

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 25-20

A RESOLUTION DESIGNATING ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR TAX ABATEMENT – Fritz Walter Investments, LLC

WHEREAS, the Hendricks County Council of Hendricks County, Indiana (“Council”) adopted a Tax Abatement Procedures Ordinance (“Ordinance”) on October 7, 1997 and has the right and opportunity to abate the payment of tax on real property improvements located in an area declared by the Council to be an Economic Revitalization Area (“ERA”); and

WHEREAS, pursuant to the Ordinance, Fritz Walter Investments, LLC has filed with the Hendricks County Auditor an “Application for Designation of Economic Revitalization Area” (“Application”) on June 16th, 2025, as amended on August 12th, 2025 and paid the requisite filing fee to declare the real estate described in Exhibit A and depicted in Exhibit B (“Real Estate”) as an ERA; and

WHEREAS, said Application, including the Statements of Benefits, have been reviewed by the Council and were considered at a duly held public meeting of the Council on August 19th, 2025; and

WHEREAS, the Council hereby determines that it is in the best interest of Hendricks County to designate the Real Estate as an ERA and grant Fritz Walter Investments, LLC a real property tax deduction for a period of five (5) years; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-2(k), due to the fact that the Real Estate is located in an allocation area as defined in I.C. 36-7-14-39, the Hendricks County Board of Commissioners must additionally adopt a resolution approving the Statement of Benefits for the ERA.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF HENDRICKS COUNTY, INDIANA, AS FOLLOWS:

1. Declaration of Economic Revitalization Area. It is hereby declared by the Council that the Real Estate described in Exhibit A and depicted in Exhibit B, attached hereto and made a part of this resolution, is, and shall hereafter be, deemed as an ERA as that phrase is used and intended under the provision 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 ERA shall last for a period of five (5) years in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	80%
3	60%
4	40%
5	20%

- b. Only the deduction under Indiana Code 6-1.1-12.1-3 is allowed within the ERA.
- c. The deduction will be allowed with respect to redevelopment or rehabilitation occurring in the Economic Revitalization Area as it relates to Six Million Three Hundred Thousand Dollars (\$6,300,000) of redevelopment or rehabilitation improvements.


2. Real Property Improvements. The Council hereby further declares that any and all improvements placed upon the Real Estate, after the date of adoption of this resolution by the Council and after passage by the Hendricks County Board of Commissioners of a resolution approving the Statement of Benefits pursuant to Indiana Code 6-1.1-12.1-2(k), shall be eligible for property tax abatement pursuant to the provisions of Indiana Code 6-1.1-12.1-1 et seq.

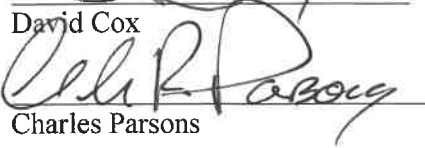
3. Compliance with Applicable Resolution and Statutes. It is hereby declared by the Council that the Application heretofore filed complies with the Ordinance and all governing Indiana statutes, and that said Application, in all respects, is hereby approved.

4. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of Indiana Code 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the regular meeting of the Council on September 16th, 2025 at the Hendricks County Government Center, 355 S. Washington Street, Danville, Indiana, 9:00 a.m., at which hearing the Council shall hear all remonstrances and objections and consider whether to confirm, modify or rescind this resolution. Notice of the public hearing shall be provided pursuant to Indiana Code 5-3-1. 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.

Adopted by the County Council of Hendricks County, Indiana this 19th day of August 2025.

AYE


David Cox


Charles Parsons

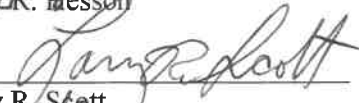
NAY

David Cox

Charles Parsons




Larry R. Hesson



Larry R. Scott



Eric Wathen



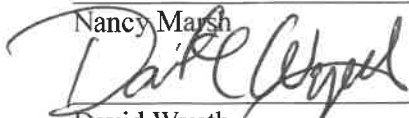
Nancy Marsh

David Wyeth

Larry R. Hesson

Larry R. Scott

Eric Wathen



Nancy Marsh

David Wyeth

Attest:


Ann Stark, Auditor

This instrument was prepared by Rhonda Cook, COOK GOVERNMENT ADVISORS, LLC,
New Palestine, IN 46163.

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

EXHIBIT A

Legal Description

Lots 95 and 96 of Heartland Crossing, Section 4, a Subdivision recorded under Instrument Number 2024-21340, in the Office of the Recorder of Hendricks County, Indiana.

EXHIBIT B

ERA MAP



Parcel Number 32-16-20-301-095.000-011; and

Parcel Number 32-16-20-301-096.000-011