

## **RESOLUTION NO. 071222A**

### **A PRELIMINARY DECLARATORY RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION AREA AND APPROVING TAX ABATEMENT**

**WHEREAS**, State law (I.C. 6-1.1-12.1-1 et seq.) has granted to the Town Council of the Town of McCordsville, Indiana (the “Town Council”) the right and opportunity to abate the payment of tax on real property improvements located in an area declared by the Town Council to be an Economic Revitalization Area (“ERA”); and

**WHEREAS**, SCP Acquisitions, LLC (“SCP”) has applied to the Town Council to declare the real estate described in Exhibit A and as depicted on Exhibit B attached hereto, an ERA; and

**WHEREAS**, SCP’s Statement of Benefits has been reviewed by the Town Council, and the Town Council now finds as follows:

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 located within the area described in Exhibit A.
3. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment within the area described in Exhibit A.
4. Any questions about wages or other benefits, that can be reasonably expected to result from the proposed described redevelopment of the area described in Exhibit A, has been provided by SCP.
5. The totality of benefits is sufficient to justify the deduction.

**WHEREAS**, the Town Council desires to grant the requested tax abatement to support the redevelopment of the area described in Exhibit A to increase demand for local goods and services, to encourage development in an area undesirable for normal development, to create new and permanent jobs, to expand the property tax base and to revitalize the Town of McCordsville, Indiana.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of McCordsville, Indiana, as follows:

### **SECTION I**

That the real estate described in Exhibit A and depicted in Exhibit B should be and is hereby declared to be an Economic Revitalization Area as defined in I.C. 6-1.1-12.1-1 et seq.

## **SECTION II**

That deductions from the assessed value of the real estate installed in the ERA shall be subject to the following conditions:

1. SCP Acquisitions, LLC, or their legal successor in interest, shall have commenced construction of Building #1 by July 1, 2024 and have completed said construction and be placed upon the tax rolls of Hancock County, Indiana by July 1, 2025.

2. SCP Acquisitions, LLC, or their legal successor interest, shall have commenced construction of Building #2 by July 1, 2027 and completed construction and be placed upon the tax rolls of Hancock County, Indiana by July 1, 2028.

3. SCP Acquisitions, LLC, or their legal successor in interest, shall have commenced construction of Building #3 by July 1, 2030 and completed construction and be placed upon the tax rolls of Hancock County, Indiana by July 1, 2031.

## **SECTION III**

That deductions from the assessed value of Real Property in the ERA shall be allowed over a 10-year deduction period, pursuant to the 10-year real property deduction schedule set forth in I.C. 6-1.1-12.1-1 et seq. and attached to the SB-1/Real Property and as set forth below.

YEAR	% ABATED
1	75%
2	75%
3	75%
4	50%
5	50%
6	50%
7	40%
8	35%
9	30%
10	15%

## **SECTION IV**

That the Statement of Benefits submitted by SCP Acquisitions, LLC, with their application is hereby approved and SCP Acquisitions, LLC, or their legal successor in interest, is entitled to deductions for a 10-year period as described above.

## **SECTION V**

That a public hearing shall be held at the time and place of the regular meeting of the Town Council on August 9, 2022 at 7:00 p.m. at Town Hall, 6280 W 800 N., McCordsville, Indiana. Notice of that public hearing shall be provided pursuant to I.C. 5-3-1, at which hearing the Town Council shall hear all remonstrances and objections and consider whether to confirm, modify or rescind this resolution.

## **SECTION VI**

That a certified copy of this Resolution, including Exhibit A attached hereto, shall be filed with the Clerk-Treasurer of the Town of McCordsville, Indiana.

## **SECTION VII**

This Resolution shall be in full force and effect from and after its passage, execution, and publication as required by law.

Adopted this 12<sup>th</sup> day of July 2022.

### **TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL**

Voting Affirmative:

Voting Opposed:

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Branden D. Williams

\_\_\_\_\_  
Branden D. Williams

\_\_\_\_\_  
Chad Gooding

\_\_\_\_\_  
Chad Gooding

ATTEST:

\_\_\_\_\_  
Staci Starcher  
Clerk-Treasurer

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock.

A part of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana, being that 38.65 acre tract of land shown on the plat of an original boundary survey of said tract certified by James D. Smale, PS #LS29500020 on January 17, 2022 as The Schneider Corporation's project number 13835 and that 113.54 acre tract of land shown on the plat of an original boundary survey of said tract certified by Steve W. Reeves, PS #LS20400005 on September 6, 2021) as The Schneider Corporation's project number 13482 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Beginning at a Mag Nail at the Southwest Corner of the said Quarter; thence North 00 degrees 12 minutes 03 seconds West, a distance of 2662.47 feet along the West line thereof to a 5/8 inch rebar with "SCHNEIDER FIRM 0001" cap at the Northwest Corner of said Quarter; thence South 88 degrees 11 minutes 59 seconds East, a distance of 2713.69 feet along the North line of said Quarter to a 5/8 inch rebar at the Northeast Corner of said Quarter; thence South 00 degrees 13 minutes 42 seconds, East, a distance of 1330.89 feet; thence North 88 degrees 08 minutes 00 seconds West, a distance of 30.02 feet to the West line of a Right-of-way recorded as Instr. No. 930009095, Instr. No. 202200312, and Instr. No. 202200313 in the Office of the Recorder of Hancock County, Indiana; thence along said Right of Way the following 9 courses; 1) South 00 degrees 04 minutes 39 seconds East 200.02 feet; 2) North 88 degrees 12 minutes 33 seconds West 4.01 feet; 3) South 00 degrees 12 minutes 16 seconds East 92.41 feet; 4) South 15 degrees 53 minutes 45 seconds West 21.64 feet; 5) South 11 degrees 05 minutes 22 seconds West 70.59 feet; 6) South 01 degrees 55 minutes 57 seconds West 268.19 feet; 7) South 08 degrees 48 minutes 52 seconds West 318.94 feet; 8) South 00 degrees 12 minutes 16 seconds East 142.00 feet; 9) South 27 degrees 06 minutes 25 seconds West 15.26 feet to the North line of a tract described in Instr. No. 202119978 to Hancock County BOC, recorded in the Office of the Recorder of Hancock County, Indiana; thence North 88 degrees 12 minutes 55 seconds West along the North line thereof, a distance of 84.41 feet; thence South 00 degrees 13 minutes 43 seconds East along the West line thereof, a distance of 102.82 feet to the North line of a Right-of-way recorded as Instr. No. 202200313 in the Office of the Recorder of Hancock County, Indiana; thence along said Right of Way the following 5 courses; 1) South 75 degrees 25 minutes 37 seconds West 166.88 feet; 2) South 43 degrees 12 minutes 15 seconds West 22.67 feet; 3) South 83 degrees 15 minutes 14 seconds West 101.12 feet; 4) North 88 degrees 12 minutes 55 seconds West 136.00 feet; 5) South 01 degrees 47 minutes 05 seconds West 8.45 feet to the North Right-of-way line of County Road 500 North; thence North 88 degrees 13 minutes 08 seconds West, a distance of 737.05 feet along said right-of-way line; thence South 00 degrees 12 minutes 52 seconds East, a distance of 16.50 feet to a Mag Nail with washer stamped "SCHNEIDER FIRM #0001" at the Southeast Corner of the West Half of the Southeast Quarter of said Section; thence North 88 degrees 12 minutes 54 seconds West, a distance of 1357.47 feet along said South line to the Point of Beginning. Containing 162.32 Acres, more or less.

## **EXHIBIT A**

# ERA Map



Subject Site

## Parcel List:

30-05-01-400-011.000-006  
30-05-01-400-012.000-021  
30-05-01-400-015.000-021  
30-05-01-400-017.000-021  
30-05-01-400-018.000-021  
30-05-01-400-023.000-021  
30-05-01-400-024.000-021  
30-05-01-400-020.000-006  
30-05-01-400-022.000-006

EXHIBIT B

