

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2016-10**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR TAX ABATEMENT – BROWNING/DUKE, LLC #7**

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 February 26, 2016, 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 relates to \$55,000,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$55,000,000) 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.

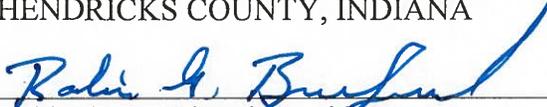
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

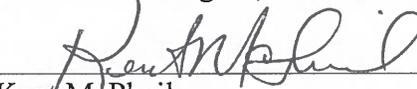
7. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the meeting of the Town Council on March 28, 2016, to wit: Plainfield 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.

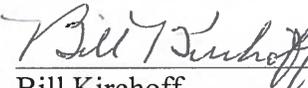
8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the legal description of the previously described real estate and attached map, to be filed with the Hendricks County Assessor 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.

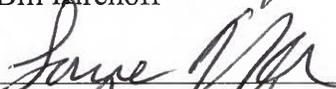
Adopted by the Town Council of the Town of Plainfield, Indiana this 14 day of March, 2016.

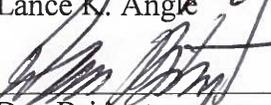
TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Bill Kirchoff

  
\_\_\_\_\_  
Lance K. Angle

  
\_\_\_\_\_  
Dan Bridget

Attested by:

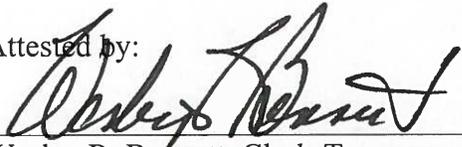
  
\_\_\_\_\_  
Wesley R. Bennett, Clerk-Treasurer of  
the Town of Plainfield, Indiana

EXHIBIT A [description of real estate]

EXHIBIT A

Legal Description of the Property

AllPoints Midwest Building 7 – Plainfield, IN

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA AND BEING A PART OF THE SAME PROPERTY CONVEYED TO BROWNING DUKE, LLC IN INSTRUMENT NUMBERS 200600033776, 200600032310, 200600029479 AND 200700010387 OF THE HENDRICKS COUNTY RECORDS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY DISC MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 87°52'51" EAST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1171.89 FEET TO A SET MAG NAIL WITH 2-INCH BRASS WASHER STAMPED `J. BRINKWORTH LS21500002' (HEREINAFTER REFERRED TO AS A SET MAG NAIL) AT THE TRUE POINT OF BEGINNING OF THE LAND DESCRIBED HEREIN:

THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 18, NORTH 87°52'51" EAST, 647.47 FEET TO A COUNTY DISC MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 18, NORTH 87°58'54" EAST, 536.96 FEET TO A FOUND MAG NAIL AT THE NORTHWEST CORNER OF LOT 3, SECTION 2 OF THE FIRST AMENDMENT TO THE SECONDARY PLAT OF ALLPOINTS MIDWEST BUSINESS PARK; THENCE LEAVING SAID NORTH LINE OF SECTION 18, SOUTH 01°54'44" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 2590.36 FEET TO A SET 5/8-INCH REBAR AND ORANGE CAP STAMPED `J. BRINKWORTH LS21500002' (HEREINAFTER REFERRED TO AS A SET REBAR) IN THE NORTH RIGHT OF WAY OF ALLPOINTS PARKWAY; THENCE SOUTH 88°05'36" WEST ALONG SAID NORTH RIGHT OF WAY OF ALLPOINTS PARKWAY, 1544.44 FEET TO A SET REBAR; THENCE NORTH 83°22'34" WEST ALONG SAID NORTH RIGHT OF WAY OF ALLPOINTS PARKWAY, 45.57 FEET TO A SET REBAR; THENCE LEAVING SAID NORTH RIGHT OF WAY OF ALLPOINTS PARKWAY, NORTH 22°20'12" EAST, 426.22 FEET TO A SET REBAR; THENCE NORTH 36°40'22" EAST, 653.72 FEET TO A SET REBAR; THENCE NORTH 01°58'37" EAST, 345.92 FEET TO A SET REBAR; THENCE NORTH 10°34'18" WEST, 122.29 FEET TO A SET REBAR; THENCE NORTH 05°51'51" WEST, 412.31 FEET TO A SET REBAR; THENCE NORTH 14°28'10" WEST, 368.63 FEET TO A SET REBAR; THENCE NORTH 12°06'59" WEST, 393.83 FEET TO A SET REBAR; THENCE NORTH 06°25'39" WEST, 55.91 FEET TO THE TRUE POINT OF BEGINNING AS SURVEYED BY JOHN G. BRINKWORTH, III. CONTAINING 68.673 ACRES.

EXHIBIT B [map of real estate]



MASTER SITE PLAN  
AllPoints Midwest | Plainfield, IN

