

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2020-06

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR TAX ABATEMENT –
14 POINTS ASSOCIATES, LLC**

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, 14 Points Associates, LLC (the “Applicant”) has filed with the Town Council on Friday, January 17, 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 \$8,250,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$8,250,000) 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.

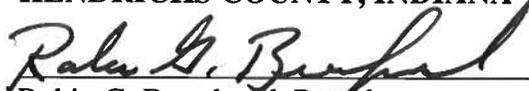
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year standard phase-in abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

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 Monday, February 24, to wit: Plainfield Fire Territory Headquarters, 591 Moon Road., Plainfield, Indiana, 46168, 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 10th day of February, 2020.

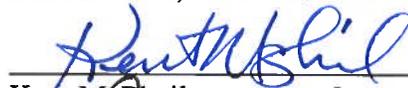
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



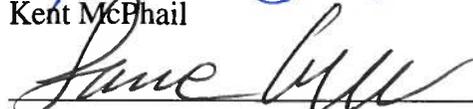
Robin G. Brandgard, President



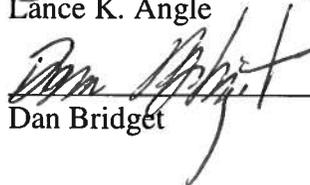
Bill Kirchoff, Vice President



Kent McPhail



Lance K. Angle



Dan Bridget

Attested by:



Mark J. Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

EXHIBIT A [description of real estate]

"EXHIBIT A"

14PA Legal Description:

A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, AND A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, BEING MARKED BY A REBAR IN CONCRETE; THENCE SOUTH 88 DEGREES 38 MINUTES 03 SECONDS WEST (STATE PLANE BEARING ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE CONTINUING SOUTH 88 DEGREES 38 MINUTES 03 SECONDS WEST 163.02 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 672.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 03 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 427.02 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST 3.37 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE PLAINFIELD REDEVELOPMENT AUTHORITY AS RECORDED AS INSTRUMENT 200919100 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; THENCE NORTH 89 DEGREES 27 MINUTES 47 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID PARCEL 275.03 FEET (MEASURED) 274.85 FEET (PLAT) TO THE WEST RIGHT OF WAY LINE OF AIRTECH PARKWAY (BLOCK A) AS SHOWN ON THE PLAT OF AIRTECH BUSINESS PARK SECTION 5 AS RECORDED AS INSTRUMENT # 200300022251 IN THE SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS EAST ON AND ALONG THE SAID WEST RIGHT OF WAY LINE 356.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18 DEGREES 40 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 373.57 FEET; THENCE ON AND ALONG SAID CURVE AN ARC DISTANCE OF 380.73 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 37 DEGREES 58 MINUTES 49 SECONDS WEST 286.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18 DEGREES 39 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 420.07 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 428.14 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 44.73 FEET AND INTO AIRTECH BUSINESS PARK SECTION ONE (INCREMENTAL) LOTS 1, 2 AND BLOCK 1, AS RECORDED AS INSTRUMENT # 9800028835 IN THE SAID RECORDERS OFFICE AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 20 MINUTES 58 SECONDS WEST AND A CHORD DISTANCE OF 33.94 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 07 SECONDS WEST (MEASURED) SOUTH 89 DEGREES 46 MINUTES 11 SECONDS EAST (PLAT) ON AND THE SAID NORTH RIGHT OF WAY 77.43 FEET (MEASURED) 77.88 FEET (PLAT) THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST 719.23 FEET TO THE NORTHWEST CORNER OF LOT 4 OF AIRTECH BUSINESS PARK SECTION ONE AS PER THE PLAT RECORDED AS INSTRUMENT # 200100011814 IN THE SAID RECORDERS OFFICE AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 14.10 ACRES MORE OR LESS.

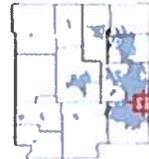
EXHIBIT B [Map of Real Estate]

"Exhibit B"

 **Beacon**™ Hendricks County, IN



Overview



Legend

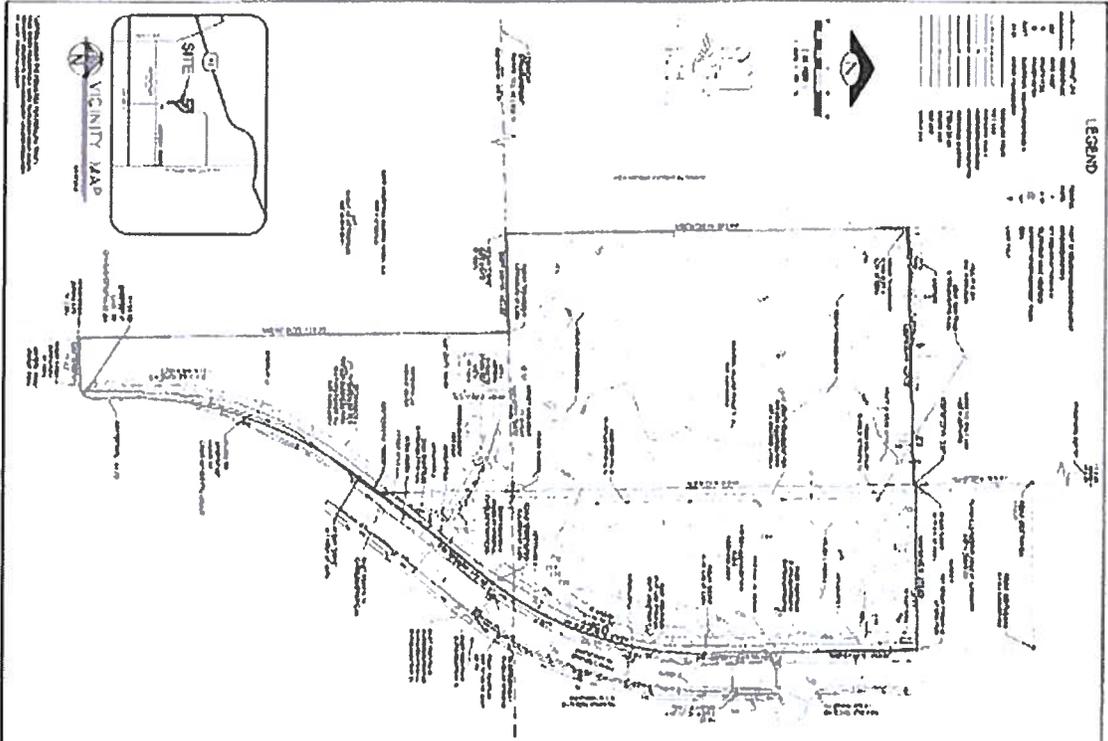
-  Parcels
-  Road Centerlines

Parcel ID	32-09-30-200-008.000-012	Alternate ID	21-1-30-52E 700-008	Owner Address	DADUWAL VILLAGE REALTY LLC
Sec/Twp/Rng	0030 0015-2e	Class	INDUSTRIAL VACANTLAND		11962 COPPERFIELD DR
Property Address	10861 W Washington St Indianapolis	Acres	6.59		CARMEL IN 46032
District	Town Of Plainfield				
Brief Tax Description	Pl Ne 30-15-2e 6.59ac Ac Corr 01/02 (Note: Not to be used on legal documents)				

Date created: 1/17/2020
Last Data Uploaded: 1/16/2020 10:50:32 PM

Developed by  Schneider
GEO SPATIAL

"Exhibit B"



LEGEND

1. Easement for utility lines

2. Easement for access

3. Easement for drainage

4. Easement for water

5. Easement for sewer

6. Easement for gas

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PRO FORMA

THIS SURVEY PREPARED FOR

Kimley»»» Horn

ALTRON'S SURVEY
 1000 S. 1000 E.
 HAMILTON, ONTARIO L8N 2R5

HAMILTON DESIGNS

DATE: 10/10/10

BY: [Signature]

SCALE: 1" = 100'

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CLIENT: [Client Name]

LOCATION: [Location]

DATE: 10/10/10

BY: [Signature]

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