

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2021-01

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL PROPERTY
AND IMPROVEMENTS FOR TAX ABATEMENT –
STARKEY HEARING TECHNOLOGIES**

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, Starkey Hearing Technologies. (the “Applicant”) has filed with the Town Council on November 24, 2020, a Petition for Personal 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, 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 three (3) 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 \$1,300,000 of personal property investment; and

2. Investments. The Town Council declares that any and all manufacturing, logistics and IT equipment (up to \$1,300,000) 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 personal property, 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 three (3) 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 January 11, 2021, to wit: Plainfield Fire Territory HQ, 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 personal property contemplated by the Application.

Adopted by the Town Council of the Town of Plainfield, Indiana this 11th day of January, 2021.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

Robin G. Brandgard
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Robin G. Brandgard, President

Bill Kirchoff
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Bill Kirchoff, Vice President

Kent McPhail
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Lance Angle
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Lance K. Angle

Dan Bridget
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Dan Bridget

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

EXHIBIT A [description of real estate]

LAND DESCRIPTION

That portion of the Southeast Quarter of Section 29 and Northeast Quarter of Section 32, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, also consisting of Block "A" in Ronald Reagan Business Park as per plat thereof recorded as Instrument Number 200907740 and a portion of the former Lots 1 through 7, and the vacated Lynn Avenue in San Pablo Estates as per plat thereof recorded in Plat Book 8, pages 1 & 1A and in the Office of the Recorder of said county, being described as follows:

Commencing at a Hendricks County Surveyor's disk found marking the northwest corner of said Northeast Quarter of Section 32; thence South 00 degrees 51 minutes 47 seconds East along the west thereof 132.00 feet; thence North 89 degrees 03 minutes 00 seconds East parallel with the north line of said Northwest Quarter 116.26 feet to the east line of Ronald Reagan Parkway, being the land of The Town of Plainfield as described in Instrument Number 201403849 in said county records, and the POINT OF BEGINNING; thence the following four (4) courses are along said east line): 1) North 00 degrees 51 minutes 39 seconds West 141.54 feet to the beginning of a tangent curve to the left having a radius of 6,635.16 feet and a central angle of 07 degrees 00 minutes 00 seconds; 2) northerly along the arc of said curve 810.64 feet; 3) North 07 degrees 51 minutes 39 seconds West 50.03 feet to the beginning of a tangent curve to the right having a radius of 6,488.18 feet and a central angle of 00 degrees 13 minutes 41 seconds; 4) northerly along the arc of said curve 25.81 feet to the southwest corner of the land of the Town of Plainfield as described in Instrument Number 201021859 in said county records and the beginning of a curve to the right having a radius of 35.00 feet, a central angle of 93 degrees 30 minutes 38 seconds, and a radial line passing through said point which bears South 85 degrees 32 minutes 22 seconds West; thence northeasterly and easterly along the south line of said land and arc of said curve 57.12 feet; thence North 89 degrees 03 minutes 00 seconds East along said south line and the north line of said Block "A" 478.70 feet to the beginning of a tangent curve to the right having a radius of 35.00 feet and a central angle of 86 degrees 21 minutes 05 seconds (the following eight (8) courses are along the east line of said Block "A"); 1) thence southeasterly and southerly along the arc of said curve 52.75; 2) thence South 04 degrees 35 minutes 55 seconds East 551.93 feet to the beginning of a tangent curve to the right having a radius of 1,930.00 feet and a central angle of 03 degrees 44 minutes 17 seconds; 3) thence southerly along the arc of said curve 125.92; 4) thence South 00 degrees 51 minutes 38 seconds East 28.29 feet to the beginning of a tangent curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 5) thence southerly and southwesterly along the arc of said curve 60.13 feet to the beginning of a reverse curve to the left having a radius of 75.00 feet and a central angle of 137 degrees 47 minutes 59 seconds; 6) thence southwesterly, southerly, and southeasterly along the arc of said curve 180.38 feet to the beginning of a reverse curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 7) thence southeasterly and southerly along the arc of said curve 60.13 feet; 8) thence South 00 degrees 51 minutes 38 seconds East 91.73 feet; thence South 89 degrees 03 minutes 00 seconds West along the south line of Block "A" and its westerly extension 529.99 to the POINT OF BEGINNING, containing 12.820 acres, more or less.

EXHIBIT B [map of real estate]

