

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2015-18**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT
APPLICATION—ELIZABETH GRONINGER/PLAINFIELD EYE CARE**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Six Points Economic Development Area (the “Area”) and one or more allocation areas within the Area, and adopted one or more economic development plans for the Area; and

WHEREAS, Elizabeth Groninger/Plainfield Eye Care (the “Applicant”) filed with the Town a Petition for Real Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff and the Tax Abatement Committee of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Allocation Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED: November 9, 2015

PLAINFIELD REDEVELOPMENT COMMISSION



President

Attest)



Secretary

EXHIBIT A



PETITION FOR TAX ABATEMENT CONSIDERATION

The owner of the proposed project, hereby petition the Community of Plainfield, Hendricks County for property tax abatement consideration and pursuant to I.C., 6 - 1.1 - 12. 1 - 1, et. Seq and Ordinance for this petition state the following:

SITE

1. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevent a normal development of the property or property.
 - a. Site Mapping: Attachments:- BEACON
<https://hs2goibsta.schnectady.com/Applications.aspx?AppID=327&PageTypeID=1&KeyValue=32-00-17-365-002,000,015>
 - i. Exhibit A: A legal description of Real Estate to include Key Number of said property.
 - ii. Exhibit B: A map and / or plat describing the property including a list the real and personal property taxes paid at the location during the previous 5 years.

COMPANY

2. Standard Industrial Code / 8099: Health and Allied Services
3. IRS Industrial Code / 1.13.7.23 (01-01-2006) Health Care and Social Assistance

PROJECT

In addition to the appropriate SB-1, please provide the following:

4. Describe the proposed project: use of the improvements, and a general statement as to the (c) A brief description of the overall nature of the business and of the operations occurring at the Property.
 - a. Dr. Elizabeth Groninger bought into the practice when she moved into Plainfield. When her two partners retired she acquired their interests, and she subsequently remodeled and updated the building. Since then she's has brought in new doctors and the practice has grown to the point that she's run out of room. She sees for her to continue to grow the business she must move it to a larger facility. This will also give her the opportunity to invest in new and more advanced equipment.
5. Equipment:
 - a. List of equipment to be purchased, and if applicable equipment being replaces/ refurbished. N/A
 - b. Estimated cost of proposed equipment. N/A

EMPLOYEE RETENTION/EXPANSION

Please provide a similar chart for existing and new employees.

	#	Average Wage	Annual Payroll
Current FTE	14	\$27.80	\$809,668
Part-Time	1	\$27.80	\$28,917
Seasonal		0	0
To be retained	14.5	\$27.80	\$838,585
Proposed New	4	\$22.24	\$185,000
TOTALS	18.5	\$26.60	\$1,023,585

OTHER (HCEDP assistance)

1. Is the property located in the following Allocation Area (if any) declared and confirmed by a Hendricks County Redevelopment Commission? If yes, define area. - Six Points TIF District

SIGNATURES

By signing this document, the owner of the proposed project verifies:

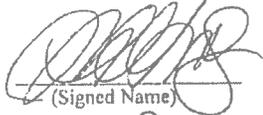
1. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition

WHEREFORE, Petitioner requests that the Town Council of the Hendricks County, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs.

Name of Property Owner (s):

Plainfield Eyecare / Plainfield Professional
Elizabeth Groninger Bldg II

By:



(Signed Name)

Elizabeth Groninger President

(Type or printed name and capacity of signed by agent or representative of the owner.)



201306022
THERESA O LYNCH
HENDRICKS COUNTY RECORDER
02/28/2013 11:47:11AM

DULY ENTERED
FOR TAXATION

FEB 28 2013

Carla Kattam
CLERK HENDRICKS COUNTY

021-236511-477001
021-236511-477002
021-236511-477002
021-236511-477003
021-236511-477004
021-236511-477004
021-236511-477005

THIS INDENTURE WITNESSETH, that David Galloway, Sheriff of HENDRICKS County, State of Indiana, conveys to THE NATIONAL BANK OF INDIANAPOLIS, a National Banking Association, in consideration of the sum of \$1,110,000.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from SUPERIOR Court of HENDRICKS County, in the State of Indiana, pursuant to the laws of said State on October 25, 2012, in Cause No. 12DC2-1207-MF-423 wherein THE NATIONAL BANK OF INDIANAPOLIS was Plaintiff, and PLAINFIELD PARTNERS, LLC (owner of record), PLAINFIELD PARTNERS I, LLC, FT. WAYNE PARTNERS, LLC; SHOREWOOD SHOPS, LLC; KEVIN D. McKEASON; DONALD N. STAFFORD; E&B PAVING, INC.; and MS PROPERTY, LLC were Defendants, in consideration of said sum aforesaid, the following described real estate in HENDRICKS County, Indiana, to-wit:

Lot Numbered Four (4), Block A and Common Areas Two (2), Three (3) and Four (4) as shown on the Secondary Plat of Plainfield Commerce Center Lot Four (4) and Lot Five (5) and Block "A" dated January 20, 2011 and recorded February 11, 2011 in the Office of the Recorder of Hendricks County, Indiana as Instrument No. 201103798.

Common Areas A & B in the Secondary Plat of Plainfield Commerce Center, as per plat thereof recorded July 10, 2006, in Plat Cabinet 4, Slide 139, pages 1A, 1B and 1C, in the Office of the Recorder of Hendricks County, Indiana.

commonly known as 900 Edwards Dr. and Vacant Land, Plainfield, IN 46164

Parcel Nos. 32-10-36-479-001.000-012; 32-10-36-479-005.000-012; 32-10-36-479-002.000-012; 32-10-36-479-003.000-012; 32-10-36-479-006.000-012; 32-10-36-477-004.000-012 and 32-10-36-477-005.000-012

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Ba

Beacon™ Town of Plainfield, IN
 Exhibit B - Proposed Site for Plainfield Eye Care



Overview

Legend

- Roads
- Sites
- ▭ Parcels
- ▭ USPLS Sections
- ▭ USPLS Quarters
- ▭ Corporate Bounda

Parcel ID	02-10-36-479 001.000-012	Alternate ID	021-236511-479001	Owner Address	PLAINFIELD PARTNERS LLC
Sec/Twp/Rng	36-15-1	Class	COMMERCIAL VACANT LAND		930 E 66th ST
Property Address	900 EDWARDS DR	Acreege	n/a		Indianapolis, IN 46220
	PLAINFIELD				
District	Town Of Plainfield				
Brief Tax Description	LOT 4 PLAINFIELD COMMERCE CENTER 2.88AC				
	11/12 CAME FROM 021-236511-400001				
	(Note: Not to be used on legal documents)				

Date created: 10/20/2015
 Last Data Upload: 1/8/2014 2:21:36 AM

Developed by
 The Schneider Corporation

