

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2015-11

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR TAX ABATEMENT – BROWNING/DUKE, LLC #11**

WHEREAS, the Town Council of the Town of Plainfield, Indiana (the “Town Council” and “Town,” respectively) adopted a Tax Abatement Procedures Ordinance on March 24, 1997 (the “Ordinance”); and

WHEREAS, pursuant to the Ordinance, Browning/Duke, LLC (the “Applicant”) has filed with the Town Council on March 17, 2015, a Petition for Real Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff, the Tax Abatement Committee and Town Council, and the Town has received from the Applicant the requisite filing fee.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA, AS FOLLOWS:

1. Declaration of Economic Revitalization Area. The Town Council declares that the real estate described in Exhibit A, attached to and made part of this resolution, is, and shall hereinafter be, preliminarily deemed an “economic revitalization area” as that phrase is used and intended under the provisions of Indiana Code Sections 6-1.1-12.1-1 et. seq., subject to the following limitations:

- a. The designation of said real estate as an “economic revitalization area” shall last for a period of ten (10) years;
- b. Only the deduction under I.C. 6-1.1-12.1-3 is allowed within the economic revitalization area;
- c. The deduction will be allowed with respect to redevelopment or rehabilitation occurring in the economic revitalization area relating to \$11,200,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$11,200,000) placed upon the real estate described in Exhibit A hereto after the date of the adoption of this resolution by the Town Council, along with the said real estate, shall be eligible for property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. Maps and Location of Economic Revitalization Area. Exhibit B, attached to and made part of this resolution, is a map showing the real estate declared to be an “economic revitalization area” as a result of the adoption of this resolution.

4. Compliance with Applicable Resolution and Statutes. The Town Council declares that the Application complies in all respects with the Ordinance and all governing Indiana statutes, and that the Application, in all respects, is preliminarily granted and approved.

5. Findings of Fact. The Town Council states that the property is now undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors that have impaired value or prevent normal development of property. The Town Council hereby finds the following:

- (a) The estimate of the value of the Applicant’s project described in the Application is reasonable;
- (b) The employment numbers described in the Application as a result of the Project, if any, are reasonably expected;
- (c) The salaries described in the Application related to such employment, if any, are reasonable; and
- (d) The benefits to be received from the Applicant’s project shown in the Application are sufficient to justify the deduction.

6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

7. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the meeting of the Town Council on April 27, 2015, to wit: Plainfield Town Hall, 206 W. Main Street, Plainfield, Indiana, at 7 p.m. local time. At such meeting the Town Council shall take final action determining whether the qualifications for an economic revitalization area (as to the real estate and improvements) have been met, and shall confirm, modify and confirm, or rescind this resolution. Such determination and final action by the Council shall be binding upon all affected parties; subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et. seq.

8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the legal description of the previously described real estate and attached map, to be filed with the Hendricks County Assessor and/or such other Hendricks County Government officials as shall be necessary to make the Applicant eligible to file for property tax abatement as to the real property and improvements contemplated by the Application.

Adopted by the Town Council of the Town of Plainfield, Indiana this 13th day of April, 2015.

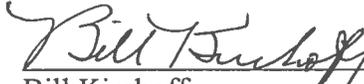
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



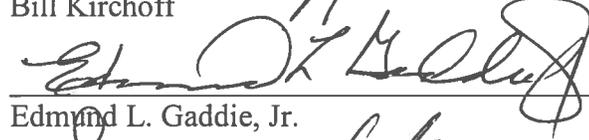
Robin G. Brandgard, President



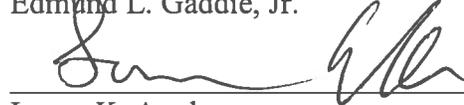
Kent McPhail



Bill Kirchoff



Edmund L. Gaddie, Jr.



Lance K. Angle

Attested by:



Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A/Description of Real Estate

EXHIBIT A

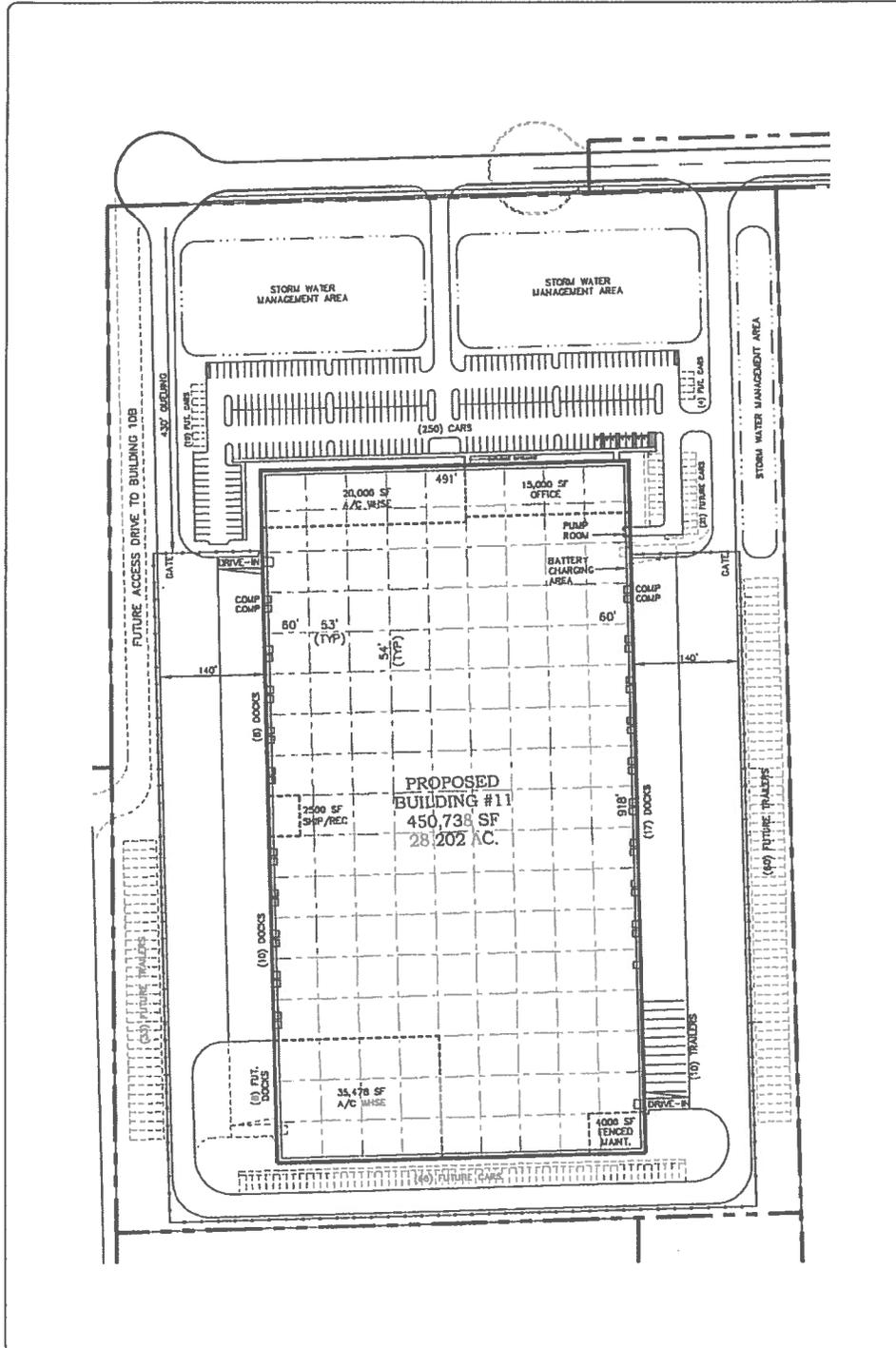
Legal Description of the Property

AllPoints Midwest Building #11

A part of the Northeast and Southeast Quarters of Section 18, Township 15 North, Range 2 East, of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, more particularly described as follows:

BEGINNING at a stone found marking the Northwest corner of the Southeast Quarter of said Section 18, thence North 00 degrees 59 minutes 50 seconds West 18.80 feet along the West line of the Northeast Quarter of said Section 18; thence North 88 degrees 05 minutes 12 seconds East 643.25 feet to the Southerly extension of the Westerly right-of-way line of Allpoints Parkway as shown on the Amended Plat of Allpoints Midwest Business park Section One (Incremental) Lot 1 recorded as Instrument Number 200809789 (Plat Cabinet 7, Slide 2 A, B) in the Office of the Hendricks County Recorder; thence North 01 degree 54 minutes 48 seconds West 4.96 feet along said Southerly extension to the South right-of-way line of said Allpoints Parkway; North 88 degrees 05 minutes 59 seconds East 248.87 feet along said South right-of-way line to the Northwest corner of Lot Number 1 of said Amended Plat of Allpoints Midwest Business Park; thence South 01 degree 54 minutes 01 second East 1,358.74 feet along the West line of said Lot Number 1 to the South line of the Northwest Quarter of said Southeast Quarter; thence South 88 degree 01 minute 17 seconds West 912.91 feet along said South line to the Southwest corner of said Quarter-Quarter Section; thence North 01 degree 01 minute 17 seconds West 1,336.24 feet along the West line of said Quarter-Quarter to the POINT OF BEGINNING, containing 28.089 acres more or less.

EXHIBIT B/Site Plan of Property



Scale: 1" = 120'-0"
 Date: 02/27/15
 (to scale on 11"x17" paper)

SITE PLAN

 NORTH

BUILDING DATA:
 • 450,738 SF
 • 250 CAR PARKING
 • 35 DOCKS
 • 4 COMPACTOR DOORS
 • 2 DRIVE-IN DOORS
 • 10 TRAILER PARKING

IDS
BUILDING 11 - ALLPOINTS MIDWEST
 PLAINFIELD, MINN.


Browning
Duke
 REALTY