

RESOLUTION NO. 2012 - 03
[Sahtooma, LLC / Purity Wholesale Grocers 2012 Bldn Addn Tax Abatement]

**A RESOLUTION APPROVING TAX ABATEMENT BENEFITS
AND SUPPORTING FINDINGS OF FACT AND ORDER**

WHEREAS, the Common Council of the City of Lebanon (“Council”) has received a request from Sahtooma, LLC, the owner of a 32-acre parcel along Purity Drive in the Lebanon Business Park described on attached Exhibit A on which is located a 560,000 sf building leased to Purity Wholesale Grocers, Inc. (“Real Estate”), seeking the benefit of real property tax abatement for a proposed 150,000 sf new addition to the east side of the building; and

WHEREAS, by Resolution No. 1996-06 the Council designated and confirmed the Real Estate as an Economic Revitalization Area (“ERA”) and while the previously approved ten-year real property tax abatement for the original building has expired, the proposed addition is to be situated within the confines of that existing ERA;

WHEREAS, the request and supporting Statement of Benefits (Form SB-1 / RE) has been reviewed by the Council at a public meeting held on April 9, 2012, and the Council now enters its findings of fact and order and adopts this resolution.

NOW, THEREFORE, IT IS HEREBY FOUND, ORDERED AND RESOLVED as follows:

1. The Council hereby finds (a) the estimated value of the proposed redevelopment and improvement of the Real Estate is reasonable for projects of this nature; (b) the estimated cost of the proposed addition is reasonable for a facility of this type; (c) the projected number of new employment positions created by the expansion and the estimated annual salaries of those positions are reasonable; (d) other information provided by the applicant about the anticipated

benefits from the redevelopment reasonably support the granting of abatement; and (e) the totality of benefits flowing to this community from the proposed redevelopment is sufficient to justify the deductions requested.

2. The designation of the Real Estate as an Economic Revitalization Area pursuant to IND. CODE §§ 6-1.1-12.1-1 *et seq.*, is hereby reconfirmed.

3. Based on the applicant's representations regarding the project, Sahtooma, LLC, as owner of the Real Estate, is approved for a deduction in assessed value of the new improvements to be made to the Real Estate for a period of ten (10) years in accordance with IND. CODE § 6-1.1-12.1-4(d), upon filing the required deduction application and compliance with other provisions of IND. CODE §§ 6-1.1-12.1-1 *et seq.* Such filing requirement and abatement term shall commence with the effective date of assessment of the new addition.

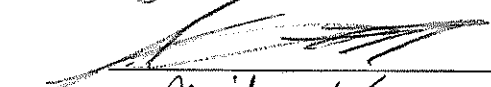
4. The provisions of IND. CODE § 6-1.1-12.1-12 relating to the potential recovery of past-abated taxes are incorporated into this resolution by reference.

Adopted by the Council this 9th day of April, 2012.

Members of the Common Council of the City of
Lebanon

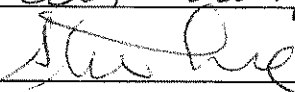


Lana M. 



Mike Kincaid

Keitha Campbell

Steve 

John Copeland - ABSENT

Harold "Huck" Lewis
Harold (Huck) Lewis, Mayor

ATTEST:

Tanya Thayer
Tanya Thayer, Clerk-Treasurer
427495

