

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2015-30**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR REAL PROPERTY TAX ABATEMENT –  
RAYMOND’S ALIGNMENT SERVICE**

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, Raymond’s Alignment Service (the “Applicant”) has filed with the Town Council on June 12, 2015, a Petition for Real Property Tax Abatement Consideration (the “Application”) and SB-1 Vacant Building Deduction form, pursuant to I.C. 6-1.1-12.1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff, the Tax Abatement Committee and the 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.

2. Real Property and Improvements. The Town Council declares that any and all improvements placed upon the real estate described in Exhibit A after the date of the adoption of this resolution by the Town Council, along with the said real estate, shall be eligible for real 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 contained in the Application of the value of the Applicant's project is reasonable;
- (b) The employment numbers contained in the Application, if any, are reasonably expected;
- (c) The salaries reported in the Application related to such employment, if any, are reasonable; and
- (d) The benefits reported in the Application to be received from the Applicant's project are sufficient to justify the deduction.


6. Vacant Building Deduction Duration. Based upon the provisions of the Ordinance, the Town Council declares that a two (2) year deduction 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 13, 2015, to wit: Plainfield Town Hall, 206 W. Main Street, 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) 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 22<sup>nd</sup> day of July, 2015.

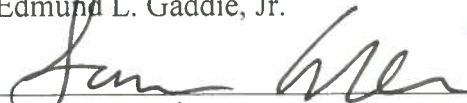
TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
\_\_\_\_\_  
Robin G. Brandgard, President

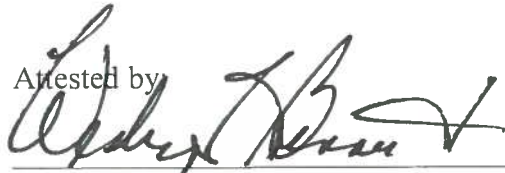
  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Bill Kirchoff

  
\_\_\_\_\_  
Edmund L. Gaddie, Jr.

  
\_\_\_\_\_  
Lance K. Angle

Attested by

  
\_\_\_\_\_

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

# EXHIBIT A



## STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 551B2 (R / 2-14)  
Prescribed by the Department of Local Government Finance

20 <u>15</u> PAY 20 <u>16</u>
FORM SB-1 / VBD

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

**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 occupation of the eligible vacant building for which the person wishes to claim a deduction.
2. To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
3. A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Raymond's Alignment Service					
Address of taxpayer (number and street, city, state, and ZIP code) 3828 Clarks Creek Rd., Plainfield, IN 46168					
Name of contact person Bruce Raymond			Telephone number ( 317 ) 838-7112	E-mail address bruce@raymondsalignment.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Plainfield, Indiana				Resolution number	
Location of property 2707 E. Main St., Plainfield, IN; New replatted Lot 1 & @			County Hendricks	DLGF taxing district number 32012	
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). The former Professional Garage Doors property. Will take possession of the front building.				Estimated occupancy date (month, day, year) 02/28/2015	
				Estimated date placed-in-use (month, day, year) 05/31/2015	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT					
Current number 12	Salaries 510,000.00	Number retained 12	Salaries 510,000.00	Number additional 5	Salaries 225,000.00
SECTION ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST	ASSESSED VALUE	
Current values			1,400,000.00		
Plus estimated values of proposed project			150,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			1,500,000.00		
SECTION 5 EFFORTS TO SELL OR LEASE VACANT BUILDING					
Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy: The property has been marketed for approximately 3 years. Since Oct 2013 is has been listed with a realtor to sell the entire property.					
Show amount for which the building was offered for sale, lease, or rent during period of vacancy: \$1,900,000 for entire property					
List any other benefits resulting from the occupancy of the eligible vacant building.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true					
I authorized representative  <i>Bruce Raymond</i>			Title President		

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 2 (two) calendar years\* (see below). The date this designation expires is 6/2017.
- B. The amount of the deduction applicable is limited to \$ 1,500,000
- C. Other limitations or conditions (specify) \_\_\_\_\_
- D. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined

We have also 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 of designating body) <i>Robin M. Brandgard</i> PRESIDENT, TOWN COUNCIL	Telephone number (317) 839-2561	Date signed (month, day, year) 6/18/15
Printed name of authorized member of designating body ROBIN G BRANDGARD	Name of designating body TOWN OF PLAINFIELD	
Attested by (signature and title of attester) <i>Anthony A. Pecora</i> , IN-GRAM TOWN MANAGER	Printed name of attester ANTHONY A. PECORA	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-1(17) "Eligible vacant building" means a building that,

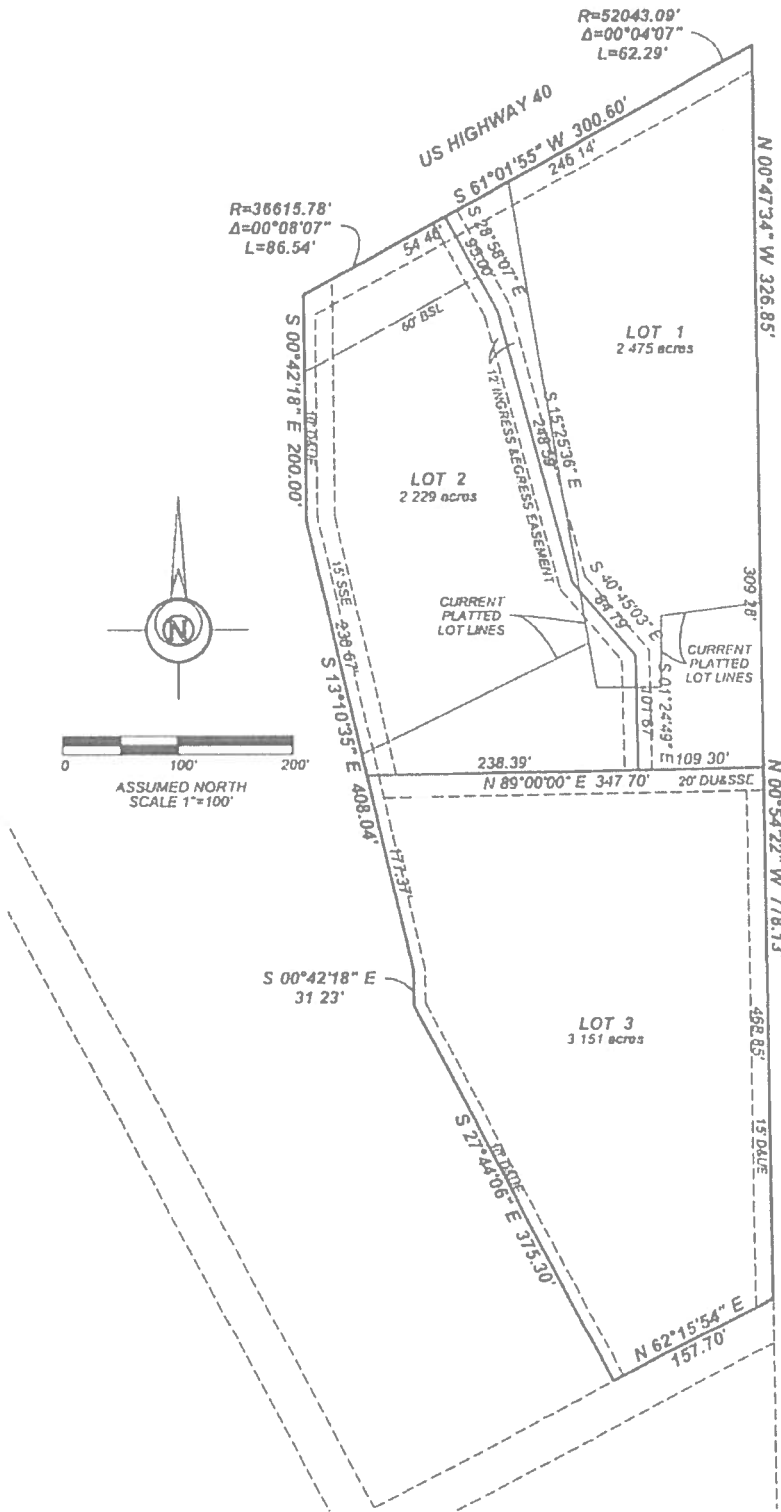
- (A) is zoned for commercial or industrial purposes; and  
 (B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

IC 6-1.1-12.1-17  
 Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit B



**LAND DESCRIPTION**  
**Proposed Replat of Lot 1**

That portion of P.G.D. Subdivision, a subdivision in the Town of Plainfield, as per plat thereof recorded as Instrument Number 199702014 in the office of the Recorder of Hendricks County, Indiana, described as follows:

Commencing at the southwest corner of said plat; thence North 27 degrees 44 minutes 06 seconds West along the west line thereof 375.30 feet; thence North 00 degrees 42 minutes 18 seconds West along said west line 31.23 feet; thence North 13 degrees 10 minutes 35 seconds West along said west line 177.37 feet to the westerly extension of the north line of a 20-foot sanitary sewer, utility, and drainage easement per said plat; thence North 89 degrees 00 minutes 00 seconds East along said north line and its westerly extension 238.39 feet to the POINT OF BEGINNING; thence North 01 degree 24 minutes 49 seconds West 101.67 feet; thence North 40 degrees 45 minutes 03 seconds West 84.79 feet; thence North 15 degrees 25 minutes 36 seconds West 248.59 feet; thence North 28 degrees 58 minutes 07 seconds West 95.00 feet to the south right of way line of U.S. Highway 40; thence North 61 degrees 01 minute 55 seconds East along said south line 246.14 feet to the beginning of a tangent curve to the right having a radius of 52,043.09 feet and a central angle of 00 degrees 04 minutes 07 seconds; thence northeasterly along said south line and the arc of said curve 62.29 feet to the east line of said plat; thence South 00 degrees 47 minutes 34 seconds East along said east line 326.85 feet; thence South 00 degrees 54 minutes 22 seconds East along said east line 309.28 feet to the north line of said easement; thence South 89 degrees 00 minutes 00 seconds West along said north line 109.30 feet to the POINT OF BEGINNING, containing 2.48 acres of land, more or less.

**LAND DESCRIPTION**  
**Proposed Replat of Lot 2**

That portion of P.G.D. Subdivision, a subdivision in the Town of Plainfield, as per plat thereof recorded as Instrument Number 199702014 in the office of the Recorder of Hendricks County, Indiana, described as follows:

BEGINNING at the southwest corner of said plat; thence North 27 degrees 44 minutes 06 seconds West along the west line thereof 375.30 feet; thence North 00 degrees 42 minutes 18 seconds West along said west line 31.23 feet; thence North 13 degrees 10 minutes 35 seconds West along said west line 177.37 feet to the westerly extension of the north line of a 20-foot sanitary sewer, utility, and drainage easement per said plat; thence North 89 degrees 00 minutes 00 seconds East along said north line and its westerly extension 238.39 feet to the POINT OF BEGINNING; thence North 01 degree 24 minutes 49 seconds West 101.67 feet; thence North 40 degrees 45 minutes 03 seconds West 84.79 feet; thence North 15 degrees 25 minutes 36 seconds West 248.59 feet; thence North 28 degrees 58 minutes 07 seconds West 95.00 feet to the south right of way line of U.S. Highway 40; thence North 61 degrees 01 minute 55 seconds East along said south line 246.14 feet to the beginning of a tangent curve to the right having a radius of 52,043.09 feet and a central angle of 00 degrees 04 minutes 07 seconds; thence northeasterly along said south line and the arc of said curve 62.29 feet to the east line of said plat; thence South 00 degrees 47 minutes 34 seconds East along said east line 326.85 feet; thence South 00 degrees 54 minutes 22 seconds East along said east line 309.28 feet to the north line of said easement; thence South 89 degrees 00 minutes 00 seconds West along said north line 109.30 feet to the POINT OF BEGINNING, containing 2.48 acres of land, more or less.