

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2019-23

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR TAX ABATEMENT-STRATEGIC CAPITAL PARTNERS
METROAIR BUILDING 9**

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, Strategic Capital Partners, or an assignee thereof (the “Applicant”) has filed with the Town Council on April 24, 2019, 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 \$19,968,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$19,968,000) 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 Statues. 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.

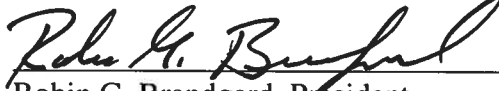
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year standard phase-in abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

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 May 30, 2019, to wit: Plainfield Fire Territory headquarters, 591 Moon Rd., 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.

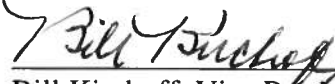
8. Filing with Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the legal description of the previously described real estate and attached map, to be filed with the Hendricks County Assessor 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 May, 2019.

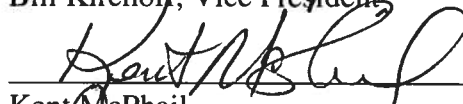
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



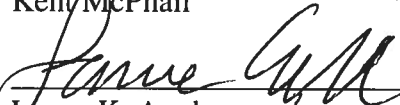
Robin G. Brandgard, President



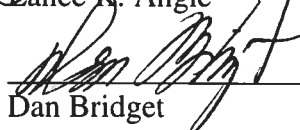
Bill Kirchoff, Vice President



Kent McPhail

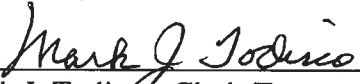


Lance K. Angle



Dan Bridget

Attested by:



Mark J. Todiseo, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A [description of real estate]

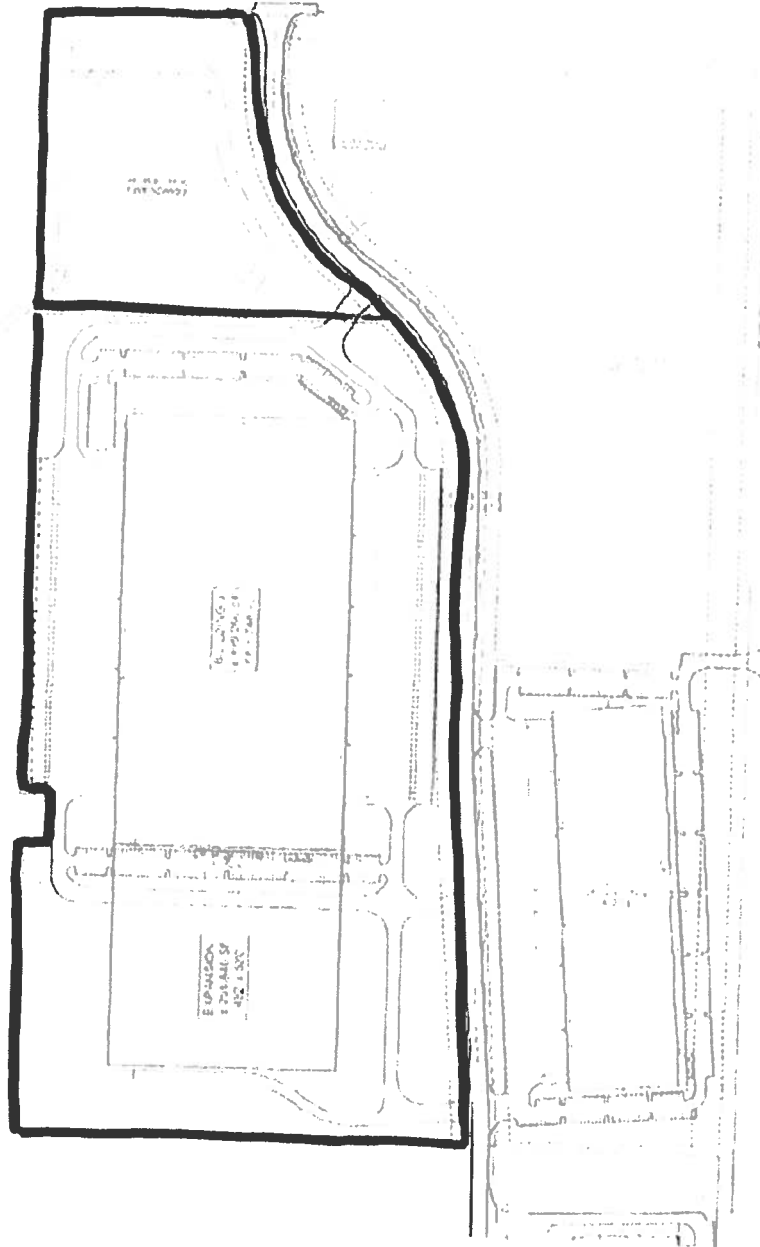
Exhibit A

Building 9 Parcel

Being part of the Northeast Quarter of Section 32, Township 15 North, Range 2 East of the Second Principle Meridian in the City of Plainfield, Hendricks County, Indiana, and part of the land shown on the ALTA/ NSPS Land Title Survey certified by Eric C. White dated 01-31-2018 under Cripe project number 160370-30001 described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 32, Township 15 North, Range 2 East; thence North 89 degrees 02 minutes 59 seconds East along the north line of said section 717.01 feet; thence South 0 degree 57 minutes 01 second East to the south line of Ronald Reagan Business Park – Final Plat as recorded in Instrument Number 200907740 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING; thence North 89 degrees 03 minutes 33 seconds East along said south line 1,031.94 feet; thence South 00 degrees 53 minutes 25 seconds East 653.82 feet; thence South 89 degrees 06 minutes 35 seconds West 63.81 feet; thence South 00 degrees 53 minutes 25 seconds East 101.61 feet; thence North 89 degrees 06 minutes 35 seconds East 63.81 feet; thence South 00 degrees 53 minutes 17 seconds East 1082.52 feet; thence South 89 degrees 08 minutes 19 seconds West 486.90 feet; thence South 45 degrees 33 minutes 55 seconds West 211.17 feet to the beginning of a non-tangent curve to the left having a radius of 545.00 feet and a central angle of 11 degrees 25 minutes 36 seconds, the radius point of which bears South 45 degrees 33 minutes 55 seconds West; thence northwesterly along the arc of said curve 108.69 feet, said point bears North 34 degrees 08 minutes 19 seconds East; thence North 55 degrees 51 minutes 41 seconds West 51.09 feet to the beginning of a tangent curve to the right having a radius of 475.00 feet and a central angle of 55 degrees 00 minutes 00 seconds; thence northwesterly along the arc of said curve 455.97 feet, said point bears South 89 degrees 08 minutes 19 seconds West; thence North 00 degrees 51 minutes 41 seconds West 559.27 feet to the beginning of a tangent curve to the left having a radius of 545.00 feet and a central angle of 04 degrees 13 minutes 50 seconds; thence northwesterly along the arc of said curve 40.24 feet, said point bears North 84 degrees 54 minutes 29 seconds East; thence North 05 degrees 05 minutes 31 seconds West 860.87 feet to the beginning of a tangent curve to the right having a radius of 475.00 feet and a central angle of 04 degrees 12 minutes 48 seconds; thence northerly along the arc of said curve 34.93 feet to the said south line of said plat, said point bears South 89 degrees 07 minutes 17 seconds West; also being the POINT OF BEGINNING; containing 41.496 acres, more or less.

Exhibit B
Map of Property



 STRATEGIC CAPITAL
PARTNERS




SITE PLAN

**Metro Air
Phase 2**

RONALD BLAGAN PARKWAY
& STAFFORD ROAD
PLAINFIELD, INDIANA

08 APRIL 2014

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