

RESOLUTION NO. 2013 - 08

[Sahtooma / Purity Grocers 2013 building abatement]

**A RESOLUTION CONFIRMING DESIGNATION OF
AN ECONOMIC REVITALIZATION AREA
AND APPROVING TAX ABATEMENT BENEFITS
AND SUPPORTING FINDINGS OF FACT AND ORDER**

WHEREAS, the Common Council of the City of Lebanon ("Council") has received an application from Sahtooma LLC ("Sahtooma") for designation of a 29-acre parcel of land Sahtooma owns along the south side of Enterprise Boulevard in the Lebanon Business Park, the legal description and depiction of which is attached as Exhibit A (the "Real Estate"), as an Economic Revitalization Area ("ERA") and seeking the benefits of tax abatement for proposed improvements to the Real Estate for use as a site for a new office and warehouse building for Purity Wholesale Grocers, Inc. pursuant to IND. CODE §§ 6-1.1-12.1-1 *et seq.*; and

WHEREAS, the application has been reviewed by the Council at public meetings held on March 25, 2013, and April 8, 2013; and

WHEREAS, the Council has preliminarily designated the Real Estate as an ERA and has tentatively allowed abatement for proposed real estate improvements over a ten-year period; and

WHEREAS, confirmation of that designation is necessary for Sahtooma to qualify for the benefits of tax abatement; and

WHEREAS, after the required public notices, a hearing has been held on the application, 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

Adopted by the Council this 8th day of April, 2013.

consent is hereby confirmed.

Council. In its preliminary resolution in this matter the Council gave such consent, and that

12.1-2(i) requires the approval of the Common Council for abatement to be granted by the
under the jurisdiction of the Lebanon Redevelopment Commission ("RDC"), IND. CODE § 6-1.1-

5. Since this ERA is located within a previously established TIF allocation area

past-abated taxes are incorporated into this resolution by reference.

4. The provisions of IND. CODE § 6-1.1-12.1-12 relating to the potential recovery of

and compliance with other provisions of IND. CODE §§ 6-1.1-12.1-1 *et seq.*

accordance with IND. CODE § 6-1.1-12.1-4(d)(10), upon filing the required deduction application

value of the improvements to be made to the Real Estate for a period of ten (10) years in

3. Shtooma, as the owner of the Real Estate, is approved for a deduction in assessed

Area pursuant to IND. CODE §§ 6-1.1-12.1-1 *et seq.*, is hereby confirmed.

2. The designation of the above-described real estate as an Economic Revitalization

redevelopment is sufficient to justify the deductions requested.

of abatement; and (f) the totality of benefits flowing to this community from the proposed

applicants about the anticipated benefits from the redevelopment reasonably support the granting

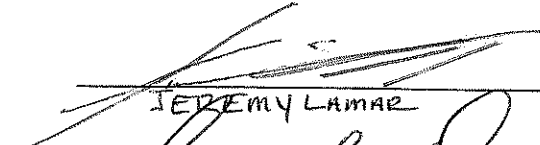
of the annual salaries of those individuals is reasonable; (e) other information provided by the

individuals estimated to be employed by Purity Wholesale Grocers is reasonable; (d) the estimate

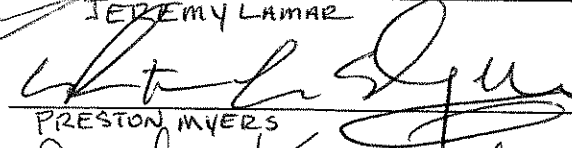
proposed new improvements is reasonable for a facility of this type; (c) the number of

of the Real Estate is reasonable for projects of this nature; (b) the estimate of the cost of the

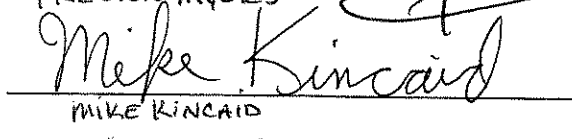
Common Council of the City of Lebanon



JEREMY LAMAR



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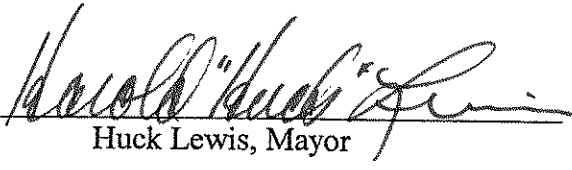


Keith Campbell

STEVE LARGE - ABSENT

LANA KRUSE - ABSENT

JOHN COLELAND - ABSENT



Huck Lewis, Mayor

ATTEST:



Tonya Thayer, Clerk-Treasurer
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