

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2019-34

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND
IMPROVEMENTS FOR TAX ABATEMENT –
HARPER’S CROSSING LIMITED PARTNERSHIP/WODA COOPER**

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, Harper’s Crossing Limited Partnership (the “Applicant”) has filed with the Town Council on July 15, 2019, 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 ten (10) 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 \$12,700,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$12,700,000) 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 three (3) 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 August 26, 2019, to wit: Plainfield Fire Territory Headquarters, 591 Moon Rd., 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.

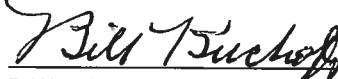
8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the legal description of the previously described real estate and attached map, to be filed with the Hendricks County Assessor 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 12th day of August, 2019.

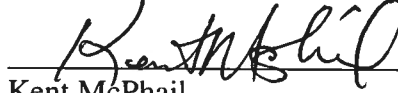
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



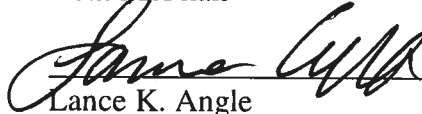
Robin G. Brandgard, President



Bill Kirchoff, Vice President



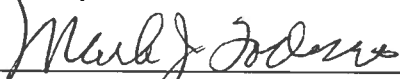
Kent McPhail



Lance K. Angle

Dan Bridget

Attested by:



Mark J. Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

EXHIBIT A [description of real estate]

Fidelity National Title Insurance Company

SCHEDULE A
(Continued)

EXHIBIT "A"

PARCEL 1:

A PART OF REPLAT OF LOT 4 IN HENDRICKS COUNTY PLAZA, II, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 3, SLIDE 29, PAGE 1 & 2, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR IN CONCRETE AT THE SOUTHEAST CORNER OF SAID SECTION 25 (BEING ALSO THE SOUTHWEST CORNER OF SAID SECTION 30); THENCE SOUTH 88 DEGREES 24 MINUTES 57 SECONDS WEST (THE BASIS FOR BEARINGS IS PER THE INDIANA STATE PLANE COORDINATE SYSTEM - WEST ZONE) ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 1349.97 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 43 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID HALF QUARTER A DISTANCE OF 1245.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GLADDEN ROAD AS RECORDED IN EASEMENT RECORD 3, PAGE 342 AND AMENDED IN MISCELLANEOUS RECORD 158, PAGES 472-474 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; (THE FOLLOWING 3 COURSES ARE ALONG THE SOUTH AND EAST LINES OF SAID RIGHT-OF-WAY). (1) NORTH 87 DEGREES 40 MINUTES 25 SECONDS EAST A DISTANCE OF 121.85 FEET; (2) NORTH 88 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 483.13 FEET; (3) NORTH 00 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 60.11 FEET TO THE SOUTHWEST CORNER OF GLADDEN FARMS APARTMENTS, PHASE II, RECORDED IN PLAT CABINET 4, SLIDE 39, PAGE 2 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 237.24 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT AND NORTHERLY PROLONGATION THEREOF A DISTANCE OF 1505.55 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTH LINE OF THE AFORESAID REPLAT OF LOT 4 IN HENDRICKS COUNTY PLAZA II; THENCE NORTH 81 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID PROLONGATION A DISTANCE OF 8.10 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT, BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 51 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID REPLAT A DISTANCE OF 337.21 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 56 SECONDS EAST A DISTANCE OF 146.67 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 18.95 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST A DISTANCE OF 242.82 FEET; THENCE SOUTH 27 DEGREES 30 MINUTES 42 SECONDS EAST A DISTANCE OF 268.21 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 130.88 FEET TO A POINT ON THE SOUTH LINE OF SAID REPLAT; THENCE SOUTH 81 DEGREES 09 MINUTES 08 SECONDS WEST ALONG SAID

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ALTA Commitment - Schedule A

Issuance Date: June 11, 2019 at 11:30am. Any prior Issuance of this title commitment is hereby replaced in its entirety by this Issuance of this title commitment.

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without Notice: the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Fidelity National Title Insurance Company

**SCHEDULE A
(Continued)**

SOUTH LINE A DISTANCE OF 395.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES, MORE OR LESS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JULY 28, 1989 IN BOOK 118, PAGE 212 AND IN DECLARATION OF EASEMENTS AND COVENANTS RECORDED SEPTEMBER 27, 1994 IN BOOK 143, PAGE 762; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED MAY 3, 1996 IN BOOK 154, PAGE 1 AND BY SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS RECORDED DECEMBER 27, 2004 IN BOOK 553, PAGE 2323.

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ALTA Commitment - Schedule A

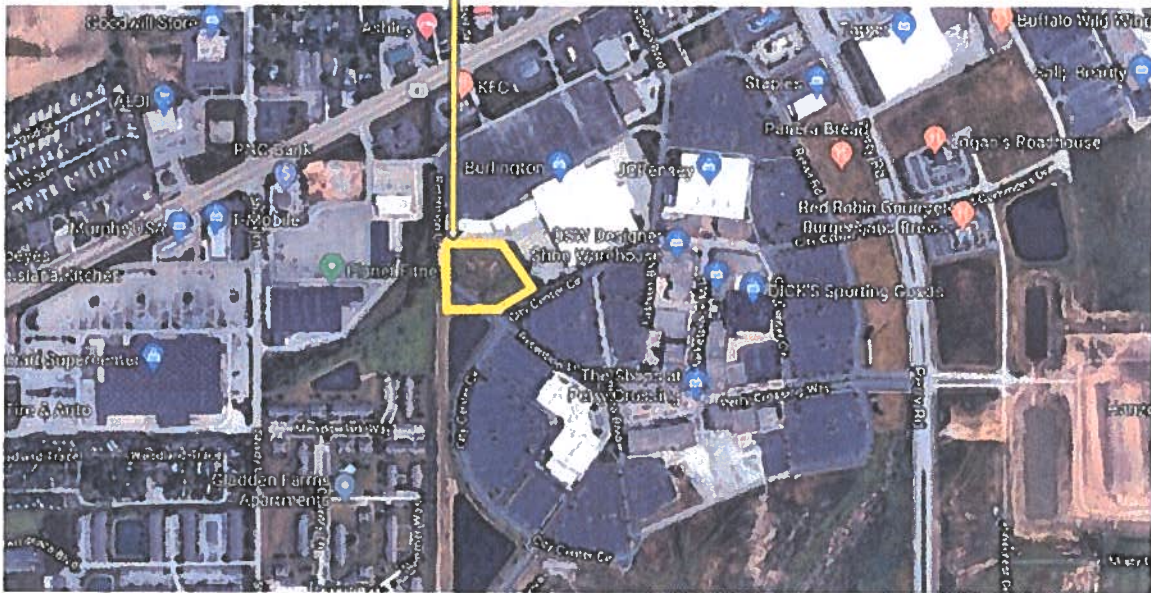
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EXHIBIT B

Map showing location of Harper's Crossing Apartments

3.2 Acres



Latest Survey

