

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2020-50

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL PROPERTY
AND IMPROVEMENTS FOR TAX ABATEMENT –
INGRAM MICRO SERVICES, LLC.**

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, Ingram Micro Services, LLC. (the “Applicant”) has filed with the Town Council on October 27, 2020, a Petition for Personal Property Tax Abatement Consideration (the “Application”), 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 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 five (5) 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 \$740,000 of personal property investment; and

2. Investments. The Town Council declares that any and all manufacturing, logistics and IT equipment (up to \$740,000) 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 personal property, 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 five (5) 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 November 23, 2020, to wit: Plainfield Fire Territory HQ, 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 personal property contemplated by the Application.

Adopted by the Town Council of the Town of Plainfield, Indiana this 9th day of November, 2020.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

DocuSigned by:
Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:
Bill Kirchoff

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Bill Kirchoff, Vice President

DocuSigned by:
Kent McPhail

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Kent McPhail

DocuSigned by:
Lance Angle

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Lance K. Angle

DocuSigned by:
Dan Bridget

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Dan Bridget

Attested by:

DocuSigned by:
Mark J. Todisco

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

EXHIBIT A

[description of location deemed an economic revitalization area]

LAND DESCRIPTION

Part of the Northeast Quarter and part of the East Half of the Southeast Quarter of Section 6, Township 14 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter Section; thence South 89 degrees 02 minutes 58 seconds West (assumed bearing) along the north line of said Quarter Section and the north line of Incremental Lot 21 in Airwest Business Park, Section Five, as per plat thereof recorded in Plat Cabinet 2, Slide 85, Pages 2A,B & C in the Office of the Recorder of Hendricks County, Indiana, a distance of 510.32 feet to the east right of way line of Whitaker Road and to a non-tangent curve having a radius of 630.00 feet, the radius point of which bears South 81 degrees 47 minutes 03 seconds West; thence southerly along said curve, being along the west line of said Lot 21, an arc distance of 86.93 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along the west line of said Lot 21 a distance of 182.02 feet to the Point of Beginning; thence continuing South 00 degrees 18 minutes 25 seconds East along the west line of said lot a distance of 1518.04 feet to a point on the north right of way line of Frontage Road Number 4 of Interstate Highway Number 70 (the following four courses are along said north right of way line); (1) thence South 63 degrees 57 minutes 30 seconds West 47.03 feet; (2) thence South 51 degrees 35 minutes 28 seconds West 151.39 feet; (3) thence South 66 degrees 12 minutes 24 seconds West 137.06 feet; (4) thence South 86 degrees 07 minutes 35 seconds West 66.55 feet to a point on the south line of said Frontage Road; thence North 88 degrees 19 minutes 43 seconds East along said south line a distance of 181.97 feet; thence South 82 degrees 34 minutes 55 seconds East along said south line a distance of 3.39 feet to a point on the north right of way line of Interstate Number 70, said right of way being on a non-tangent curve having a radius of 34,277.56 feet, the radius point of which bears North 28 degrees 43 minutes 11 seconds West (the following four courses are along said north right of way line); (1) thence southwesterly along said curve an arc distance of 117.32 feet to a point which bears South 28 degrees 31 minutes 25 seconds East from said radius point; (2) thence South 63 degrees 57 minutes 47 seconds West 399.01 feet; (3) thence South 60 degrees 52 minutes 18 seconds West 199.40 feet; (4) thence South 62 degrees 33 minutes 31 seconds West 23.75 feet to a point on the west line of said Half Quarter Section; thence North 00 degrees 18 minutes 25 seconds West along said west line and the northerly extension thereof a distance of 2341.61; thence North 21 degrees 09 minutes 03 seconds West a distance of 23.87 feet; thence North 23 degrees 50 minutes 57 seconds East along said south line a distance of 631.24 feet to a curve to the right having a radius of 60.00 feet, the radius point of which bears South 21 degrees 09 minutes 03 seconds East; thence southeasterly along said curve an arc distance of 94.25 feet to a point on the west right of way line of Whitaker Road, said point bears North 68 degrees 50 minutes 57 seconds East from said radius point; thence South 21 degrees 09 minutes 03 seconds East along said west right of way line a distance of 176.10 feet to a point on a curve having a radius of 570.00 feet, the radius point of which bears South 68 degrees 50 minutes 57 seconds West; thence southerly along said curve an arc distance of 207.36 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along said west right of way line a distance of 182.02 feet; thence North 89 degrees 41 minutes 35 seconds East a distance of 60.00 feet to the Point of Beginning. Containing 42.39 acres, more or less. Subject to right of way of County Road 975 East

EXHIBIT B [map of real estate]

