

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2017-08**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR TAX ABATEMENT – SCP METROAIR INDUSTRIAL II, LLC  
#2**

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, SCP MetroAir Industrial II, LLC (the “Applicant”) has filed with the Town Council on January 31, 2017, 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 \$6,540,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$6,540,000) 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.

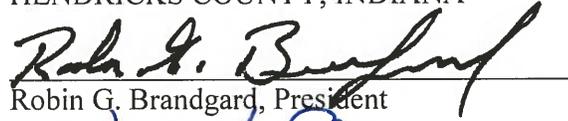
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

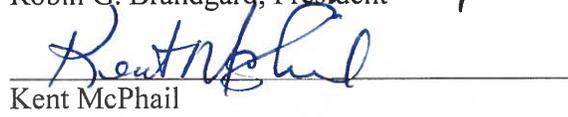
7. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the meeting of the Town Council on February 27, 2017, to wit: Plainfield 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 February, 2017.

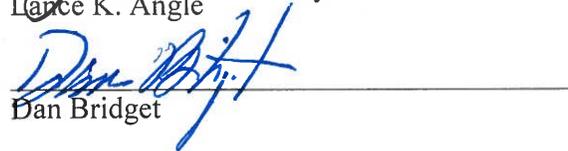
TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
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]



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20 <u>18</u> PAY 20 <u>19</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific rates paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box)

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>SCP MetroAir Industrial II, LLC or an affiliate thereof</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>8900 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240</b>					
Name of contact person <b>John B. Cumming</b>		Telephone number <b>( 317 ) 819-1889</b>		E-mail address <b>jcumming@strategiccapitalpartners.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>Town of Plainfield, County of Hendricks</b>				Resolution number	
Location of property <b>Metro Air Business Park, Plainfield</b>			County <b>Hendricks</b>		DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>To be constructed, approximate 101,158 square foot office/warehouse building to be located on a currently vacant 5.9 acre land site.</b>				Estimated start date (month, day, year) <b>6-1-17</b>	
				Estimated completion date (month, day, year) <b>3-1-18</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>0.00</b>	Salaries <b>\$0.00</b>	Number retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number additional <b>0.00</b>	Salaries <b>\$0.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			11,800.00		11,800.00
Plus estimated values of proposed project			6,528,400.00		6,528,400.00
Less values of any property being replaced			0.00		0.00
Net estimated values upon completion of project			6,540,200.00		6,540,200.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0.00</b>			Estimated hazardous waste converted (pounds) <b>0.00</b>		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>John B. Cumming</i>				Date signed (month, day, year) <b>2-2-17</b>	
Printed name of authorized representative <b>John B. Cumming</b>			Title <b>SVP, Development</b>		

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EXHIBIT A

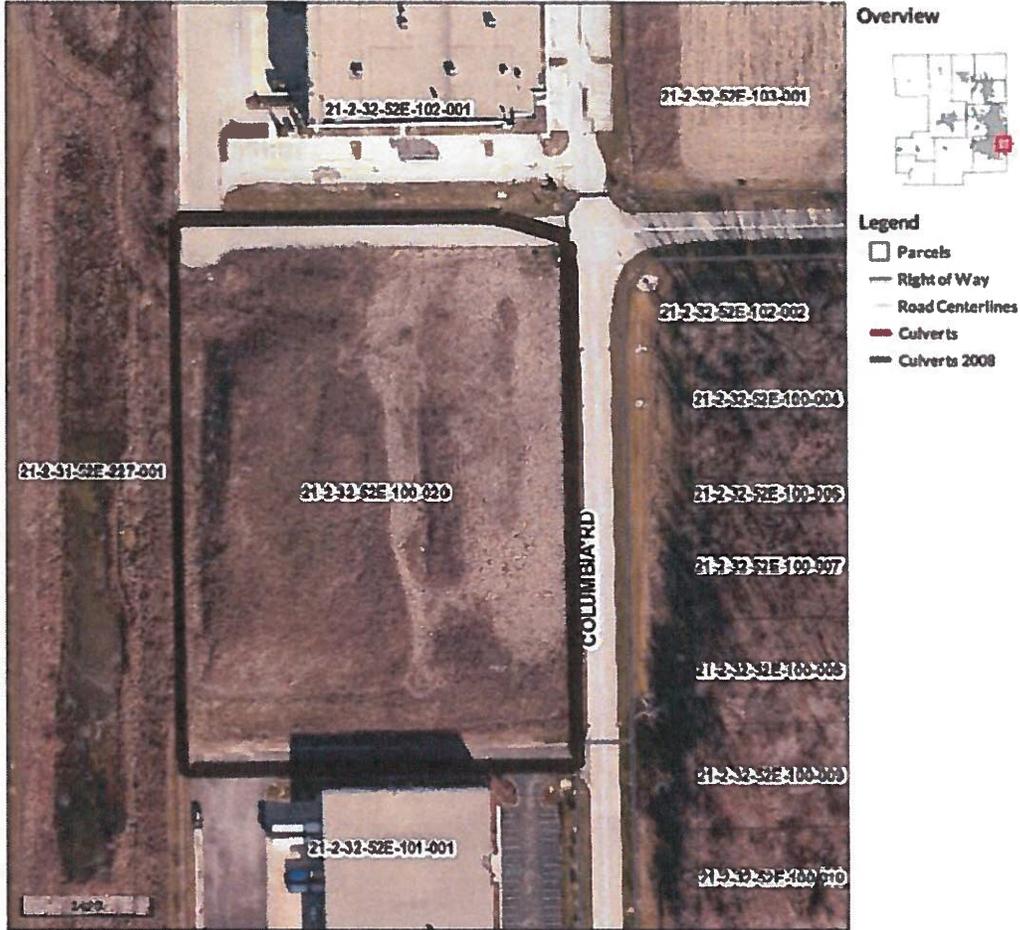
DESCRIPTION PER FIRST AMERICAN TITLE INSUREANCE COMPANY  
TITLE INSURANCE COMMITMENT – FILE NO.: NCS-829104-INDY

That portion of the east half of the northwest quarter of section 32, township 15 north, range 2 east of the second principal meridian in the Town of Plainfield, Hendricks County, Indiana, described as follows: Commencing at the southwest corner of said east half quarter section; thence north 00 degrees 54 minutes 02 seconds west along the west line thereof 897.66 feet to the northwest corner of Metroair Business Park Lot 1 as per Plat thereof recorded as instrument number 200538396 in the office of the recorder of said county, said point being the point of beginning; thence continue north 00 degrees 54 minutes 02 seconds west along said west line 597.37 feet to the southwest corner of Metroair Business Park Lot 3 as per plat thereof recorded as instrument number 200700858 in said county records; thence north 89 degrees 05 minutes 58 seconds east along the south line of said plat 343.00 feet; thence south 75 degrees 32 minutes 56 seconds east along said south line 92.17 feet; thence south 00 degrees 54 minutes 02 seconds east along the west line of Columbia Road per said plats 572.97 feet to the northeast corner of said Lot 1; thence south 89 degrees 05 minutes 58 seconds west along the north line thereof 431.88 feet to the point of beginning, containing 5.898 acres, more or less.

EXHIBIT B [map of real estate]

EXHIBIT B

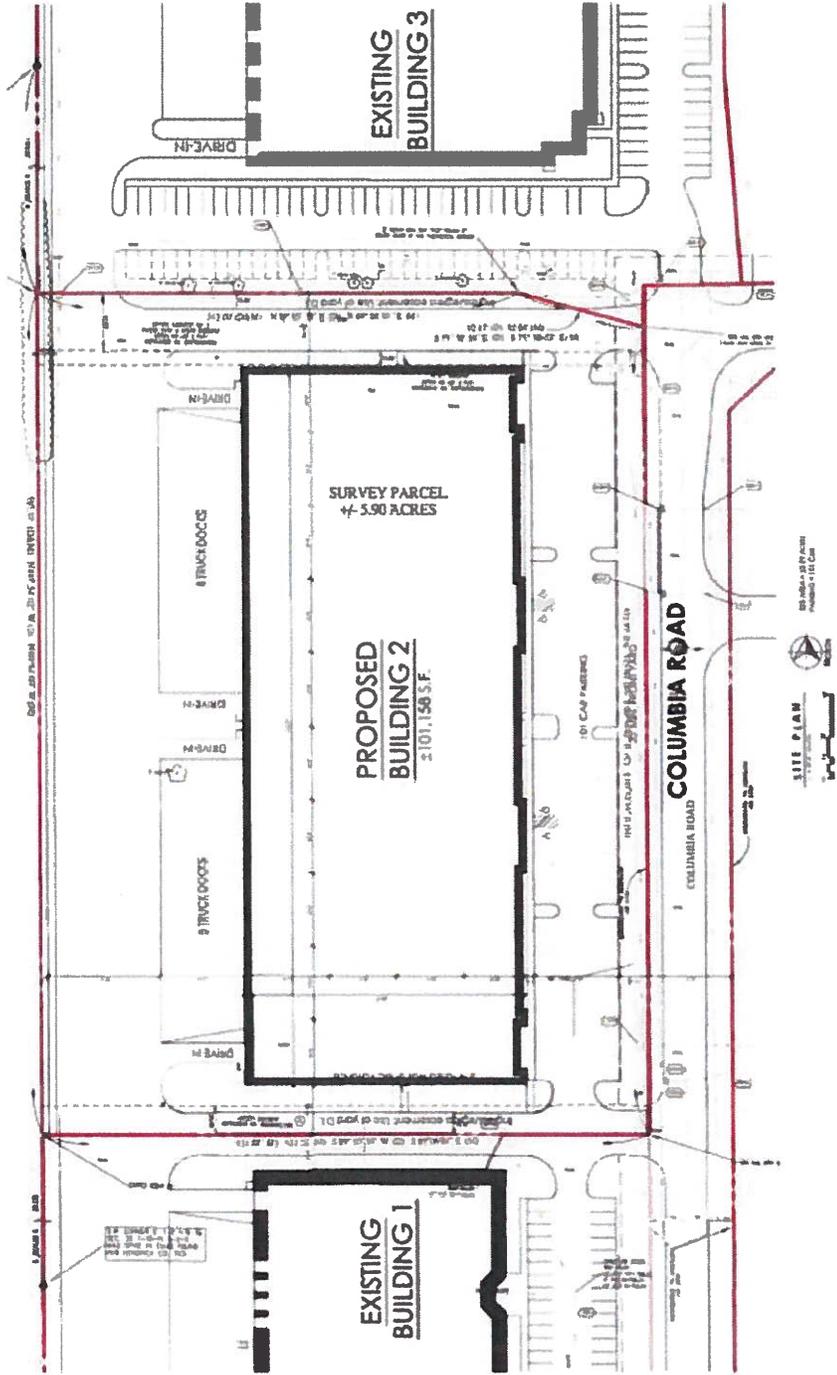
 **Beacon**<sup>TM</sup> Hendricks County, IN



Date created: 1/27/2017  
Last Data Uploaded: 1/20/2017 10:00:53 PM

 Developed by  
The Schneider Corporation

# EXHIBIT B



**Metro Air Building 2**  
 17 JANUARY 2017



**COLUMBIA ROAD - PLANNED, IN**