

RESOLUTION NO. 080922_

**A RESOLUTION CONFIRMING RESOLUTION NO. 071222A
DETERMINING THE QUALIFICATIONS FOR AN ECONOMIC
REVITALIZATION AREA HAVE BEEN MET**

WHEREAS, SCP Acquisitions, LLC (“SCP”) (the “Applicant”) has filed with the Town Council of the Town of McCordsville, Indiana, (the “Town Council”) an Application for Declaration of an Economic Revitalization Area in order to obtain real property tax abatement pursuant to Indiana Code 6-1.1-12.1-1 et seq.; and

WHEREAS, SCP intends to install \$145,271,355.00 in the form of new structures to be located upon the real estate described within Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-2.5, the Town Council has properly published in a newspaper of general circulation a “Notice of Public Hearing”, which notice was provided at least 10 days prior to said hearing, and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by the Applicant and the Town Council’s independent investigation, the Town Council makes the following findings of fact pursuant to Indiana Code 6-1.1-12.1-3:

1. The estimate that approximately 250 additional individuals to be employed at the Facilities is a reasonable estimate of the number of employees that can be expected to result from the proposed redevelopment.

2. The \$9,100,000.00 estimate of annual salaries of the new individuals to be employed at the facility is a reasonable estimate of the amount of annual salaries that can be expected to result from the proposed redevelopment.

3. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, subject to the conditions set forth below, in addition to the fact that the development should increase demand for local goods and services, should attract new businesses to the Town which would create new and permanent jobs, expand the property tax base, raise property values, and generally revitalize McCordsville, Indiana:

a. 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.

b. 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.

c. 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.

4. The Area is 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 which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to decline in employment and tax revenues.

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

Resolution No. 071222A adopted by the Town Council on July 12, 2022 is hereby confirmed and the taxation for the real estate shall be abated for a period of (10) years 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%

The Statement of Benefits filed by SCP is hereby approved, and the Clerk-Treasurer is hereby directed to execute the Statement of Benefits filed by SCP.

Adopted this 9th day of August 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.

Gregg/MUNICIPAL/Greenfield/Tax Abatement/SCP Acquisitions, LLC/Confirmatory Resolution – 07-11-22

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