

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2022-43

A RESOLUTION DESIGNATING ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL 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, STS Packaging, LLC has filed with the Hendricks County Auditor an "Application for Designation of Economic Revitalization" on August 5, 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. Personal Property. The County Council of Hendricks County, Indiana hereby further declares that any and all eligible personal 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 personal 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 STS Packaging, 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 Ten (10) 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 October 4, 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 personal 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 6th day of September, 2022.

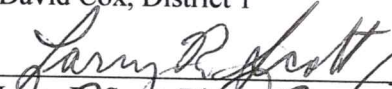
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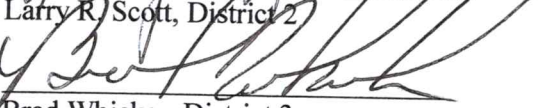
David Cox, District 1

David Cox, District 1



Larry R. Scott, District 2

Larry R. Scott, District 2



Brad Whicker, District 3

Brad Whicker, District 3

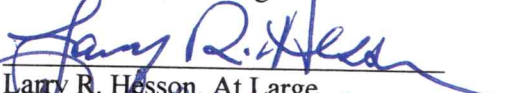
Eric Wathen, District 4

Eric Wathen, District 4



Caleb Brown, At Large

Caleb Brown, At Large



Larry R. Hesson, At Large


Larry R. Hesson, At Large



David Wyeth, President, At Large

David Wyeth, President, At Large

Attest:



Nancy Marsh, Auditor

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.

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%