

ORIGINAL

FILE

[Jones – Purofirst Disaster Response]

RESOLUTION NO. 02 - 03

**A RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PROPOSED
IMPROVEMENTS ELIGIBLE FOR TAX ABATEMENT**

WHEREAS, the Common Council of the City of Lebanon has received a written application filed on behalf of C. F. Jones and Mary Lou Jones for property tax abatement pursuant to IND. CODE § 6-1.1-12.1-1 et seq.; and

WHEREAS, said application has been reviewed by the Common Council of the City of Lebanon, Indiana, at a duly held public meeting of said Council on March 11, 2002, and should be tentatively approved.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Lebanon, Indiana, as follows:

1. Declaration of Economic Revitalization Area. It is hereby declared by the Common Council of the City of Lebanon, Indiana, that the two parcels of real estate containing a total of approximately 2.66 acres located at 823-25 Hendricks Drive, Lebanon, Indiana, the legal descriptions of which are attached hereto, are preliminarily designated an Economic Revitalization Area.

2. Improved Real Estate Tax Deduction. One of the Common Council's purposes is to encourage growth, revitalization, and rehabilitation of the community, and

the granting of the application is expected to accomplish that result. Hence, the applicant, as the owner of real estate located in the Economic Revitalization Area, is tentatively entitled to a reduction from assessed value of the improvements to the property for a period of ten (10) years as follows:

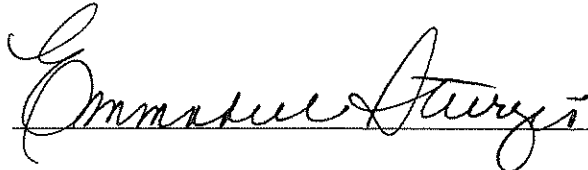
<u>Year of Deduction</u>	<u>Percentage</u>
1st	100%
2nd	95%
3rd	80%
4th	65%
5th	50%
6th	40%
7th	30%
8th	20%
9th	10%
10th	5%
11th and thereafter	0%

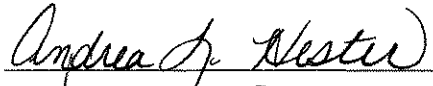
3. Commencement of Redevelopment. Upon the filing of the applicable Statement of Benefits (Form SB-1) by applicant, and subject to the Council’s right to affirm, modify or rescind this resolution following a public hearing on the application, the applicant is permitted to commence work on the project since all approvals required of local zoning authorities have been obtained.

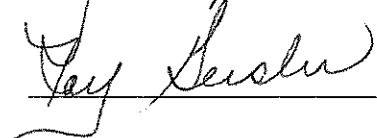
4. Filing with Boone County Authorities. Upon the adoption of this resolution, the applicant shall cause a certified copy of this resolution to be filed with the Boone County Assessor and/or such other Boone County governmental officials as shall

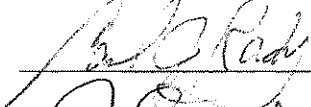
be necessary. Further, a public hearing shall be held on the application at the next regular meeting of the Common Council, and notice of such hearing shall be published as provided by law.

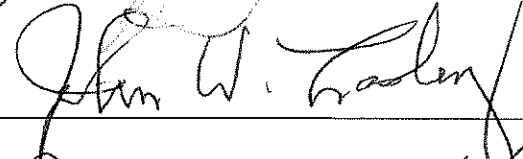
Adopted by the Common Council of the City of Lebanon, Indiana, this 11th day of March, 2002.

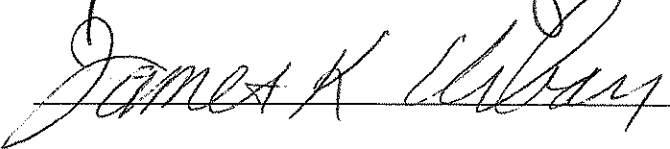


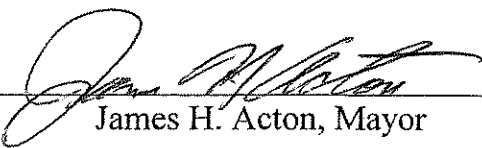






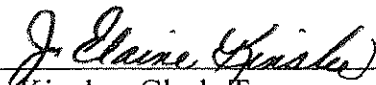






James H. Acton, Mayor

Attest:



Elaine Kinsler, Clerk-Treasurer
L-95598

LEGAL DESCRIPTIONS

Purofirst legal description –

Part of the Southwest Quarter of the Northeast Quarter of Section 6, Township 18 North, Range 1 East, Center Township, Lebanon, Boone County, Indiana, more fully described by: Commencing at the Southwest corner of the Northeast Quarter of said Section 6; thence along the Quarter Section line, South 89°38'21" East 30.00 feet; thence along the proposed East right of way line of Hendricks Drive, North 00°24'15" East 377.06 feet to the Point of Beginning; thence continue along the proposed East right of way line of Hendricks Drive, North 00°24'15" East 258.00 feet; thence continue along the proposed East right of way line of Hendricks Drive, North 45°23'46" East 28.29 feet thence along the South right of line of Hendricks Drive recorded in Deed Record 231, Page 83, Boone County Recorder's Office, South 89°36'44" East 236.00 feet; thence along the West described line of the Carl Fred Jones Property recorded in Deed Record 244, Page 150 and Miscellaneous Record 152, Pages 61 and 62 and the West described line of the Carl Fred Jones Property recorded as Instrument #9805262, South 00°23'16" West 278.00 feet; thence North 89°36'44" West 256.08 feet to the Point of Beginning, containing 1.6295 Acres, more or less, subject to a 20.00 feet wide Utility Easement along the West and North described lines and subject to a 45.00 feet wide Building Setback Line along the West and North described lines.

Jones legal description –

A part of the northeast quarter of Section 6, Township 18 North, Range 1 East of the Second Principal Meridian, described as follows, to-wit: One acre fronting on the south side of Hendricks Drive, commencing 1,537 feet, more or less, west of the west edge of pavement on Indianapolis Avenue with 190 feet, more or less, of frontage on said Hendricks Drive, and a depth south of said Hendricks Drive of 230 feet, more or less. Located in Lebanon, Boone County, Indiana.

L-95758

**FILE
ORIGINAL**

BEFORE THE COMMON COUNCIL OF
THE CITY OF LEBANON, INDIANA

[Jones / Purofirst Disaster Response]


IN THE MATTER OF THE APPLICATION OF)
C. F. JONES FOR DESIGNATION OF)
ECONOMIC REVITALIZATION AREA AND)
PROPERTY TAX DEDUCTION)

**APPLICATION FOR DESIGNATION
OF ECONOMIC REVITALIZATION AREA
AND PROPERTY TAX DEDUCTION**

C. F. Jones and Mary Lou Jones, husband and wife, ("Applicant") are residents of Boone County, Indiana and the principal officers of C.F. Jones Group, Inc. and Hillco Inc. of Lebanon d/b/a Purofirst Disaster Response ("Purofirst") with their principal place of business located at 823-25 Hendricks Drive, Lebanon, Indiana. Applicant submit this application to the Common Council of the City of Lebanon, Indiana, for a resolution designating certain real estate located within the corporate limits of Lebanon, Indiana, owned by Applicant to be leased to and occupied by Purofirst as an economic revitalization area and eligible for property tax deductions for improvements to real property for a period of ten (10) years pursuant to IND. CODE § 6-1.1-12.1-1, *et seq.*

Required information in support of this application is attached.

PARR RICHEY OBREMSKEY & MORTON

By 
Kent M. Frandsen, Counsel for Applicant

1. The name and address of Applicant is:

C. F. Jones and Mary Lou Jones
Purofirst Disaster Response
823 Hendricks Drive
P. O. Box 664
Lebanon, IN 46052

Applicant's attorney in this proceeding is Kent M. Frandsen of the law firm of PARR RICHEY OBREMSKEY & MORTON, 225 West Main Street, Post Office Box 668, Lebanon, Indiana 46052.

2. The real estate sought to be designated as an economic revitalization area is a presently unimproved tract of real estate containing approximately 1.6295 acres located at 823 Hendricks Drive in the City of Lebanon ("Purofirst Parcel") and a portion of the already improved 1.03 acres parcel located at 825 Hendricks Drive ("Jones Parcel"), the legal descriptions of which are set forth on Exhibits A1 and A2, respectively, attached hereto.
3. Applicant is the owner of both parcels of real estate and will be constructing a 17,500 square foot addition onto the west side of the existing building on the Jones Parcel now occupied by C.F. Jones Group, Inc. A portion of the new addition will extend onto the Jones Parcel but the existing C.F. Jones Group, Inc. building will not be materially changed by the extension. The new addition will be leased to and occupied by Purofirst, which will operate its fire and water damage restoration and reconstruction facility therein. A drawing of the addition in relation to the existing building is set forth on Exhibit B attached hereto.
4. Construction is expected to begin immediately, with an estimated completion date in July, 2002. The estimated cost of the Purofirst addition and related site improvements to the real estate is approximately \$870,000 not including the cost of the real estate itself.
5. This project will cause an immediate increase in the assessed value of the real estate that will result in substantially more property taxes being paid on the land itself, since there is no abatement deduction on the land component of the tax. Further, the improvements to the real estate will generate substantial property taxes as the amount of the abatement deduction declines over the ten-year period. In addition, substantial amounts of personal property taxes will be paid by Purofirst,

as no abatement is available for its personal property and equipment in the building.

6. Applicant estimates that approximately twenty-three (23) full-time jobs will be immediately created by the expansion of the Purofirst business. By 2005 Purofirst will have approximately thirty (30) full-time employees. The total annual earnings of these twenty-three (23) employees are initially estimated to be approximately \$625,000 at an average hourly wage of \$14.50. Most of the employees will be engaged in the work of semi-skilled positions.
7. Even with the abatement, it is reasonably projected that Applicant and its tenant will pay substantial amounts of real and personal property taxes over the ten-year period. Further, the community and Boone County will benefit from County Option Income Tax revenues to be assessed annually on the incomes of those employees of the facility who reside in Boone County.
8. The real estate is already zoned for the proposed use and Applicant has already obtained the necessary approval to construct and operate this facility.
9. It is not anticipated that any additional public facilities will be necessitated for this project other than the hookups for water, sewer, electricity, gas and telephone, which are already present at the site.
10. The real estate is located in an area that is undesirable for normal development and occupancy because of lack of development, cessation of growth, and other factors that have impaired values or prevented normal development of the property or use of the property.
11. The proposed designation of the real estate as an economic revitalization area will further the economic development objectives of the City of Lebanon by allowing for the utilization of previously vacant land. This designation will assist in the inducement of a project providing substantial employment opportunities. The economic benefits to this community of the additional jobs resulting from this project will far exceed the cost of anticipated property tax deductions. Even with the tax abatement, this project will provide long-term benefits to the tax base of the City of Lebanon, warranting the granting of the annually decreasing percentage of tax abatement as provided in IND. CODE § 6-1.1-12.1-1.
12. Applicant requests that the Common Council of the City of Lebanon adopt a resolution determining that the Purofirst Parcel and the relevant portion of the

Jones Parcel is an economic revitalization area as such term is defined at IND. CODE § 6-1.1-12.1-1 and allow deductions in real estate taxes for the value of the proposed improvements over a ten-year period in the percentages set forth at IND. CODE § 6-1.1-12.1-4(d)(3).

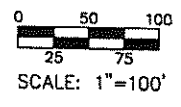
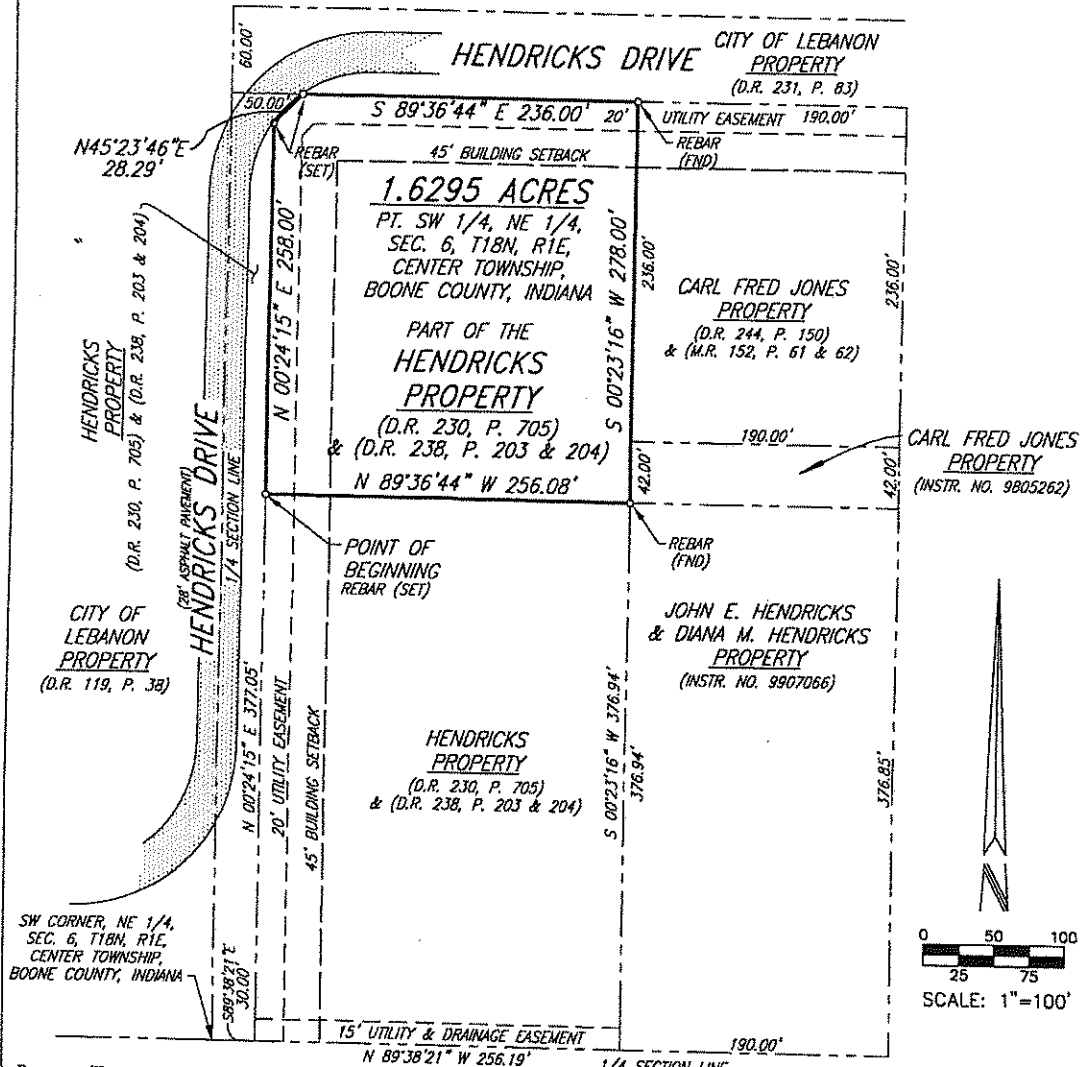
13. Applicant understands that this filing constitutes a request for economic revitalization area designation only, and approval of resolutions allowing the deduction of property taxes does not constitute an automatic deduction of property taxes.

L-95597

FLOOD HAZARD ZONE "X"
F.I.R.M. #180013 00020
DATED: MARCH 17, 1997

ANDERSON & ASSOCIATES

LAND USE ZONE
"PB-1"



Purpose: The purpose of this assignment was to provide an Original Survey of part of the Hendricks Property, as described in Deed Record 230, Page 705 and Deed Record 238, Pages 203-204, Boone County Recorder's Office.

Basis of Bearings: Bearings are in agreement with Record Surveys in the area which are based upon the planned center line of Interstate 65.
Class of Survey: Class "D" Indiana Survey Standards (Title 865, Article 1, Chapter 12).

The Theoretical Uncertainties due to random errors in measurement of the boundary corners with respect to the referenced controlling corners, as stipulated by Indiana Statutes is ±1.00 foot.

LAND DESCRIPTION (1.6295 ACRES) (Part of Deed Record 230, Page 705 and Deed Record 238, Pages 203-204)
Part of the Southwest Quarter of the Northeast Quarter of Section 6, Township 18 North, Range 1 East, Center Township, Lebanon, Boone County, Indiana, more fully described by: Commencing at the Southwest corner of the Northeast Quarter of said Section 6; thence along the Quarter Section line, South 89°38'21" East 30.00 feet; thence along the proposed East right of way line of Hendricks Drive, North 00°24'15" East 377.06 feet to the Point of Beginning; thence continue along the proposed East right of way line of Hendricks Drive, North 45°23'46" East 28.29 feet thence along the proposed East right of way line of Hendricks Drive recorded in Deed Record 231, Page 83, Boone County Recorder's Office, South 89°36'44" East 236.00 feet; thence along the West described line of the Carl Fred Jones Property recorded in Deed Record 244, Page 150 and Miscellaneous Record 152, Pages 61 and 62 and the West described line of the Carl Fred Jones Property recorded as Instrument #9805262, South 00°23'16" West 278.00 feet; thence North 89°36'44" West 256.08 feet to the Point of Beginning, containing 1.6295 Acres, more or less, subject to a 20.00 foot wide Utility Easement along the West and North described lines and subject to a 45.00 foot wide Building Setback Line along the West and North described lines.

SURVEY NOTES:
This survey was prepared without the benefit of an up-to-date Abstract or an up-to-date Title Commitment, and is therefore subject to any statement of fact that such documents may disclose.
All dimensions computed from electronic measurements.
This tract is subject to all easement and restrictions of record.
Existing maps in the Office of the Surveyor of Boone County indicate that no Legal Drains exist within the portion of the hereon described tract, except as approximately shown.

I, the undersigned, hereby certify that all corners were determined in such a manner as to meet or exceed the accuracy required by the Indiana Survey Standards, Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, this 8th day of February, 2001.

Revised Point of Beginning March 26, 2001.

Jerry L. Carter
Jerry L. Carter, R.L.S. #S0350
Reg. Prof. Land Surveyor
State of Indiana



Use of this form constitutes practice of law and is limited to practicing lawyers.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Bryan L. Crostreet

_____ ("Grantor") of Boone County in the State of Indiana

QUITCLAIM (S) to Carl Fred Jones

_____ of Boone County in the State of Indiana, for the sum of

----- One ----- Dollars (\$ 1.00) and other

valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, Indiana:

A part of the northeast quarter of Section 6, Township 18 North, Range 1 East of the Second Principal Meridian, described as follows, to-wit: One acre fronting on the south side of Hendricks Drive, commencing 1,537 feet, more or less, west of the west edge of pavement on Indianapolis Avenue with 190 feet, more or less, of frontage on said Hendricks Drive, and a depth south of said Hendricks Drive of 230 feet, more or less. Located in Lebanon, Boone County, Indiana.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 20th day of OCTOBER, 19 92

Signature _____	Signature <u>Bryan L. Crostreet</u>
Printed _____	Printed <u>Bryan L. Crostreet</u>
Signature _____	Signature _____
Printed _____	Printed _____

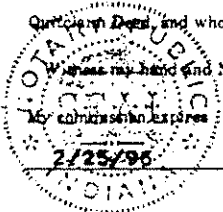
Deed
BK 244
Pg 150

STATE OF INDIANA }
COUNTY OF BOONE } SS

Before me, a Notary Public in and for said County and State, personally appeared Bryan L. Crostreet

_____, who acknowledged the execution of the foregoing

Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.



Witness my hand and Notarial Seal this 20th day of OCTOBER, 19 92

Signature David F. Truitt

Printed David F. Truitt, Notary Public

Residing in Boone County, Indiana.

This instrument was prepared by David F. Truitt, attorney at law,
129 North Meridian Street, Lebanon, IN 46052

tax
Parcel #
015-1760-02

Each Installment
3842.19
3842.19

"EXHIBIT A-2"

