

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2006-21**

**RESOLUTION APPROVING REAL PROPERTY  
TAX ABATEMENT FOR  
METROAIR BUSINESS PARK BUILDING NO. 3  
(METROAIR PARTNERS, LLC)**

WHEREAS, the Town Council of the Town of Plainfield, Indiana, by Resolution No. 2004-29 designated an area of approximately 56.09 acres located at approximately 700 Columbia Road (the "Area") as an economic revitalization area under and pursuant to IC 6-1.1-12.1-1 et seq., and, following legally required public notice and public hearing, by Resolution No. 2004-21 confirmed Resolution No. 2004-29; and

WHEREAS, the Town Council of the Town of Plainfield, Indiana, has been advised by MetroAir Partners, LLC, the owner of the Area located therein which is operated by MetroAir Partners, LLC ("MetroAir"), of a proposed revitalization project (the "Project") which includes certain real property redevelopment or rehabilitation involving the construction of MetroAir Building No. 3 within the AREA; and

WHEREAS, MetroAir anticipates increases in the assessed value of real property from the proposed redevelopment or rehabilitation of real property in connection with the Project and has submitted documents, including a Statement of Benefits, to the Town Council of the Town of Plainfield, Indiana, in the form attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Town Council of the Town of Plainfield, Indiana, has reviewed the Statement of Benefits included in Exhibit A and other information brought to its

attention, and hereby determines that the deductions under IC 6-1.1-12.1-3 should be allowed with respect to the Project based upon the following findings:

- (1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature.
- (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably be expected to result from the proposed described redevelopment or rehabilitation.
- (4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of the improvements, create benefits of the type and quality anticipated by the Town Council of the Town of Plainfield, Indiana, within the Area and can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
- (5) The totality of the benefits is sufficient to justify the deductions,

AND WHEREAS, the Town Council hereby finds that the purposes of IC 6-1.1-12.1 are served by allowing the deductions provided by IC 6-1.1-12.1-3 in connection with any real estate improvements made in connection with the Project for a period of ten (10) years;

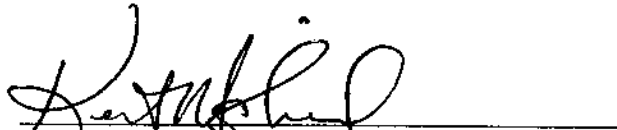
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the  
Town of Plainfield, Indiana, that:

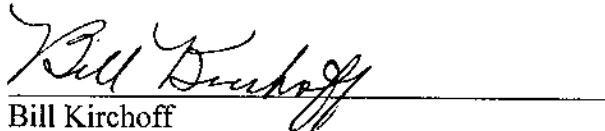
1. The owner of property within the Area shall be entitled to the deductions provided by IC 6-1.1-12.1-3 for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in Exhibit A.
2. The Statement of Benefits submitted by MetroAir is hereby approved.


ADOPTED, this 14<sup>th</sup> day of August, 2006 by the Town Council of the Town of Plainfield, Indiana.


TOWN COUNCIL, TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA

  
Robin G. Brandgard, President

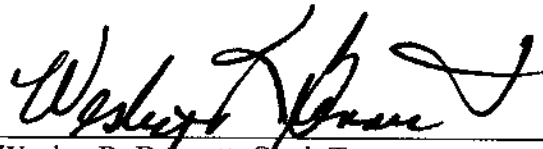
  
Kent McPhail

  
Bill Kirchoff

  
Daniel W. Fivecoat

  
Edmond L. Gaddie, Jr.

Attested by:

  
Wesley R. Bennett, Clerk Treasurer  
of the Town of Plainfield, Indiana



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (5-04)  
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 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) 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 <b>Metro Air Partners, LLC</b>						
Address of taxpayer (street and number, city, state and ZIP code) <b>280 E. 96th St. #160, Indianapolis, IN 46240</b>						
Name of contact person <b>Richard W. Horn</b>				Telephone number <b>317-819-1888</b>		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body <b>Metro Air Business Park Building 3</b>				Resolution number <b>2004-29</b>		
Location of property <b>Columbia Road, Plainfield</b>			County <b>Hendricks</b>	Taxing district <b>Town of Plainfield</b>		
Description of real property improvements (use additional sheets if necessary) <b>Building 3, \$10,000,000 250,000 sq. feet</b>				ESTIMATED		
				Real Estate	Start Date <b>9-1-2006</b>	Completion Date <b>2-27-2007</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries	Number additional	Salaries	
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		<b>900,000</b>	<b>14,000</b>	
		Plus estimated values of proposed project		<b>9,000,000</b>		
		Less values of any property being replaced		<b>0</b>		
Net estimated values upon completion of project		<b>9,900,000</b>				
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 <b>Richard W. Horn</b>	Title	Date signed (month, day, year)

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) \_\_\_\_\_

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.

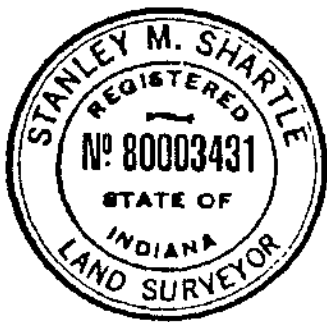
Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

\* 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.

METROAIR PARTNERS, LLC  
LEGAL DESCRIPTION OF  
PARCEL FOR BUILDING 3

A part of the East Half of the Northwest Quarter of Section 32, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said half-quarter section; thence North 88 degrees 52 minutes 47 seconds East on the north line of said half-quarter section 490.00 feet; thence South 0 degrees 54 minutes 02 seconds East parallel with the west line of said half-quarter section 1,025.78 feet; thence South 5 degrees 28 minutes 11 seconds East 150.64 feet; thence South 89 degrees 05 minutes 58 seconds West 70.20 feet; thence South 0 degrees 54 minutes 02 seconds East parallel with the west line of said half-quarter section 30.34 feet; thence South 88 degrees 44 minutes 57 seconds West 431.80 feet to the west line of said half-quarter section; thence North 0 degrees 54 minutes 02 seconds West on said west line 1,207.04 feet to the point of beginning; containing 13.552 acres, more or less. Subject to zoning, restrictions, encumbrances, rights of way, easements, and regulated drains, if any.

Given under my hand and seal this 6<sup>th</sup> day of July 2006:



**PARSONS CUNNINGHAM & SHARTLE ENGINEERS, INC.**

*Stanley M. Shartle*

Stanley M. Shartle, Registered Land  
Surveyor No. 80003431, State of Ind.

