

Resolution #01-05a

**ORIGINAL**

BEFORE THE COMMON COUNCIL OF  
THE CITY OF LEBANON, INDIANA

IN THE MATTER OF THE APPLICATION )  
OF OPUS NORTH CORPORATION )  
FOR DESIGNATION OF ECONOMIC )  
REVITALIZATION AREA AND PROPERTY )  
TAX DEDUCTIONS )

**FINDINGS OF FACT AND ORDER**

This matter came before the Common Council of the City of Lebanon, Indiana, on the application filed by Opus North Corporation ("Applicant") seeking designation of a certain tract of unimproved real estate located at 640 South State Road 39, in the City of Lebanon, Boone County, Indiana, as an Economic Revitalization Area as defined at Indiana Code Section 6-1.1-12.1-1(1), the legal description of which is set forth in the application. Applicant also requests approval for real property tax abatement in connection with the proposed improvement and use of such real estate by its proposed tenant ConAgra Foods, Inc.

The Council has held a public hearing on the application and has found that all notice and procedural requirements for the confirmation of the real estate as an Economic Revitalization Area have been satisfied.

The real estate is located within the corporate limits of the City of Lebanon, Boone County, Indiana.

This Council has determined that the site is undesirable for or impossible of normal development and occupancy and such prevents an efficient and normal use of the real estate.

This Council has determined and hereby finds that the estimated value of the proposed redevelopment of the real estate is reasonable for projects of this nature; that the estimate of the number of individuals who will be employed by ConAgra Foods, Inc. in the building to be constructed on the property is reasonable; that the estimate of the annual salaries of those individuals who will be employed from the proposed redevelopment is reasonable; and that the totality of benefits flowing to this community from the proposed redevelopment is sufficient to justify the deductions requested.

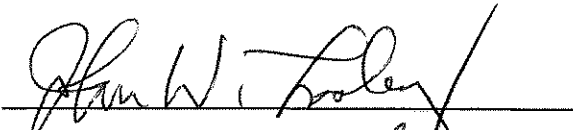
The application satisfies the general standards used by the Council in determining whether the site and proposed rehabilitation qualify as an economic revitalization area eligible for the maximum tax abatement applicable to real estate improvements permitted by law.

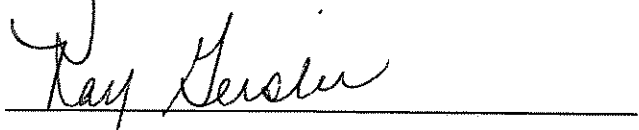
The proposed redevelopment is of public benefit and would be consistent with the general welfare of the citizens and taxpayers of the City of Lebanon.

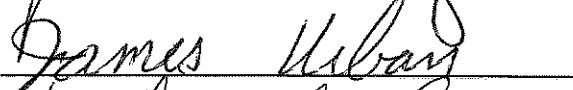
Opus North Corporation is the owner of the real estate to be improved by the project.

**IT IS, THEREFORE, ORDERED** by the Common Council of the City of Lebanon, Boone County, Indiana, that the described real estate is hereby confirmed as an Economic Revitalization Area pursuant to Indiana Code Section 6-1.1-12.1-1, et seq. Applicant is eligible and entitled to claim, for a period of ten (10) years, the appropriate deductions in assessed value for the improvements to be made to the real estate pursuant to I.C. 6-1.1-12.1-4(d)(10).

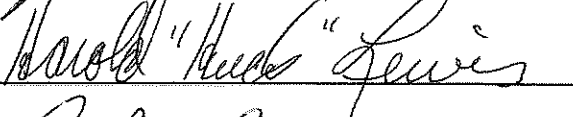
Dated this 27th day of August, 2001.

  
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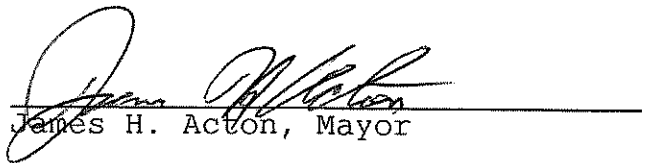
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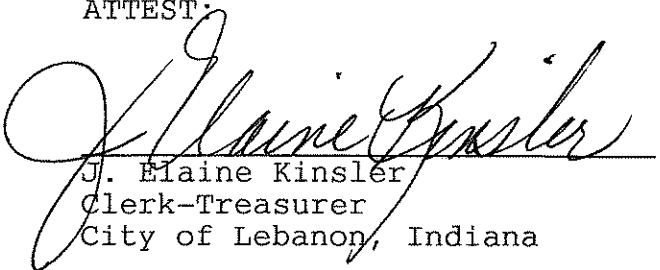
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James H. Acton, Mayor

ATTEST:

  
J. Elaine Kinsler  
Clerk-Treasurer  
City of Lebanon, Indiana