



COMMERCIAL DEVELOPMENT CORRIDOR

A VERMILLION REASONS

North Vermillion County Economic Development Plan

Allocation Areas I-74 Corridor West, North, and East
Vermillion County Commissioners, Redevelopment Commission
REVISION DATE September 12, 2024

Contents

Goals and Purposes of EDA	3
Background and Intent	3
Description of EDA and West, North and East Allocation Areas	4
Economic Development Goals Generally	5
General Projects, Improvements, and Uses of Funds	6
Expected Projects	7
Properties to be Acquired	15
Statutory Findings of Fact	15
Appendix A: Description of Allocation Areas	19
Appendix B: Parcels in Allocation Areas	20
Appendix C: Parcels in the West, North and East Allocation Areas	19
Appendix D: Acquisition of Properties	22
Appendix E: Future Land Use	22

County Stakeholder Information

Vermillion County Board of Commissioners

- Tim Yocum
- Britton Luther
- RJ Dunavan

Vermillion County Redevelopment Commission Membership

- John Moore
- Oren Sutherlin
- Ashley James
- Kelly Summerville
- Mike Hamilton

Support and Staff

- Scott Craig, Attorney for Redevelopment Commission
- Amanda Heber, Vermillion EDC
- Lana Beregszazi, BCS Management, Inc.

Date Introduced:

Date Declaratory Resolution, Resolution No _____ - ____, adopted: _____

Date Confirmatory Resolution, Resolution No _____ - ____, adopted: _____

Goals and Purposes of EDA

The Vermillion County Redevelopment Commission (the “Commission”) has developed this Economic Development Plan (the “Plan” or “EDP”) with the goal and purpose being to guide economic growth and to improve the quality of life for residents of the proposed Economic Development Area (the “Area” or “EDA”). This can be accomplished through investment in road and utility infrastructure, community facilities, marketing, and careful redevelopment of underutilized properties. The Plan is designed to accomplish its purposes and goals by providing a guide for local public improvements that will serve and/or benefit the Area and promote the use of land in the unincorporated areas of Vermillion County (the “County”) in a manner that is consistent with the Vermillion County Comprehensive Plan 2022 (“Comprehensive Plan”) adopted March 15th, 2022, any revisions thereto, and any other plans for development.

Background and Intent

Vermillion County is located in west central Indiana and lies directly to the east of the Illinois state line and the city of Danville, IL. Agriculture is the predominant land use in the county, followed by open space and residential use. Most of the areas designated for industrial use are located in the Vermillion Rise Mega Park, in the central part of the county, about halfway between the towns of Newport and Dana. The commercial areas of the county are primarily concentrated around the incorporated cities and towns.

The proposed EDA is located along I-74 between the Illinois state line and the Wabash River. There is limited commercial activity at the I-74 and State Road 63 interchange with the development of the Pilot Travel Center and the location of the historic Beef House Restaurant and Dinner Theater. Additionally, the Indiana Department of Transportation (“INDOT”) is currently seeking to upgrade and expand the facilities of the Spring Creek Rest Stop and Welcome Center, located west of the SR 63 interchange near the Illinois border. Due to a lack of available water and sanitary sewer infrastructure, INDOT has contacted various utility providers seeking infrastructure to service the future project. To meet these needs and to provide essential services to support current and future economic growth in the area, the Redevelopment Commission is proposing this EDA and a Tax Increment Financing District as a means to fund the infrastructure costs to support INDOT’s immediate needs and the area’s future development.

The Redevelopment Commission, Vermillion County Commissioners, and the Vermillion County Economic Development Coalition (“EDC”), are collaborating to create new opportunities for public/private infrastructure projects to support current and future growth in this otherwise non-incorporated, rural area of Vermillion County. This Plan is intended to become a guide and support for the Redevelopment Commission’s efforts to enhance the infrastructure, facilities, and economic development opportunities in the EDA, which will result in the county becoming an even more appealing location for future investment by private businesses and investors.

The primary strategy of the Redevelopment Commission is to establish the EDA to include “Allocation Areas”, as defined in IC 36-7-14 et. seq. (commonly referred to as a “TIF District”) in order to enhance

the funding opportunities for economic development assets, so that the designated area will become an appealing location for future investment in public and private development.

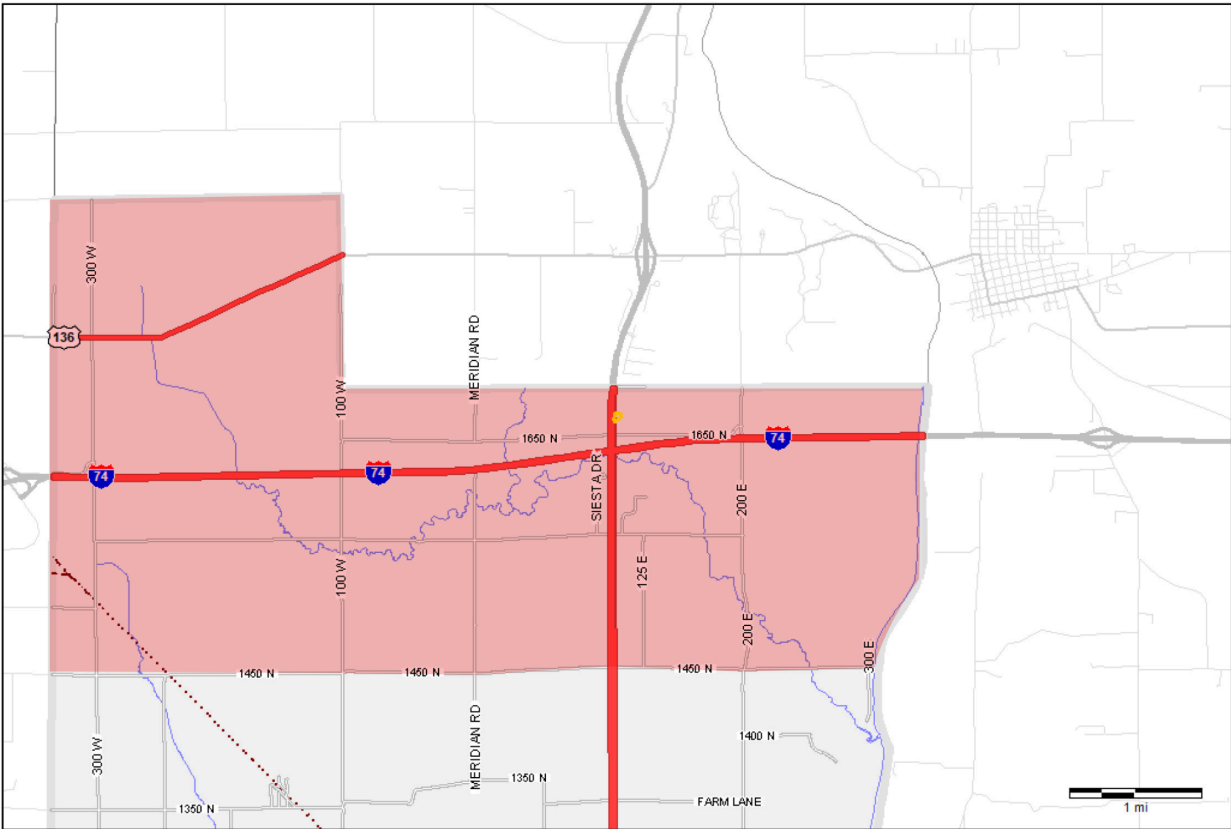
Description of EDA and Allocation Areas for I-74 Corridor

The proposed EDA, generally described as the “I-74 Corridor” between the Illinois state line and the Wabash River, has several economic development project opportunities, particularly at the interchange with State Road 63 and on the south side of I-74 near the Illinois border. Proposed economic development activity is currently somewhat restricted by the lack of sufficient sanitary sewer, water, access roads and other necessary infrastructure. The intent in establishing the EDA and Allocation Areas is to create an opportunity to initiate and accelerate projects in the area as they are identified.

The EDA is a contiguous area in northern Vermillion County, Indiana which is coterminous with a proposed utility service area currently being requested by Aqua Indiana, a private utility and subsidiary of Essential Utilities, Inc. Aqua is filing for a Certificate of Territorial Authority (the “Aqua CTA”) in northern Vermillion County. The Aqua CTA area consists of 10,983.3 acres which borders Warren County to the north, Vermillion County Road 1450 N to the south, the State of Illinois to the west and the Wabash River to the east. Aqua anticipates the IURC will grant this sanitary sewer CTA in late 2024. The coterminous EDA and proposed CTA connect the three proposed allocation areas by including land which is part of the proposed alignment for the installation of utilities such as water, sanitary sewer, natural gas, fiber optic internet. The three allocation areas, referred to as the “West Allocation Area,” the “North Allocation Area” and the “East Allocation Area”, each contain a cluster of parcels designated for future and ongoing development. The type of development targeted for each allocation area is slightly different based on existing facilities, proximity to various amenities, parcel sizes, and other factors.

The overall EDA area is shown in *Figure 1: Map of Economic Development Area*. Allocation Areas, which are described herein, may be expanded into the remaining areas of the EDA as deemed appropriate by the Commission in future years in order to accomplish the goals in the Comprehensive Plan and EDP.

Figure 1: Map of Economic Development Area



General Economic Development Goals

As noted below, the Redevelopment Commission, through implementation of the EDA and the included West, North and East Allocation Areas, seeks to accomplish, or aid in accomplishing the goals highlighted below. As the anticipated tasks for each key goal are completed and the goals are achieved, the Redevelopment Commission anticipates that other projects will evolve that promote additional development and that will help fulfill each of the highlighted goals. The Redevelopment Commission has prepared this Plan to provide general guidance to organizations and individuals who may be interested in investing in future development within the EDA. However, the Plan or its general goals may be modified or updated in the future, to address and encourage new opportunities as they arise.

The following are some key objectives that serve as basic goals for this Plan:

1. Ensure that new development fits with the character of the goals of this plan and any future planning.
2. Focus on light manufacturing and warehousing development opportunities that fit the demographics of the workforce and general population of Vermillion, Warren and Fountain counties near the Illinois border.

3. Encourage orderly and responsible development of the EDA with adherence to the Land Classification Plan and Land Classification Map in the County's Comprehensive Plan as a basis for zoning decisions.
 - While inclusion in the EDA does not guarantee land will be developed as recommended by the Future Land Use Map, it is a significant incentive to drive such development.
 - Update future land classification map within the County's Comprehensive Plan, as necessary.
4. Ensure infrastructure is available for commercial and residential growth in the EDA and encourage businesses and developers to locate and build within the area. Work with Aqua, Centerpoint Energy, Joink, and other infrastructure service providers to ensure that affordable and quality utility services are provided to the Allocation Areas.
5. Identify and prioritize employee and employer needs and desires that will make north Vermillion County and the I-74 Corridor a more desirable place to work and conduct business.
6. Work with the Vermillion County EDC to prioritize marketing and visibility of available sites within the EDA and to develop attractive incentive programs to encourage desirable businesses and developments to locate in the EDA.

General Projects, Improvements, and Uses of Funds

Tax increment revenues generated from the West, North and East Allocation Areas and other sources of funds made available to the Redevelopment Commission for development of the EDA may be used to:

- I. Finance the cost of infrastructure improvements in or serving the EDA, including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multi use pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; (3) job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7; (4) eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L); and (5) land acquisition and marketing of development ready parcels (6) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise sizing and scope of infrastructure that will be necessary to attract and retain prospective economic development opportunities in the EDA cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining

such opportunities in both allocation areas.

- II. Offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the County, or to pay principal or interest on economic development revenue bonds issued by the County to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the I-74 Corridor West, North and East Allocation Areas.
- III. Finance the acquisition or construction of projects to enhance the public safety of the entire County, including the Economic Development Area.
- IV. Finance the construction and installation of public amenities such as street trees, street furniture and wayfinding signage.
- V. Job training grants and assistance as permitted under I.C. 36-7-14-39(b)(2)(K) and I.C. 36-7-25
- VI. Pay financial incentives to existing and new businesses in the Economic Development Area, as permitted by law, including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Economic Development Area.

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

Expected Projects

In addition to the General Projects Descriptions, Improvements, and Uses of Funds outlined above, the following are projects expected to be undertaken by the county and/or private companies in order to accomplish the goals of this EDP. All of the expected projects, or a similar version, are expected to begin within the next 3-5 years. This list is not all-inclusive, as other projects can and will arise. Expected projects are intended to facilitate a baseline of infrastructure and planning of “shovel-ready” sites as well as reasonably anticipated initial development projects.

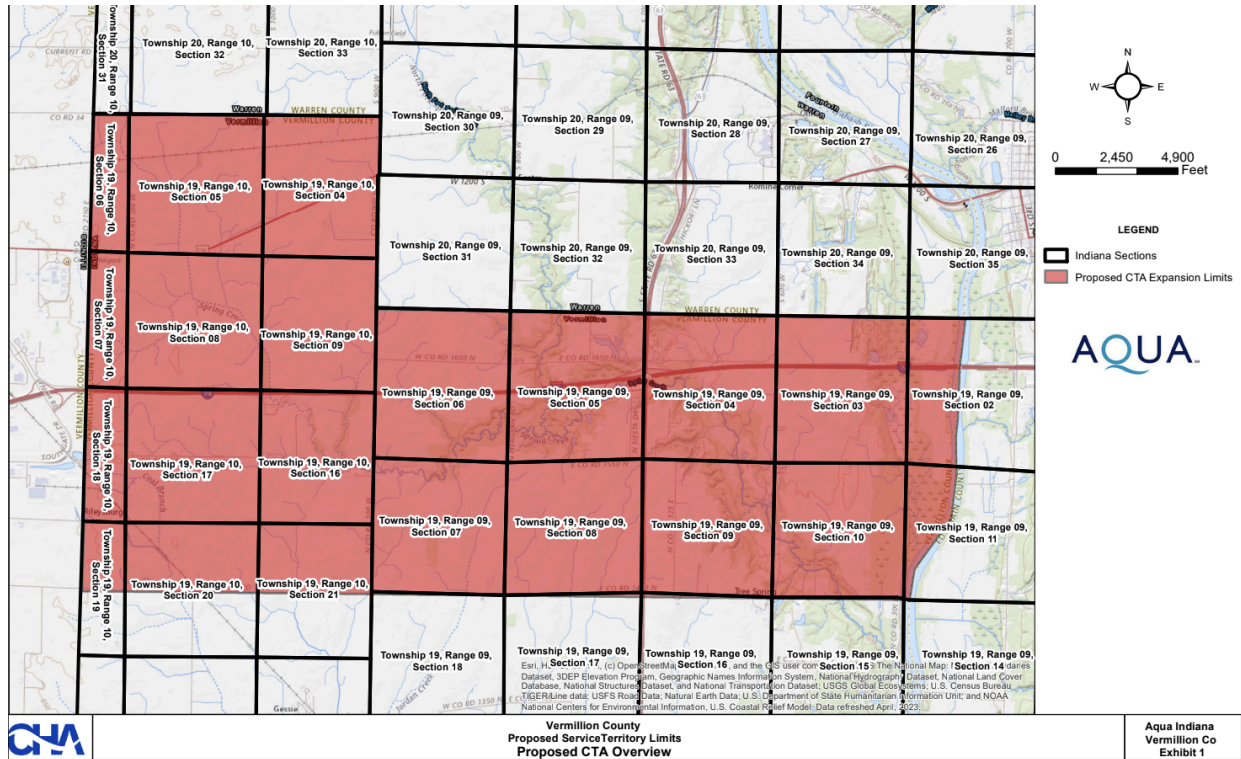
It should be noted that these projects are not sequential, any may reasonably happen first or some may happen simultaneously. It is reasonable to assume that the infrastructure and site readiness projects are predecessors to the development projects. Sanitary Sewer Project 1C is dependent upon the completion of Project 1B.

Project 1 – Phased Extension of Sanitary Sewer Infrastructure to Economic Development Allocation Areas

Provider: Aqua Indiana.

Aqua Indiana (“Aqua”) provides water and wastewater services in fifteen counties in Indiana. Aqua is a private utility and a subsidiary of Essential Utilities, Inc., a publicly traded company. Aqua is filing for a Certificate of Territorial Authority (“Aqua CTA”) in north Vermillion County, along and around I-74. The Aqua CTA area consists of 10,983.3 acres which borders Warren County to the north, Vermillion County Road 1440 to the south, the State of Illinois to the west, and the Wabash River to the east. Aqua anticipates the IURC will grant this sanitary sewer CTA in late 2024.

Figure 2: Map of Proposed Aqua Indiana Sanitary Sewer CTA

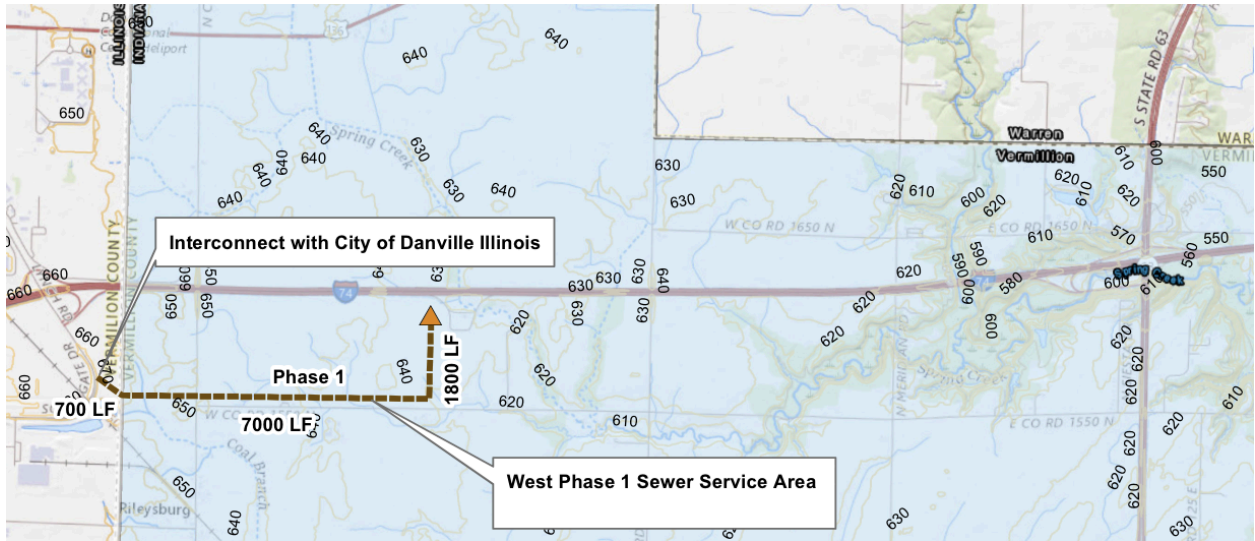


Project 1A - Sanitary Sewer West Allocation Area

The I-74 West Allocation Area is not currently served by any utility services. An initial investment in the extension of sanitary sewer service to the West Allocation Area is currently being planned by Aqua. Aqua will extend approximately 8,800 linear feet of force main to interconnect with approximately 700 linear feet of force main to be installed in Illinois. Wastewater from this collection system only will be sent to the City of Danville, IL for treatment via an interconnection point and an interlocal agreement.

This project is to be installed along County Road 1550 North and will provide sanitary sewer service to parcels south of I-74 between the Illinois/Indiana border and the Spring Creek Welcome Center and Travel Plaza. The project includes the installation of a lift station at the Spring Creek Welcome Center and decommissioning of the existing onsite treatment facility which is unavailable to service adjacent properties and is in a state of disrepair.

Figure 3: Map of West Allocation Area Sanitary Sewer



Approximate Project Cost: \$1,367,000
 Project funding sources: Aqua Indiana, INDOT, Developer Fees

Project 1B - Sanitary Sewer Treatment Plant Acquisition and Repair - East Allocation Area

Wastewater disposal for existing facilities in the East Allocation Area are currently provided by a variety of individual onsite systems. The Beefhouse Restaurant and Event Center, located at 16501 N SR 63 N (Covington, IN) is serviced by its own privately owned and operated wastewater treatment plant. The treatment plant, which was originally designed as a .1 MGD plant in 1996, was downsized in 1998 to function as a .0252 MGD plant. Aqua intends to acquire this facility and make necessary repairs and upgrades to enable connection of additional flows from nearby facilities and planned future developments. According to an engineering assessment conducted by a firm hired by Aqua, the plant is in need of several repairs and replacements including, but not limited to: aeration and sludge holding tank repairs, repairs to blowers, installation of handrails, walkway upgrades and other safety improvements. Aqua and the owner of the Beefhouse have both indicated interest in this transaction and project. A comprehensive analysis and recommendations report of this facility is available upon request from Aqua Indiana.

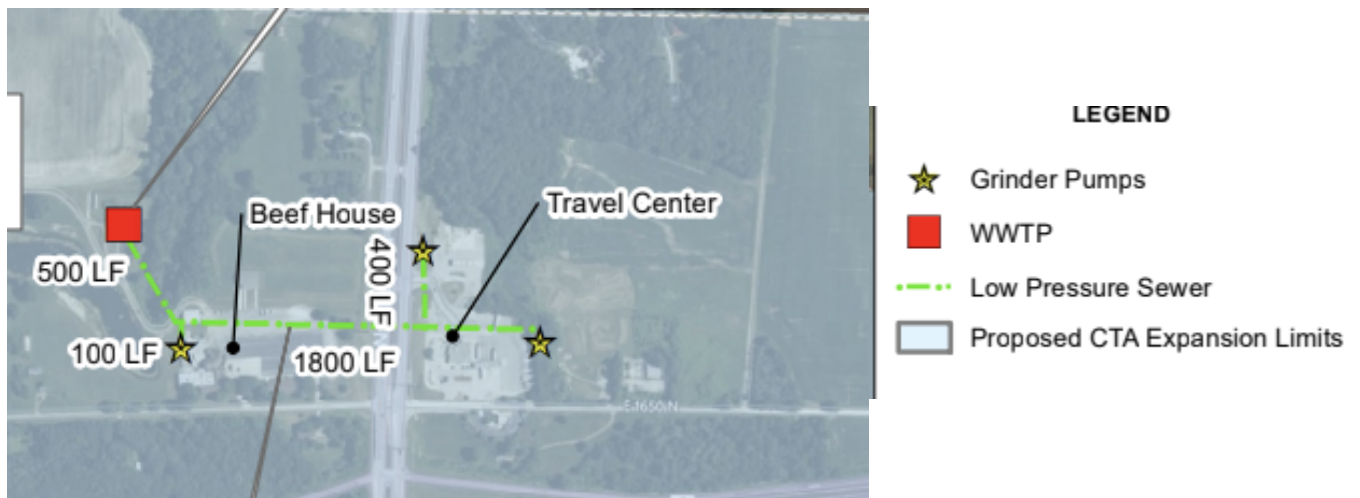
Approximate Project Cost: \$500,000
 Project Funding Sources: Aqua Indiana, Seller Concessions

Project 1C - Sanitary Sewer Collection System - East Allocation Area

Parcels throughout the East Allocation Area would receive sanitary sewer service from a collection system that would connect to the updated and expanded sewer treatment plant described on project 1B. This collection system, currently planned only for the north side of I-74, is to include a force main that would cross SR 63 and commercial pump stations to serve existing and future facilities on the northeast quadrant of the I-74/SR 63 interchange.

This collection system, as illustrated in Figure 4, consists of approximately 2,800 linear feet of low pressure piping and three grinder pump stations, with the option to add additional pump stations in the future.

Figure 4: Map of East Allocation Area Sanitary Sewer



Approximate Project Cost: \$280,000

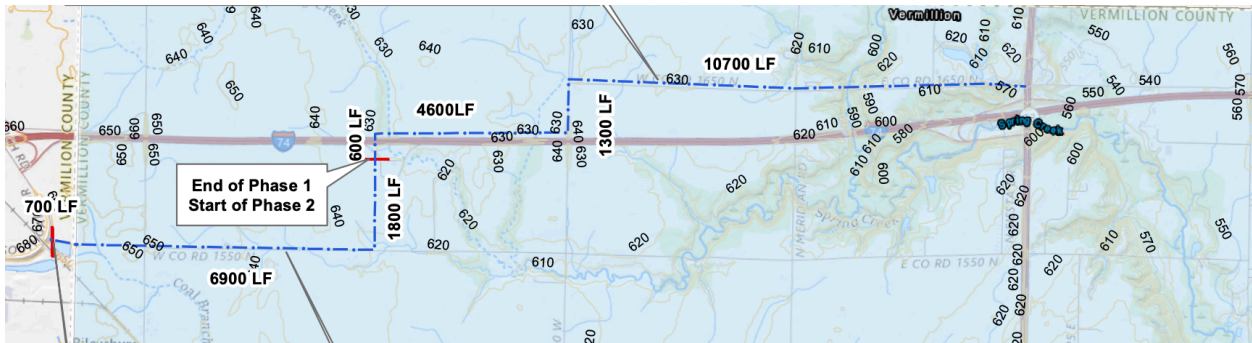
Project Funding Sources: Aqua Indiana, TIF Revenue Bond

Project 2 – Phased Extension of Water Service to Economic Development Allocation Areas

Provider: Aqua Indiana

Aqua Illinois is the water service provider in Danville, IL and nearby areas. Aqua Indiana, in partnership with INDOT and Aqua Illinois, intends to install water distribution lines in two phases to serve the EDA. INDOT has requested water service to the Spring Creek Welcome Center and Travel Plaza. Aqua Indiana will install water distribution lines to the INDOT facility, which is the end of Phase 1 of the proposed project.

Figure 5: Map of Phased Water Distribution System in EDA



Project 2A - Phase 1 Water - West Allocation Area

The Phase 1 Water project consists of approximately 8,700 linear feet of 12” diameter piping in Indiana and approximately 700 linear feet of 12” diameter piping in Illinois with an interconnect to existing infrastructure of Aqua Illinois as illustrated in Figure 5. This project will run parallel to I-74 along County Road W 1550 N until it is directed northward to the INDOT Spring Creek Welcome Center. This will require easements from two property owners in Indiana, both of which are agreeable to development as majority owners of property in the West Allocation Area. This project will also enable service to parcels on the south side of County Road W 1550 N, those parcels are not currently in the EDA or TIF Allocation Area, but stand to benefit from the project.

Approximate Project Cost: \$1,185,000

Project Funding Sources: Aqua Indiana, Aqua Illinois, INDOT

Project 2B - Phase II Water - East Allocation Area

Phase II water extension into the EDA will extend water lines from the Spring Creek Welcome Center to SR 63, and parcels located in the East Allocation Area. The alignment and I-74 crossing point of this project are preliminary at this time. The alignment as illustrated in Figure 5 consists of approximately 17,200 linear feet of water distribution lines and an I-74 crossing at State Parcel Number 009-010-0012-00.

Further analysis of the alignment, flow rates, and funding sources are required before this project can be completed. Aqua Indiana and Centerpoint Energy intend to collaborate on the alignment path of this project.

Approximate Project Cost: \$2,105,000

Project Funding Sources: Aqua Indiana, State/Federal funding, TIF Increment

Project 4 – Extension of Fiber Optic Cable Services to Economic Development Allocation Areas

Joink is the fiber optic utility provider for this area. Joink has indicated a willingness to serve the EDA. Cost estimates and project plans do not exist at this time.

Project 5 – Marketing efforts for Economic Development Area

The proposed business and industrial areas should be marketed to site selectors and companies looking to expand or locate new facilities to the EDA to take advantage of currently vacant land and easy access to an interstate highway. A marketing initiative may include an overview of assets the County and EDC have to offer such companies in regard to finding funding and labor for new facilities. Signage and listing of sites on state and national websites is also imperative to gaining visibility. This can be managed through the existing EDC office, by utilizing site consultants, or a combination of the two.

Approximate Costs: \$10,000 annually

Project 6 – Development of New Hotel East Allocation Area

In 2020, the Vermillion County Economic Development Council commissioned a study to determine the feasibility of attracting a hotel developer to build a hotel near the interchange of I-74 and State Road 63. Due to its location near Danville, IL, The Beef House Restaurant & Dinner Theatre, and both Shades and Turkey Run state parks, the study found that the intersection would be a top choice for locating a hotel in Vermillion County. However, a major limiting factor for the development of a hotel at that time was the lack of public infrastructure available to support a hotel development at the site.

In its Comprehensive Plan, adopted by the Vermillion County Commissioners in March of 2022, the Commissioners again recognized the potential economic benefits that would flow from the development of a hotel at the interchange. The TIF allocation area to be established at this interchange could be used to support the future investment in infrastructure for this type of development.

Based upon the work that has already been done to investigate the demand for and value of developing a hotel at the interchange, the development of a hotel should be a top priority project, once infrastructure is available to support it.



Project 7 – Commercial Developments - Light Manufacturing/Distribution West Allocation Area

Project concepts are in development for the CLR Farms, Inc. (Randy Hicks) and Alan Holger properties. Both properties can be served by the water and sewer projects for the West Allocation Area that will be built to serve INDOT's Spring Creek Welcome Center. Randy Hicks with CLR Farms, Inc. has already met with Rosemont, IL civil engineering firm, SPACECO to discuss conceptual ideas for CLR Farms' parcel located in the West Allocation Area.

The following are two high-level, conceptual plans for the potential development of the parcel:

Concept 1



Concept 2



Properties to be Acquired

It may be necessary for the Redevelopment Commission to acquire parcels in the EDA to make improvements or de-risk real estate costs in anticipation of projects. It is anticipated that some parcels located in the EDA may be acquired for redevelopment purposes, and others elsewhere for utility installations. Parcel acquisition for any use other than the installation of utility infrastructure will first be pursued through the use of options contracts with landowners in order to best facilitate cash flow within a new Allocation Area with limited funds. Please refer to Appendix D, as amended from time to time..

Statutory Findings of Fact

Pursuant to IC 36-7-14-41, the Commission has investigated and gathered input sufficient to find that:

As required by Indiana Statute, the Commission may designate the EDA 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 EDA:

a. Promotes significant opportunities for gainful employment of its citizens:

By helping to provide available and adequate infrastructure, which is necessary to attract new developers, businesses, employers, and industries, it will attract new development. The establishment of the EDA enables the use of public funding to support infrastructure design and construction, and thus the development of the EDA, to promote employment and mixed uses of the land.

b. Will assist in the attraction of major new business enterprises to the county:

The projects listed herein will provide the necessary infrastructure, land, and incentives to attract major new businesses.

c. Will accomplish the retention and expansion of business enterprises existing in the boundaries of the county or an existing business:

Spring Creek Travel Plaza and The Beef House, located within the EDA currently desire to expand operations and add additional facilities, but cannot feasibly do so at their current locations within the proposed EDA due to the lack of available sanitary sewer and other infrastructure. This EDA plans for the construction of this infrastructure and expansion of these businesses as confirmed by the current owners of the businesses located within the proposed EDA.

d. Meets other purposes of IC 36-7-14-41, IC 36-7-14-2.5 and IC 36-7-14-43:

As discussed throughout this document, the Plan generally conforms to the purposes of these sections. The Redevelopment Commission should recognize future opportunities that may arise in the EDA to achieve and leverage their authority to further these purposes.

2. The Plan for the EDA cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under IC 36-7-14-41, IC 36-7-14-2.5 and IC 36-7-14-43 because of:

a. Lack of local public improvement:

As discussed, most of the Plan cannot be achieved without development of currently nonexistent infrastructure within the EDA. Without infrastructure already being in place, it is not feasible that private enterprise would make the necessary investments to achieve the goals of the Plan. In addition, because of the small population of the nearby Town of

Perrysville at 456 at the 2010 census, its relatively low business tax base, and its limited government and utility workforce, there is no other agency to expand a sanitary sewer system, water system and other infrastructure to the scale necessary to implement the Plan without resort to the powers of the Redevelopment Commission.

3. The public health and welfare will be benefited by the accomplishment of the Plan for the Economic Development Area:

Development and redevelopment of the areas included in the EDA will be benefited by the creation of employment opportunities, quality of life improvements, and incentives for private investment. Public health will benefit from the building of new sanitary sewer and water infrastructure and the upgrading of infrastructure currently located in the EDA.

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:

The provision of new infrastructure, which is necessary to attract new developers, businesses, employers, and industries, will attract new development, which will in turn lead to the creation of new permanent jobs. The upgrading of current infrastructure, particularly in the East Allocation Area, will contribute to the continued success and expansion of businesses currently located there.

- b. An increase in the property tax base:

The provision of available and adequate infrastructure, will attract new development which will increase the property tax base.

- c. Improved diversity of the economic base:

By assisting in the attraction of major new business enterprises to the county, the projects listed herein will provide the necessary infrastructure, land, and incentives to attract major new businesses. The local economic base is primarily agricultural in nature. Development within the EDA will allow the area to increase business opportunities in light manufacturing and transportation, as well as grow its current base in the hospitality and tourism industries.

- d. Other similar public benefits:

While it is not possible at this stage to predict an exact number of jobs created, the exact increase in property tax base, or the breadth of the variety of businesses, this Plan is designed to promote each of these metrics. At a minimum, known investments in sanitary sewer, a safe water supply, road improvements, natural gas supply, and fiber optic

high-speed internet service will provide major public benefits to residents and businesses currently located in the EDA.

5. The Economic Development Plan for the EDA does not conflict with other development and redevelopment plans for the County (such as the County Comprehensive Plan):

The Redevelopment Commission has worked closely with all stakeholders interested in and located within the EDA to ensure that there are no known conflicts or concerns with the Plan.

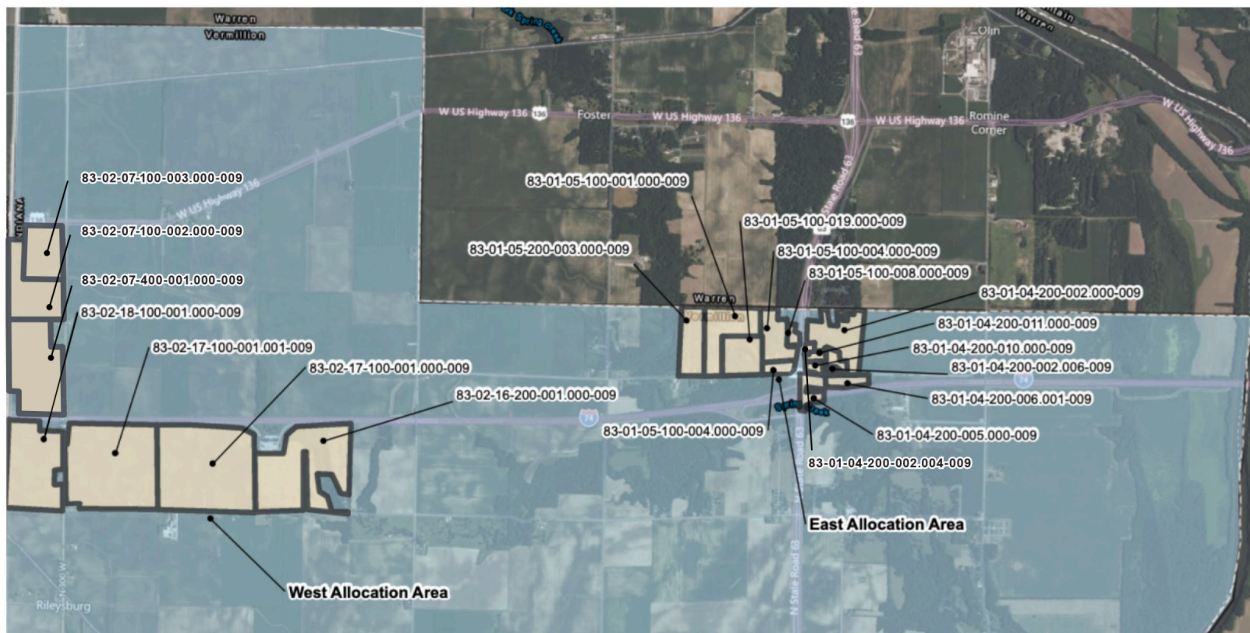
Appendix A: Description of the proposed Allocation Areas

West Allocation Area—The West Allocation Area consists of four parcels located along the south side of I-74 and extends all the way to the west end of the EDA. The four parcels are listed in Appendix C.

North Allocation Area—The North Allocation Area consists of three parcels located on the north side of I-74 and extend north along the west end of the EDA to West US Highway 136. The three parcels are listed in Appendix C.

East Allocation Area—The East Allocation Area consists of eleven parcels located to the north of the I-74 and SR 63 interchange and extends all the way to the north side of the EDA. The eleven parcels are listed in Appendix C.

In total, allocation areas include a total of **901.204 acres**.



Appendix B: Parcels in Allocation Areas

At the time of writing this Plan, the West Allocation Area is comprised of the following parcels:

State Parcel Number	Owner Name	Acreage	Legal Description	owner address
83-02-18-100-001.000-009	CLR Farms, Inc.	91.417	009-013-0020-00 S 1/2 NE FR 1/4 18-19-10 48.957 AC N 1/2 NE FR 1/4 18-19-10 42.46 AC	799 E 1125 N Perrysville, IN 47974
83-02-17-100-001.001-009	Hoger, Allen A & Elizabeth M	158.075	E1/2 NW 1/4 17-19-10-80 AC S 3/4 W 1/2 N W 1/4 17-19-10 58.075 AC N END W 1/2 NW 1/4 17-19-10- 20 AC	32970 State RT 1, Rossville, IL 60963
83-02-17-100-001.000-009	Hoger, Allen A & Elizabeth M	145.02	009-013-0018-00 NE 1/4 17-19-10 145.02 AC	32970 State RT 1, Rossville, IL 60963
83-02-16-200-001.000-009	Ohl, Harold Larry & Jeanie H/W	121.45	009-004-0027-00 NW 1/4 EX 18 AC E SIDE 16-19-10 103.450 AC E SIDE NW 1/4 16-19-10 18 AC	108 Westwood Drive, Catlin, IL 61817

At the time of writing this Plan, the North Allocation Area is comprised of the following parcels:

83-02-07-100-003.000-009	Dennis, Jeffrey L & Diane L	40.000	009-013-0016-00 NE COR NE FR 1/4 7-19-10 40 AC	312 N Hickory Lane Covington, IN 47932
83-02-07-400-001.000-009	Dougherty Farms LLC, AI	83.750	009-012-0041-00 SE FR 1/4 7-19-10 83.75 AC	PO Box 500 Nevada, IA 50201
83-02-07-100-002.000-009	Lape, Jacob (1/3 int) and Lape, Alan J. (2/3 int)	48.902	009-019-0002-00 PT NE FR 1/4 7-19-10 48.902 AC	1943 W Denhart Rd Veedersburg, IN 47987d

At the time of writing this Plan, the East Allocation Area is comprised of the following parcels:

83-01-05-200-003.000-009	Boling, Forest O & Glenda J Life Estate then to Lee A Boling	30.0	009-002-0034-00 NE COR NW FR 1/4 5-19-9 13 AC MID PT E 1/2 NW FR 1/4 5-19-9 4.45 AC SE COR N 1/2 NW FR 1/4 5-19-9 4.55 AC SE PT NW 1/4 5-19-9 8 AC	396 E 1650 N, Covington, IN 47932
--------------------------	--	------	--	-----------------------------------

I-74 Economic Development Corridor Vermillion County Economic Development Area Plan

83-01-05-100-001.000-009	Soyco, LLC	46.204	009-013-0087-00 W END NE FR 1/4 5-19-9 22.72 AC NE PT NE FR 1/4 5-19-9 6.484 AC W PT NE FR 1/4 5-19-9 17 AC	7 Douglas DR Covington,IN 47932
83-01-05-100-019.000-009	Wright, Robert C Etux	27.28	009-023-0064-00 W END NE FR 1/4 5-19-9 27.28 AC	16501 N St Rd 63 Covington,IN 47932
83-01-05-100-004.000-009	Wright, Robert C & Bonnie	26.347	009-008-0068-00 IN MID PT E 1/2 NE FR 1/4 5-19-9 26.347 AC	16501 N St Rd 63 Covington,IN 47932
83-01-05-100-012.000-009	Beef House Inc	8.13	009-002-0078-00 NE PT NE FR 1/4 5-19-9 4.83 AC NE PT NE 1/4 FR 1/4 5-19-9 3.30 AC	16501 N St Rd 63 Covington,IN 47932
83-01-05-100-008.000-009	Wright, Robert & Bonnie H/W	1.6	009-019-0057-00 PT NE PT NE FR 1/4 5-19-9 .965 AC PT NE FR 1/4 5-19-9 .347 AC PT NE PT NE FR 1/4 EX 3.14 AC 5-19-9 .30 AC	16501 N St Rd 63 Covington,IN 47932
83-01-04-200-011.000-009	Spring Creek Travel Inc	4.287	009-003-0037-00 PT N 1/2 4-19-9 4.287 AC	16566 N St Rd 63, Covington,IN 47932
83-01-04-200-002.004-009	JPGY, LLC	1.52	009-007-0029-04 PT NW FR 1/4 4-19-9 1.52 AC	16566 N St Rd 63 Covington,IN 47932
83-01-04-200-010.000-009	Spring Creek Travel INC C/O Pilot Travel Centers LLC Store #339	4.903	009-019-0093-00 PT NW FR 1/4 4-19-9 4.903 AC	PO Box 54470 Lexington,KY 40555
83-01-04-200-002.000-009	Grubbs, Harold R & Ima Jean	44.32	009-007-0029-00 NW FR 1/4 4-19-9 44.32	16566 N St Rd 63, Covington,IN 47932
83-01-04-200-002.006-009	Spring Creek Travel Plaza, INC	2.75	PT OF THE NW 1/4 4-19-9 2.75AC	16566 N ST RD 63, Covington,IN 47932
83-01-04-200-005.000-009	Jamie G's Land Development, LLC	10.249	009-003-0038-00 NW COR S 1/2 NW FR 1/4 4-19-9 10.249 AC	16566 N St Rd 63, Covington,IN 47932
83-01-04-200-006.001-009	RG Investments LLC	5.0	009-007-0030-01 PT S 1/2 NW 1/4 4-19-9 5 AC	16566 N St Rd 63, Covington,IN 47932
Total Acres		901.204		

Appendix C: Acquisition of Properties

The Redevelopment Commission recognizes that it, along with its project partners, may have to acquire easements to accommodate the installation of utility infrastructure as described in detail in the “Expected Projects” In addition, The Redevelopment Commission may need to purchase or option properties in whole or in part to achieve the initial goals of this Plan. This Appendix will be amended from time to time as may be necessary to identify properties that the Redevelopment Commission intends to acquire.

Appendix D: Future Land Use

The Redevelopment Commission has had preliminary discussions with the Vermillion County Area Plan Commission to discuss the future rezoning of parcels within the Allocation Areas and the EDA. Vermillion County is currently in the process of amending its zoning ordinance in anticipation of future land use needs. Additionally, CLR Farms, Inc. is considering filing a rezoning request to accommodate the needs of Project 7 described above, which is located in the West Allocation Area.

Otherwise, since it is impossible to anticipate the exact uses and needs created by undetermined future development within the EDA, the Redevelopment Commission will not immediately pursue rezoning of parcels within the Allocation Areas. The Redevelopment Commission, the County Commissioners, and the Area Plan Commission are all confident that in the event rezoning is needed for a particular development project, they will be able to work together to address any zoning issues in a timely manner.