

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2024-11

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, SCP Monrovia Investors, LLC has filed with the Hendricks County Auditor an “Application for Designation of Economic Revitalization” on February 13th; and

WHEREAS, said Application has been reviewed by 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 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, 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 SCP Monrovia Investor, LLC heretofore filed substantially 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 April 16th 2024, 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 19th day of March.

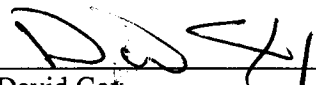
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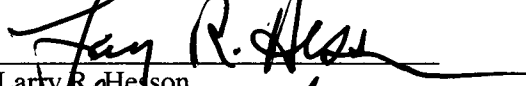
Caleb Brown

Caleb Brown



David Cox

David Cox



Larry R. Hesson

Larry R. Hesson



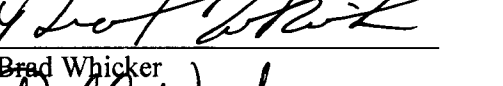
Larry R. Scott

Larry R. Scott



Eric Wathen

Eric Wathen



Brad Whicker

Brad Whicker



David Wyeth

David Wyeth

Attest:



Nancy Marsh, Auditor

Exhibit A

Legal Description

A part of the southeast quarter, part of the east half of the southwest quarter, and part of the west half of the northeast quarter of section 36, township 14 north, range 1 west, Hendricks County, Indiana, and being more particularly described as follows:

Commencing at the southeast corner of said southeast quarter; thence south 89 degrees 39 minutes 03 seconds west (basis of bearing - Indiana state plane coordinate system west zone) for a distance of 2574.24 feet to the southeast corner of a tract of land described to SCP Monrovia Investor, LLC as "exception 1" in instrument number 202139748 in the office of the recorder of Hendricks County; thence north 00 degrees 29 minutes 38 seconds west along the west line of said tract for a distance of 714.00 feet to the point of beginning; thence south 65 degrees 00 minutes 40 seconds west along the north line of said tract for a distance of 296.60 feet to the northwest corner thereof, the following 3 courses being along the west line of said tract; 1) south 21 degrees 58 minutes 02 seconds west for a distance of 88.20 feet; 2) south 12 degrees 02 minutes 02 seconds west for a distance of 229.20 feet; 3) south 02 degrees 44 minutes 58 seconds east for a distance of 210.22 feet to the north line of a tract of land described to the Board of Commissioners of Hendricks County, Indiana in instrument number 201729950 in said Recorder's office; thence south 89 degrees 39 minutes 06 seconds west along said north line for a distance of 130.47 feet; thence continuing along said line south 80 degrees 11 minutes 22 seconds west for a distance of 157.09 feet to the southeast corner of a tract of land described to the City of Indianapolis in instrument number 201120861, the following 3 courses being along said tract; 1) north 00 degrees 20 minutes 56 seconds west for a distance of 100.82 feet; 2) south 89 degrees 39 minutes 04 seconds west for a distance of 100.00 feet; 3) south 00 degrees 20 minutes 56 seconds east for a distance of 117.49 feet to the north line of said Hendricks County Commissioners tract; thence south 80 degrees 11 minutes 20 seconds west along said north line for a distance of 45.67 feet; thence south 00 degrees 23 minutes 33 seconds east for a distance of 24.83 feet to the south line of said southwest quarter; thence south 89 degrees 39 minutes 09 seconds west along said south line for a distance of 451.14 feet; thence north 00 degrees 28 minutes 19 seconds west for a distance of 18.42 feet; thence north 56 degrees 12 minutes 24 seconds west for a distance of 79.53 feet to the east line of state road 39, the following 7 courses being along said line; 1) north 02 degrees 03 minutes 04 seconds east for a distance of 361.26 feet; 2) north 02 degrees 57 minutes 00 seconds west for a distance of 395.51 feet; 3) north 01 degrees 47 minutes 37 seconds west for a distance of 918.63 feet; 4) north 22 degrees 26 minutes 03 seconds east for a distance of 71.95 feet; 5) north 01 degrees 47 minutes 37 seconds west for a distance of 65.62 feet; 6) north 21 degrees 05 minutes 01 seconds west for a distance of 139.04 feet; 7) north 01 degrees 47 minutes 22 seconds west for a distance of 656.60 feet to the north line of said southwest quarter; thence north 89 degrees 45 minutes 32 seconds east along said north line for a distance of 1265.84 feet to the center quarter section of said section 36; thence north 00 degrees 43 minutes 33 seconds west along the west line of the northeast quarter of said section for a distance of 2279.76 feet to the south line of frontage road as established by Indiana State Highway Commission right of way grant in instrument number 196501857 the following 4 courses being along said line; 1) north 63 degrees 20 minutes 32 seconds east for a distance of 500.32 feet; 2) north 58 degrees 52 minutes 29 seconds east for a distance of 64.59 feet; 3) along a non-tangent curve to the right having a radius of 344.26 feet and an arc length of 176.33 feet and subtended by a long chord

bearing of north 78 degrees 04 minutes 58 seconds east and a distance of 174.41; 4) south 87 degrees 15 minutes 46 seconds east for a distance of 48.29 feet; thence south 01 degrees 03 minutes 54 seconds east for a distance of 132.63 feet; thence south 89 degrees 43 minutes 13 seconds east for a distance of 594.00 feet to the west line of a tract of land described to Larry Gale & Larry Gale Cochran living trust in instrument number 200700012355 in the office of said Recorder; thence south 00 degrees 45 minutes 42 seconds east along said west line for a distance of 2427.87 feet to the northeast corner of a tract of land described to SCP Monrovia Investor, LLC in instrument number 202139749 in the office of said Recorder and the southeast corner of the west half of the northeast quarter of said section 36, the following 3 courses being along the west line of said SCP Monrovia Investor, LLC tract; 1) south 41 degrees 18 minutes 09 seconds west for a distance of 1022.48 feet; 2) south 88 degrees 42 minutes 00 seconds west for a distance of 554.13 feet; 3) south 00 degrees 29 minutes 38 seconds east for a distance of 1166.19 feet to the point of beginning, containing 163.74 acres of land, more or less.