

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2021-33

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR TAX ABATEMENT – KAL PROPERTY GROUP LLC
(INTEGRITY LEARNING CENTER)**

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, KAL Property Group LLC (the “Applicant”) has filed with the Town Council on May 11, 2021, a Petition for Real 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 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 \$1,700,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$1,700,000) 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 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 June 11, 2021, to wit: Plainfield Fire Territory HQ, 591 Moon Road, 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 24th day of May, 2021.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

DocuSigned by:
Robin G. Brandgard
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Robin G. Brandgard, President

DocuSigned by:
Bill Kirschoff
78668CAFF0B48C
Bill Kirschoff, Vice President

DocuSigned by:
Kent McPhail
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Kent McPhail

DocuSigned by:
Lance R. Angle
32E36D05E3748D1
Lance R. Angle

DocuSigned by:
Dan Bridget
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Dan Bridget

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

EXHIBIT A [description of real estate]

"Exhibit A"

1. Lot Numbered Fourteen (14) in Fenter's Green Acres, a subdivision in Plainfield, Hendricks County, Indiana, as per plat thereof recorded July 11, 1955 in Plat Book 4 page 87 in the office of the Recorder of Hendricks County, Indiana.
2. Lot Numbered Fifteen (15) in Fenter's Green Acres, Section One (1), a subdivision in the town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded July 11, 1955 in Plat Book 4, pages(s) 87 in the Office of the Recorder of Hendricks County, Indiana.

The address of such real estate is commonly known as 782 Dan Jones Road, Plainfield, Indiana 46168.

3. Lot numbered sixteen (16) in Section 1, Fenter's Green Acres, a subdivision of part of the Northeast quarter of the Northeast quarter of Section 26, Township 15 North, Range 1 East as per plat thereof recorded July 11, 1955 in Plat Book 4 page 87 in the Recorder's Office, Hendricks County, Indiana.

EXCEPT:

A part of Lot 16 in Fenter's Green Acres, Section 1, a subdivision of Hendricks County, Indiana, as per plat thereof recorded in Plat Book 4, Page 87, in the Office of the Recorder of Hendricks County, Indiana, and being a part of the land of or formerly owned by Leona Leedy (Deed Record 81, Pages 501-502, Office of the Recorder) more particularly described as follows:

Beginning at the Northeast corner of said Lot; thence South 0 degrees 18 minutes 08 seconds West (assumed bearing) 22.860 meters (75.00 feet) along the East line of said Lot to the Southeast corner of said Lot; thence North 89 degrees 55 minutes 46 seconds West 3.818 meters (12.53 feet) along the South line of said Lot; thence North 0 degrees 16 minutes 48 seconds East 22.860 meters (75.00 feet) to the North line of said Lot; thence South 89 degrees 55 minutes 46 seconds East 3.827 meters (12.56 feet) along said North line to the point of beginning and containing 87.4 sq meters (941 sq feet), more or less.

The address of such real estate is commonly known as 772 Dan Jones Road, Plainfield, IN 46168.

4. Lot Numbered Seventeen (17) in Fenter's Green Acres Subdivision, Section One (1), a subdivision in Hendricks County, Indiana, as per plat thereof recorded July 11, 1955 as Instrument No. 8034 in Plat Book 4, page 87 in the office of the Recorder of Hendricks County, Indiana

EXCEPT: A part of Lot 17 in Fenter's Green Acres, Section One, a subdivision of Hendricks County, Indiana, as per plat thereof recorded in Plat Book 4, page 87, in the office of the Recorder of Hendricks County, Indiana, and being a part of the land of or formerly

owned by William E. Farr (Deed Record 331, Page 338, Office of the Recorder) more particularly described as follows: Beginning at the northeast corner of said Lot; thence South 0 degrees 18 minutes 08 seconds West (assumed bearing) 18.288 meters (60.00 feet) along the east line of said Lot; thence along the southeasterly line of said Lot Southwesterly 7.978 meters (26.17 feet) along an arc to the right and having a radius of 7.620 meters (25.00 feet) and subtended by a long chord having a bearing of South 30 degrees 17 minutes 43 seconds West and a length of 7.618 meters (24.99 feet); thence North 0 degrees 16 minutes 48 seconds East 24.871 meters (81.60 feet) to the north line of said Lot; thence South 89 degrees 55 minutes 46 seconds East 3.818 meters (12.53 feet) along said north line to the point of beginning and containing 87.6 square meters (942 square feet), more or less.

The address of such real estate is commonly known as 762 North Dan Jones Road, Plainfield, Indiana 46168.

EXHIBIT B [Map of Real Estate]

