



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-21-006

Title: Al Neyer LLC's request for Annexation

Meeting Date: this annexation petition is currently scheduled to be heard at the May 11th Town Council meeting.

*Meeting agenda will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".



Next Stop McCordsville

McCORDSVILLE PLAN COMMISSION APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Al. Neyer, LLC

Current Address: 302 W. 3rd St., #800
(Number) (Street)
Cincinnati OH 45202
(City) (State) (Zip)

Phone No.: (513) 527-1839 E-mail Address: jbumgarner@neyer.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: (see attached list for names and addresses)

Current Address: _____
(Number) (Street)

(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Briane M. House

Current Address: 728 N. State St.
(Number) (Street)
Greenfield IN 46140
(City) (State) (Zip)

Phone No.: (317) 462-3434 E-mail Address: bhouse@pritzkeanddavis.com

Property Information

Property Address: _____
(Number) (Street)

Administrative Officer Use Only:

Date Application Filed: _____

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

The approximate 62 acre parcel of vacant ground is located between CR500W and CR600W (Mt. Comfort Rd.) immediately south of CR600N in Hancock County, Buck Creek Township, McCordsville, Indiana.

Property Size: approx. 62 acres **OR** _____ square feet
Current Land Use: agriculture Intended Future Land Use: commercial/industrial
Current Zoning: Industrial Intended Future Zoning: Industrial

Annexation Reasons

Explain the reason(s) why the applicant has proposed this annexation:

The petition for annexation is filed in recognition that the parcel proposed for annexation is bordered on the north, west and south sides by property in the Town of McCordsville. Annexation provides McCordsville with more uniform corporate boundaries. Further, annexation is consistent with the planning and economic development plans of McCordsville. Currently, the property is zoned Industrial and petitioner proposes that once annexed, the real estate retain the Industrial zoning classification. Petitioner believes that the development of the parcel and its proposed project for 1,000,000 square feet of logistical and office space is most effectively carried out in conjunction with McCordsville, and its development plans, including the development of Aurora Way, and that the project is best suited as a part of the McCordsville community.

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

DocuSigned by:
JOHN BUMGARNER
14E8AC51C8304E3...

(Applicant's Signature) John Bumgarner

April 15, 2021 | 3:37 PM EDT

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

DocuSigned by:
M. Kim Vail
714AFE74AAEA4BC...

(Owner's Signature) M. Kim Vail

April 15, 2021 | 4:36 PM EDT

(Date)

DocuSigned by:
Stephen C. Vail
1E5B1CB4B57A4C8...

(Owner's Signature) Stephen C. Vail

April 15, 2021 | 3:41 PM EDT

(Date)

DocuSigned by:
Sharla Jo Ping
DE970436373F4BA...

(Owner's Signature) Sharla Jo Ping

April 15, 2021 | 3:03 PM PDT

(Date)

DocuSigned by:
Vernee Joy Eads
74D93A0E837545A...

(Owner's Signature) Vernee Joy Eads

April 16, 2021 | 10:14 AM EDT

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

An East Division of the Northwest Quarter of Section 6, Township 16 North, Range 6 East, described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 6, Township 16 North, Range 6 East; thence West on the North line of said Northwest Quarter a distance of 1052.75 feet to a point; thence in a Southwesterly direction a distance of 2557.33 feet to a point on the South line of said Quarter Section a distance of 1060.83 feet West of the Southeast Corner thereof; thence East on said South line a distance of 1060.83 feet and to the Southeast corner thereof; thence North on the East line of said Northwest Quarter a distance of 2540 feet and to the place of beginning, containing 62 acres, more or less.

Additional page to the Petition for Voluntary Annexation filed by Al. Neyer, LLC

Property Owner Information:

M. Kim Vail
8839 Anchor Bay Court
Indianapolis, IN 46236

Stephen C. Vail
6418 N. Fortville Pike
Greenfield, IN 46140

Sharla Jo Ping
1843 Archies Ct.
Franklin, IN 46131

Vernee Joy Eads
6148 Redhawk Station
McCordsville, IN 46055

Certificate Of Completion

Envelope Id: E79C51622AFE4CC29E4C9AD7AB9FBD53	Status: Completed
Subject: For Signature - McCordsville Annexation Application	
Source Envelope:	
Document Pages: 5	Signatures: 5
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Shad Sletto
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	302 W. 3rd Street
	Suite 800
	Cincinnati, OH 45202
	ssletto@neyer.com
	IP Address: 216.68.176.146

Record Tracking

Status: Original 04-15-2021 13:39	Holder: Shad Sletto ssletto@neyer.com	Location: DocuSign
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Signer Events

JOHN BUMGARNER
jbumgarner@neyer.com
SVP, Design Build
Al. Neyer LLC
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

14E8AC51C6304E3...
Signature Adoption: Pre-selected Style
Using IP Address: 216.68.176.146

Timestamp

Sent: 04-15-2021 | 15:33
Viewed: 04-15-2021 | 15:35
Signed: 04-15-2021 | 15:37

Electronic Record and Signature Disclosure: Not Offered via DocuSign

Stephen C. Vail
steve.vail@gmail.com
Security Level: Email, Account Authentication (None)

DocuSigned by:

1E5B1CB4B57A4C8...
Signature Adoption: Pre-selected Style
Using IP Address: 63.208.139.3
Signed using mobile

Sent: 04-15-2021 | 15:37
Viewed: 04-15-2021 | 15:40
Signed: 04-15-2021 | 15:41

Electronic Record and Signature Disclosure: Accepted: 04-15-2021 | 15:40 ID: 59a048bb-eb84-4e37-bae1-5a91470be97b

M. Kim Vail
mkvail77@gmail.com
Security Level: Email, Account Authentication (None)

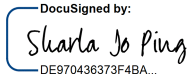
DocuSigned by:

714AFE74AAEA4BC...
Signature Adoption: Pre-selected Style
Using IP Address: 68.60.236.81

Sent: 04-15-2021 | 15:41
Viewed: 04-15-2021 | 16:34
Signed: 04-15-2021 | 16:36

Electronic Record and Signature Disclosure: Accepted: 04-15-2021 | 16:34 ID: 6bba266c-5a3b-4d49-996f-bd7c3b0bb82a

Sharla Jo Ping
jhpings@comcast.net
Security Level: Email, Account Authentication (None)

DocuSigned by:

DE970436373F4BA...
Signature Adoption: Pre-selected Style
Using IP Address: 68.50.110.248

Sent: 04-15-2021 | 16:36
Viewed: 04-15-2021 | 18:00
Signed: 04-15-2021 | 18:03

Electronic Record and Signature Disclosure: Accepted: 04-15-2021 | 18:00 ID: 203c8125-2d06-418f-a262-698bb9fed1c9

Signer Events	Signature	Timestamp
Vernee Joy Eads kveads@comcast.net Security Level: Email, Account Authentication (None)	 <p>DocuSigned by: Vernee Joy Eads 74D93A0F837545A...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 63.208.139.137</p>	Sent: 04-15-2021 18:03 Viewed: 04-16-2021 10:13 Signed: 04-16-2021 10:14

Electronic Record and Signature Disclosure:
 Accepted: 04-16-2021 | 10:13
 ID: 0516fb82-17c6-46ff-8be4-d8f780edee89

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Cam Kucic Cam.Kucic@colliers.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 04-16-2021 10:14

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Briane House BHouse@pritzkeanddavis.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 04-16-2021 10:14 Viewed: 04-16-2021 11:58
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

David Okun dokun@neyer.com Director, RED Al. Neyer LLC Security Level: Email, Account Authentication (None)	COPIED	Sent: 04-16-2021 10:14
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	04-15-2021 15:33
Certified Delivered	Security Checked	04-16-2021 10:13
Signing Complete	Security Checked	04-16-2021 10:14
Completed	Security Checked	04-16-2021 10:14

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, AL Neyer LLC (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$10.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact AL Neyer LLC:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: lcottrell@neyer.com

To advise AL Neyer LLC of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at lcottrell@neyer.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from AL Neyer LLC

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to lcottrell@neyer.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with AL Neyer LLC

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to lcottrell@neyer.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify AL Neyer LLC as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by AL Neyer LLC during the course of your relationship with AL Neyer LLC.

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex: M. Kim Vail, Stephen C. Vail, Sharla Jo Ping, Vernee Joy Eads.

Property Owner's Name(s) See above

Property Address: An approximate 62-acre parcel of vacant land located between County Road 500 W and County Road 600 W. (Mount comfort Road) immediately south of County Road 600 N. in Hancock County, but Creek Township.

Property Owners Signatures: Property owner signatures are affixed to the application for annexation using DocuSign.

This petition is submitted with the consent of the owners on behalf of Al. Neyer, LLC, by Briane M. House, counsel for Neyar.

Respectfully Submitted,

PRITZKE & DAVIS, LLP



BY: Briane M. House
Attorney #8287-30

**Property owners petitioning for annexation must match the name(s) on the property's deed.*