

**PLAINFIELD TOWN COUNCIL  
RESOLUTION NO. 2022-38**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR TAX ABATEMENT – PLD/ BROWNING VENTURE LLC-  
(ALLPOINTS MIDWEST 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, PLD Browning Venture LLC, (the “Applicant”) has filed with the Town Council on June 10, 2022, 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 \$15,000,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$15,000,000) 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 July 25, 2022 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 11<sup>th</sup> day of July 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

DocuSigned by:  
*Robin G. Brandgard*  
0995BF6F9B57437...  
Robin G. Brandgard, President

DocuSigned by:  
*Bill Kirchoff*  
78C608CAFF9B48C...  
Bill Kirchoff, Vice President

DocuSigned by:  
*Kent McPhail*  
6ABFD470D254D9...  
Kent McPhail

DocuSigned by:  
*Lance Angle*  
32E36D005E374BD...  
Lance K. Angle

DocuSigned by:  
*Dan Bridget*  
D9736EE181004F8...  
Dan Bridget

DocuSigned by:  
*Mark J. Todisco*  
5C89C0DDFB63420...  
Mark J. Todisco, Clerk-Treasurer  
Town of Plainfield, Indiana

**EXHIBIT A**

**Legal Description of the Property**

AllPoints Midwest Lot 9 as recorded in the Office of the Recorder of Hendricks County, Indiana as Instrument Number \_\_\_\_\_.

Metes & Bounds Description follows:

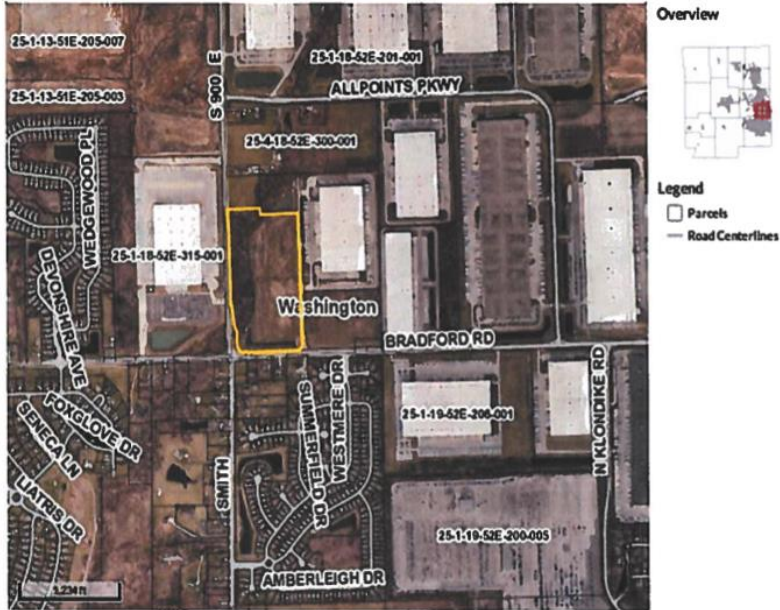
Part of Block A in AllPoints Midwest Business Park, Section 2 - Lot 10, per plat thereof, recorded as Instrument Number 202003154 in the Office of the Recorder of Hendricks County, Indiana, being that 13.324-acre tract of land shown on the ALTA/NSPS Land Title Survey dated November 6, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.02360, more particularly described as follows:

BEGINNING at a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094 (hereafter referred to as "ASI rebar") at the northwest corner of said Block A, the following four (4) courses are along the north and east lines thereof; 1) thence North 87 degrees 55 minutes 05 seconds East 385.00 feet (basis of bearings per said plat) to an ASI rebar; 2) thence South 01 degree 20 minutes 58 seconds East 80.76 feet to an ASI rebar; 3) thence North 87 degrees 58 minutes 16 seconds East 442.18 feet to an ASI rebar; 4) thence South 02 degrees 01 minute 44 seconds East 661.00 feet to an ASI rebar; thence South 87 degrees 58 minutes 16 seconds West 835.02 feet to an ASI rebar on the west line of said Block A; thence North 01 degree 20 minutes 58 seconds West 741.45 feet along said west line to the POINT OF BEGINNING. Containing 13.324 acres, more or less.

Part of Block A in AllPoints Midwest Business Park, Section 2 - Lot 10, per plat thereof, recorded as Instrument Number 202003154 in the Office of the Recorder of Hendricks County, Indiana, being that 14.879-acre tract of land shown on the ALTA/NSPS Land Title Survey dated November 6, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.02360, more particularly described as follows:

BEGINNING at a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094 (hereafter referred to as "ASI rebar") at the most southerly southeast corner of said Block A, the following nine (9) courses are along the south and west lines thereof; 1) thence South 87 degrees 58 minutes 23 seconds West 582.41 feet (basis of bearings per said plat); 2) thence North 01 degree 26 minutes 48 seconds East 5.15 feet; 3) thence South 87 degrees 58 minutes 16 seconds West 125.39 feet; 4) thence North 33 degrees 17 minutes 05 seconds West 68.73 feet; 5) thence North 01 degree 21 minutes 09 seconds West 165.01 feet; 6) thence North 27 degrees 55 minutes 03 seconds West 55.89 feet; 7) thence North 07 degrees 19 minutes 43 seconds West 226.23 feet; 8) thence South 88 degrees 38 minutes 51 seconds West 16.50 feet; 9) thence North 01 degree 20 minutes 58 seconds West 298.91 feet; thence North 87 degrees 58 minutes 16 seconds East 835.02 feet to the east line of said Block A, the following two (2) courses are along said east line; 1) thence South 02 degrees 01 minute 44 seconds East 756.56 feet; 2) thence South 35 degrees 05 minutes 48 seconds West 58.92 feet to the POINT OF BEGINNING. Containing 14.879 acres, more or less.

# EXHIBIT B [Map of Real Estate]



Parcel ID	32-09-18-310-004.000-027	Alternate ID	25-1-18-52E 310-004	Owner Address	PLD/BROWNING VENTURE LLC
Sec/Twp/Rng	0018-0015-2E	Class	INDUSTRIAL VACANT LAND		6100 W 96TH ST STE 150
Property Address	BLOCK A	Acreage	28.203		Indianapolis, IN 46278
	Plainfield				

District: Plainfield  
Brief Tax Description: Pfield-Washington Taxing District  
BLK A ALLPOINTS MIDWEST BUS PARK SEC 2 28.203 AC  
21/22 PT FROM 025-118521-300013, 300017, 300018, 300013 & 3000014  
*(Note: Not to be used on legal documents)*

Date created: 5/27/2022  
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