

**RESOLUTION NO. 2013 02**  
**COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA**

**RESOLUTION CONFIRMING THE DESIGNATION OF AN ECONOMIC  
REVITALIZATION AREA AND APPROVAL OF STATEMENT OF BENEFITS OF L.T.  
RICH PRODUCTS, INC. AND WAIVING NONCOMPLIANCE IN ACCORDANCE  
WITH IC 6-1.1-12.1-11.3**

WHEREAS, on January 28, 2013, the City of Lebanon ("City") Common Council ("Council") received a Statement of Benefits ("SB-1") and request from L.T. Rich Products, Inc. ("Applicant") for the designation of the area described in Exhibit A as an economic revitalization area ("Area") and approval of the SB-1 under I.C. 6-1.1-12.1 ("Act"); and

WHEREAS, the Area is located within the Council's jurisdiction under the Act; and

WHEREAS, the Applicant plans to build a logistics and distribution facility to support expanded operations of Subaru North America, Inc. (the "Real Estate Improvements"). The Real Estate Improvements will be located at 920 Hendricks Drive, Lebanon, Indiana. The estimated cost of the Real Estate Improvements are \$1,200,000 as described in the SB-1; and

WHEREAS, the Applicant has requested that the Council approve real property tax abatement related to the Real Estate Improvements for a period of ten (10) years ("Tax Abatement"); and

WHEREAS, on January 28, 2013, the Council adopted a resolution ("Resolution") preliminarily approving the Applicant's SB-1, request for designation of the Area and request for Tax Abatement; and

WHEREAS, the Council published a notice in *The Lebanon Reporter* of the Resolution and the substance thereof, which notice also gave notice of a hearing to be held by the Council; and

WHEREAS, a copy of the Resolution, the notice, the SB-1 and a description of the Area were properly filed with the Boone County Assessor and the Boone County Auditor; and

WHEREAS, on February 11, 2013 the Council held a public hearing on the Resolution, where it afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the designation of the Area, approval of the SB-1 and approval of Tax Abatement;

WHEREAS, after conducting such public hearing, the Council has given careful consideration to all comments and views expressed and any evidence presented regarding the designation of the Area, approval of the SB-1 and approval of Tax Abatement; and

WHEREAS, no written remonstrance has been filed with Council either prior to or during the above-referenced public hearing;

WHEREAS, although the Act requires certain findings of fact to be made with respect to the designation of the Area before designating an Area, the Council may waive noncompliance with such action;

WHEREAS, the Area's improvements described in the Application will be of public utility and will be to the benefit and welfare of all citizens and taxpayers of the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Lebanon, Boone County, Indiana that, based on the information in the Application describing the Real Estate Improvements, the Council hereby finds that the Area: (1) is within the jurisdiction of City; and (2) has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, or deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or property use.

BE IT ALSO RESOLVED that, based on the information in the SB-1 describing the Real Estate Improvements, the Council finds: (1) the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature; (2) the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; (3) the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; (4) the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and (5) the total benefits are sufficient to justify the granting of the deduction.

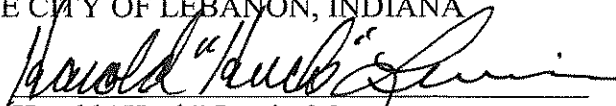
BE IT ALSO RESOLVED that Council now confirms and approves the Resolution and thereby confirms and approves the designation of the Area, the SB-1 and the approval of Tax Abatement, for a period not to exceed ten (10) years.

BE IT ALSO RESOLVED that the Council hereby waives noncompliance of any provisions of the I.C. 6-1.1-12.1, in accordance with IC 6-1.1-12.1-11.3.

Passed and adopted this 11<sup>th</sup> day of February, 2013.

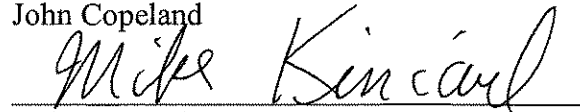
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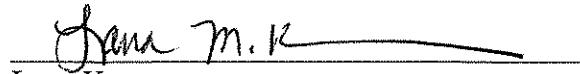
THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA

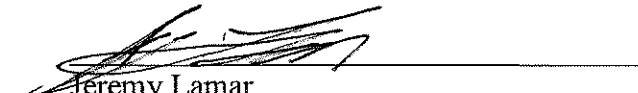
  
Harold "Huck" Lewis, Mayor

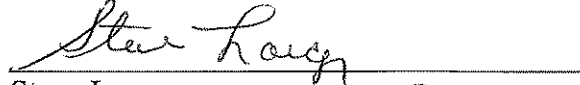
  
Keith Campbell

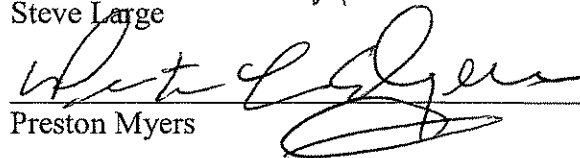
ABSENT  
John Copeland

  
Mike Kincaid

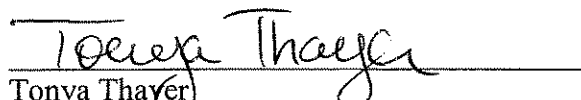
  
Lana Kruse

  
Jeremy Lamar

  
Steve Large

  
Preston Myers

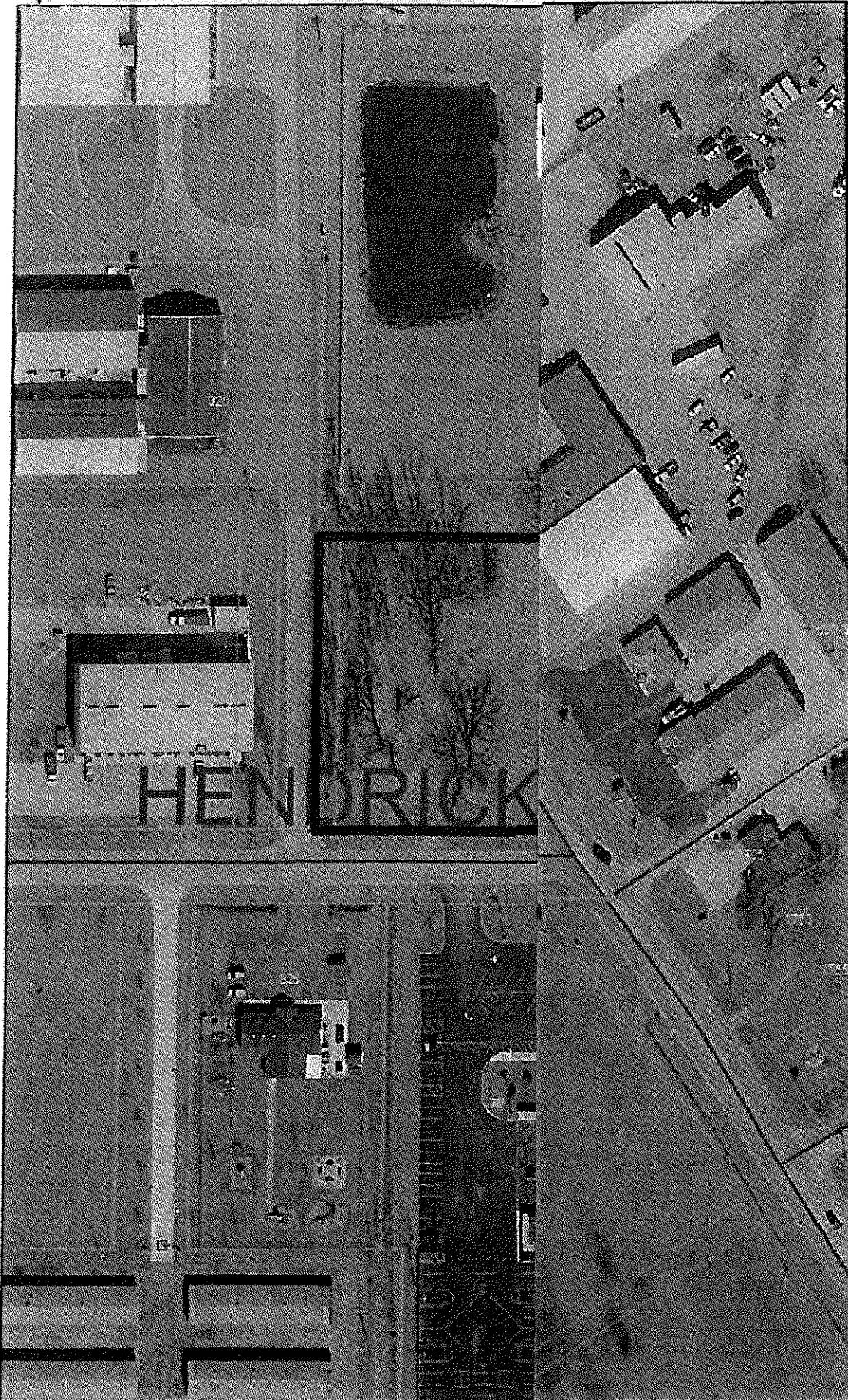
ATTEST:

  
Tonya Thayer  
Clerk-Treasurer

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document unless required by law.  
Printed name: Bob Clutter

This instrument prepared by Bob Clutter, Attorney at Law, Indiana Supreme Court #13942-49, 117 W. Main Street, Lebanon, Indiana 46052.

R. 2013-02



- Lebanon Parcels
- ParcelsFromCounty
- Addresses
- Addresses
- Roads
- Highways
- Addresses
- Lebanon City Lim

EXHIBIT A

THINK

