



2020 PLAN OF ACTION

December, 2018

childcare
Turnover
Training
Rideshare
Transportation
Affordable Housing
Recruit from retail
Attendance



A. Aggregate Common Company Concerns 2018

Plainfield Indiana has continued success working with national developers to attract global names in the Transportation, Distribution, and Logistics (TDL) Industry. As a result, the demand for qualified labor continues to grow and stress local companies. In the 3rd quarter of 2018, local staffing agencies reported nearly 6,000 open positions within the industrial parks of Plainfield. The challenges faced in attracting talent for these positions continue to grow as well. Top concerns remain to be transportation and the ongoing 3% area unemployment rate. These successes and challenges have resulted in the need for strong Public-Private Partnerships (P3), along with sustainable funding, to support the retention and continued expansion within the Plainfield TDL industrial parks.

The Economic Improvement District, via Indiana Code, is supported by the landowners within the district as demonstrated by more than 60% of the total landowners signing the attached Petition and more than 60% of the total Assessed Valuation of the parcels within the proposed EID. The EID BOD remains focused on addressing the combined needs of the local companies (Chart A.) and seeking solutions that benefit the EID District with the community in a strong and sustainable P3 with Plainfield leaders, educators, and offices.

This EID, governed by landowners and representatives, will work in our P3 to address the common workforce concerns within the industry through:

- Engagement in partnerships with existing and new initiatives,
- Supportive efforts with Plainfield leadership and offices, and
- Funding.

At the request of the Plainfield Economic Improvement District Board of Directors, Kelley and Associates (K&A) has taken a lead position in ongoing communication with local staffing agencies and companies within the District to identify common concerns and look for short-to long-term opportunities. K&A has held one-on-one meetings with companies, combined meetings with staffing agencies, engaged in a number of Plainfield meetings, and creates newsletter communications to reach as many companies and service providers as possible.

The following strategies proposed in the Plan of Action have been defined as a direct result of these ongoing opportunities to coordinate efforts. Not surprisingly, the common concerns can be sub-categorized within the same three (3) strategies addressed by the previous EIDs. These strategies, as outlined below, offer a deeper look and additional opportunities to strengthen a P3 as we move forward. The Budget included with this Plan will address these three strategies and the common concerns as presented. Included in the budget is a Miscellaneous Discretionary line item that will be used at the discretion of the EID Board of Directors to address unique challenges directly related to the concerns of the companies within the District. The EID Board of Directors will review the Misc. Discretionary fund on an annual basis.

First, the EID landowners continue to be concerned about the **retention of EID companies**, and have asked the managing firm to communicate directly with local companies within the District to identify and communicate common concerns.

1. Attraction of new employees to EID companies
 1. Training Opportunities that address short-mid-long term pipelines
 1. Employability
 2. Onsite v Offsite training
 2. Transportation Options
 3. Turnover Concern Initiatives
 1. Attendance
 2. Criminal History concerns
 3. Drug use / abuse concerns

Secondly, the companies within the EID have indicated their primary concern in this labor market is the **retention of existing and attraction of a new workforce pipeline**. Issues addressing existing employees, and potential new employees include:

1. Commuting to and from work (transportation/attendance/turnover)
2. Affordable or Attainable Housing (commuting patterns/distance to work)
3. Affordable quality early educational childcare and sick care (attendance/turnover)

And lastly, the community, landowners and companies all desire the retention and enhancement of **transportation: Plainfield Connector(s)**.

Execution Strategy

Our execution strategy incorporates methodologies, qualified personnel, and a highly responsive approach to managing deliverables without duplicating existing services. Therefore, we recommend where possible to utilize contracting for functional and measurable strategies with existing services per:

IC 36-7-22-19 Lease or contractual agreements Sec. 19. The board may enter into lease or contractual agreements, or both, with governmental, not-for-profit, or other private entities for the purpose of carrying out economic improvement projects. As added by P.L.195-1988, SEC.1.

Following is a description of our project recommendations. We would anticipate this plan will, and should, be a working document that responds to the needs of the companies and property owners within the PS EID.

Project Deliverables

The Plainfield Economic Improvement District (Plainfield EID) is proposed to address 2 of the 7 required Indiana Code defined areas:

IC 36-7-22-3 "Economic improvement project" defined Sec. 3. As used in this chapter, "economic improvement project" means the following:

- 1. (1) Planning or managing development or improvement activities.*
- 2. (3) Promoting commercial activity or public events.*

And per the Code, the EID will benefit the existing commercial development and improvement activities as defined:

*IC 36-7-22-5 Apportionment of benefits
Apportioned accordingly. (c) In order to encourage the retention or development of various land uses within the district, assessments may be adjusted according to the zoning classification of the property. As added by P.L.195-1988, SEC.1.*

In addition, we recommend the Plainfield EID, not duplicate services or replace existing funding, but serve to convene and coordinate communication between the entities addressing each strategy and initiative.

Strategies

Retain Local Industry

1.1. Understand and Address the current common concerns of the companies within the EID.

1.1.1. Communication and 1-on-1 Meetings:

- 1.1.1.1. Key to addressing the common concerns of EID companies, every quarter EID companies will be provided an opportunity for 1-on-1 meetings.
- 1.1.1.2. K&A will host no less than 2 combined meetings with staffing agencies.
- 1.1.1.3. Quarterly newsletter communication on activities and opportunities will be electronically sent to all companies, providers, and partners.
- 1.1.1.4. K&A will meet with local officials and leaders to provide assistance with initiatives that impact the EID concerns.
- 1.1.1.5. K&A will attend Town Council meetings as appropriate.
- 1.1.1.6. K&A will attend initiative meetings to remain up-to-date on P3 initiatives.

1.1.2. Work in a P3 model with the Town of Plainfield, Plainfield School Corporation, and other area educational and training entities.

1.1.3. Report to EID BOD, landowners, and Plainfield leaders to provide updates and concerns.

Identify, Market to, and Attract a new skilled/transferable skilled workforce pipeline

2.1 Identify and support efforts to identify, market to and attract talent.

2.1.1 Support efforts toward creating *Awareness, Exploration and Creation of a TDL Pathway.*

- 2.1.1.1 Continue communication and partnerships the Plainfield High School (PHS) to convene conversations between local industries and local school corporations.
- 2.1.1.2 Work with the PHS and Indiana Department of Workforce Development in the exploration of a TDL Pathway.
- 2.1.1.3 Continue to communicate and explore opportunities for training and education with entities such as VULTC and Ivy Tech, and others in the industry who may or may not be interested in the proposed Higher Education Center (HEC).
- 2.1.1.4 Continue to remain updated, and update the EID BOD, on progress of the HEC.

2.1.2 Produce Request for Proposal and Funding (RPF) for marketing and advertising to attract a new skilled workforce.

2.1.3 Produce RPF for advertising of the Plainfield Connectors with CIRTA.

Retain and enhance transportation initiatives serving the Plainfield industrial parks: Plainfield Connectors and other 'last mile' modes of transportation

3.1 Plainfield Connector

3.1.1 The Plainfield EID will continue to build upon the existing efforts of CIRTA.

3.1.2 Explore "the last mile" transportation options that are not limited to car and van-pooling, ride-sharing, and other opportunities.

3.2 Engagement with CIRTA.

3.2.1 Kelley and Associates will continue to participate in CIRTA Board meetings.

3.2.2 K&A will work in a P3 relationship with Town of Plainfield and Guilford Township pursuit of a transportation referendum and other discussions.

3.2.3 K&A will work with CIRTA and P3 to address transportation options that could result in addressing common concerns.

3.2.3.1 Identify trending in ridership such as seasonal, expansions, and location drops.

3.2.3.2 Prepare reports for the EID BOD meetings to assist in planning and preparation for the future needs. Information and reporting will be included in each Annual Report and Action Plan.

Timeline for Execution

Per the Indiana Code, the Plainfield EID will be governed by owners, along with any designated representatives. This Board of Directors will provide no less than an Annual Plan of Action, accompanied with a budget, to the Plainfield Town Council for approval and implementation.

Q1:

Prior to February 15, EID BOD will submit the Annual Reports to the Town Council.

Q2 & 3:

EID BOD will meet to review progress reports, and make recommendations for plan drafting.

Q4:

EID Board of Directors will meet to:

1. Review Progress Reports,
2. Consider and draft the coming year Plan of Action and Budget,
3. Approve Plan and Budget
4. Prior to November 1 of each year, address the Plainfield Town Council with submission of the new year Plan of Action and Budget.

Plainfield EID Goal and Strategy Management

As stated by property owners, the Plainfield EID will need a management team to ensure:

1. Implementation proceeds as defined with existing and new services,
2. Reporting to the EID BOD,
3. Modifications and recommendations for amendments to the Plan of Action are communicated,
4. Development of future Plans of Action are timely and address current common concerns,
5. Development of annual Budgets,
6. Ensure updates and presentation of Plans of Action and Budgets to Town Council are completed by November 1, of each year,
7. Ensure updates and Annual Report to Town Council is completed by February 15 of each year.

Strategy 4.1 Q1. Continue to provide Deliverable Management Services:

- ✓ Management Team within the EID BOD
- ✓ Contract for Management Services not to exceed to 20% of total EID funding of any year.
- ✓ Work with the Town of Plainfield, EID Companies, and service providers in a P3 environment.

** IC 36-7-22 Annual report Sec. 21*

In conclusion, it has been our pleasure to work with Plainfield leaders, properties owners, service providers and companies within the Plainfield Economic Improvement District. It bodes well for our local commerce when community officials and company leaders work in unison to achieve common goals and address concerns.

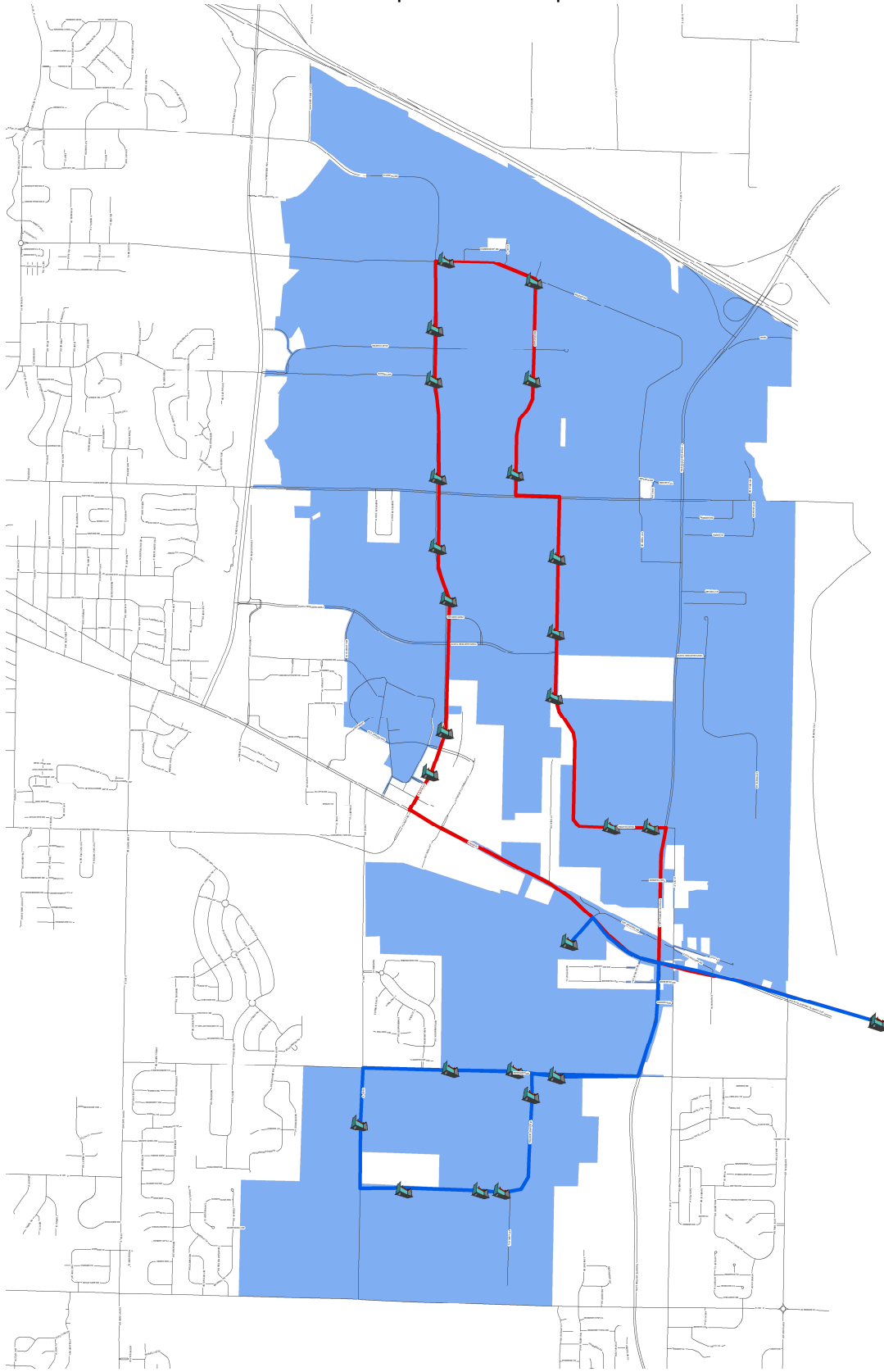
Thank you for the opportunity to serve Plainfield, the property owners and companies within this district. We look forward to continuing to support your efforts. If you have questions on this Plainfield Economic Improvement District Plan of Action or Public-Private Partnership, feel free to contact us at your convenience.

Thank you for using our services,

Cinda Kelley

Cinda Kelley, President and CEO
Kelley and Associates, LLC

Attachment: Plainfield Economic Improvement Map



Attachment: EID Listing

Parcel I	Land Owner	Zoning/Landuse	Address	City	State	Zip
11-2-36-51E-480-001	2155 STAFFORD ROAD INDIANA BECKNELL INVESTORS LLC	73-I	2750 E 146TH ST Ste 200	CARMEL	IN	46033
11-2-01-41E-480-003	267 PARTNERS LLC	73-I	9000 KEYSTONE XING Ste 850	Indianapolis	IN	46240
11-2-01-41E-480-004	267 PARTNERS LLC	65-Ag	9000 KEYSTONE XING Ste 850	Indianapolis	IN	46240
112-420521-400011	3315 EAST MAIN STREET LLC	73-Ind	3345 E MAIN ST	Plainfield	IN	46168
125-120521-200011	3315 EAST MAIN STREET LLC	73-Ind	3345 E Main St	Plainfield	IN	46168
125-120521-200019	3315 EAST MAIN STREET LLC	82-Res	3345 E Main St	Plainfield	IN	46168
125-120521-285001	3315 EAST MAIN STREET LLC	67-Com	3315 E Main St Ste A	Plainfield	IN	46168
121-206421-230003	854 GOLF LANE LLC	73 I	2175 Point Blvd Ste 125	Elgin	IL	60123
125-119521-200005	Adesa Indianapolis Inc	67-Com	13085 Hamilton Crossing Blvd	Carmel	IN	46032
125-119521-400031	Adesa Indianapolis Inc	67-Com	13085 Hamilton Crossing Blvd	Carmel	IN	46032
125-119521-300035	ADESA INDIANAPOLIS LLC	82-Res	13085 Hamilton Crossing Blvd	Carmel	IN	46032
121-206421-235003	AGELLAN COMMERCIAL REIT US LP	73 -I	156 Front Street, Ste 303	Toronto	ON	M5J2L6
121-206421-241001	AGELLAN COMMERCIAL REIT US LP	73 -I	156 Front Street, Ste 303	Toronto	ON	M5J2L6
121-201411-426002	Airwest 12 2301 Reeves Rd Inc	67 Com	9800 Hillwood Attn Laurie Zirpe	Fort Worth	TX	76177
121-201411-426001	Airwest 14 2201 Reeves Rd Inc	67 Com	9800 Hillwood Attn Laurie Zirpe	Fort Worth	TX	76177
121-232521-300017	Airwest Associates II LLC	Vacant Land	320 N Meridian St Ste 700	Indianapolis	IN	46204-1744
121-232521-300019	Airwest Associates II LLC	Vacant Land	320 N Meridian St Ste 700	Indianapolis	IN	46204-1744
121-206421-235001	Airwest Associates II LLC	65 Ag	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-201411-210002	Airwest Associates II LLC	65 Ag	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-231521-482015	Airwest Associates II LLC	Vacant Land	320 N Meridian St Ste 700	Indianapolis	IN	46204-1744
121-205421-100001	Airwest Associates II LLC	65 Ag	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-231521-482016	Airwest Associates II LLC	Vacant Land	320 N Meridian St Ste 700	Indianapolis	IN	46204-1744
121-206421-235007	Airwest Owners Association Inc	65 Ag	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-201411-215002	Airwest Owners Association Inc	67 Com	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-206421-105001	Airwest Owners Association Inc	67 Com	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-206421-235005	Airwest Owners Association Inc	67 Com	320 N Meridian St Ste 700	Indianapolis	IN	46204
121-201411-210003	Airwest Owners Association Inc	NA	320 N Meridian St Ste 700	Indianapolis	IN	46204
11-1-29521-460001	Ambrose - Formerly Reagan Crossing LLC	Vacant Land	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-402002	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-226005	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-226007	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-226008	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-400012	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-400014	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-130521-227002	AMBROSE METROPOLIS LLC	67 Com	55 Monument Circle Ste 450	Indianapolis	IN	46204
121-129521-410001	Ambrose Plainfield Industrial IV LLC	67 Com	56 Monument Circle Ste 450	Indianapolis	IN	46205
121-129521-410002	Ambrose Plainfield Industrial IV LLC	67 Com	57 Monument Circle Ste 450	Indianapolis	IN	46206
121-129521-410003	Ambrose Plainfield Industrial IV LLC	Vacant	58 Monument Circle Ste 450	Indianapolis	IN	46207
121-129521-455008	Ambrose Plainfield Industrial V LLC	Vacant Land	59 Monument Circle Ste 450	Indianapolis	IN	46208
121-129521-455009	Ambrose Plainfield Industrial V LLC	Vacant Land	60 Monument Circle Ste 450	Indianapolis	IN	46209
121-129521-455010	Ambrose Plainfield Industrial V LLC	Vacant Land	61 Monument Circle Ste 450	Indianapolis	IN	46210
121-129521-460001	Ambrose Plainfield Industrial V LLC	Vacant Land	62 Monument Circle Ste 450	Indianapolis	IN	46211
121-129521-460002	Ambrose Plainfield Industrial V LLC	Vacant Land	63 Monument Circle Ste 450	Indianapolis	IN	46212
121-129521-460003	Ambrose Plainfield Industrial V LLC	Vacant Land	64 Monument Circle Ste 450	Indianapolis	IN	46213
121-129521-460005	Ambrose Plainfield Industrial V LLC	Vacant Land	65 Monument Circle Ste 450	Indianapolis	IN	46214
121-232521-200013	Ambrose Plainfield Industrial V LLC	Vacant Land	66 Monument Circle Ste 450	Indianapolis	IN	46215

21-129521-455007	Ambrose Plainfield Industrial V LLC	vacant Land	67 Monument Circle Ste 450	Indianapolis	IN	46216
21-1-30-52E-352001	ASCENT PLAINFIELD LLC	67-Com	8335 KEYSTONE XING STE 220	Indianapolis	IN	46240
21-206421-480001	BADESHA BROTHERS INC	73-I	3759 W Washington	Indianapolis	IN	46241
21-205421-352001	BB159 LLC 37.20 % INT AIRWEST 6/7 LLC 62.8% INT	73 -I	8900 Keystone Xing Ste 1150	Indianapolis	IN	46240
25-118521-478001	BD MIDWEST 11 LLC	65-Ag	PO Box 40509	Indianapolis	IN	46240
21-2-01-41E-227-001	BECTON DICKINSON AND COMPANY	73-I	1 BECTON DR MC382	Franklin Lakes	NJ	07417
21-130521-480001	Breit Industrial Canyon IN1Bo1 LLC / Cabot IV	65 Ag	1 Beacon St Ste 1700	Boston	MA	2108
25-113511-400012	BROWNING DUKE LLC	65-Ag	P.O. Box 40509	Indianapolis	IN	46240
25-118521-478002	BROWNING DUKE LLC	82-Res	PO Box 40509	Indianapolis	IN	46240
25-113511-200001	BROWNING DUKE LLC	65-Ag	PO Box 40509	Indianapolis	IN	46240
25-118521-100001	BROWNING DUKE LLC	65-Ag	P. O. Box 40509	Indianapolis	IN	46240
25-118521-100004	BROWNING DUKE LLC	82-Res	6100 W 96TH ST STE 250	Indianapolis	IN	46278
25-118521-100005	BROWNING DUKE LLC	65-Ag	PO Box 40509	Indianapolis	IN	46240
25-118521-100006	BROWNING DUKE LLC	65-Ag	PO BOX 40509	Indianapolis	IN	46240
25-118521-200006	BROWNING DUKE LLC	67-Com	PO BOX 40509	Indianapolis	IN	46240
25-118521-300013	BROWNING DUKE LLC	65-Ag	P.O. Box 40509	Indianapolis	IN	46240
25-118521-478002	BROWNING DUKE LLC	82-Res	PO Box 40509	Indianapolis	IN	46240
21-418521-300014	Browning Duke LLC	82-Res	PO Box 40509	Indianapolis	IN	46240
23-212511-400001	Browning Duke LLC	Vacant Land	PO Box 40509	Indianapolis	IN	46240
23-212511-400002	Browning Duke LLC	Vacant Land	PO Box 40509	Indianapolis	IN	46240
25-113511-400012	Browning Duke LLC	Vacant Land	PO Box 40509	Indianapolis	IN	46240
25-118521-100002	Browning Duke LLC	Inactive	PO Box 40509	Indianapolis	IN	46240
25-118521-100007	Browning Duke LLC	Inactive	PO Box 40509	Indianapolis	IN	46240
25-118521-160001	Browning Duke LLC	65 Ag	PO Box 40509	Indianapolis	IN	46240
25-118521-300017	Browning Duke LLC	Vacant Land	PO Box 40509	Indianapolis	IN	46240
25-118521-40006	Browning Duke LLC	Inactive	PO Box 40509	Indianapolis	IN	46240
25-118521-400014	Browning Duke LLC	Inactive	PO Box 40509	Indianapolis	IN	46240
25-118521-400015	Browning Duke LLC	Vacant Land	PO Box 40509	Indianapolis	IN	46240
25-120521-125002	BT-OH LLC	Vacant Land	55 Glenlake Pkwy NE	Atlanta	GA	30328
25-120521-125001	BT-OH LLC	73 I	55 Glenlake Pkwy NE	Atlanta	GA	30328
21-206421-405006	Chimney Safety Institute Of Am	73-I	2155 Commercial Drive	Plainfield	IN	46168
21-206421-405007	CHIMNEY SAFETY INSTITUTE OF AMERICA	73 -I	2155 Commercial Drive	Plainfield	IN	46168
21-206421-405004	CHIMNEY SAFETY INSTITUTE OF AMERICA	73 -I	2155 Commercial Drive	Plainfield	IN	46168
25-120521-354001	CIVF-IN1B010, LLC	65-AG	One Beacon Street, Ste 17	Boston	MA	02108-3107
21-206421-320001	CLPF - PLAINFIELD PARK 3 LP	73 -I	1717 Mckinney Ave ste 1900	Dallas	Tx	75202
21-206421-315001	CLPF PLAINFIELD BUSINESS PARK 1 LLC	65 Ag	1717 Mckinney Ave ste 1900	Dallas	Tx	75202
21-201411-480001	CLPF PLAINFIELD BUSINESS PARK 1 LLC	67 Com	1717 Mckinney Ave ste 1900	Dallas	Tx	75202
21-201411-210005	Con-way Central Express Inc &/ Con-way Transp Services Inc Attn: Sue Carpenter	73 -I	PO BOX 4138	Portland	OR	97208
21-231521-205005	CP GAL PLAINFIELD LLC	73 -I	345 Court St	Coraopolis	PA	15108
21-231521-205001	CP Gal Plainfield LLC	73 -I	345 Court St	Coraopolis	PA	15108
21-2-32-52E-354-001	CP PLAINFIELD LLC	73-I	3500 CINCINNATI AVE Ste 325	Rocklin	CA	95765
21-231521-482018	DCT PERRY ROAD LLC	73 -I	PO Box 173382	Denver	CO	80217
21-205421-101001	DCT PLAINFIELD LLC	I73-1	135 N Pennsylvania Street #1610	Indianapolis	IN	46204
25-118521-477001	DH PLAINFIELD LLC	82-Res	600 E 96th St Ste 100	Indianapolis	IN	46240

25-118521-250001	DUKE ALLPOINTS INDY LLC	67-Com	600 E 96th St Ste 100	Indianapolis	IN	46240
25-119521-206001	DUKE ALLPOINTS INDY LLC	73-Ind	601 E 96th St Ste 100	Indianapolis	IN	46241
25-118521-300014	DUKE ENERGY INDIANA INC	65-Ag	550 S Tyron St	Charlotte	NC	28209
25-119521-205002	DUKE REALTY LIMITED PARTNERSHIP	82-Res	9899 Bradford Rd	Plainfield	IN	46168
21-236511-476002	DUKE SECURED FINANCING 2006 LLC	Ind-Park	PO Box 40509	Indianapolis	IN	46240
21-206421-477001	DUKE SECURED FINANCING 2006 LLC	Ind-Park	PO Box 40509	Indianapolis	IN	46240
21-206421-477002	DUKE SECURED FINANCING 2006 LLC	Ind-Park	PO Box 40509	Indianapolis	IN	46240
21-212411-226001	DUKE SECURED FINANCING 2006 LLC	Ind-Park	PO Box 40509	Indianapolis	In	46240
21-212411-226002	DUKE SECURED FINANCING 2006 LLC	Ind-Park	PO Box 40509	Indianapolis	In	46240
21-206421-116001	DUKE SECURED FINANCING 2006 LLC	73 -I	PO Box 40509	Indianapolis	IN	46240
1-2-01-41E-215-005	DUNCAN SUPPLY CO INC	67-Com	910 N ILLINOIS ST	Indianapolis	IN	46204
1-2-01-41E-215-004	Earle M Jorgensen Co	73-I	PO Box 801707	Dallas	TX	75380
1-2-01-41E-220-001	Earle M Jorgensen Company	73-I	PO Box 801707	Dallas	TX	75380
1-2-07-42E-102-001	EAST PERRY STREET LLC	I2	40-44 S WASHINGTON ST	New Bremen	OH	45869
21-130521-477001	ECHO PARK PERRY LLC 85..642% ECHO JW LLC 7.18% &....	73 -I	706 Pro Med Lane Suite 260	Carmel	IN	46032
1-2-36-51E-476-003	ELI LILLY AND COMPANY	73-I	Lilly Corporate Center,	Indianapolis	IN	46285
21-206421-236001	EXETER 1380 PERRY LLC (Mid-South)	73 -I	101 W Elm Street Ste 600	Conshohocken	PA	19428
21-206421-236002	EXETER 1399 PERRY LLC (Mid-South)	73 -I	140 W Germantown Pike Ste 150	Plymouth Meeting	PA	19462-143
21-236511-226002	EXETER 2350 STAFFORD LLC (Mid-South)	73-I	101 W Elm St Ste 600	Conshohocken	PA	19428
21-130521-111003	METROPOLIS LIFESTYLE CENTER LLC	67 Com	10333 N. Meridian St. Ste 350	Indianapolis	IN	46290
1-1-30-52E-476-001	FREG CANYON CLUB ASSOC LLC 73.5359% UNDIV INT CANYON CLUB HUNTERS WEST LLC 21.98	67-Com	2720 CANYON CLUB DR	Plainfield	IN	46168
21-231521-355001	G&I IX 800 PERRY LLC	Vacant Land	11500 Northlake Dr Ste 100	Cincinnati	OH	45249-1655
21-231521-300001	G&I IX 800 PERRY LLC	73 I	11500 Northlake Dr Ste 100	Cincinnati	OH	45249-1655
21-130521-470004	GENUINE PARTS CO	73 -I	2999 WILDWOOD PKWY	Atlanta	GA	30339-8580
21-206421-476001	GENUINE PARTS COMPANY	73 -I	C/O Corporate Counsel 2999 Circle 75 Pkwy	Atlanta	GA	30339
21-206421-226001	GPT AIRWEST BOULEVARD OWNER LLC	73-1	C/O Gramercy Prop Trust 90 Park Ave FL 32	New York	NY	10016
21-205421-101004	GPT AIRWEST BOULEVARD OWNER LLC	73 I	C/O Gramercy Prop Trust 90 Park Ave FL 32	New York	NY	10016
21-236511-480002	GPT STANLEY ROAD OWNER LLC	73 -I	130 Jefferson St Ste 300	Chicago	IL	60661
1-1-29-52E-370-001	GRANITE I LLC (3870 SRR PYWY)	73 -I	77 KING ST W	TORONTO	ON	M5K1H1
21-129521-361001	GRANITE REIT AMERICA INC	73 -I	C/O CT Corp 150 West Market St #800	Indianapolis	IN	46204
25-118521-226001	GRANITE REIT AMERICA INC	73-1	501 Airtech Pkwy	Plainfield	IN	46168
25-118521-200008	GRANITE REIT AMERICA INC	Vacant Land	501 Airtech Pkwy	Plainfield	IN	46168
25-120521-370001	GREEN MEADOWS AIRTECH PARKWAY LLC	0	5215 Old Orchard Rd Ste 760	Skokie	IL	60077
21-129521-105001	GREEN MEADOWS AIRTECH PARKWAY LLC	0	5215 Old Orchard Rd Ste 760	Skokie	IL	60077
1-1-30-52E-300007	HC B METROPOLIS INDIANA LLC	67-Com	3095 S PARKER RD	Aurora	CO	80014
1-1-30-52E-300004	HC B METROPOLIS INDIANA LLC	67-Com	3095 S PARKER RD	Aurora	CO	80014
1-1-30-52E-300011	HC B METROPOLIS INDIANA LLC	67-Com	3095 S PARKER RD	Aurora	CO	80014
1-1-30-52E-351016	HC B METROPOLIS INDIANA LLC	67-Com	3095 S PARKER RD	Aurora	CO	80014
21-231521-482011	I & G DIRECT REAL ESTATE 33H LP	Ind-Park	2049 Century Park E Ste 1950	Los Angeles	CA	90067
21-231521-205004	ICON OWNER POOL 3 MIDWEST/SOUTHEAST LLC	Ind-Park	2 N Riverside Plz Ste 2350	Chicago	IL	60606-2617

1-2-32-52E-355-001	INDIANAPOLIS GATEWAY INDUSTRIAL 4 LLC	73-l	100 S WACKER DR Ste 950	Chicago	IL	60606
1-2-32-52E-370-001	INDIANAPOLIS GATEWAY INDUSTRIAL LLC	73-l	100 S WACKER DR Ste 950	Chicago	IL	60606
1-2-32-52E-351-001	INDY 40 BUILDING 1 LLC 8.49%	73-l	100 S WACKER DR Ste 950	Chicago	IL	60606
1-2-32-52E-352-001	INDY 40 BUILDING 2 LLC 48.51% INT & JES INDY 40 BUILDING 2 LLC 51.49% INT	73-l	100 S WACKER DR Ste 950	Chicago	IL	60606
1-2-32-52E-356-001	INDY 40 OFFICE I LLC 7.80% & ETAL	73-l	100 S WACKER DR Ste 950	Chicago	IL	60606
1-2-01-41E-460-003	INDY SW LODGING ASSOCIATES LLC	67-Com	5701 PROGRESS RD	Indianapolis	IN	46241
1-2-01-41E-460-002	INDY SW LODGING ASSOCIATES LLC	67-Com	5701 PROGRESS RD	Indianapolis	IN	46241
1-2-12-41E-221-001	INDY SW LODGING ASSOCIATES LLC	EXE	5701 PROGRESS RD	Indianapolis	IN	46241
1-2-01-41E-460-001	INDY SW LODGING ASSOCIATES LLC	EXE	5701 PROGRESS RD	Indianapolis	IN	46241
1-2-07-42E-101-002	INDY SW LODGING ASSOCIATES LLC	73-l	57014 PROGRESS RD	Indianapolis	IN	46241
1-2-06-42E-235-014	IPT AIRWEST DC I LLC	73-l	518 17TH ST 17TH FLOOR	Denver	CO	80202-4130
21-206421-235013	IPT AIRWEST DC I LLC	73 l	C/O CT Corp 150 West Market St #800	Indianapolis	IN	46204
21-206421-237001	IPT AIRWEST DC II LLC	73-1	241 N Pennsylvania St STE 300	Indianapolis	IN	46204-2408
21-130521-100055	JOSE & FRANCISCO PROPERTIES LLC	67 Com	30 Washington Pointe Dr	Indianapolis	IN	46229
25-119521-400034	Kennedy Charles O Tr 1/2 Int Kennedy Betty L Tr 1/2 Int	67-Com	1680 N Avon Ave	Avon	IN	46123
1-1-29-52E-461-001	KNIGHT TRANSPORTATION INC	67-Com	20002 N 19TH AVE	Phoenix	AZ	85027
1-1-29-52E-461-002	KNIGHT TRANSPORTATION INC	67-Com	20002 N 19TH AVE	Phoenix	AZ	85027
1-2-32-52E-224-001	KNIGHT TRANSPORTATION INC	67-Com	20002 N 19TH AVE	Phoenix	AZ	85027
25-118521-400008	KOHL'S DEPARTMENT STORES INC	65-Ag	PO Box 2148	Milwaukee	WI	53201
23-217521-100008	KOHL'S DEPARTMENT STORES INC	65-Ag	PO Box 2148	Milwaukee	WI	53201
25-117521-351001	KOHL'S DEPARTMENT STORES INC	65-Ag	PO Box 2148	Milwaukee	WI	53201
25-117521-351002	KOHL'S DEPARTMENT STORES INC	65-Ag	PO Box 2148	Milwaukee	WI	53201
25-117521-351003	KOHL'S DEPARTMENT STORES INC	65-Ag	PO Box 2148	Milwaukee	WI	53201
1-2-06-42E-351-001	LA STAR LLC	73-l	19395 E WALNUT DR N	Rowland Heights	CA	91748
1-2-32-52E-101-001	LBT INVESTORS LLC 12/15/16 W	73-l	1825 BELL ST STE 100	Sacramento	CA	95825-1020
21-206421-481001	LEGACY AIRWEST IX LLC	73-1	4201 Wilson Blvd #110-159	Arlington	VA	22203-1859
21-236511-226003	LIT INDUSTRIAL LIMITED PARTNERSHIP	Vacant Land	1717 MCKINNEY AVE STE 1900	Dallas	TX	75202-1253
21-129521-103001	LIT INDUSTRIAL LIMITED PARTNERSHIP	73 l	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-200005	LIT INDUSTRIAL LIMITED PARTNERSHIP	65 Ag	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-200009	LIT INDUSTRIAL LIMITED PARTNERSHIP	67 Com	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-250001	LIT INDUSTRIAL LIMITED PARTNERSHIP	67 Com	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-250002	LIT INDUSTRIAL LIMITED PARTNERSHIP	65 Ag	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-250003	LIT INDUSTRIAL LIMITED PARTNERSHIP	67 Com	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-425001	LIT INDUSTRIAL LIMITED PARTNERSHIP	73 -l	C/O Clarion Partners LLC	Dallas	TX	75201
21-129521-425002	LIT INDUSTRIAL LIMITED PARTNERSHIP	73-l	C/O Clarion Partners LLC	Dallas	TX	75201
21-231521-101001	LIT INDUSTRIAL LIMITED PARTNERSHIP	73-1	1717 MCKINNEY AVE STE 1900	Dallas	TX	75202-1253
21-231521-101002	LIT INDUSTRIAL LIMITED PARTNERSHIP	73-1	1717 MCKINNEY AVE STE 1900	Dallas	TX	75202-1253
21-231521-115001	MAS INVESTMENTS LLC	73 l	1301 PERRY RD STE 101	Plainfield	IN	46168
21-232521-102001	MERITEX PLAINFIELD I LLC	73 l	24 University Ave NE Ste 200	Minneapolis	MN	55413
1-2-32-52E-104-001	METROAIR BUSINESS PARK	73-l	8900 KEYSTONE CROSSING STE 100	Indianapolis	IN	46240
21-130521-101006	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-108001	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118

21-130521-108002	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-108003	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-109001	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-111001	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-125511-478002	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-125511-478003	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-125511-478005	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-125511-478008	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351015	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351001	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351002	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351005	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351006	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351007	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351008	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351009	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351010	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351011	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-351014	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-107006	Metropolis LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-108004	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353002	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353003	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353004	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353006	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353007	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-353001	METROPOLIS LIFESTYLE CENTER LLC	67 Com	2650 Thousand Oaks Blvd Ste 3150	Memphis	TN	38118
21-130521-470001	MM WEYBRIGHT LLC & PK PLAINFIELD PARTNERS LLC TIC	73 I	10711 America Way Ste 200	Fishers	IN	46038
25-120521-351001	North South Corridor Property Bert LLC	65-Ag	851 S Rangeline Rd	Carmel	IN	46032
25-120521-353001	North South Corridor Property Bert LLC	65-Ag	851 S Rangeline Rd	Carmel	IN	46032
25-120521-190001	NORTH SOUTH CORRIDOR PROPERTY CHARLIE LLC	67-Com	851 S Rangeline Rd	Carmel	IN	46032
25-120521-100010	NORTH SOUTH CORRIDOR PROPERTY CHARLIE LLC	82-Res	851 S Rangeline Rd	Carmel	IN	46032
12-420521-155022	North South Corridor Property Charlies	Vacant Land	851 S Rangeline Rd	Carmel	IN	46032
21-201411-477001	OPUS NORTH CORPORATION	65-Ag	9700 Higgins Rd. Suite 900	Des Plaines	IL	60018
21-201411-477002	OPUS NORTH CORPORATION	65-Ag	9700 Higgins Rd. Suite 900	Des Plaines	IL	60018
21-201411-430001	OPUS NORTH CORPORATION	0	9700 Higgins Rd. Suite 900	Des Plaines	IL	60018
21-231521-356001	OVB INDIANAPOLIS INDUSTRIAL LLC	73-1	222 S 9th St STE 2870	Minneapolis	MN	55402-3368
21-205421-101003	OVB INDIANAPOLIS INDUSTRIAL LLC	73 I	223 S 9th Street Ste 2870	Minneapolis	MN	55402
21-206421-230002	OVB INDIANAPOLIS INDUSTRIAL LLC	73 I	222 S 9th Street Ste 2870	Minneapolis	MN	55402
21-206421-240001	OVB INDIANAPOLIS INDUSTRIAL LLC	73 I	222 S 9th Street Ste 2870	Minneapolis	MN	55402
25-120521-400031	PACE PROPERTIES HOLDING LLC	65-Ag	3345 E Main St	Plainfield	IN	46168
25-120521-400042	Pace Properties Holdings LLC	65 Ag	3345 E Main	Plainfield	IN	46168
25-120521-400043	Pace Properties Holdings LLC	65 Ag	3345 E Main	Plainfield	IN	46168
25-120521-400039	PACE PROPERTY HOLDING LLC	65-Ag	3345 E Main St	Plainfield	IN	46168
25-120521-200013	PACE PROPERTY HOLDING LLC	82-Res	3345 E Main St	Plainfield	IN	46168
25-120521-200015	PACE PROPERTY HOLDING LLC	73-Ind	3345 E Main St	Plainfield	IN	46168

125-120521-200023	PACE PROPERTY HOLDING LLC	82-Res	3345 E Main St	Plainfield	IN	46168
125-120521-200027	PACE PROPERTY HOLDING LLC	67 Com	3345 E Main St	Plainfield	IN	46168
125-120521-285002	PACE PROPERTY HOLDING LLC	73-Ind	3345 E Main St	Plainfield	IN	46168
125-120521-285003	PACE PROPERTY HOLDING LLC	73-Ind	3345 E Main St	Plainfield	IN	46168
125-120521-285004	PACE PROPERTY HOLDING LLC	73-Ind	3345 E Main St	Plainfield	IN	46168
125-120521-285006	PACE PROPERTY HOLDING LLC	73-Ind	3345 E Main St	Plainfield	IN	46168
125-120521-400010	PACE PROPERTY HOLDING LLC	82-Res	3345 E Main St	Plainfield	IN	46168
125-120521-400013	PACE PROPERTY HOLDING LLC	82-Res	3345 E Main St	Plainfield	IN	46168
125-120521-400021	PACE PROPERTY HOLDING LLC	65-Ag	3345 E MAIN ST	Plainfield	IN	46168
125-120521-200024	PACE PROPERTY HOLDING LLC	73-Ind	3345 E MAIN ST	Plainfield	IN	46168
125-120521-285008	PACE PROPERTY HOLDING LLC	73-Ind	3345 E MAIN ST	Plainfield	IN	46168
125-120521-400019	PACE PROPERTY HOLDING LLC	82-Res	3345 E MAIN ST	Plainfield	IN	46168
125-120521-400030	PACE PROPERTY HOLDING LLC	65-Ag	3345 E MAIN ST	Plainfield	IN	46168
125-120521-400040	PACE PROPERTY HOLDING LLC	Inactive	3345 E MAIN ST	Plainfield	IN	46168
112-420521-400008	PACE PROPERTY HOLDING LLC	67 Com	3345 E MAIN ST	Plainfield	IN	46168
112-420521-400009	PACE PROPERTY HOLDING LLC	67 Com	3345 E MAIN ST	Plainfield	IN	46168
125-120521-400040	PACE PROPERTY HOLDING LLC	Inactive	3345 E MAIN ST	Plainfield	IN	46168
125-120521-400053	PACE PROPERTY HOLDING LLC	0	3345 E MAIN ST	Plainfield	IN	46168
121-231521-485010	PARTNERSHIP WAY-PLAINFIELD LLC	73 I	6315 Brookville Rd	Indianapolis	IN	46219
121-231521-482003	PEP BOYS (THE) - MANNY, MOE & JACK	73 I	3111 W Allegheny Ave	Philadelphia	PA	19132
121-130521-470003	PK PLAINFIELD PARTNERS LLC 37.5 % & M M WEYBRIGHT LLC 62.5%	73 I	10711 America Way Ste 200	Fishers	IN	46038
11-2-01-41E-480-002	PLAINFIELD TRADE CENTER LLC	67-Com	6925 East 96th St STE 200	Indianapolis	IN	46250
121-130521-400004	PROLOGIS LOGISTICS SERVICES INC	65 Ag	4545 Airport Way	Denver	CO	80239
121-232521-111001	PROLOGIS THIRD US PROPERTIES LP	67-Com	1800 Wazee St	Denver	CO	80202
121-231521-111002	PROLOGIS THIRD US PROPERTIES LP	73 I	1800 Wazee St	Denver	CO	80202
121-231521-227001	PROLOGIS THIRD US PROPERTIES LP	73 I	1800 Wazee St	Denver	CO	80202
121-129521-101002	PROLOGIS THIRD US PROPERTIES LP	73 I	4546 Airport Way	Denver	CO	80239
121-129521-104001	PROLOGIS THIRD US PROPERTIES LP	73 I	4546 Airport Way	Denver	CO	80239
121-129521-100012	PROLOGIS THIRD US PROPERTIES LP	73 I	4546 Airport Way	Denver	CO	80239
11-2-06-42E-376-001	PRP Properties LLC	73-I	PO BOX 492081	Los Angeles	CA	90042
11-2-32-52E-354-002	REGIONS BANK	73-I	250 RIVERCHASE PKWY E STE 600	Birmingham	AL	35244
125-120521-265003	ROUTE 40 LLC	67-Com	10650 N Michigan Rd	Zionsville	IN	46077
125-120521-270007	ROUTE 40 LLC	67-Com	10650 N Michigan Rd	Zionsville	IN	46077
125-120521-400048	ROUTE 40 LLC	67-Com	10650 N Michigan Rd	Zionsville	IN	46077
121-129521-305003	RT AIRTECH LLC	65 Ag	C/O NTRG PO Box 638	Addiston	TX	75001
121-129521-305001	RT AIRTECH LLC	65 Ag	C/O NTRG PO Box 638	Addiston	TX	75001
121-206421-115002	S & K Investments LLC	73 I	1301 Perry Rd	Plainfield	IN	46168
125-118521-400005	SADDLER ROBERTA J & SMITH GARY R TIC	65-Ag	803 Charing Cross	Danville	IN	46122
121-206421-302001	SADE PAUL & ELEANOR TRUST AMENDED	73 I	C/O Eleanor Sade PO Box 378	Alamo	CA	94507
11-2-06-42E-352-001	SG DEVELOPMENT LLC	73-I	1540 S PERRY RD	Plainfield	IN	46168
125-120521-226001	SODREL WILLIAM E	67-Com	2711 S State Rd 267	Plainfield	IN	46168
125-120521-400051	SODREL WILLIAM E	67 Com	2711 S State Rd 267	Plainfield	IN	46168
125-120521-400050	SODREL WILLIAM E	68 Com	2711 S State Rd 267	Plainfield	IN	46168
125-120521-265004	SODREL WILLIAM E	69 Com	2711 S State Rd 267	Plainfield	IN	46168
121-232521-103001	Sunbeam Metro LLC	73 I	11800 Exit 5 Parkway, Suite 110	Fishers	IN	46037

1-2-01-41E-215-009	Testarossa LLC	73-l	PO BOX 110997	Tacoma	WA	98411
1-2-01-41E-215-008	Testarossa LLC	73-l	PO BOX 110997	Tacoma	WA	98411
21-231521-485011	TKO Commercial Development LLC	Lt-Mfg	2751 Stafford Rd	Plainfield	IN	46168
21-206421-115001	TSP INKY INDUSTRIAL LLC	73 l	8235 Douglas Ave Ste 450	Dallas	Tx	75225
25-120521-300044	US 40 PARTNERS LLC	67-Com	40243 PO Box	Indianapolis	IN	46240
25-120521-330003	US 40 PARTNERS LLC	Res	40243 PO Box	Indianapolis	IN	46240
25-118521-200009	WAL-MART REAL ESTATE BUSINESS TRUST	67-Com	PO Box 8050 DC No. 8564	Bentonville	AR	72716-8050
21-231521-205002	WESTERN A MIDWEST INC LLC	73-1	2 N Riverside Plz Ste 2350	Chicago	IL	60606-2350
21-231521-485005	WESTERN A MIDWEST INC LLC	73-1	2 N Riverside Plz Ste 2350	Chicago	IL	60606-2600
21-231521-485001	WESTERN A MIDWEST INC LLC	73-1	2 N Riverside Plz Ste 2350	Chicago	IL	60606-2600
21-231521-485003	WESTERN A MIDWEST INC LLC	73-1	2 N Riverside Plz Ste 2350	Chicago	IL	60606-2600
21-231521-205003	WESTERN A MIDWEST INC LLC	73-1	2 N Riverside Plz Ste 2600	Chicago	IL	60606-2600
21-206421-235006	WHITAKER PROPERTIES LLC	73 l	C/O Niagara Bottling LLC. 2560 W Philadelphia St.	Ontario	CA	91761
21-205421-150002	WPT PBC II LP	73 l	4350 Baker Rd Ste 400	Minnetonka	MN	55343
21-205421-150001	WPT REEVES ROAD LLC	73 l	4350 Baker Rd Ste 400	Minnetonka	MN	55343

Budgeting

The following proposed budget was development on the existing \$.00034 assessment used in the prior EID values. The methodology used to determine this rate is to provide ample funding for benefiting the companies within the EID, while maintaining the lowest rate possible for a 10-year period.

	<u>2018(estimate)</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Surplus	\$186,000.00			
Assessment Disbursement - Spring 2020		280,000.00		0
Assessment Disbursement - Fall 2020		280,000.00		0
Total Assessment Collections	\$186,000.00	560,000.00	-	-
Management Fees		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Total Management Fees		48,000.00	-	-
Transportation Services		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Total Transportation Fee		360,000.00	-	-
Misc. Costs		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Recruitment		1.00		0
Marketing		1.00		0
P3 Initiatives		1.00		0
PHS-TDL Pathway		0.00		0
BRE		0.00		0
HEC- Training		0.00		0
Bus Shelters		0.00		0
Legal Fees		1.00		0
Total Misc. Costs		4.00	-	-
Total Costs	\$186,000.00	408,004.00	-	-
Overall Budget Surplus/(Deficit)	\$186,000.00	151,996.00	-	-

Supporting Documentation for P3 Strategies and Planning

Westside Development Summit 10/23/18
Drew Klacik, IUPUI Public Policy Institute

Migration

- Net inflow of 2,236
 - Net inflow from Marion County of 1,193
 - Net inflow from rest of Indiana of 262
 - Net inflow from rest of US of 95
- Births v deaths of 723
- International migration of 220

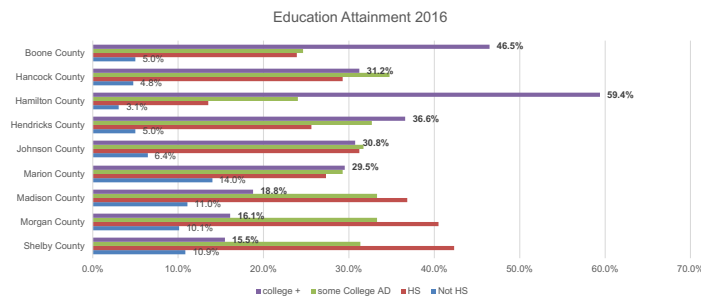


Excluded adults: at risk of job loss or wage diminishment

- 101,219 not HS in MSA
- 4,143 not HS in Hendricks
- 203,433 just HS in MSA
- 16,609 just HS in Hendricks



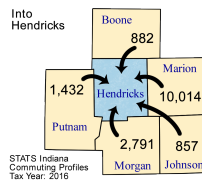
Exclusive opportunity



Economic development – inter-related

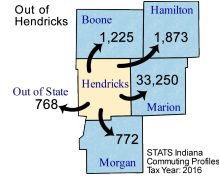
- Grow jobs – what grows naturally, what can you adapt and grow
- Develop, retain, attract talent – what do boomers want, what do millennials want
- Create great places – we agree on much of this
 - Inclusive growth – best source of additional talent

Labor market



Common jobs in Hendricks
Transportation, retail, manufacturing,
transport/warehousing

Job market



Common occupation of Hendricks
Administrative, management, sales,
health, and education

Westside Development Summit 10/23/18

BAGI: Housing the Region's Future Workforce

Indy Region is underbuilding each year by 1,750 Units. There are a project 9,000 new housing units annually.

1. Labor force suffers from limited availability of homes and higher home prices,
2. Fewer workers attracted to the region cause economic growth to stall as jobs go unfilled
3. Ultimately, the region as a whole becomes less competitive with peers, making it harder to attract people, jobs, and investments.

Over the next 20 years, the Indianapolis Region is projected to gain 274,576 net new jobs. Job growth will drive demand for new housing units. These net new jobs equate to a need of 180,257 new units.

In order to support job growth in the region, it is essential to have sufficient housing- in the right locations, of the right types, and at the right price/rents.

In most of the region, there is a need to increase the supply of multi-housing, including Townhomes, apartments, and condominiums.

Producing units attainable to below median workers may require creative financial solutions and partnerships with local decision-makers.

COMING UP SHORT

Housing the Region's Future Workforce

SUMMER 2018



CHANGING LOCATION OF JOBS

STUCK IN NEUTRAL

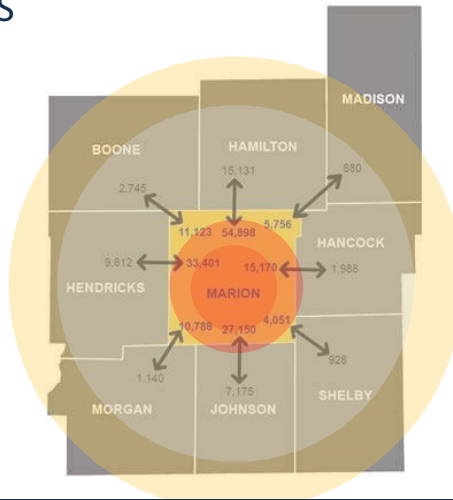
Fewer nearby jobs within a typical commute, 9.2 miles.

LOCATION, LOCATION, LOCATION

10.6% decrease in nearby jobs overall and 23.6% decrease in nearby jobs in high-poverty neighborhoods.

SPACIAL MISMATCH

205,000 commuters into Marion County, about 50,000 reverse commute.



SOURCES: Brookings Institution, Indy Partnership

ECONOMIC ACCESS



Hendricks County Travel to Work in 2017

	Number	Pct.
Total Workers Age 16 and Over	80,694	100.0%
Travel to Work	77,252	95.7%
Car, Truck, or Van	75,711	93.8%
Traveled Alone	70,589	87.5%
Carpooled	5,122	6.3%
Used Public Transportation	59	0.1%
Motorcycle, Bicycle, Walked, Other	1,482	1.8%
Worked At Home	3,442	4.3%
Average Travel Time (Minutes)	27.0	
Average Travel Time using Public Transportation (Minutes)		

Source: U.S. Census Bureau & American Community Survey 5 Year

Commuting Data, 2016

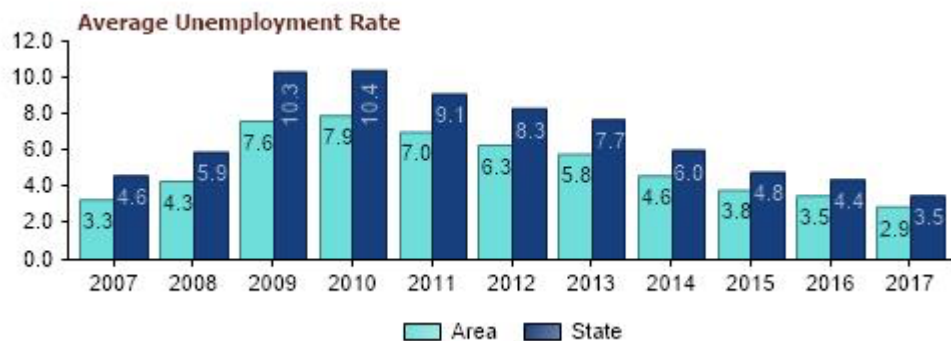
	Number
Number of tax filers who live in county and work	105,516
Number of tax filers who work in the county	82,900
Number of tax filers who live in county and work in county	64,387
Number of tax filers who live out of the county and work in county	18,513

Source: Indiana Department of Revenue

Commuting Patterns: Top five counties sending workers INTO county, 2016

County	Number	Pct. Five County Total
Marion County	10,014	62.7%
Morgan County	2,791	17.5%
Putnam County	1,432	9.0%
Boone County	882	5.5%
Johnson County	857	

SOURCE: INDIANA DEPARTMENT OF REVENUE



Source: Bureau of Labor Statistics

Mobility Management Informational Meeting
English Foundation, Indianapolis
12/12/18

“Lack of transportation creates unemployment which leads to unemployment which leads to being on the streets, crime and drug. There is a community impact and return on investing in transportations”, Community Sheriff.