

## Exhibit A

### Plan Supplement

## **2013 SUPPLEMENT TO THE CITY OF GREENSBURG ECONOMIC DEVELOPMENT PLAN**

Adopted \_\_\_\_\_, 2013

The City of Greensburg Economic Development Plan, as originally approved by the City of Greensburg Redevelopment Commission (the “Commission”) on February 14, 2000 and as previously amended and supplemented from time to time (as so supplemented, the “Original Plan”), is hereby supplemented and amended as set forth below. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings as defined in the declaratory resolution adopted by the Commission on May 28, 2013 (the “Amendment Resolution”).

### Projects Objectives

The primary objective of the Original Plan remains the same. The Original Plan focused primarily on investments in road infrastructure in order to accomplish the goals of advancing the public benefit and utility, as well as creating economic benefit to the community. This Supplement shall expand the project objectives and amend the original project list to include additional infrastructure associated with the design and construction of Veterans Way (the “Projects”), which is a reasonable and appropriate compliment to the Original Plan objectives.

### Redevelopment Objectives of Providing Additional Infrastructure

The planning, designing, and construction of additional infrastructure within the Greensburg corporate boundaries will improve the overall development of the area and assist in the attraction and retention of high quality businesses and stimulate commercial investment and activity within the redevelopment area.

### Description of Amendments / Projects

The project list in the Original Plan will be amended as follows:

Project No.	Description	Estimated Cost
1	Veterans Way Phase 1A, 1B & 1C- Construction of a three-lane curb and gutter street with a multi-use path on one side from US 421 at the existing drive cut on the north side of the road north approximately 1600 feet to County Road 150 extended and then east to approximately	\$9,958,774

	3,750 feet to Carver Street extended.	
2	Water Main Loop-construction of a 12" water main along Veterans Way (as defined in item #1 above) from North Michigan Avenue to Moscow Road.	\$438,840
3	Construction of a lift station capable of pumping 200,000 GPD, 3,500 lineal feet of an 8" force main to tie into existing 12" sewer in West Westridge Parkway and approximately 1,200 lineal feet of 10" gravity sewer along portion 1B of Veterans Way.	\$850,000
4	Veterans Way Phase 2- Construction of a 3 lane curb and gutter street with a multi-use path on one side from Carver Street (end of Phase 1) east approximately 2035 feet to the intersection of North Broadway Street.	\$3,485,885
5	Veterans Way Phase 3- Construction of a 3 lane curb and gutter street with a multi-use path on one side from North Broadway Street (end of Phase 2) east and south approximately 1350 feet to the intersection of North Lincoln Street.	\$2,747,347
6	Reconstruction of Moscow Road to include widening, curb and gutter, and storm sewers from North Michigan Avenue to the newly constructed Veterans Way.	\$2,300,727
7	Lincoln Street sewer replacement- 400 feet of 18" Sanitary Sewer.	\$70,000
8	North Montgomery Road Sanitary Sewer- 1100 feet of 12" sanitary sewer and 3 manholes.	\$190,000

### Description of Projects Area

The amended project list will focus on the development and construction of infrastructure and viable commercial investment opportunities Highway U.S. 421 to Lincoln Street. The proposed area is shown on the map attached hereto as Exhibit A-1. All of the property contemplated to be used is either already owned by the City of Greensburg or is being acquired through voluntary surrender by the property owners. The original redevelopment area will not need to be expanded or altered.

### Factual Findings in Support of Amendments / Projects

- The Projects will attract new business enterprises to, or will retain or expand existing significant business enterprises in the redevelopment area.
- The Projects will benefit the public health safety, morals and welfare; increase the economic well-being of the redevelopment area and serve to protect and increase property values in the redevelopment area;
- The Projects will be of public utility and benefit;
- High quality infrastructure contributes to the public health, well-being, welfare, morals and sense of community;
- High quality infrastructure is valued by businesses and considered when determining where to locate their facilities;
- A lack of infrastructure is detrimental to economic development and redevelopment.

- The Projects will contribute to the overall economic well-being, development, and livelihood of the redevelopment area;
- High quality infrastructure would make Greensburg a more desirable location for businesses and would aid in the retention and expansion of business enterprises in the redevelopment area;
- Investment in quality infrastructure will help Greensburg show that it is committed to providing a first class living and working experience and will assist it in attracting and retaining corporate citizens;
- Investment in quality infrastructure will attract visitors and new residents, including workers in high wage, knowledge based industries and will likely result in additional commercial investment in the areas of retail, restaurant, and other service business that are likely to locate in the redevelopment area; and
- Visitors and citizens utilizing the expanded infrastructure will also likely patronize and strengthen existing retail, restaurant, and other service business in the redevelopment area.