

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2022-59**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR TAX ABATEMENT – SIX POINTS COMPANY, LLC  
(REEVES ROAD & COLUMBIA ROAD)**

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, Six Points Company, LLC or affiliate thereof, (the “Applicant”) has filed with the Town Council on October 24th 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 six (6) 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 \$6,000,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$6,000,000) 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 six (6) 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 November 28, 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 14<sup>th</sup> day of November 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*  
6ABDF470D254D9...  
Kent McPhail

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

DocuSigned by:  
*Dan Bridget*  
D9730EE181004F8...  
Dan Bridget

Attested by:  
DocuSigned by:  
*Mark J. Todisco*  
5C89C0DDFB63426...  
Mark J. Todisco, Clerk-Treasurer  
Town of Plainfield, Indiana

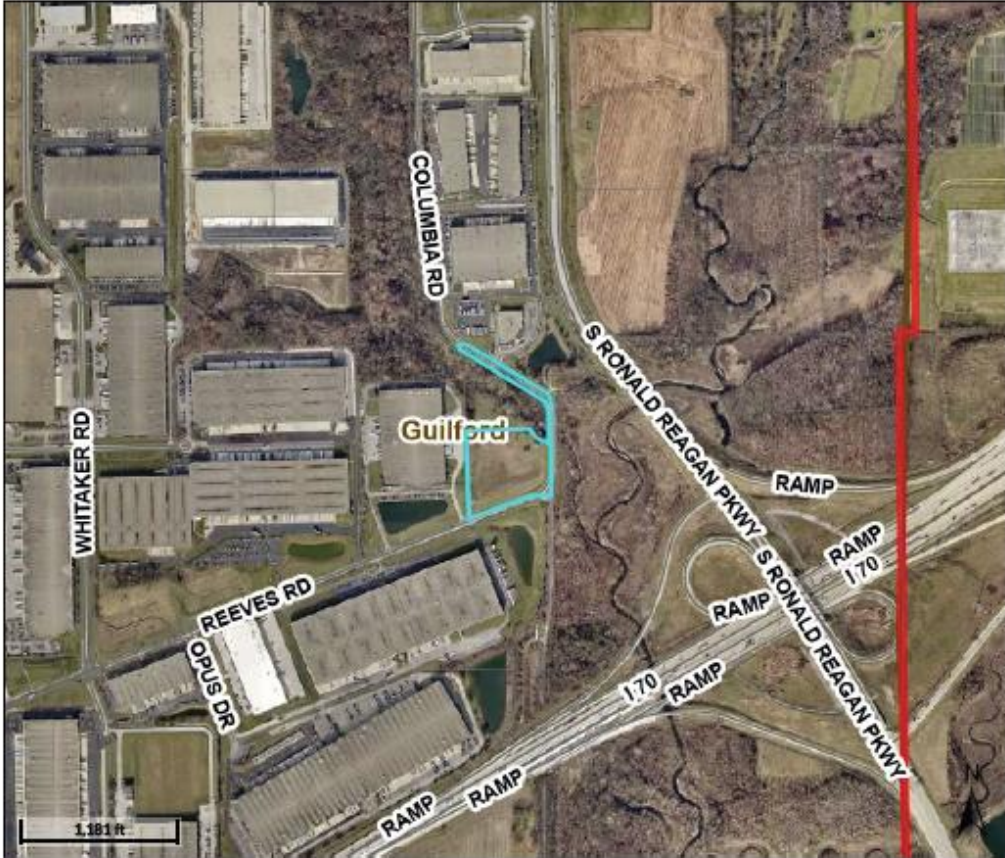
## Exhibit A

### Description Based Upon Survey.

Part of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 5, Township 14 North, Range 2 East, more particularly described as follows:

Beginning at a rebar with a yellow plastic cap stamped "SCHNEIDER FIRM #0001" at the southeast corner of the Final Plat for Airwest Business Park, Section Five and Incremental Lot 29, the plat of which is recorded as Instrument No. 200000009799 in the Office of the Recorder in Hendricks County; thence North 02 degrees 41 minutes 39 seconds West along the easterly line of said plat a distance of 646.63 to the southerly line of a tract of land described in a Limited Warranty Deed to the Indianapolis Airport Authority recorded as Instrument No. 200400003062 in said Recorder's Office, the following three (3) courses being along said southerly line; (1) thence North 88 degrees 54 minutes 36 seconds East 463.47 feet; thence South 38 degrees 58 minutes 43 seconds East 82.79 feet; South 62 degrees 32 minutes 42 seconds East 101.09 feet to a rebar with a yellow plastic cap stamped "BANNING ENGR. FIRM #0006" the westerly right of way line of Columbia Road, the following three (3) courses being along the westerly right of way line of Columbia Road and the northerly right of way line of Reeves Road; (1) thence South 00 degrees 12 minutes 57 seconds East 199.66 feet to a point on a tangent curve to the right having a radius of 170.00 feet the radius point of which bears South 89 degrees 48 minutes 54 seconds East from said point; (2) thence along said curve an arc distance of 203.51 feet to a point which bears South 21 degrees 35 minutes 45 seconds East from said radius point; (3) thence South 68 degrees 23 minutes 00 seconds West a distance of 503.50 feet to the point of beginning, containing 7.05 acres of land more or less.

EXHIBIT B



Overview



Legend

- Parcels
- County Roads
- Corporate Bounda

Parcel ID	32-16-05-100-001000-012	Alternate ID	21-2-05-42E 100-001	Owner Address	Airwest Associates II LLC
Sec/Twp/Rng	0005-0014-2E	Class	INDUSTRIAL VACANT LAND		320 N MERIDIAN ST Ste 700
Property Address		Acreege	5.54		Indianapolis, IN 46204
District	Town Of Plainfield				
Brief Tax Description	Pt N 1/2 5-14-2E 5.54AC				
	Assess 99-00				
	Pt To Airwest Sec 5,				
	PT TO (32)300-020,100-005,(05)200-015				
	(Note: Not to be used on legal documents)				

Date created: 11/3/2022  
Last Data Uploaded: 11/2/2022 11:27:20 PM

Developed by Schneider  
GEO SPATIAL