

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2022-45

RESOLUTION SETTING FORTH FINAL ACTION IN DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET AND CONFIRMING RESOLUTION NO. 2022-43 OF SEPTEMBER 6, 2022

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

WHEREAS, pursuant to said Tax Abatement Procedures Ordinance, STS Packaging, LLC has filed with the Hendricks County Auditor an "Application for Designation of Economic Revitalization" on May 4, 2022; and

WHEREAS, at a duly constituted meeting of the Hendricks County Council held on September 6, 2022 said County Council reviewed and approved said Application and declared certain real estate within Hendricks County, Indiana, to be an "Economic Revitalization Area" pursuant to the specifications of Resolution No. 97-37 adopted and approved that date; and

WHEREAS, pursuant to I.C.6-1.1-12.1-1 et seq. the County Council of Hendricks County, Indiana has properly published "Notice of Public Hearing Regarding Designation of Area as Economic Revitalization Area;" and

WHEREAS, no remonstrances, written or oral, have been filed with regard to Resolution No. 2022-45 stating opposition, or any type or character, to said Resolution or the designation of the real estate described therein as an "Economic Revitalization Area"; and

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

1. Final Action. After legally required public notice, and after public hearing pursuant to such notice the County Council of Hendricks County, Indiana hereby takes "final action" as that phrase is defined in I.C. 6-1.1-12.1-1 et.seq. with regard to the foretasted Application of STS Packaging, LLC and the adoption of Resolution No 2022-43 on September 6, 2022.
2. Confirmation of Resolution No 2022-45 It is hereby declared by County Council of Hendricks County, Indiana that Resolution No 2022-43, adopted on September 6, 2022 is in all respects hereby confirmed, and it is hereby stated that the qualifications for an economic revitalization area have been met by STS Packaging as to the real estate described in Exhibit A of Resolution No. 2022-45 and personal property tax abatement is approved in accordance with the percentages shown for abatement on the attached Exhibit B are approved.
3. Effective Date. This Resolution shall be effective immediately upon its passage, subject to any right of appeal as provided by State Law.

Adopted by the County Council of Hendricks County, Indiana this 4th day of October,
2022.

AYE

Caleb Brown

David Cox

Larry R. Hesson

Larry R. Scott

Eric Wathen

Brad Whicker

David Wyeth

Attest:

Nancy Marsh, Auditor

NAY

Caleb Brown

David Cox

Larry R. Hesson

Larry R. Scott

Eric Wathen

Brad Whicker

David Wyeth

EXHIBIT A

Legal Description

PARCEL 1:

Part of Section 25, Township 14 North, Range 1 West of the Second Principal Meridian In Hendricks County, Indiana described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 25 by a Hendricks's County disk; thence North 00 degrees 51 minutes and 59 seconds West along the west line of said Southeast quarter a distance of 2022.27 feet in the north Line of Westpoint Business Park Phase 1 per plat thereof recorded as instrument Number 200927882 in the Office of the Hendricks County recorder, the next three (3) calls follow along the north line of said Westpoint Business Park Phase 1; 1) North 69 degrees 10 minutes 14 Seconds East 31.09 feet to the beginning of a tangent curve to the right having a radius of 390.00 feet and a central angle of 19 degrees 55 minutes and 44 seconds; 2) thence northeasterly along the arc of said curve 135.65 feet; 3) thence North 89 degrees 05 minutes 58 seconds East 627.2 feet to the POINT OF BEGINNING; thence North 00 degrees 14 minutes 20 seconds West 1,076.96 feet; thence North 89 degrees 45 minutes 40 seconds East 1,756.16 feet; thence South 00 degrees 53 minutes 00 seconds East 746.57 feet to the beginning of a tangent curve to the right having a radius of 310.13 feet and a central angle of 89 degrees 57 minutes 32 seconds, thence southwesterly along the arc of said curve 486.93 feet to the north line of said Westpoint Business Park Phase 1; thence South 89 degrees 05 minutes 58 seconds West along said north line 1,458.25 feet to the POINT OF BEGINNING.

PARCEL 2:

Together with those non-exclusive beneficial easement rights set forth in Grant of Easements by and between SCS Land Investments, LLC, as Grantor and Westpoint Venture I, LLC, as Grantee dated August 31, 2007, recorded November 21, 2007, as Document 2007-29891, including but not limited to easements for ingress and egress both vehicular and pedestrian, utilities, drainage infrastructure and signage.

PARCEL 3:

Together with those non-exclusive beneficial easement rights set forth in declaration of Covenants, Conditions, Restrictions, and Easements for Westpoint Business Park, recorded December 8, 2008, as Document No. 200827331 and recorded August 12, 2009, as Document 200920946, as amended by First Amendment to Declaration of Covenants, Restrictions and Easements for Westpoint Business Park, recorded July 13, 2021, as Document No. 202123103, including, but not limited to, easements for ingress and egress, drainage, detention ponds, utilities, public services, landscaping and signage.

REAL PROPERTY AND PERSONAL PROPERTY ABATEMENT SCHEDULES

STS PACKAGING, LLC

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%