

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2021-17

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, Raindrop, LLC fbo Westpoint Building III, LLC and/or related entities has filed with the Hendricks County Auditor an "Application for Designation of Economic Revitalization" on March 18, 2021; 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 and Improvements. The County Council of Hendricks County, Indiana hereby further declares that any and all improvements placed upon the real estate described in Exhibit A attached hereto, after the date of the adoption of this Resolution by the County Council upon any of the real estate described in Exhibit A attached hereto, after the date of the adoption of this Resolution by the County Council, shall, along with the said new real estate, 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 Raindrop, LLC fbo Westpoint Building III, LLC and/or related entities 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 standard (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 Tuesday, May 4, 2021, 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 and/or 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 April 2021.

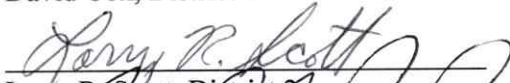
AYE

NAY



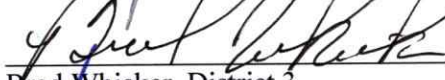
David Cox, District 1

David Cox, District 1



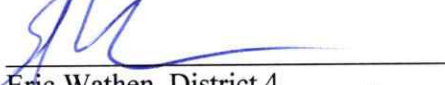
Larry R. Scott, District 2

Larry R. Scott, District 2



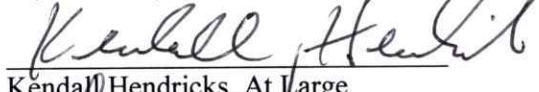
Brad Whicker, District 3

Brad Whicker, District 3



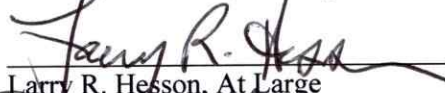
Eric Wathen, District 4

Eric Wathen, District 4



Kendall Hendricks, At Large

Kendall Hendricks, 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

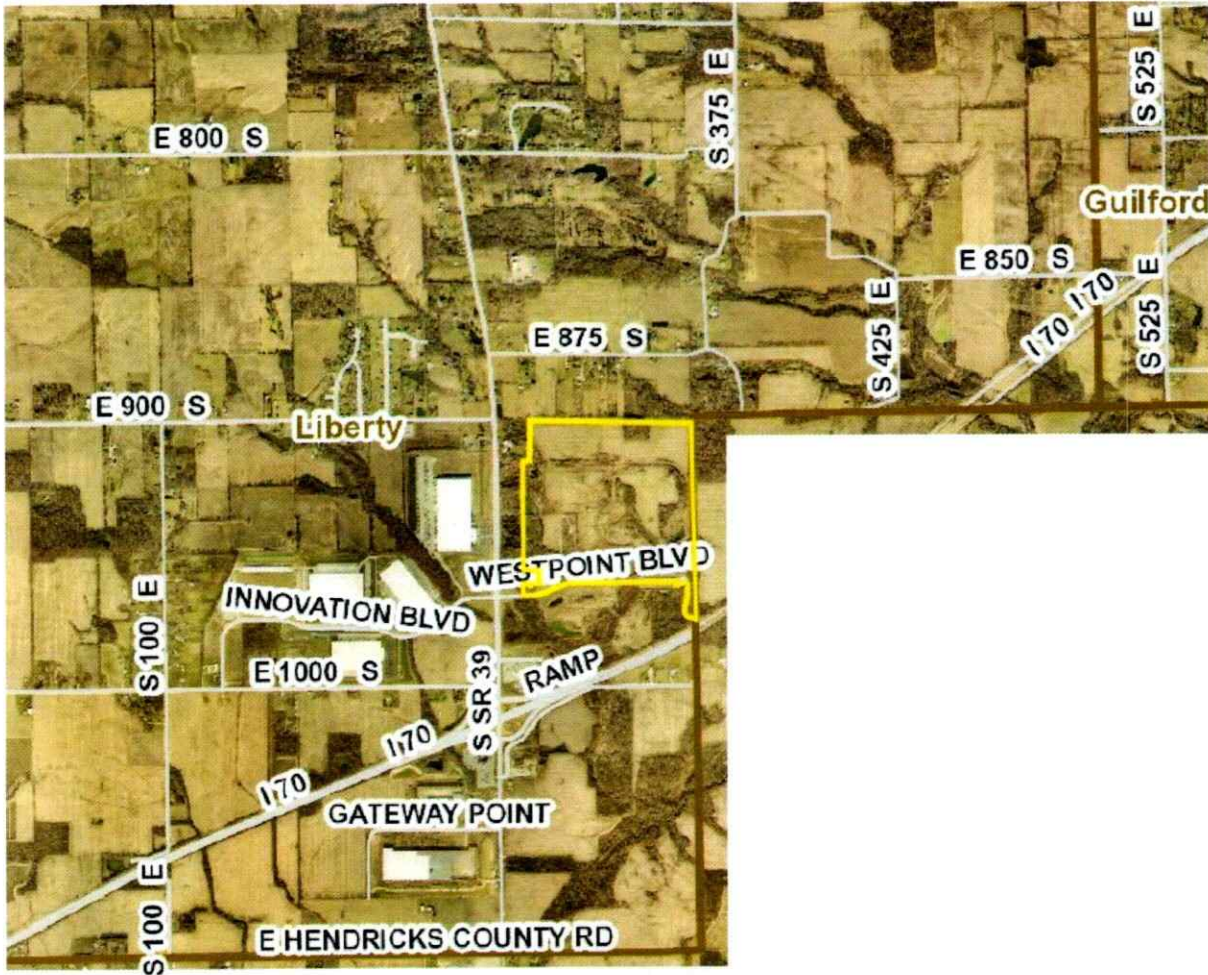


EXHIBIT A

Legal Description for Westpoint Business Park; Building 3

COMMENCING at the angle-iron fence post found at the southwest corner of Northwest Quarter of said Section 25, said post being North 00 degrees 55 minutes 17 seconds West 2,667.30 feet measured along the west line of the Southwest Quarter of said Section 25 from the railroad spike found at the southwest corner of said Section 25 and said post being South 00 degrees 49 minutes 07 seconds East 2,665.00 feet, measured along the west line of the Northwest Quarter of said Section 25, from the square-head bolt found at the northwest corner of said Section 25; thence South 89 degrees 46 minutes 56 seconds East 1,844.11 feet along the south line of the Northwest Quarter of said Section 25 and the POINT OF BEGINNING of this description; thence North 00 degrees 14 minutes 26 seconds West 1,882.15 feet to the South line of the land described in a deed to Lifegate Inc., recorded in Deed Book 307, page 231, in the Office of the Recorder of Hendricks County; thence North 88 degrees 36 minutes 35 seconds East along the South line thereof 134.27 feet to the Southeast corner thereof; thence North 00 degrees 20 minutes 43 seconds East 774.35 feet along the east line of said Lifegate land to the northeast corner of said Lifegate land and the north line of the Northeast Quarter of the Northwest Quarter of said Section 25, said corner being South 89 degrees 27 minutes 30 seconds East 696.86 feet, measured along said north line, from the iron pin found at the northwest corner of said quarter-quarter section; thence South 89 degrees 27 minutes 30 seconds East 623.83 DocuSign Envelope ID: 2A2D0767-0D5F-4E5B-8AA1-FEEF90986279 3 feet along said north line to the stone found at the northwest corner of the Northeast Quarter of said Section 25; thence South 89 degrees 03 minutes 49 seconds East 1,306.85 feet along the north line of the Northwest Quarter of the Northeast Quarter of said Section 25 to the northeast corner of said quarterquarter section; thence South 89 degrees 28 minutes 55 seconds East 1,330.69 feet along the north line of the Northeast Quarter of the Northeast Quarter of said Section 25 to the stone found at the northeast corner of said Section 25; thence North 00 degrees 54 minutes 01 seconds West along the west line of said Section 30 a distance of 98.59 feet to the northwest corner thereof; thence North 88 degrees 59 minutes 25 seconds East along the north line thereof a distance of 2,786.72 feet to the northeast corner thereof; thence South 00 degrees 41 minutes 57 seconds East along the east line thereof a distance of 1,335.08 feet to the iron pipe found at the northeast corner of said South Half; thence South 00 degrees 43 minutes 52 seconds East 578.37 feet along the east line of said Fractional Section 30 to the northwestern right-of-way line of Interstate 70; thence along the northwestern right-of-way line of said Interstate 70 the following nine (9) courses: (1) South 50 degrees 15 minutes 10 seconds West 919.76 feet; (2) South 49 degrees 36 minutes 54 seconds West 266.26 feet to the south line of the North Fractional Half of said Fractional Section 30; (3) South 49 degrees 36 minutes 54 seconds West 133.74 feet; (4) South 46 degrees 45 minutes 10 seconds West 100.12 feet; (5) South 49 degrees 36 minutes 54 seconds West 868.72 feet to the beginning of a curve concave to the northwest having a radius of 8,372.21 feet; (6) Southwesterly 284.94 feet along said curve through a central angle of 01 degree 57 minutes 00 seconds to the beginning of a compound curve concave to the northwest having a radius of 8,399.37 feet; (7) Southwesterly 398.25 feet along said curve through a central angle of 02 degrees 43 minutes 00 seconds to the beginning of a compound curve concave to the northwest having a radius of 2,784.21 feet; (8) Southwesterly 463.23 feet along said curve through a central angle of 09 degrees 31 minutes 58 seconds; (9) South 63 degrees 48 minutes 52 seconds West 72.99 feet to the east line of the Southeast Quarter of said Section 25; thence South 00 degrees 54 minutes 01 second East 74.15 feet along said east line to a point on the northwestern limited access right-of-way line of said interstate 70, said point being DocuSign Envelope ID: 2A2D0767-0D5F-4E5B-8AA1-FEEF90986279 4 North 00 degrees 54 minutes 01 second West 1,266.53 feet measured along said east line from the iron pin found at the southeast corner of said Section 25; thence along the northwestern limited access right-of-way line of said Interstate 70 the following ten (10) courses; (1) South 47 degrees 30 minutes 55 seconds West 178.99 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 8,464.37 feet and to which beginning a radial line bears South 30 degrees 36 minutes 48 seconds East; (2) Southwesterly 492.44 feet along said curve through a central angle of 3 degrees 20 minutes 00 seconds to the point of intersection with a non-tangent line; (3) South 69 degrees 11 minutes 27 seconds West 197.75 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 8,444.37 feet and

to which beginning a radial line bears South 25 degrees 56 minutes 48 seconds East; (4) Southwesterly 77.27 feet along said curve through a central angle of 00 degrees 31 minutes 27 seconds to the beginning of a compound curve concave to the northwest having a radius of 8,444.37 feet; (5) Southwesterly 114.47 feet along said curve through a central angle of 00 degrees 46 minutes 36 seconds to the point of intersection with a non-tangent line; (6) South 60 degrees 13 minutes 00 seconds West 197.75 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 8,464.37 feet and to which beginning a radial line bears South 23 degrees 18 minutes 45 seconds East; (7) Southwesterly 144.31 feet along said curve through a central angle of 00 degrees 58 minutes 37 seconds; (8) South 67 degrees 39 minutes 52 seconds West 1,153.47 feet; (9) South 69 degrees 07 minutes 40 seconds West 310.62 feet; (10) South 69 degrees 57 minutes 18 seconds West 39.47 feet to a point on the east line of the Southwest Quarter of said Section 25, said point being North 00 degrees 51 minutes 54 seconds West 25.81 feet, measured along said east line, from the iron pin found at the southeast corner of the Southwest Quarter of said Section 25; thence North 00 degrees 51 minutes 54 seconds West 799.57 feet along said east line to the southeast corner of that so-called 45.5-acre parcel of land described in an affidavit recorded in Miscellaneous Record 66, pages 558-559, in said Recorder's Office; thence South 89 degrees 34 minutes 53 seconds West 816.21 feet along the south line of said 45.5 acre parcel; thence North 00 degrees 14 minutes 26 seconds West 914.65 feet; thence North 00 degrees 18 DocuSign Envelope ID: 2A2D0767-0D5F-4E5B-8AA1-FEEF90986279 5 minutes 05 seconds East 80.02 feet; thence North 00 degrees 14 minutes 26 seconds West 254.90 feet to the South line of that land described in a deed to Richard Eugene and Katrina Coleman, recorded in Deed Book 276, page 65, in said Recorder's Office; thence along the southern, eastern and northern lines of said Coleman land the following Seven (7) courses: (1) South 88 degrees 08 minutes 15 seconds East 55.41 feet; (2) South 46 degrees 43 minutes 02 seconds East 101.42 feet; (3) North 43 degrees 16 minutes 58 second East 20.00 feet; (4) North 46 degrees 43 minutes 02 second West 78.75 feet; (5) South 88 degrees 08 minutes 15 seconds East 233.99 feet; (6) North 01 degrees 20 minutes 57 seconds East 268.82 feet; (7) South 89 degrees 16 minutes 51 seconds West 326.88 feet; thence North 00 degrees 14 minutes 26 seconds West 319.91 feet to the POINT OF BEGINNING.