALD D LIFE ESTATE
1022154009000	SMITH	YORKTOWN	IN	47396	454	Auto Sales & Service	ROSS JANICE K
1022154008000	9410 W SMITH ST	YORKTOWN	IN	47396	499	Other Commercial Structures	ROSS JANICE K
1022154007000	SMITH	YORKTOWN	IN	47396	499	Other Commercial Structures	ROSS JANICE K
1022154003000	2108 N PLUM ST	YORKTOWN	IN	47396	500	Vacant - Platted Lot	ROSS FOOD MARKETING INC
1022161009000	2211 S WALNUT ST	YORKTOWN	IN	47396	520	2 Family Dwell - Platted Lot	QUATE DOROTHY D & MERRIL C
1022153003000	2130 S WEST ST	YORKTOWN	IN	47396	400	Vacant Land	GOFORTH JAMES A & MARILYN S
1022155008000	9308 W SMITH ST	YORKTOWN	IN	47396	499	Other Commercial Structures	WALLEN JIMMIE W
1022178007000	2209 S BROADWAY	YORKTOWN	IN	47396	420	Small Detached Retail of Less Than 10,000 Square Feet	SCHUETTE GARY D
1022154001000	9413 W CANAL ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	GRAGG ROGER W
1022178001000	0	YORKTOWN	IN	47396	431	Franchise-type Restaurant	AMY CARROW ENTERPRISE INC
1022155009000	9304 W SMITH ST	YORKTOWN	IN	47396	428	Convenience Market	SPEEDWAY LLC
1022156010000	KILGORE	MUNCIE	IN	47304	456	Parking Lot or Structure	HUDDLESTON ROBERT M
1022154004000	9409 W CANAL ST	YORKTOWN	IN	47396	500	Vacant - Platted Lot	ROSS JANICE K
1022154002000	2104 N PLUM ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	ROSS FOOD MARKET INC
1022178002000	2210 S WALNUT ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	WILLIAMSON CHRISTOPHER B & NANCY J
1022153005000	2101 S PLUM ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	NEFF ALAN E AND BARBARA A
1022161005000	SMITH	YORKTOWN	IN	47396	444	Full Service Bank	SUMMIT BANK OF MUNCIE
1022155007000	9312 W SMITH ST	YORKTOWN	IN	47396	520	2 Family Dwell - Platted Lot	LENNIS LARRY J
1024100007000	KILGORE AVE	MUNCIE	IN	47304	400	Vacant Land	MIDDLEFIELD INDUSTRIAL
1023101002000	2000 ANDREWS RD	YORKTOWN	IN	47396	412	Nursing Home & Private Hospital	CSE YORKTOWN LLC
1022176011000	0	YORKTOWN	IN	47396	401	4 to 19 Family Apartments	PILKINGTON PATRICK
1022126002000	1911 S TIGER DR	YORKTOWN	IN	47396	431	Franchise-type Restaurant	RSWARITZ LLC
1022210006000	8813 W SMITH ST	YORKTOWN	IN	47396	512	1 Family Dwell - Unplatted (10 to 19.99 Acres)	THE TOWNSEND CORPORATION
1022155010000	9304 W SMITH ST	YORKTOWN	IN	47396	428	Convenience Market	SPEEDWAY LLC
1022178003000	9135 W SMITH ST	YORKTOWN	IN	47396	431	Franchise-type Restaurant	AMY CARROW ENTERPRISE INC
1022176008000	9127 W SMITH ST	YORKTOWN	IN	47396	420	Small Detached Retail of Less Than 10,000 Square Feet	CARROLL CALVIN
1022176009000	0	YORKTOWN	IN	47396	100	Vacant Land	LUSS VERNIA E TRUST & JOYCE A
1022176010000	9132-9152 SMITH ST	YORKTOWN	IN	47396	499	Other Commercial Structures	TRUSTEES OF I O F 345
1022154005000	0 W CANAL ST	YORKTOWN	IN	47396	500	Vacant - Platted Lot	ROSS JANICE K
1022178005000	9123 W SMITH ST	YORKTOWN	IN	47396	420	Small Detached Retail of Less Than 10,000 Square Feet	CARROLL CALVIN
1022156008000	2108 S MARKET ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	HUDDLESTON ROBERT M
1022154006000	2105 S VINE ST	YORKTOWN	IN	47396	510	1 Family Dwell - Platted Lot	ROSS JANICE K
1022178006000	9101 & 9115 W SMITH ST	YORKTOWN	IN	47396	430	Restaurant, Cafeteria or Bar	CARROLL CALVIN
1022156009000	0	YORKTOWN	IN	47396	500	Vacant - Platted Lot	HUDDLESTON ROBERT M
1022176006000	2118 S WALNUT ST	YORKTOWN	IN	47396	420	Small Detached Retail of Less Than 10,000 Square Feet	BAILEY GROUP INC
1022102010000	8708 W SMITH ST	YORKTOWN	IN	47396	610	Exempt, State of Indiana	STATE OF INDIANA
1023101007000	0	YORKTOWN	IN	47396	685	Exempt, Religious Organization	CHURCH OF GOD AT YORKTOWN
1022156016000	9220 W SMITH	YORKTOWN	IN	47396	499	Other Commercial Structures	HUDDLESTON ROBERT M
1024100011000	0 W CORNBREAD RD	YORKTOWN	IN	47396	199	Other Agricultural Use	IPPEL FAMILY TRUST
1022176008000	0	YORKTOWN	IN	47396	420	Small Detached Retail of Less Than 10,000 Square Feet	SMITH GARY D & DEBRA A DBA STORKS NEST
1022176014000	9100 & 9110 W SMITH ST	YORKTOWN	IN	47396	100	Vacant Land	GREER DAVID L AND REBECCA S
10144451002000	VACANT LAND W KILGORE	YORKTOWN	IN	47396	502	Vacant - Unplatted (10 to 19.99 Acres)	NEW LARRY
10144353001000	7910 W KILGORE	YORKTOWN	IN	47396	501	Vacant - Unplatted (0 to 9.99 Acres)	SEAL POINT MANAGEMENT INC
1014303001000	W KILGORE	MUNCIE	IN	47304	400	Vacant Land	SEAL POINT MANAGEMENT INC
1014429025000	0	YORKTOWN	IN	47396	400	Vacant Land	BURDEN LAWRENCE C
1023126004000	1836 S PATRIOT DR	YORKTOWN	IN	47396	400	Vacant Land	VILLAGE MEDICAL INVESTORS LLC
1014376008000	1610 S PATRIOT DR	YORKTOWN	IN	47396	412	Nursing Home & Private Hospital	AMERICAN HERITAGE PARTNERS LLC
1014376014000	S PILGRIM BLVD	YORKTOWN	IN	47396	400	Vacant Land	VILLAGE MEDICAL INVESTORS LLC



1014354002000	7801 W KILGORE	YORKTOWN	IN	47396	499	Other Commercial Structures
1013352022000	0	MUNICE	IN	47304	100	Vacant Land
1013378001000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013378002000	6000 W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013352023000	6251 W 12TH ST	MUNICE	IN	47304	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1015482005000	0	YORKTOWN	IN	47396	454	Auto Sales & Service
1013352013000	6161 W KILGORE AVE	MUNICE	IN	47304	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1014326002000	7600 W KILGORE AVE	YORKTOWN	IN	47396	499	Other Commercial Structures
1014402003000	7020 W KILGORE AVE	YORKTOWN	IN	47396	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1014402002000	7100 W KILGORE AVE	YORKTOWN	IN	47396	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1014402001000	0	YORKTOWN	IN	47396	100	Vacant Land
1013352012000	0	MUNICE	IN	47304	521	2 Family Dwell - Unplatted (0 to 9.99 Acres)
1013352011000	6255 W KILGORE	MUNICE	IN	47304	499	Other Commercial Structures
1013379005000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013352010000	0 KILGORE	MUNICE	IN	47304	499	Other Commercial Structures
1013379004000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013379003000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013381004000	5701 W KILGORE	MUNICE	IN	47304	420	Small Detached Retail of Less Than 10,000 Square Feet
1014451001000	0	YORKTOWN	IN	47396	100	Vacant Land
1014476010000	6903 W KILGORE AVE	YORKTOWN	IN	47396	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1014402001000	0	YORKTOWN	IN	47396	100	Vacant Land
1015482006000	8501 W SMITH RD	YORKTOWN	IN	47396	455	Commercial Garage
1014376009000	S PATRIOT DR	YORKTOWN	IN	47396	400	Vacant Land
1023126006000	0	YORKTOWN	IN	47396	447	Office Bldg (1 or 2 Story)
1023126005000	0	YORKTOWN	IN	47396	400	Vacant Land
1014376011000	S PILGRIM BLVD	YORKTOWN	IN	47396	400	Vacant Land
1014376012000	S PILGRIM BLVD	YORKTOWN	IN	47396	442	Medical Clinic or Offices
1014376006000	1400 S PATRIOT DR	YORKTOWN	IN	47396	412	Nursing Home & Private Hospital
1014376010000	1699 S PILGRIM BLVD	YORKTOWN	IN	47396	499	Other Commercial Structures
1013376012000	W KILGORE	MUNICE	IN	47304	400	Vacant Land
1022126004000	2001 S TIGER DR	YORKTOWN	IN	47396	442	Medical Clinic or Offices
1013376011000	6150 W KILGORE	MUNICE	IN	47304	340	Light Manufacturing & Assembly
1013379012000	S KINGSTON DR	MUNICE	IN	47304	500	Vacant - Platted Lot
1013379013000	S KINGSTON DR	MUNICE	IN	47304	500	Vacant - Platted Lot
1014476007000	1653 S NEBO RD	YORKTOWN	IN	47396	499	Other Commercial Structures
1014376013000	1700 S PILGRIM BLVD	YORKTOWN	IN	47396	419	Other Commercial Housing
1013379001000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013379002000	W KILGORE AVE	MUNICE	IN	47304	500	Vacant - Platted Lot
1013352003000	1524 S NEBO	YORKTOWN	IN	47396	481	Commercial Mini-Warehouse
1014326004000	7800 W KILGORE	YORKTOWN	IN	47396	100	Vacant Land
1023201002000	7025 W KILGORE AVE	YORKTOWN	IN	47396	100	Vacant Land
1024100060000	KILGORE AVE	MUNICE	IN	47304	100	Vacant Land
1024100003000	CORNBEAD RD	YORKTOWN	IN	47396	100	Vacant Land
1022203002000	W SMITH ST	YORKTOWN	IN	47396	481	Commercial Mini-Warehouse
1014429028000	6500 W KILGORE	YORKTOWN	IN	47396	455	Commercial Garage
1024100008000	6100 W CORNBREAD RD	YORKTOWN	IN	47396	100	Vacant Land
1023126002000	OFF FREEDOM DR	YORKTOWN	IN	47396	400	Vacant Land
1022210006000	8813 W SMITH ST	YORKTOWN	IN	47396	512	1 Family Dwell - Unplatted (10 to 19.99 Acres)
1022203003000	8620 W SMITH ST	YORKTOWN	IN	47396	599	Other Residential Structures
1023201001000	7021 W KILGORE AVE	YORKTOWN	IN	47396	101	Cash Grain/General Farm
1023176002000	0	YORKTOWN	IN	47396	100	Vacant Land
1021276012000	9860 W SMITH ST	YORKTOWN	IN	47396	541	Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)
1021476001000	vacant land	YORKTOWN	IN	47396	100	Vacant Land
1014476001000	0	YORKTOWN	IN	47396	100	Vacant Land
1014402004000	0	YORKTOWN	IN	47396	100	Vacant Land

ANDERSON MICHAEL L
HIGHLEY JERRY D AND SANDRA S
SWEARINGIN TONY
M JEWELL LLC
HIGHLEY JERRY D AND SANDRA S
PILKINGTON KAREN
HOLDING LINDA K
SEAL POINT MANAGEMENT INC
GUILAUME ANGELA D
MILLER WARREN J
SEAL POINT MANAGEMENT INC
HIGHLEY JERRY D AND SANDRA S
GOOD VICKI L
MCKIBBEN EDDIE G
GOOD VICKI L
MCKIBBEN EDDIE G
MCKIBBEN EDDIE G
WILLIAMS MICHAEL RAY & SHARON K
BEEMAN MICHAEL G AND PAMELA K
BLANCH CHRISTINA L
SEAL POINT MANAGEMENT INC
PILKINGTON KAREN
VILLAGE MEDICAL INVESTORS LLC
YORKTOWN PROPERTIES INC
YORKTOWN PROPERTIES INC
VILLAGE MEDICAL INVESTORS LLC
VILLAGE MEDICAL INVESTORS LLC
AMERICAN HERITAGE PARTNERS LLC
US ACQUISITION PROPERTY XXIII LLC
NOTTINGHAM REAL ESTATE GROUP LLC
GANT STEPHEN J & DEBBIE
NOTTINGHAM REAL ESTATE GROUP LLC
MCKIBBEN EDDIE G
COMMUNITY STORAGE LLC
MCKIBBEN EDDIE G
COMMUNITY STORAGE LLC
SEAL POINT MANAGEMENT INC
HIGHLEY JERRY D AND SANDRA S
BEEMAN MICHAEL G
MIDDLEFIELD INDUSTRIAL
KARSNAK KAREN J
BRUMMETT ANTHONY
MSC REAL ESTATE LLC
KARSNAK KAREN J
VILLAGE MEDICAL INVESTORS LLC
THE TOWNSEND CORPORATION
MCKIBBEN NORMA FERN REV TRUST
BEEMAN MICHAEL G AND PAMELA K
BOTHEL WAYNE A
SWAIN KEVIN C AND TRUDY L
LUSK VERNIA E TRUST AND JOYCE A
LUSK VERNIA E TRUST & JOYCE A
LUSK VERNIA E TRUST & JOYCE A

Exhibit B (continued)

PIN	Street/Addr	City	State	Zip	Property, <sup>1</sup>	OwnerName	OwnerName2
1022177064000	9000 W SMITH ST	YORKTOWN	IN	47396	480 Commercial Warehouse	TAYLOR MARK D	TAYLOR HEATHER
1022180060000	8905 W ADALINE ST	YORKTOWN	IN	47396	420 Small Detached Retail of Less Than 10,000 Square Feet	HANAMAN DON & JOYCE	
1014476011000	6691 W KILGORE AVE	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	COMMUNITY STORAGE LLC	
1014476060000	6601 W KILGORE	YORKTOWN	IN	47396	431 Franchise-type Restaurant	SHROYER BUSINESS REAL ESTATE, LP	
1022177001000	9801 W SMITH ST	YORKTOWN	IN	47396	454 Auto Sales & Service	STANLEY LARRY J	KELLY PIERCE
10221277094000	9835 W SMITH ST	YORKTOWN	IN	47396	425 Neighborhood Shopping Center	MYERS RONALD K	MYERS BETTY
1021426005000	9857 W SMITH ST	YORKTOWN	IN	47396	499 Other Commercial Structures	MITCHELL WILLIAM S	
10212176002000	9830 W SMITH ST	YORKTOWN	IN	47396	630 Exempt, Township	TOWN OF YORKTOWN	
10221276004000	9830 W SMITH ST	YORKTOWN	IN	47396	422 Discount and Junior Department Store	FLANAGAN ROBERT M & PEGGY A LIFE ESTATE	REV LIVING TRUST
1022184015000	REAR OF 8901 W ADALINE ST	YORKTOWN	IN	47396	599 Other Residential Structures	YORKTOWN POST 321 AM LEGION INC	
1022177061000	0 SMITH	YORKTOWN	IN	47396	465 Lodge Hall	VANCE KEVIN J & JULIE A	
1022255002000	0	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	REIDS MANAGEMENT GROUP LLC	
1022177008000	0	YORKTOWN	IN	47396	480 Commercial Warehouse	HIGHLEY JERRY D AND SANDRA S	
1022177007000	1000 BLK KILGORE AVE	YORKTOWN	IN	47396	399 Other Industrial Structure	THE TOWNSEND CORPORATION	
10222510093000	8811 W ADALINE ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	VANCE JULIE A & KEVIN J	
1022251001000	8901 W ADALINE ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	OLD NATIONAL BANK	
1022180003000	8919 W ADALINE	YORKTOWN	IN	47396	444 Full Service Bank	STATE OF INDIANA	
1014476031600	W KILGORE AVE	YORKTOWN	IN	47396	610 Exempt, State of Indiana	SMITH, ROGER F TRUST	GREENFIELD DISTRICT
1014476090000	6501 KILGORE AVE D 593AC	YORKTOWN	IN	47396	400 Vacant Land	SHROYER BUSINESS REAL ESTATE LP	SMITH LINDA C
1014476014000	6500 W KILGORE AVE	YORKTOWN	IN	47396	499 Other Commercial Structures	GABRIERS TULF AND LANDSCAPING INC	SMITH LINDA C
1014354002000	7901 W KILGORE AVE	YORKTOWN	IN	47396	442 Medical Clinic or Offices	SMITH ROGER F TRUST	
1014354009000	0	YORKTOWN	IN	47396	400 Vacant Land	SMITH ROGER F TRUST	
1014476060000	1491S NEBO RD	YORKTOWN	IN	47396	499 Other Commercial Structures	MUTUAL FEDERAL SAVINGS BANK	
1022151011000	0	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	STALH ROBERT H/ REVOC TRUST	
1022151012000	0	YORKTOWN	IN	47396	444 Full Service Bank	YORKTOWN REDEVELOPMENT COMMISSION	
1022151012000	9128 W CANAL ST	YORKTOWN	IN	47396	521 2 Family Dwell - Unplatted (0 to 9.99 Acres)	BOYTE JOHN C & SHEILA A ASBERRY	
1022151019000	9100 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	BOYTE JOHN C AND SHEILA A ASBERRY	
1022151019000	9106 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	BOYTE JOHN C & SHEILA A ASBERRY	
1022151017000	9118 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	GANT KELLY A	
1022151016000	9122 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	SILVERLINE HOLDINGS LLC	
1022151015000	9126 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	RODGERS MICHAEL W	
1022151014000	9200 W CANAL ST	YORKTOWN	IN	47396	860 Telephone, Telegraph, or Cable Company, Comm locally assessed	THORNBURG DARRLEL ROBERT AND DIANA SUE	
1022151013000	VACANT LAND	YORKTOWN	IN	47396	860 Telephone, Telegraph, or Cable Company, Comm locally assessed	INDIANA BELL TELEPHONE	
1022151007000	9314 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	INDIANA BELL TELEPHONE COMPANY INC	
1022176024000	2101 S BROADWAY ST	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	PICKETT JERRY RAYMOND	CHERRY L GUINN
1022184001000	W SMITH ST	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	POWELL STEVE A & NORA J POWELL & BURE PROPERTY GROUP LLC	
1022176020000	9119 W CANAL ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	POWELL NORA J	
10221510134000	0 W CANAL ST	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	PICKETT JERRY RAYMOND	
1022176005000	2111 S BROADWAY	YORKTOWN	IN	47396	499 Other Commercial Structures	CHAMBERS HAROLD E AND BONITA J	AUTHORITY FL 930
1022176001000	2100 S WALNUT ST	YORKTOWN	IN	47396	630 Exempt, Township	YORKTOWN REDEVELOPMENT	REV LIVING TRUST
1022184015000	SMITH	YORKTOWN	IN	47396	599 Other Residential Structures	FLANAGAN ROBERT M & PEGGY A LIFE ESTATE	
1022181006000	8947 W SMITH ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	RING DAWN D	
1022151006000	0 W CANAL ST	YORKTOWN	IN	47396	501 Vacant - Unplatted (0 to 9.99 Acres)	MARTIN RUBY L	
10221516006000	2111 S WALNUT ST	YORKTOWN	IN	47396	520 2 Family Dwell - Platted Lot	KRAEMER JOHN P AND JANE E	
1022151005000	9400 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	ERITE SUNSHINE	
1022151004000	9408 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	KRAEMER JOHN P AND JANE E	
1022156004000	9209 W CANAL ST	YORKTOWN	IN	47396	520 2 Family Dwell - Platted Lot	FLANAGAN ROBERT M & PEGGY A LIFE ESTATE	REV LIVING TRUST
1022184002000	8951 W SMITH ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	MCFARLAND BRUCE E	
1022151003000	9414 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	MASA AUTOMOTIVE LLC	
1021276009000	2101 S WEST ST	YORKTOWN	IN	47396	340 Light Manufacturing & Assembly	NOEL GREGORY & SUNSHINE ENTLE	
10221516003000	9219 W CANAL ST	YORKTOWN	IN	47396	530 3 Family Dwell - Platted Lot	NOEL EUGENE F	
1022151002000	9500 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Unplatted (0 to 9.99 Acres)	MASTERS MAURICE AND BEVERLY	
10221516001000	2100 S MARKET ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	HUMBERT DOUGLAS AND STEVEN J	
1022151001000	9520 W CANAL ST	YORKTOWN	IN	47396	511 1 Family Dwell - Platted Lot	KRK PROPERTIES LLC	
1022179007000	9901 W SMITH	YORKTOWN	IN	47396	480 Commercial Warehouse	TOWN OF YORKTOWN	
1022156007000	2111 S WALNUT	YORKTOWN	IN	47396	630 Exempt, Township	STANLEY CHARLES M	
1022155006000	2104 S MARKET ST	YORKTOWN	IN	47396	520 2 Family Dwell - Platted Lot	COMBS JENNIFER	
1022156002000	9313 W CANAL ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	WALLACE KEITH A	
1022155004000	9200 SMITH ST	YORKTOWN	IN	47396	447 Office Bldg (1 or 2 Story)	US ARCHITECTS LLP	
1022156015000	9204 W SMITH ST	YORKTOWN	IN	47396	447 Small Detached Retail of Less Than 10,000 Square Feet	1 SMITH ST LLC	
1022155003000	9317 W CANAL ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	TERRY STEVEN D AND SUSAN E	
1022156013000	9208 W SMITH ST	YORKTOWN	IN	47396	420 Small Detached Retail of Less Than 10,000 Square Feet	1 SMITH ST LLC	
1022179001000	9021 W SMITH	YORKTOWN	IN	47396	428 Convenience Market	SINGH SUKHWINDER	YORKTOWN FOOD MART INC
1022155001000	2100 S VINE ST	YORKTOWN	IN	47396	520 2 Family Dwell - Platted Lot	MAXWELL SHELLEY L	
1022155005000	9315 W CANAL ST	YORKTOWN	IN	47396	520 2 Family Dwell - Platted Lot	BRATTON PHILLIP E AND LINDA K	
1022155002000	2104 S VINE ST	YORKTOWN	IN	47396	510 1 Family Dwell - Platted Lot	GREGORY DELIA D REVOCABLE TRUST	
1022160004000	SMITH	YORKTOWN	IN	47396	447 Office Bldg (1 or 2 Story)	BENNETT FRANKLIN D	

1022127006000	VACANT LAND	YORKTOWN	IN	47386	481	Commercial Mini-Warehouse
1022160002000	9309 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022160001000	9313 W SMITH ST	YORKTOWN	IN	47386	499	Other Commercial Structures
1022153013000	9510 W SMITH ST	YORKTOWN	IN	47386	400	Vacant Land
1022159005000	9401 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022153012000	0	YORKTOWN	IN	47386	400	Vacant Land
1022150001000	9600 CANAL ST	YORKTOWN	IN	47386	511	2 Family Dwell - Unplatted (0 to 9.99 Acres)
1022150001000	9510 W SMITH ST	YORKTOWN	IN	47386	520	1 Family Dwell - Platted Lot
1022150003000	9405 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022176007000	9615-9704 W SMITH ST	YORKTOWN	IN	47386	425	Neighborhood Shopping Center
1022159003000	9409 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159001000	9413 W SMITH ST	YORKTOWN	IN	47386	420	Small Detached Retail of Less Than 10,000 Square Feet
10221276005000	0	YORKTOWN	IN	47386	630	Exempt, Township
1022159002000	2210 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159003000	9509 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159002000	9513 W SMITH ST	YORKTOWN	IN	47386	454	Auto Sales & Service
1022157001000	9601 W SMITH	YORKTOWN	IN	47386	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
1022158005000	0	YORKTOWN	IN	47386	599	Other Residential Structures
1022158004000	2208 S WEST ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
10221277003000	0	YORKTOWN	IN	47386	401	4 to 19 Family Apartments
1022158006000	9505 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022158009000	2209 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022158008000	2205 S PLUM ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022159007000	9501 W SMITH ST	YORKTOWN	IN	47386	510	1 Family Dwell - Platted Lot
1022177003000	9020 BROADWAY	YORKTOWN	IN	47386	630	Exempt, Township

DELLA D GREGORY REVOCABLE TRUST	
U 6 PROPERTIES LLC	
GRIEVES MICHAEL V AND CAROLYN A	
GORTOTH JAMES A & MARILYN S	
LUKE DONNA M	
GORTOTH JAMES A & MARILYN S	
COLONIAL PLAZA PROPERTY MANAGEMENT LLC	
KRIM LLC	
BELT JOHN A & TERESA S BELT	
COLONIAL PLAZA PROPERTY MANAGEMENT LLC	
MONROE REBECCA S TRUST	
MONROE REBECCA S TRUST	
MONROE REBECCA S TRUST	
THE TOWN OF YORKTOWN INDIANA	
MONROE REBECCA S TRUST	
MYERS RONALD K	
MILLER BUD & DONNA	
RIDGEWAY DALE NICHOLAS AND	
CARROLL CALVIN	
CARROLL CALVIN	
ASSURED PROPERTY MANAGEMENT LLC	
SLAVEN NICHOLAS D	
LEE GREGORY A	
RICHARDSON ANABELLE TODD D AND	
BOWLING MOLLE M	
TOWN OF YORKTOWN	

MYERS BETTY	
DEBRA L	
CARROLL JUDY	
CARROLL JUDY	
LEE MICHELLE M	
TAMMI CLEVENGER	

## EXHIBIT C

### Additional Projects Added to Original Plan

- \* Construction of public safety buildings or improvements
- \* Construction/renovation of publicly owned buildings
- \* Participation in public/private partnerships to incentivize private development
- \* Feasibility studies
- \* Marketing studies
- \* Construction/reconstruction of vehicular and/or pedestrian bridges



December 14, 2016

Pete Olson  
Town Manager  
Yorktown, Indiana

Ref: Downtown TIF

Dear Redevelopment Commission Members:

Over the past 6 months I have studied downtown Yorktown and the real estate market in and around Yorktown. I also have attended several meetings on the topic of the potential for downtown revitalization and redevelopment, including meetings with the RDC, the public and the real estate brokerage community. I am convinced towns like Yorktown can improve their long-term financial sustainability by revitalizing and redeveloping their downtowns. Downtowns provide a heart of the community and become a key element in attracting new employers and new residents.

The new tax caps have created a difficult environment for municipalities to look to diversify their tax base. TIF districts are a valuable tool when used strategically to incentivize and support downtown revitalization and redevelopment. Taxpayers sometimes argue TIF is used to help developers make more money. When used correctly, TIF is used to fill a gap in the developer's economics to allow the developer to earn a reasonable return. Without TIF, the developer could not do the project. The Town can make sure this is the case by being diligent in negotiating with developers. Both the Town's legal advisor and its financial advisor are well-versed in these negotiations and can ensure the Town is protected.

TIF is an important tool needed to attract the desired development. TIF can be used by the Town to attract development the Town wants. By having skin in the game, the Town will be in a position to partner with a developer on the project's timing, financial impact and overall appearance. When TIF is used, future Yorktown generations will have both a redeveloped downtown and a tax base that will be improved when the TIF district burns off in the future.

The expansion of the downtown Yorktown TIF district will generate private investment and attract the type of development Yorktown desires. Years of planning have gone into the revitalization and redevelopment of Yorktown's downtown. The Town's planning effort along with the availability of TIF can combine to energize the revitalization and redevelopment the Town is seeking. Developers will take notice and will look for ways to invest in Yorktown.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Dickey", followed by a period.

Thomas Dickey  
Managing Director, Real Estate  
Hageman Group