

RESOLUTION NO. 2014 - 15 A
[Maplehurst Bakeries, LLC project]

**A RESOLUTION CONFIRMING DESIGNATION OF
AN ECONOMIC REVITALIZATION AREA
AND APPROVING REAL AND PERSONAL PROPERTY 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 Maplehurst Bakeries, LLC (“Applicant”) for designation of a 12.089-acre parcel of land located along the east side of Mt. Zion Road adjacent to Interstate 65 in the Lebanon Business Park, the depiction and legal description of which are attached as Exhibits A and B, respectively (the “Real Estate”), as an Economic Revitalization Area (“ERA”) and seeking the benefits of real and personal property tax abatement for proposed improvements to the Real Estate in the form of a new 187,200 sf manufacturing and distribution building to be built and occupied on the site and approximately \$68 million in new equipment to be installed in the facility, 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 July 14, 2014, and July 28, 2014; and

WHEREAS, the Council has preliminarily designated the Real Estate as an ERA and has tentatively allowed abatement for the proposed real estate improvements and qualifying personal property over a ten-year period, and confirmation of that designation is necessary for Applicant 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 hereby adopts this resolution.

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

1. The Council hereby finds (a) the nature and estimated value of the proposed redevelopment and improvement of the Real Estate is reasonable for a project of this nature; (b) the nature and estimated cost of the proposed new equipment to be installed therein are reasonable for a facility of this type; (c) the projected number of new full-time employees and the wages and benefits to be paid to those employees are reasonable; (d) other information provided by Applicant about the anticipated benefits from the redevelopment reasonably supports 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 confirmed.

3. Maplehurst Bakeries, LLC, or an entity affiliated therewith, as the proposed owner of the Real Estate, is approved for a deduction in assessed value of the improvements to be made to the Real Estate for a period of ten (10) years to commence after the latter of closing on purchase of the land, construction of the improvements, issuance of notice of the tax assessment of the improvements, filing the required deduction application, and compliance with other provisions of IND. CODE §§ 6-1.1-12.1 *et seq.* The standard schedule of abatement deductions for ten-year real estate abatement on these improvements shall be as follows: 1st year – 100% deduction; 2nd – 95%; 3rd – 80%; 4th – 65%; 5th – 50%; 6th – 40%; 7th – 30%; 8th – 20%; 9th – 10%; 10th – 5%; 11th and beyond – 0%.

4. Maplehurst Bakeries, LLC as the proposed owner of the qualifying new

equipment to be installed in the building is approved for a deduction in assessed value of the equipment for a period of ten (10) years to commence upon installation and assessment of the equipment, filing the required deduction application, and compliance with other provisions of IND. CODE §§ 6-1.1-12.1 et seq. The schedule of abatement deductions for the qualifying equipment shall be as follows: 1st year – 100% deduction; 2nd – 100%; 3rd – 90%; 4th – 80%; 5th – 70%; 6th – 65%; 7th – 55%; 8th – 45%; 9th – 35%; 10th – 25%; 11th and beyond – 0%.

5. The Council hereby approves the proposed Statements of Benefits for both real and personal property submitted by the Applicant and authorizes the Mayor and Clerk Treasurer to execute them on behalf of the City.

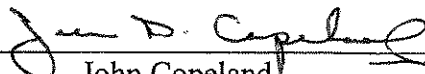
6. The provisions of IND. CODE § 6-1.1-12.1-12 relating to the potential recovery of past-abated taxes are incorporated into this resolution by reference.

Adopted by the Council this 28th day of July, 2014.

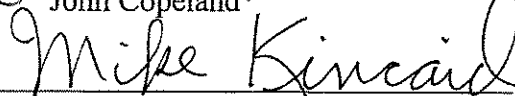
Members of the Common Council
of the City of Lebanon



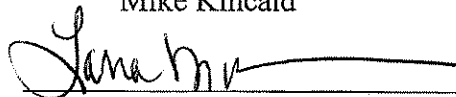
Keith Campbell



John Copeland



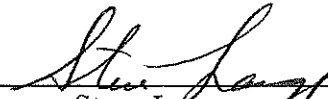
Mike Kincaid



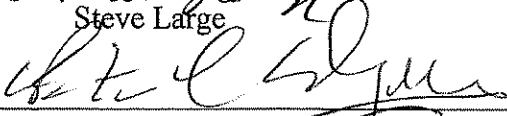
Lana Kruse




Jeremy Lamar



Steve Large



Preston Myers

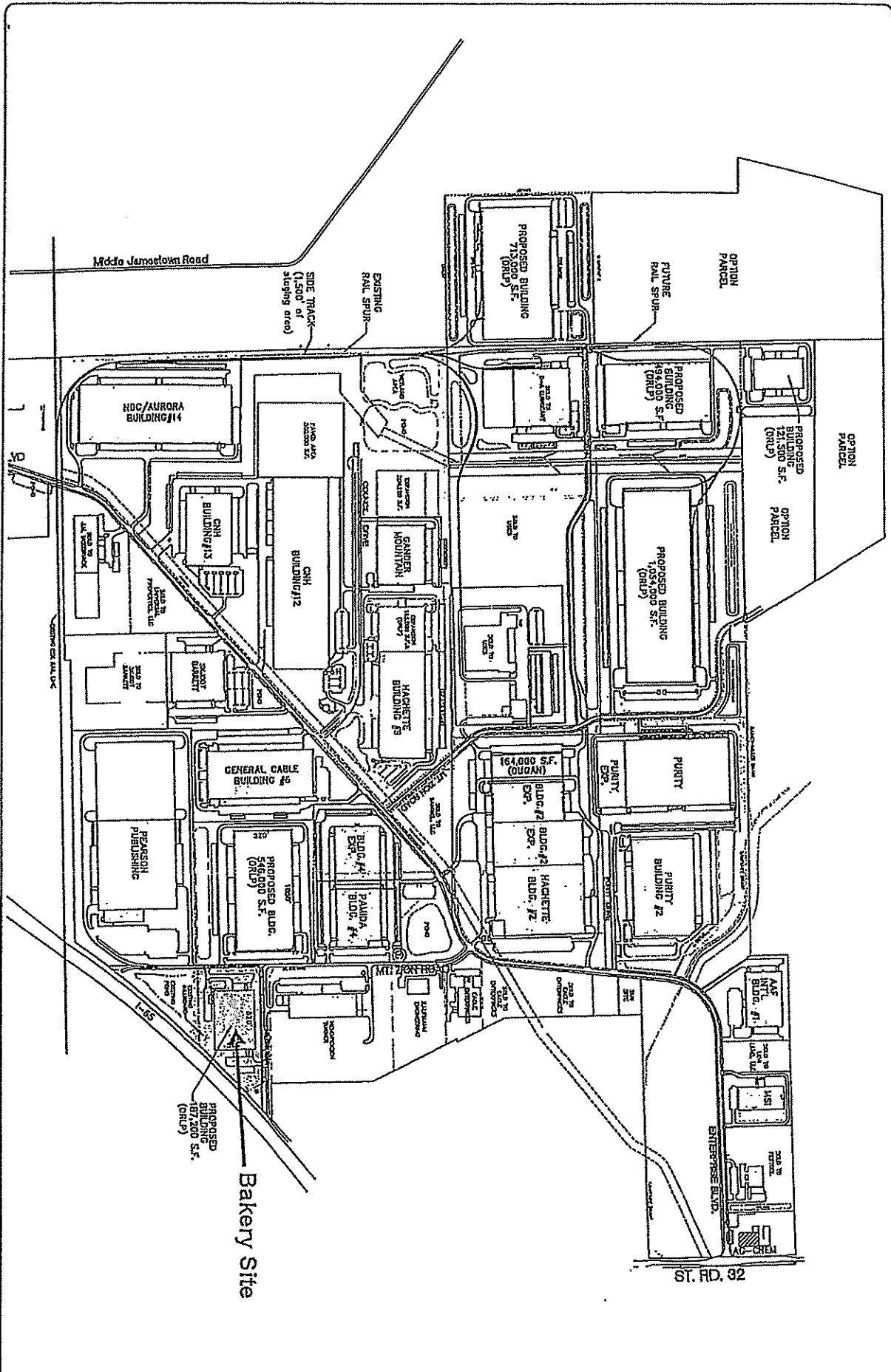


Harold (Huck) Lewis, Mayor

ATTEST:

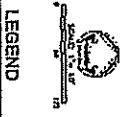
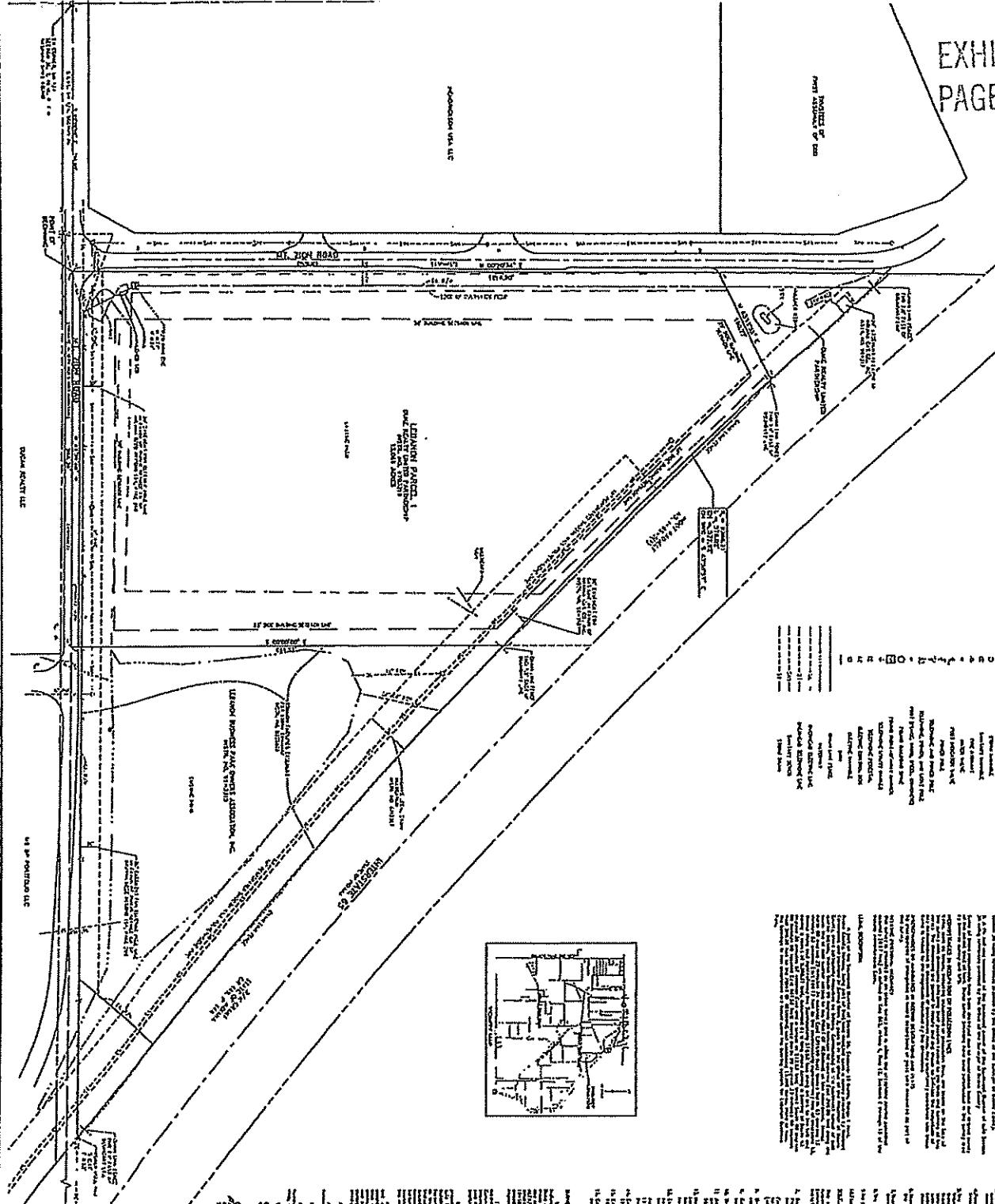


Tonya Thayer, Clerk-Treasurer
576389



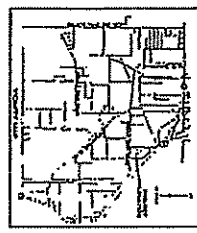
A LAND BOUNDARY DESCRIPTION OF
LEBANON PARCEL 1
LEBANON BUSINESS PARK
MT. ZION ROAD
LEBANON, BOONE COUNTY, INDIANA

A part of the Southwest Quarter of Section 36, Township 19 North, Range 1 West, Boone County, Indiana, being part of that land depicted upon a survey prepared by Woolpert Consultants and recorded in Survey Book 2, page 8 in the Office of the Recorder of Boone County, more particularly described as follows: Commencing at the southwest corner of said quarter section; thence South 89 degrees 39 minutes 40 seconds East 396.00 feet along the south line of said quarter section to the POINT OF BEGINNING of this description; thence North 00 degrees 20 minutes 34 seconds East 1,014.90 feet; thence North 63 degrees 12 minutes 53 seconds East 180.77 feet to the southwesterly right-of-way line of Interstate 65; thence along said right-of-way line Southeasterly 578.02 feet along an arc to the left and having a radius of 9,388.21 feet, subtended by a long chord having a bearing of South 43 degrees 38 minutes 57 seconds East and a length of 577.92 feet; thence South 00 degrees 00 minutes 00 seconds East 681.52 feet; thence North 89 degrees 39 minutes 40 seconds West 566.36 feet to the POINT OF BEGINNING and containing 12.089 acres, more or less. The bearings in this description are based upon the bearing system for Lebanon Business Park.



LEGEND

1	Property boundary
2	Survey boundary
3	Right of way
4	Proposed road
5	Proposed utility
6	Proposed easement
7	Proposed subdivision
8	Proposed plat
9	Proposed plat
10	Proposed plat
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100	Proposed plat



Lebanon Parcel 1, Lebanon Business Park, Boone County, Indiana

This survey was conducted by Woolpert, Inc., a professional engineering firm, on behalf of the Lebanon Business Park Association, Inc. The purpose of this survey was to determine the boundaries and areas of the various lots and parcels within the Lebanon Business Park, and to show the location of the various roads, easements, and other features shown on the plat.

The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Board of the State of Indiana. The survey was completed on the date indicated on the plat, and the results are shown on this plat.

This plat is a true and correct copy of the original survey, and is hereby certified to be so by the Surveyor General of the State of Indiana.

Woolpert, Inc.
Surveyor General
Boone County, Indiana

Lebanon Business Park Association, Inc.
President

1 OF 1	LEBANON PARCEL 1 LEBANON BUSINESS PARK A PART OF THE SW 1/4, SECTION 38, T 19 N, R 1 W LEBANON, BOONE COUNTY, INDIANA ALTA/ACSM LAND TITLE SURVEY		WOOLPERT, INC. 7435 Interlith Way, Suite 100 Indianapolis, Indiana 46228-2218 317.498.7500 317.281.5100	PROJECT No.	111123
	DATE	02/26/20		REVISED PER CLIENT COMMENTS OF 2-18-20	
	SCALE	AS SHOWN		REVISED PER CLIENT	
	DR	ED			
PROJECT No. 111123 DATE 02/26/20 SCALE AS SHOWN DR ED CMT ED		PROJECT No. 111123 DATE 02/26/20 SCALE AS SHOWN DR ED CMT ED	PROJECT No. 111123 DATE 02/26/20 SCALE AS SHOWN DR ED CMT ED		