

ORIGINAL

RESOLUTION 2017-039
DELAWARE COUNTY COUNCIL

A RESOLUTION DESIGNATING 12.85 ACRES IN HAMILTON TOWNSHIP, DELAWARE COUNTY, INDIANA, AND LOCATED ON INDIANA STATE ROAD THREE NORTH, AN ECONOMIC REVITALIZATION AREA

WHEREAS, Indiana Code 6-1.1-12.1 allows an abatement of real property taxes attributable to redevelopment or rehabilitation activities in economic revitalization areas as defined therein; and

WHEREAS, Indiana Code 6-1.1-12.1 authorizes the Delaware County Council ("Council") as designating body to designate economic revitalization areas under the procedures established by law; and

WHEREAS, B & C Development LLC ("Owner") has filed an Application for Tax Abatement and submitted a Statement of Benefits for proposed construction of a new 7,200 square foot building at an estimated cost of \$889,741.00 ("Project") on 12.85 acres in Hamilton Township, Delaware County, Indiana, and located on Indiana State Road 3 North (Parcel No. 18-07-23-300-020.000-006) ("Real Estate"), more particularly shown and described in the Ashton Land Surveyors survey dated March 20, 2017 ("Survey"), attached hereto and made a part hereof; and

WHEREAS, the proposed new building will house offices and construction equipment storage and shop space for United Construction Services LLC who will employ 12 to 15 new employees within twelve months and retain an additional 30 employees; and

WHEREAS, the Council believes it is in the best interests of the citizens of Delaware County, Indiana, to designate economic revitalization areas in order to expand the property tax base, promote private investment, and create jobs;

NOW THEREFORE BE IT RESOLVED that:

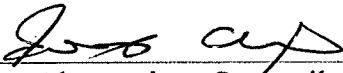
1. The Application and Statement of Benefits submitted by the Owner are in proper form and deemed complete as filed.
2. The Real Estate is within Delaware County, Indiana, and has become undesirable for, or impossible of, normal growth and development.
3. The Council finds as follows:

- a. The estimate of the value of the Project is reasonable for projects of that nature.
 - b. The estimate of the number of individuals who will be employed or retained can reasonably be expected to result from the Project.
 - c. The estimate of the annual salaries of the individuals who will be employed or retained can reasonably be expected to result from the Project.
 - d. Other benefits as shown on the Application can reasonably be expected to result from the Project.
 - e. The totality of the benefits is sufficient to justify the deduction as requested.
4. The Council hereby designates the Real Estate as shown on and described in the Survey as an economic revitalization area for purposes of establishing a deduction to the assessed value of real property.
 5. The deductions provided by this resolution shall be for the Project for a period of five (5) years from the date of the assessment of the real property improvements upon the Real Estate as follows:


YEAR OF DEDUCTION	PERCENTAGE
1 ST	100%
2 ND	80%
3 RD	60%
4 TH	40%
5 TH	20%
6 TH and thereafter	0%

6. The Delaware County Auditor shall cause notice of the adoption and substance of this Resolution and setting a public hearing to be held on Tuesday, October 24, 2017, at 9:00 a.m. local time, in the Commissioners' Court Room, Third Floor, Delaware County Building, 100 West Main Street, Muncie, Indiana, to be published in the Muncie StarPress and shall file a copy of the notice and a copy of the Statement of Benefits with each taxing unit that has authority to levy property taxes in the geographic area where the Real Estate is located.
7. This Resolution shall be effective upon passage, subject to the public hearing and adoption of a resolution to confirm, modify or rescind this Resolution.

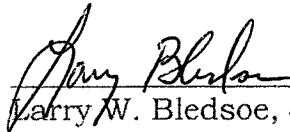
Dated this ____ day of September, 2017.



Scott Alexander, Councilman



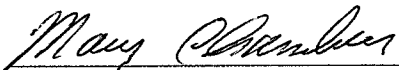
Christopher W. Matchett,
Councilman



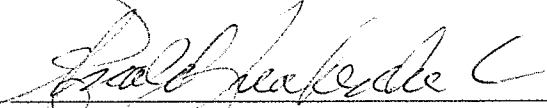
Larry W. Bledsoe, Jr., Councilman



Jessica Piper, Councilwoman



Mary Chambers, Councilwoman

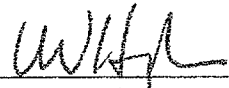


Ronald Quakenbush, Councilman

Jane Lasater, Councilwoman

Attest:


Steven Craycraft, Auditor

This Resolution is approved in form by 

Legal Counsel