

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2022-21

A RESOLUTION DESIGNATING ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR TAX ABATEMENT

WHEREAS, the Hendricks County Council of Hendricks County, Indiana adopted a Tax Abatement Procedures Ordinance on October 7, 1997; and

WHEREAS, pursuant to said Tax Abatement Procedures Ordinance, After Action Medical and Dental Supply, LLC has filed with the Hendricks County Auditor an "Application for Designation of Economic Revitalization" on May 4th, 2022; and

WHEREAS, said Application has been reviewed by the Tax Abatement Committee and the Hendricks County Council, the application has been considered at a duly held public meeting of said County Council and has received from the applicant the requisite filing fee.

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 Hendricks County Council that the real estate described in Exhibit A, attached hereto and made a part hereof, is, and shall hereafter be, deemed an "Economic Revitalization Area" as that phrase is used and intended under the provision of Indiana Code Sections 6-1.1-12.1-1 et seq.
2. Real Property. The County Council of Hendricks County, Indiana hereby further declares that any and all eligible Real property placed upon the real estate described in Exhibit A attached hereto, after the date of the adoption of this Resolution by the County Council, shall, be eligible for property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et seq.
3. Compliance with Applicable Resolution and Statutes. It is hereby declared by the County Council of Hendricks County, Indiana that the Application of After Action Medical and Dental Supply, LLC heretofore filed complies in all respects with the Tax Abatement Procedure Ordinance No. 97-37 adopted October 7, 1997 and all governing Indiana statutes, and that said Application, in all respects, is hereby granted and approved.
4. No Limitation or Restrictions. It is hereby declared by the County Council of Hendricks County, Indiana that based on Hendricks County's Tax Abatement Procedures Ordinance No. 97-37 adopted on October 7, 1997, an allowance for a Five (5) year Abatement Duration as requested by the applicant meets the requirements of the Tax Abatement Procedures Ordinance.

5. 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 regular meeting of the County Council of Hendricks County, Indiana on July 5th, 2022, to wit: Hendricks County Government Center, 355 S. Washington Street, Danville, Indiana, 9:00 a.m. At such meeting the County Council shall take final action determining whether the qualifications for an economic revitalization area (as to the real property) have been met, and shall confirm, modify and confirm, or rescind the 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.

Adopted by the County Council of Hendricks County, Indiana this 7th day of June, 2022..

AYE

NAY



David Cox

David Cox



Kendall Hendricks

Kendall Hendricks



Larry R. Hesson

Larry R. Hesson



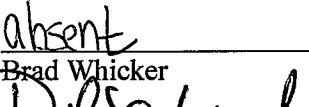
Larry R. Scott

Larry R. Scott



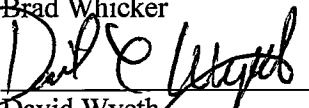
Eric Wathen

Eric Wathen



absent
Brad Whicker

Brad Whicker



David Wyeth

David Wyeth

Attest:



Nancy Marsh, Auditor

Exhibit A

Describe the proposed project, including information about the new manufacturing equipment personal property ("equipment") to be installed, the amount of land to be used, if any, an estimate of the cost of the project, the proposed use of the equipment, and a general statement as to the importance of the project to your business:

Purchase of lot at 10535 Prosperity Circle, Guilford Township, with construction of 20,000 square foot building (5000sqft of office space with 15,000 sf of warehouse with a dock) on the 2.92 acre lot. Large paved area big enough for semi loading/unloading, and turn around. Warehoused supplies to include medical and dental soft goods, medical and dental equipment (crutches, defibrillators, etc.), and limited pharmaceuticals (no controlled substances). The facility will be imperative for us to meet the increasing demand for medical and dental personal protective equipment and other medical and dental supplies/devices and for us to have sufficient quantities of stock on hand to fulfill our customer orders effectively and efficiently. This purchase is necessary to continue to grow and expand our company.

TOWN OF PLAINFIELD
PETITION FOR PERSONAL PROPERTY TAX ABATEMENT CONSIDERATION

The undersigned owner (s) of real property, located within the Town of Plainfield, Hereby petition the Town Council of the Town of Plainfield for personal property tax abatement consideration and pursuant to I.C., 6 – 1.1 – 12. 1 – 1, et. Seq, and Town of Plainfield Ordinance No. 5 – 97 for this petition state the following:

1. Describe the proposed project, including information about the new manufacturing equipment personal property ("equipment") to be installed, the amount of land to be used, if any, an estimate of the cost of the project, the proposed use of the equipment, and a general statement as to the importance of the project to your business:

Purchase of lot at 10535 Prosperity Circle, Guilford Township, with construction of 20,000 square foot building (5000sqft of office space with 15,000 sf of warehouse with a dock) on the 2.92 acre lot. Large paved area big enough for semi loading/unloading, and turn around. Warehoused supplies to include medical and dental soft goods, medical and dental equipment (crutches, defibrillators, etc.), and limited pharmaceuticals (no controlled substances). The facility will be imperative for us to meet the increasing demand for medical and dental personal protective equipment and other medical and dental supplies/devices and for us to have sufficient quantities of stock on hand to fulfill our customer orders effectively and efficiently. This purchase is necessary to continue to grow and expand our company.

2. The project itself will create 8 new, full-time jobs, representing a new annual payroll of \$ 300,000 and will maintain 8 existing permanent full-time jobs with an annual payroll of \$ 570,000 and will maintain 0 existing permanent part-time jobs with an annual payroll of \$ 0.

Note: listed payroll is salaries only and do not include commission/bonuses

The project annual salaries for each new position created are estimated to be as follows:

Warehouse workers—4 @ \$35,000/year =	\$137,200/yr
Office staff—2 @ \$40,000/year=	\$80,000
Sales staff—2@ \$40,000/year =	\$80,000
	\$297,200

3. Estimate the dollar value of the equipment: \$ \$2,000,000. Total project cost
4. (a) The equipment is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

NAME	ADDRESS	INTEREST
Jerry R. Aytes	10254 N. Bailey Marie Ct., Mooresville, IN 46158	100% President/Member
After Action Medical and Dental Supply, LLC		

- (b) The following other persons lease, intend to lease, or have an option to buy the equipment (include corporate information as required in (4 (a) above, if applicable):

NAME	ADDRESS	INTEREST
n/a		

- (c) A brief description of the overall nature of the business and of the operations occurring at the location for which tax abatement is requested:

Wholesale distribution of medical and dental supply including warehouse and offices, shipping and receiving, stock supply, limited pharmaceutical supply and distribution, inside and outside sales of medical and dental supplies and equipment, general accounting and bookkeeping, payroll.

5. The commonly known address of the real property where the equipment is located is:

10535 Prosperity Circle, Plainfield, IN 46168

A legal description of which is attached hereto, marked "Exhibit A" and incorporated herein. The Key Number of said property is: 006-320421-300025
Parcel # 32-16-20-377-003.000-011

6. A map and / or plat describing the area for tax abatement consideration is attached hereto, marked "Exhibit B," and incorporated herein.

Exhibit B-1 and Exhibit B-2

7. The current assessed valuation of the tangible personal property to be replaced by the new manufacturing equipment:

8. List the real and personal property taxes paid at the location during the previous
Five years, whether paid by the current owner or a previous owner:

<u>YEAR</u>	<u>REAL PROPERTY TAXES</u>	<u>PERSONAL PROPERTY TAXES</u>
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November 2021—This parcel was part of a larger parcel which was recently split; there are no tax records from this parcel according to Hendricks County (listed at \$0). The County records for 2021 list the Current Valuation at \$14,600. The Assessor's office has not done a new assessment yet and was not able to provide estimated taxes to pay in 2022.

9. What is your best estimate of the market value of the new equipment after installation:
\$50,000

10. The equipment has not been acquired as of the date of filing of this petition. The signature below is verification of this statement:

11. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description:

5047—Medical, Dental, and Hospital Equipment and Supplies

12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description:

423450—Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers

14. The real property where the equipment will be installed is located in the following Allocation Area (if any) declared and confirmed by the Plainfield Redevelopment Commission:

Heartland Crossing Business Park, Section One, Gilford Township, Hendricks County, IN

15. Describe actual or anticipated public financing for the project:

none

16. Describe how and why the manufacturing equipment to be replaced or the facility in which equipment will be added is currently technologically, economically or energy obsolete and how and why that obsolescence may lead to a decline in employment and tax revenue:

We are a distributor not a manufacturer

17. The new manufacturing equipment will be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property and that the equipment was never before used by its owner for any purpose in Indiana. The signature below is verification of this statement:

18. The following person (s) should be contacted as the petitioner's agent regarding additional information and public notifications:

Name: Ben Comer, Attorney at Law
Address: 71 West Marion St.
City, State, Zip Code: Danville, IN 46122
Telephone: 317-745-4300

WHEREFORE, Petitioner requests that the Town Council of the Town of Plainfield, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs pursuant to Ordinance 5 - 97 of the Town of Plainfield has been paid in full.

Name of Property Owner (s):

Jerry Aytes

By: 

(Signed Name)

Jerry R. Aytes Jr. President/Member
(Type or printed name and capacity of
signed by an agent or representative
of the owner.)

Exhibit A

HEARTLAND CROSSING BUSINESS

LEGAL DESCRIPTION

Part of the Southwest Quarter and part of the Southwest Quarter of Section 20, Township 14 North, Range 2 East, in Galko Township, Hendricks County, Indiana, described as follows: Commencing at an iron pin with cap engraved "RLS #60010", found in place, which marks the accepted southeast corner of Lot 70 in Heartland Crossing Business Park, Section One, as per plat thereof recorded as Instrument Number 8000027130, in Plat Cabinet 4, Slide 192, Page 1; thence with the south line of said Lot 70 and with the south line of the Right-of-Way North 88 degrees 40 minutes 24 seconds East (assumed bearing of the south line of the streets) Lot 70, 890.00 feet to an iron pin with cap engraved "Holloway Eng. - Firm 46" which marks the southeast corner of the abutment Right-of-Way of Lot 70, and the POINT OF BEGINNING of the subdivision herein described; thence North 01 degrees 18 minutes 35 seconds West, said point also being on the south right-of-way line of Prosperity Circle, as created by plat of Heartland Crossing Business Park, Section 1, as recorded as Instrument Number 96-8345, in Plat Cabinet 4, Slide 189, 199 and 200, Pages 1 and 2, in the Office of the Recorder of Hendricks County, thence North 88 degrees 40 minutes 24 seconds East, with the south right-of-way line of Prosperity Circle, 236.42 feet to an iron pin with cap engraved "RLS #60010" which marks the northwest corner of Lot 67A in Heartland Crossing Business Park, Section One, as per plat thereof recorded as Instrument Number 200100036974; thence South 88 degrees 45 minutes 35 seconds West, with the west line of Lot 67 A and with the west line of Lot 67B, a distance of 450.23 feet to an iron pin with cap engraved "RLS #60010" which marks a northwesterly corner of the abutment Lot 67A; thence South 88 degrees 40 minutes 24 seconds West, 202.40 feet to the Point of Beginning.

Containing 2.820 acres, more or less, and subject to any easements, rights-of-way or restrictions of record or otherwise.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief the within plat represents a survey made under my supervision, in accordance with Title 885, Article 1, Chapter 12 of the Indiana Administrative Code, and was completed on March 13, 2020. This subdivision consists of one (1) lot, to be known as HEARTLAND CROSSING BUSINESS PARK, SECTION ONE, LOT 71, as shown hereon. The area of the lot is shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 27th day of July, 2020.

John J. Harrison
John J. Harrison
Indiana Professional
Surveyor No. 200002230

Cross reference is hereby made to the Secondary Plat of Heartland Crossing Business Park, Section 1, Parts One & Two, dated March 16, 1998, and recorded as Instrument No. 8000008345, and in Plat Cabinet 4, Slide 189, 199 & 200, Pages 1 & 2.

REDACTMENT STATEMENT

"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."

John J. Harrison
John J. Harrison
THIS DOCUMENT WAS PREPARED
BY JOHN J. LARRISON

✓ A37.00'
R25.00'

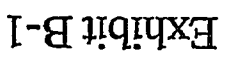
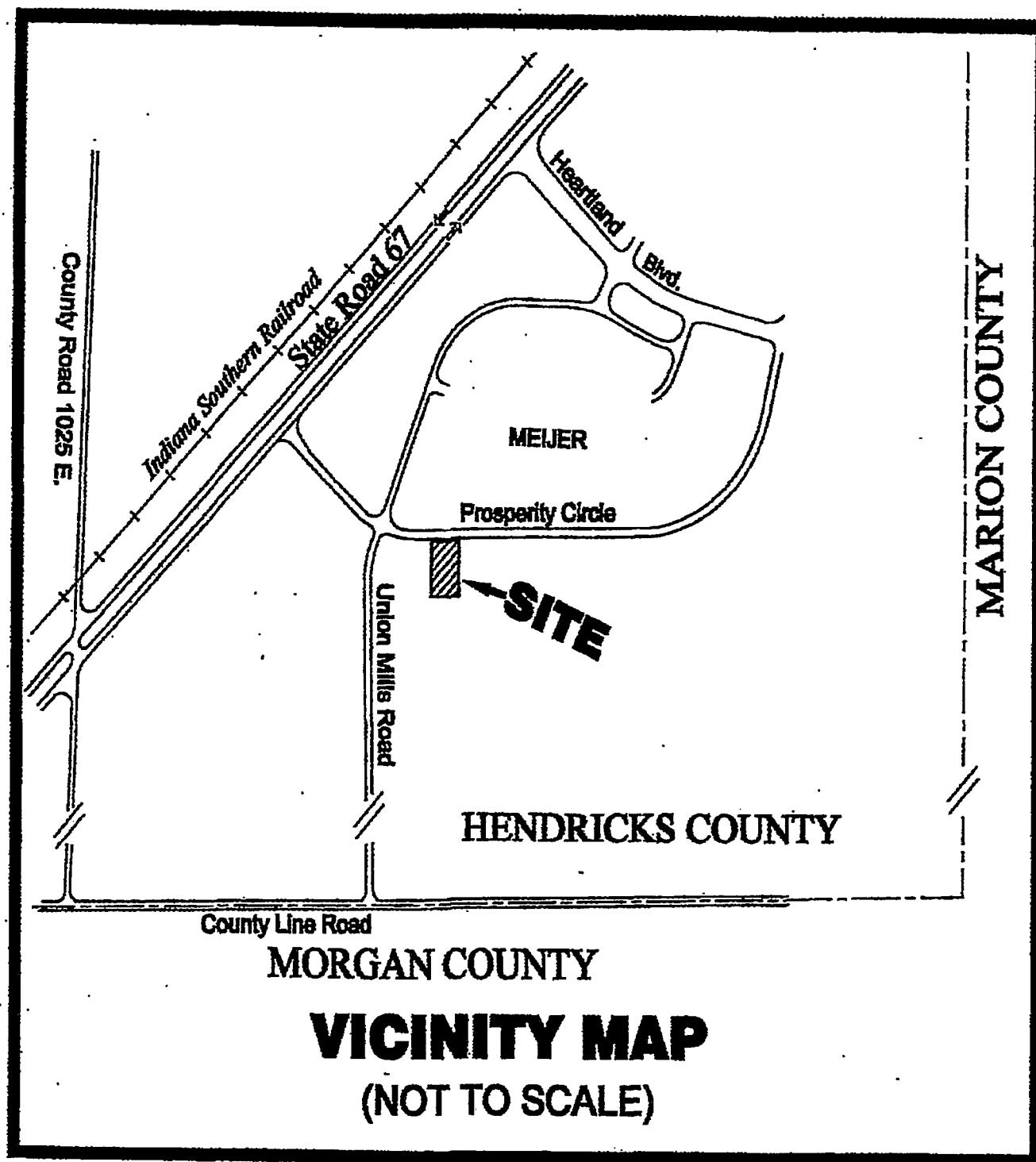


Exhibit B-2





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Jerry R. Aytes, Jr					
Address of taxpayer (number and street, city, state, and ZIP code) 10254 N. Bailey Marie Ct., Mooresville, IN 46158					
Name of contact person Jerry Aytes		Telephone number (317) 508-5927		E-mail address jerry@afteractionmedical.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Hendricks County Economic Development Partnership		Resolution number			
Location of property 10535 Prosperity Circle, Plainfield, IN 46168		County Hendricks		DLGF taxing district number 11	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Purchase 2.92 acre lot 10535 Prosperity Circle, Guilford Township, construction of 20,000sf building (5000sf of office space and 15,000sf of warehouse with dock). Paved area large enough for semi loading/unloading, and turn around. Warehoused supplies include medical and dental soft goods and equipment, limited pharmaceuticals (non-controlled)		Estimated start date (month, day, year) 03/2022		Estimated completion date (month, day, year) 07/2022	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 8.00	Salaries \$570,000.00	Number Retained 8.00	Salaries \$570,000.00	Number Additional 8.00	Salaries \$300,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		267,000.00		0.00	
Plus estimated values of proposed project		1,500,000.00		0.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		1,767,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits jobs, economic growth					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 11/19/2021	
Printed name of authorized representative Jerry R Aytes, Jr				Title President/Sole Proprietor AAMDS	

REAL PROPERTY AND PERSONAL PROPERTY ABATEMENT SCHEDULES

AFTER ACTION MEDICAL AND DENTAL SUPPLY, LLC

REAL PROPERTY ABATEMENT SCHEDULE (*Land does not qualify for abatement .*)

	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	6 YEAR	7 YEAR	8 YEAR	9 YEAR	10 YEAR
1st YEAR	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2nd YEAR	0%	50%	66%	75%	80%	85%	85%	88%	88%	95%
3rd YEAR	0%	0%	33%	50%	60%	66%	71%	75%	77%	80%
4th YEAR	0%	0%	0%	25%	40%	50%	57%	63%	66%	65%
5th YEAR	0%	0%	0%	0%	20%	34%	43%	50%	55%	50%
6th YEAR	0%	0%	0%	0%	0%	17%	29%	38%	44%	40%
7th YEAR	0%	0%	0%	0%	0%	0%	14%	25%	33%	30%
8th YEAR	0%	0%	0%	0%	0%	0%	0%	13%	22%	20%
9th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	11%	10%
10th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%
10 YEAR AVERAGE	10.00%	15.00%	19.90%	25.00%	30.00%	35.20%	39.90%	45.20%	49.60%	49.50%

PERSONAL PROPERTY ABATEMENT SCHEDULE

Personal Property Abatement is a declining percentage of the increase in assessed value of the NEWLY installed manufacturing equipment based on the following time periods and percentages by a local governing body.

	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	6 YEAR	7 YEAR	8 YEAR	9 YEAR	10 YEAR
1st YEAR	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2nd YEAR	0%	50%	66%	75%	80%	85%	85%	88%	88%	90%
3rd YEAR	0%	0%	33%	50%	60%	66%	71%	75%	77%	80%
4th YEAR	0%	0%	0%	25%	40%	50%	57%	63%	66%	70%
5th YEAR	0%	0%	0%	0%	20%	34%	43%	50%	55%	60%
6th YEAR	0%	0%	0%	0%	0%	25%	29%	38%	44%	50%
7th YEAR	0%	0%	0%	0%	0%	0%	14%	25%	33%	40%
8th YEAR	0%	0%	0%	0%	0%	0%	0%	13%	22%	30%
9th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	11%	20%
10th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%
10 YEAR AVERAGE	10.00%	15.00%	19.90%	25.00%	30.00%	36.00%	39.90%	45.20%	49.60%	55.00%