

ORIGINAL

RESOLUTION NO. 2011-027

RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA FOR PURPOSES
OF APPROVING DEDUCTION FROM ASSESSED VALUE OF REAL PROPERTY
IMPROVEMENTS FOR MCGUNEGILL ENGINE PERFORMANCE
(Real Estate)

WHEREAS, the Indiana General Assembly has enacted a statute, I.C. 6-6.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property improvements (as defined in the Act) for the purpose of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that is to be declared an economic revitalization area during the period beginning March 1, 1983 and ending December 31, 2011; and

WHEREAS, the McGunegill Engine Performance will undertake construction of new real property improvements valued at \$65,000 on property located at 2900 East CR 350 North, in Hamilton Township, Delaware County, Indiana and described on the attached map and legal description; and

WHEREAS, by passage of this resolution, the aforementioned area will be declared and affirmed as an economic revitalization area, which will authorize deductions from assessed value of new real property construction and/or improvements made in the area for purposes of taxation; and

WHEREAS, as a condition of approval of the ensuing abatement, McGunegill Engine Performance agrees to update the County Council on a semi-annual basis with regard to the status of employment at the new facility during the term of the life of the abatement.

NOW, THEREFORE, BE IT RESOLVED by the County Council of the County of Delaware in the State of Indiana:

1. The Delaware County Council finds and determines that the area described in this Resolution meets the qualifications for an economic revitalization area for the purposed of I.C. 6-1-12.1-3(e)(11)(A).

2. The Delaware County Council further finds that the new construction to be undertaken in the above described period beginning March 1, 1983 and ending December 31, 2011, by McGunegill Engine Performance shall be allowed a deduction from the assessed value of said improvements for ten (10) years in accordance with the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. The Delaware County Auditor shall take such further actions as may be required to carry out the purposes of this Resolution and to insure the eligibility of said new real property construction for purposes of allowing a deduction from the assessed value of said improvements for ten (10) years in accordance with I.C. 6-1.1-12.1-4.

4. This Resolution shall be in full force and effect from and after its passage by the Delaware County Council and such publications as may be required by law.

	Yeas	Nays	Abstained	Absent
Mary Chambers	<u>Mary Chambers</u>	_____	_____	_____
Mike Jones	<u>Mike Jones</u>	_____	_____	_____
James King	<u>James King</u>	_____	_____	_____
Chris Matchett	<u>Chris Matchett</u>	_____	_____	_____
Kevin Nemyer	_____	_____	_____	_____
Ron Quakenbush	<u>Ron Quakenbush</u>	_____	_____	_____
Rick Spangler	<u>Rick Spangler</u>	_____	_____	_____

Passed by the County Council of Delaware County, Indiana this _____ day of

_____, 2011.

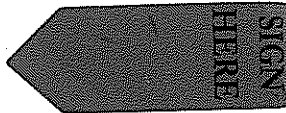
James King
James King, President
Delaware County Council

ATTEST:

Judy Rust
Judy Rust, Auditor
Delaware County Indiana

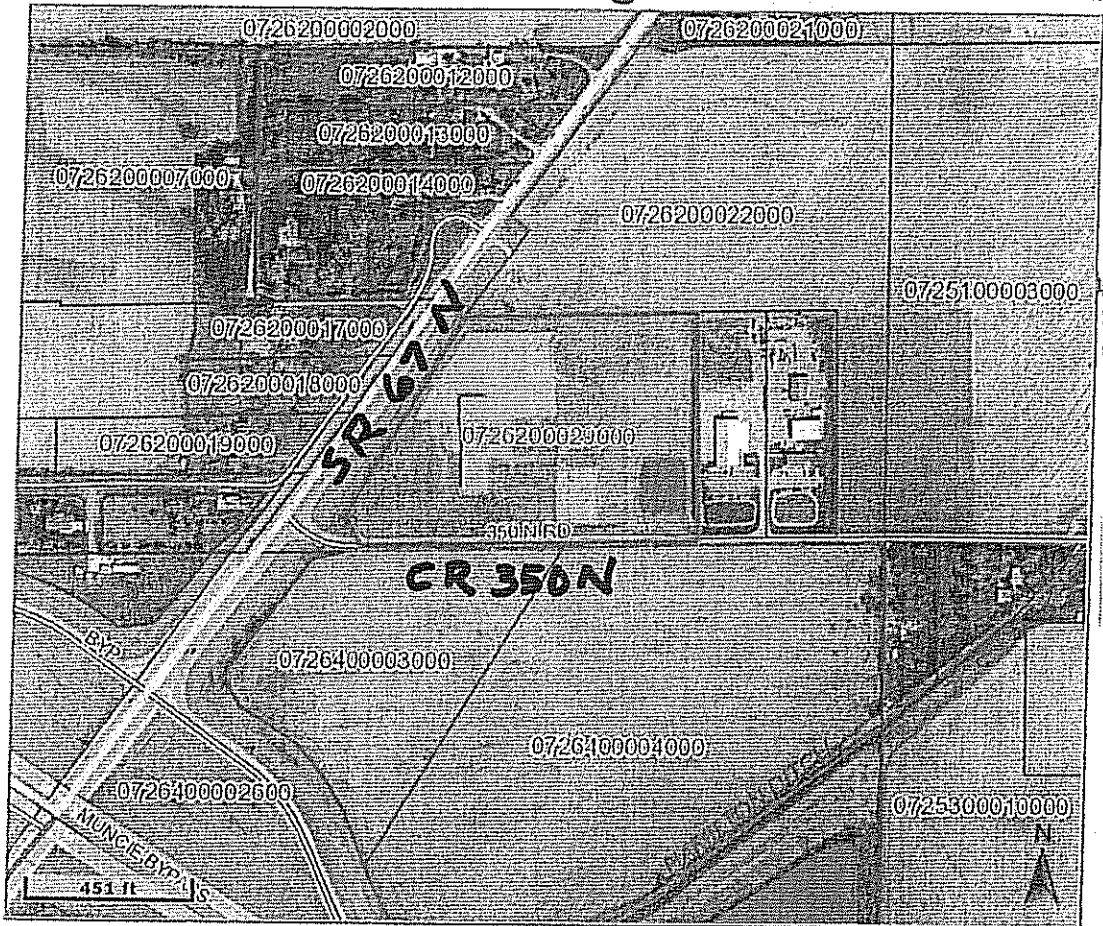
This Resolution is approved in form by

Amanda Dunnuck
Amanda Dunnuck, Legal Counsel
Delaware County Council



Delaware County, IN

McGunesill Engine Performance



A part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Twenty-one (21) North, Range Ten (10) East, more particularly described as follows, to-wit:

Beginning at a point in the South line, Four Hundred Eighty-three and Sixty-five Hundredths (483.65) feet West of the Southeast corner of said South Half of the Northeast Quarter and running thence South Eighty-nine degrees Seven minutes Six seconds West (S 89°07'06" W) on said South line, Eight Hundred Eighty and Three Hundredths (880.03) feet to a point in the Easterly limited access right-of-way line of State Road No. 67 produced Southerly; thence running North Twenty-eight degrees Fifty-five minutes Twenty-eight seconds West (N 28°55'28" W) on said line, Ninety-four and Sixty-seven Hundredths (94.67) feet; thence running North Thirty degrees Thirty-six minutes Nine seconds East (N 30°36'09" E) on said line, Six Hundred Five and Sixty-four Hundredths (605.64) feet; thence running North Eighty-nine degrees Seven minutes Six seconds East (N 89°07'06" E) and parallel with the South line of said South Half of the Northeast Quarter, Six Hundred Eight and Twenty-five Hundredths (608.25) feet; thence running South Zero degrees Fifty-two minutes Fifty-four seconds East (S 00°52'54" E) Six Hundred (600,0) feet to the point of beginning, containing 10.818 acres, more or less,

This property is more commonly known as 2900 East County Road 350 North, Muncie, IN 47303 (the "Real Estate").

**APPLICATION FOR TAX ABATEMENT
REAL PROPERTY**

This completed application, including a map identifying the general location of the facility, should be signed by the owner (or representative) of the new building and submitted to:

Delaware County Council
c/o Bruce Baldwin, Vision 2011
P.O. Box 842
Muncie, IN 47308-0842
PH: 765.751.9104
Please type or print.

Date: 10/11/11 Name of Company: McGUNGILL ENGINE PERFORMANCE
Address of Property: 2900 E. CR 350N.
Township: HAMILTON
Current Zoning: _____

Is legal description attached? Yes No _____ (If possible, please provide at time of application.)

Property Owner (s): MAINSOURCE BANK
Name _____ Name _____
Address 2105 N. STATE ROAD 3 BYPASS Address _____
GREENSBURG IN 47240

Owner's Representative:
Name MARK STURGIS (ADM) Telephone 765-282 7785
Address 3410 FOX RIDGE LANE MUNCIE IN 47304

Is property / facility served by adequate utilities?

Yes _____ No

Are present utilities adequate for new improvements?

Yes _____ No

If not, please explain:

3 PHASE ELECTRIC NEEDED FOR SHOP MACHINERY

Describe the new physical improvements that will be made on the property, how the new property will be used, and the projected cost: SEE ATTACHED

REAL PROPERTY TAX ABATEMENT APPLICATION - PAGE 2

Tax Assessment and Payment:

Amount of last real property assessment: \$ _____

Amount of last real property taxes: \$ _____

(Please attach a copy of your latest paid tax receipts to this form)

Total number of employees currently working for the company: 8; At this facility? 8

Number of Minorities: _____; Number of Females: 1; Number of Handicapped: _____

What percentage of employees are Delaware County Residents? 50 %

Number of new employees to be added at this facility as a result of abatement: 7; Actual (+) jobs: 15

Fringe Benefits: Health Insurance (Y or N) N; % paid by employer: _____; % paid by employee: _____

Pension: (Y or N) Y; % paid by employer: _____; % paid by employee: _____

Wage Package: Starting Wage: \$ 11; High Wage: \$ 15; Average Wage: \$ 13

Job skill of new employees / entry level skill: ENTRY LEVEL (4)

SKILLED - AUTOMOTIVE / MACHINIST (3)

Current average expected wage for jobs resulting from abatement (range): \$ 13

Number of jobs retained as a result of this project: 8

I hereby certify that the information and representations on this application are true and complete.

W.D. McLaughlin owner 10-2-11
Name Title Date

NOTICE: Your signature above indicates that you are aware that you must annually file both form CF-1 (Compliance with Statement of Benefits), and Form 322 ERA/PP (Application for Deduction from Assessed Valuation) by the dates indicated on the forms in order to actually receive your tax deduction.

When submitting application for real estate property tax abatement, the following non-refundable fee schedule applies to cover administrative and processing expenses with payment to the **Delaware County Treasurer**.

<u>Total Rehabilitation / Construction Cost of Project</u>	<u>Application Fee</u>
\$20,000 or less	\$ 40.00
\$20,001 to \$75,000	\$ 75.00
\$75,001 to \$500,000	\$ 150.00
\$500,001 or more	\$ 250.00



Delaware County, Indiana

The Official Source of City and County Government Information



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Delaware County Tax Information Online

Search another account. Print Tax Inquiry.

Delaware County Real Estate Tax Inquiry for Year of "2010 Pay 2011".

-- Not for Official Use! --

Spring Tax Due Date: **5/10/2011 11:59:59 PM** Fall Tax Due Date: **11/10/2011 11:59:59 PM**

Parcel No.: **180726200029000006** Tax Unit: **006 HAMILTON** Tax Year: "2010 Pay 2011"

Owner Name 1: **MAINSOURCE BANK**

Property Address: **2900 CR 350N**

Mailing Address: **2105 N STATE ROAD 3 BYPASS GREENSBURG Indiana 4724**

Legal STR: **262110** Legal Section: Legal Block: **0**

Legal Plat: Legal Sub: Legal Lot No.: **0**

Legal Description: **PT S HLF NE QTR**

Inlot : **0, 0, 0, 0, 0, 0, 0, 0, 0, 0**

Outlot : **0, 0** Acreage: **10.818** Transfer Date: **0000-00-00**

Book: **0** Page: **0** State Useage Code: **0**

----- Assessed Value -----

Land & Improvements: **872600**

----- Exemptions -----

Homestead: **0** Over 65: **0** Mortgage: **0**

Blind/Disability: **0** Rehabilitation: **0** Fertilizer: **0**

Veteran: **0** Abatement: **0** Non-Profit: **0**

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ **8,634.82**

2ND 1/2 Year Gross Tax: \$ **8,634.82**

1ST Homestead Credit: \$ **0.00**

2ND Homestead Credit: \$ **0.00**

1ST Replacement Credit: \$ **0.00**

2ND Replacement Credit: \$ **0.00**

Circuit Breaker Cap 1ST Installment: \$ **0.00**

Circuit Breaker Cap 2ND Installment: \$ **0.00**

1ST Net This Installment: \$ 8,634.82

2ND Net This Installment: \$ 8,634.82

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 0.00	Fall Taxes: \$ 0.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 0.00	Storm Water: \$ 0.00
Delinquent's: \$ 0.00 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 0.00
Spring Amount Due: \$ 0.00	





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R / 1-06)
Prescribed by the Department of Local Government Finance

FORM SB-1 / RE

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1/RE annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b))
5. The schedules established under IC 6-1.1-12.1-4(d) effective July 1, 2000, apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
McBUNEGILL ENGINE PERFORMANCE

Address of taxpayer (number and street, city, state, and ZIP code)
1726 N. ELM ST MUNCIE IN 47303

Name of contact person
DEWAINE McBUNEGILL JR

Telephone number
(765) 282 1913

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
DELAWARE COUNTY COUNCIL

Resolution number

Location of property
2900 CR 350 N

County
DELAWARE

DLGF taxing district number

Description of real property improvements, redevelopment, or rehabilitation. (use additional sheets if necessary)

ESTIMATED	
Start Date	Completion Date
12-1-11	1-1-12

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
8	\$ 13⁰⁰ / hr	8	\$ 13⁰⁰ / hr	7	\$ 13⁰⁰ / hr

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	300 000	
Plus estimated values of proposed project	65 000	
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____

Estimated hazardous waste converted (pounds) _____

Other benefits:

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative
WJ [Signature]

Title
owner


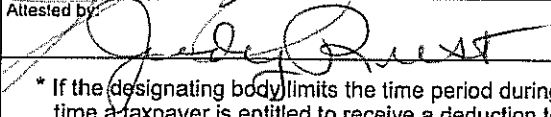
Date signed (month, day, year)
10-12-11

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Redevelopment or rehabilitation of real estate improvements; Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- D. Other limitations or conditions (specify) _____
- E. The deduction for redevelopment or rehabilitation is allowed for _____ years* (see below).

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. (IC 6-1.1-12-3(b))

Approved: <i>(signature and title of authorized member)</i> 	Telephone number ()	Date signed (month, day, year)
Attested by: 	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

For residentially distressed areas, the deduction period may not exceed five (5) years. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years. For ERAs after June 30, 2000, the deduction period may not exceed ten (10) years. An area designated as an urban development area pursuant to an application filed after December 31, 1978, and prior to January 1, 1986, are entitled to a ten (10) year deduction.



Physical Improvements, Use, & Projected cost:

- 3 Phase electric: Cost \$20,000
3 phase electric needed to run our machinery.
- Air Conditioning: Cost \$35,000
Air conditioning will be added in the general shop area. Climate control is necessary for us to perform precision machining operations.
- Chassis Dyno Area: Cost \$10,000
The Chassis Dyno is a diagnostic machine is recessed into the ground and requires a dedicated amount of room for the controller, sensors, and other components.

Machine Description and Cost:

- CNC Block Machine: Cost \$75,000 expected depreciable life – 10yrs
CNC Block Machine improves productivity by completing several machining processes in the same fixture, previously done in multiple machines with extensive set up time.
- Flow Bench: Cost \$10,000 expected depreciable life – 10yrs
Used primarily for testing the intake and exhaust ports of cylinder heads of internal combustion engines. It is also used to test the flow capabilities of any component such as air filters, carburetors, manifolds or any other part that is required to flow gas. It is one of the primary tools of high performance engine builders.
- Jet Sprayer: Cost \$5,000 expected depreciable life – 10yrs
Used for cleaning critical parts and pieces.
- Sonic Cleaner: Cost \$10,000 expected depreciable life – 8yrs
Used for cleaning critical parts and pieces.

New R&D, Information Technology Equipment:

- EFI Live: Cost \$1,399 expected depreciable life – 5yrs
EFI Live gives users the ability to adjust and map the onboard controllers in modern vehicles, allowing the user the ability to improve performance and tune performance vehicles.
- Chassis Dyno: Cost \$15,000 expected depreciable life – 5yrs
The chassis dyno will be used to measure and adjust the performance output of a vehicle.