

BEFORE THE COMMON COUNCIL
OF THE CITY OF LEBANON, INDIANA

IN THE MATTER OF PROJECT LEAP)
FIRST-PHASE VOLUNTARY)
ANNEXATION)

Docket No. 22-44

Development Proposal/Concept Plan for the Project LEAP – First Phase

Background

The Indiana Economic Development Corporation (IEDC) was officially established in February 2005 to replace the former Department of Commerce. It represents the state in the identification and promotion of potential economic development sites. In doing so, it also works with local economic development organizations and public officials in securing approvals for developments which will bring better jobs, economic investment, a more diversified and strengthened tax base and many other advantages that come from quality development.

In order to respond quickly to the needs of businesses, the IEDC operates like a business. The IEDC is governed by a board of directors, currently chaired by Governor Eric Holcomb. The IEDC is committed to attracting and supporting new business investment, creating new and better jobs for Hoosiers, and furthering Indiana’s legacy as one of the top states in the nation for business.

Over the last several months, and after discussions with industry leaders, the IEDC identified an area in Boone County as a strategic location for growth and the potential establishment of a large-scale research and innovation park. The area is mostly rural and is located between Indianapolis and Purdue University in West Lafayette and bisected by Interstate 65. If so developed, it would allow the state to better compete globally for high-wage jobs and careers in high-tech industries. This strategic area is identified as the “LEAP Lebanon and Research District” with “LEAP” being short for “Limitless Exploration/Advanced Pace.”

To advance this strategic initiative (the “Project”), the IEDC¹ has currently secured rights to purchase approximately 6,000 acres in Boone County (the “LEAP Property”). It is in the process of collaborating with local stakeholders to develop an innovation district to support and attract to the site advanced manufacturing, research and development, life, bio and ag sciences, technology, and microelectronics industries (collectively “Innovation Users”).

As part of the first phase of the Project, on May 31, 2022, thirty-two distinct landowners (“Petitioners”) owning approximately 1,500 acres of land (the “Territory”) under contract with IEDC, submitted to the City of Lebanon a formal petition, assigned Docket No. 22-44, requesting the Territory be annexed into the City of Lebanon and assigned a zoning classification of General Industrial (ID).

The favorable publicity already received by the city from this Project, and what will continue as the development moves forward, will continue the dissemination of positive information about the community and should improve local attitudes about the Project in particular and the community in general. When those who have choices about where to invest their money or locate their homes and businesses choose a community, it sends a clear and persuasive message to others that they should consider doing the same.

This Development Proposal/Concept Plan information is being submitted for review by city officials in considering the annexation and assignment of an appropriate zoning classification for the Territory.

Development Proposal/Concept Plan Information Regarding the Project in General and Territory in Particular

The Comprehensive Plan serves as a non-binding guide to aid local officials in adopting zoning ordinances and considering future changes in land use. Its drafters recognized the importance and value of new growth and development expected along the Interstate 65 corridor. But they should not be faulted for not anticipating the actual location of this Project. As expressly stated, the “Plan does not contain the actual decisions that the Plan Commission or City Council should make regarding development and redevelopment; however, it does provide guidance of the

¹ The IEDC is utilizing an Indiana limited liability company named “IIP, LLC” to facilitate these transactions. The IEDC is the sole member of IIP, LLC.

community's collective vision for future growth and change in the City and should be interpreted as such."

One of the stated objectives of the Plan is for the city to "grow and attract a diverse mixture of businesses and develop a highly skilled, well-educated, and creative workforce to foster employment opportunities for residents and improve the economic vitality of the city." The Innovation Users contemplated to occupy the LEAP Property will bring a uniquely skilled work force to the community earning wages and salaries that far exceed the wage levels historically common to the area.

Its location has already given impetus to the construction of a new I-65 interchange expanding both opportunities for the area, improving traffic flows, and adding an attractive new gateway into our city, all of which have long been an important and consensus local objectives.

Another objective of the Comprehensive Plan is to ensure that opportunities for diverse commercial and industrial business development exist by advertising available sites and long-range planning efforts. This Project is a product of just these sorts of efforts – the identification of sites that collectively can be used to establish a special and unique site that is attractive to those Innovation Users. Those companies will make a substantial investment in new and extended municipal infrastructure and modern plant and equipment which is essential to those uses.

The employees of those companies will come from current residents of the community seeking the better compensation and benefits afforded. They will also attract new residents who will relocate to this community, resulting in the development of new housing options, a more vibrant commercial and retail base and enhancements to existing recreational, religious, educational, and cultural offerings.

The extension of and enhancements to existing municipal and county infrastructure will also benefit current and future residents and business in the area. Long-needed road and drainage improvements in the area and the expansion of sewer and water capacity will become available to the unincorporated areas of the county. The enhancement of existing water and wastewater treatment systems will serve both existing city residents and those of the Project will also accommodate the type of additional growth to the north and west of the city which heretofore has not been possible.

As discussed above, the Territory (which is an important subset of the overall LEAP Property), is planned to be the home of technology-based, large-scale research,

development, and manufacturing facilities. Such facilities and operations are inherently consistent with the city's General Industrial use zoning category.

As a representative example of an Innovation User's planned operations in the Territory, Eli Lilly and Company ("Lilly"), a publicly traded, Indiana-based pharmaceutical company, recently announced plans to acquire approximately 600 acres of LEAP Property for the purpose of developing, constructing and operating a research and manufacturing campus containing multiple buildings and substantial greenspace ("Lilly Campus"). Lilly intends to make an initial capital investment of over \$2 billion on its site, not including the cost of the land itself. It is an example of the type of Innovative Use/User planned not only for the Territory, but for the entire LEAP Property. Given the nature of its manufacturing operations and its desire for municipal infrastructure and services, the development, construction and operation of Lilly Campus (and similar Innovative Uses) is dependent upon the Territory being annexed into Lebanon and assigned a General Industrial zoning classification.

The Lebanon Unified Development Ordinance ("UDO") expressly recognizes that this zoning district "is to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts" and designed for "areas with good access to major thoroughfares and where large shipping truck traffic does not disrupt local streets." UDO Sec. 4.16 A, p. 74.

For illustrative purposes, a general depiction of the proposed Territory is attached as **Exhibit A**.

Proposed Voluntary Use Limitations for the Territory

As noted above, IEDC plans that the Territory's use consist of technology-based, large-scale and high-tech research, development, and manufacturing facilities and other complementary and/or supporting uses. Therefore, the IEDC commits that it will voluntarily request that the following otherwise permitted or conditional uses be prohibited in the Territory:

- Landfill operations and commercial recycling centers or transfer stations
- Commercial truck and freight terminals
- Truck stops and travel centers
- Kennels
- Commercial large-scale/industrial composting
- Petroleum refineries

- Steel mills and similar heavy-manufacturing plants
- Self-storage facilities
- Semi-tractor / trailer storage not affiliated with an on-site User's operations
- Airports and airstrips
- Truck sales and service center
- Concrete and asphalt production facilities
- Junk or scrap metal yard
- Inoperable vehicle storage
- Mineral extraction
- Explosives manufacturing and storage

Of course, the relevant municipal authorities would have to review site and other plans, and issue necessary permits for anything built within the Territory. The IEDC is not asking the city to cede this authority, but merely to approve a zoning structure that would help manifest the plans outlined above.

Next Steps/Questions

The IEDC intends to work efficiently, collaboratively and in good faith with city and county officials and other stakeholders to effectuate all annexation, zoning and related approvals to support the above-referenced planned development and use of the Territory.

Toward that end, the IEDC has designated Phil Fowler, the IEDC's Vice President & General Counsel, as its authorized representative to answer any questions and provide any additional information concerning this matter.

Respectfully submitted,

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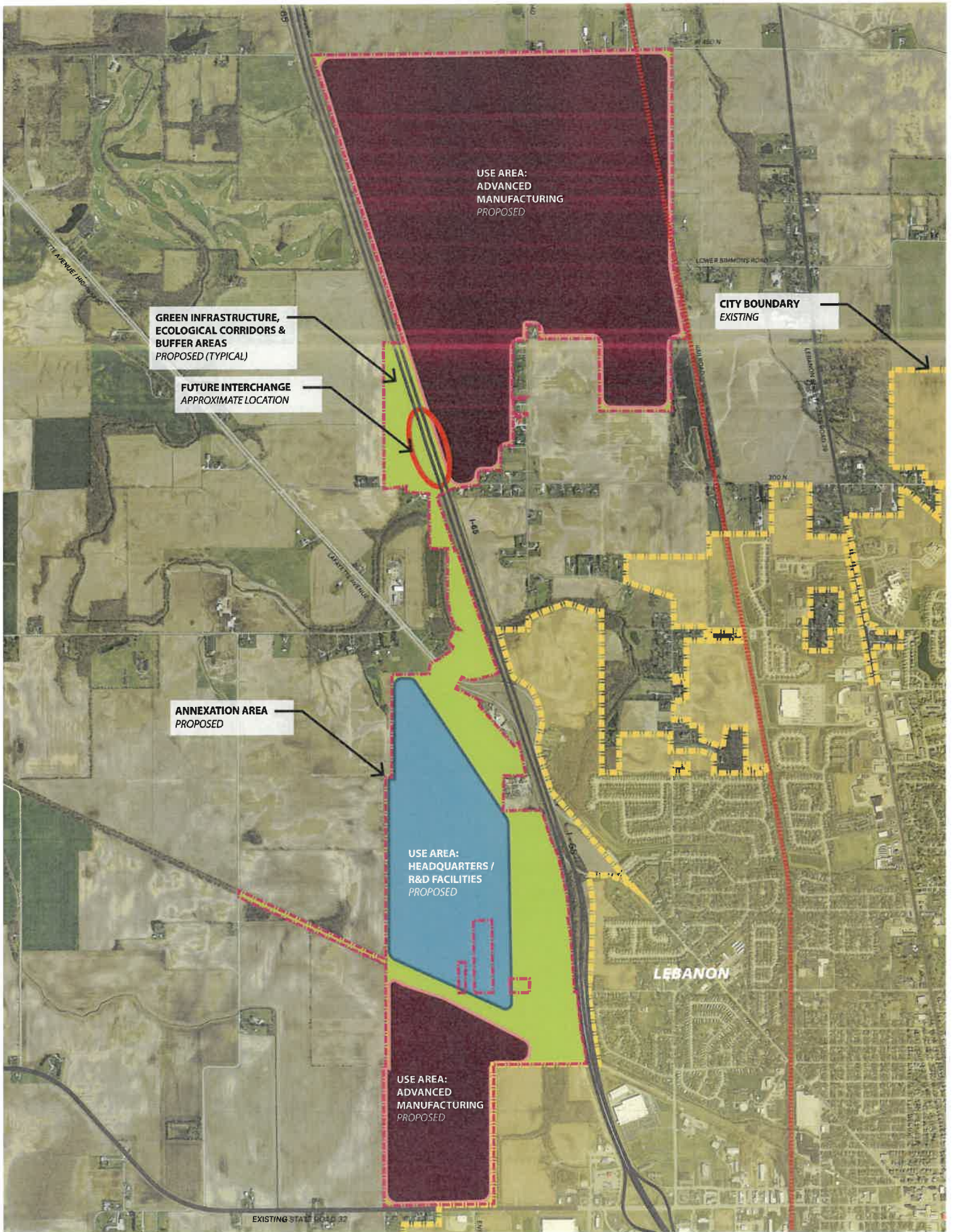
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**GREEN INFRASTRUCTURE,
ECOLOGICAL CORRIDORS &
BUFFER AREAS
PROPOSED (TYPICAL)**

**FUTURE INTERCHANGE
APPROXIMATE LOCATION**

**CITY BOUNDARY
EXISTING**

**ANNEXATION AREA
PROPOSED**

**USE AREA:
HEADQUARTERS /
R&D FACILITIES
PROPOSED**

**USE AREA:
ADVANCED
MANUFACTURING
PROPOSED**

**USE AREA:
ADVANCED
MANUFACTURING
PROPOSED**

LEBANON

EXISTING STATE ROAD 37



**CONCEPT PLAN: NEW INTERCHANGE DEVELOPMENT AREA
EXH. A**