

RESOLUTION NO. 2017- 25 -CL
TIPPECANOE COUNTY COUNCIL
FOR THE DESIGNATION
OF AN ECONOMIC REVITALIZATION AREA
APPLICATION OF
AMERICAN FIBERTECH COMPANY
CONFIRMATORY RESOLUTION

WHEREAS, the Tippecanoe County Council has been requested by American Fibertech (Applicant), to find, pursuant to Indiana Code §6-1.1-12.1, that the following described real estate is an Economic Revitalization Area:

Attached as Exhibit A

WHEREAS, on August 8, 2017, the Tippecanoe County Council adopted Resolution 2017-24-CL as a Declaratory Resolution for the designation of the real estate described above as an Economic Revitalization Area; and

WHEREAS, notice of the adoption and substance of such Declaratory Resolution was published in the Lafayette Journal & Courier and Lafayette Leader pursuant to Indiana Code §6-1.1-12.1 and Indiana Code chapter 5-3-1, such publication being at least ten (10) days before the date set for a public hearing on such resolution; and

WHEREAS, the application for designation, a description of the affected area, a map of the affected area, and all pertinent supporting data were available for public inspection in the office of the Tippecanoe County Assessor and the Tippecanoe County Auditor; and

WHEREAS, the Tippecanoe County Council, following the adoption of the Declaratory Resolution, set a public hearing on the Resolution for 8:30 a.m., on, September 12, 2017, in the Tippecanoe Room of the Tippecanoe County Office Building, 20 N 3rd Street, Lafayette, Indiana.

WHEREAS, notice of such public hearing was published in the Journal & Courier and Lafayette Leader in accordance with Indiana Code chapter 5-3-1, such publication being at least ten (10) days before the date set for such public hearing; and

WHEREAS, at such meeting, the Tippecanoe County Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the real estate as an Economic Revitalization Area; and

WHEREAS, the Tippecanoe County Council, after conducting such public hearing, has

given careful consideration to all comments and views expressed and any evidence presented regarding the designation of such real estate as an Economic Revitalization Area.

NOW, THEREFORE, BE IT RESOLVED, that after conducting such public hearing, the Tippecanoe County Council confirms certain findings made in the Declaratory Resolution for designation of the real estate described above as an Economic Revitalization Area, and makes certain further findings concerning the period during which the owners of property within the designated area shall be entitled to certain deductions, as follows:

1. The property described in Exhibit A is located within the jurisdiction of Tippecanoe County for purposes of Indiana Code §6-1.1-12.1.
2. This County Council has determined, based on information provided by the Applicant, that the property has become and remains an area undesirable for, or impossible of, normal development and occupancy because of a cessation of growth, deterioration of improvements, age, obsolescence, and other factors which have impaired values and prevented a normal development of the property.
3. The Applicant, has under consideration the redevelopment and rehabilitation of the real property described in Exhibit A.
4. The proposed projects, through the generation of jobs, will promote normal development and occupancy.
5. The information set forth in the application filed by the Applicant establishes that the subject property complies with the general standards for designation of an Economic Revitalization pursuant to Indiana Code §6-1.1-12.1-2 within the jurisdiction of the Council.
6. The acquisition of the property, the redevelopment or rehabilitation thereof, and the installation of manufacturing equipment to be used therein, and the improvements to be constructed on the property, would benefit and enhance the welfare of all citizens and taxpayers of Tippecanoe County, and specifically:
 - (1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that 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 and 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 number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, create benefits of the type and quality anticipated by the County Council within the economic revitalization area and can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
 - (5) The totality of benefits is sufficient to justify the deductions.
 - (6) The estimate of the cost of the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information

- technology equipment is reasonable for equipment of that type.
- (7) 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 installation of the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.
 - (8) 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 installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.
 - (9) The other benefits about which information was requested, including the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, are benefits of the type and quality anticipated by the County Council within the economic revitalization area, and are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.

7. The designation of the subject property as an Economic Revitalization Area will assist in the inducement of a project which will provide employment opportunities to residents of Tippecanoe County and will provide long-term benefits to the tax base of Tippecanoe County.

8. No written remonstrance has been filed with the County Council either prior to or during the above-referenced public hearing on the subject application for designation.

9. Applicant should be entitled to the deductions provided by Indiana Code §6-1.1-12.1-3 with respect to improvements to real estate for a period of ten (10) years and the deductions provided by Indiana Code §6-1.1-12.1-4.5 with respect to personal property for a period of seven (7) years according to the schedule set forth below.

NOW, THEREFORE, BE IT ALSO RESOLVED by the County Council of Tippecanoe County, Indiana, that the property herein above described should be and is hereby declared to be an Economic Revitalization Area as that term is defined in Indiana Code sections 6-1.1-12.1-1 through 6-1.1-12.1-6 from the date that an application is filed by the owner of real estate or new manufacturing equipment located within such area requesting a deduction for assessed value pursuant to either Indiana Code §6-1.1-12.1-5 or 6-1.1-12.1-5.5 **through and including December 31, 2021.**

BE IT ALSO RESOLVED, that pursuant to Indiana Code §6-1.1-12.1-3, Applicant shall be entitled to the deductions provided by Indiana Code §6-1.1-12.1-3 with respect to improvements to **real estate for a period of ten (10) years** in accordance with the following schedule:

YEAR 1	100%
YEAR 2	90%
YEAR 3	80%
YEAR 4	70%
YEAR 5	60%
YEAR 6	50%
YEAR 7	40%
YEAR 8	30%
YEAR 9	20%
YEAR 10	10%

BE IT ALSO RESOLVED, that pursuant to Indiana Code §6-1.1-12.1-4.5, Applicant shall be entitled to the deductions provided by Indiana Code §6-1.1-12.1-4.5 with respect to personal property in accordance with the following schedule

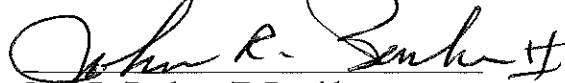
YEAR 1	100%
YEAR 2	85.7%
YEAR 3	71.4%
YEAR 4	57.1%
YEAR 5	42.8%
YEAR 6	28.5%
YEAR 7	14.2%

BE IT ALSO RESOLVED, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not effect the validity or unconstitutionality of this Resolution as a whole or any other part, clause or portion of the Resolution.

BE IT FINALLY RESOLVED, that by adoption of this Resolution, the Tippecanoe County Council does confirm its Declaratory Resolution approved on August 8, 2017, which designates the real estate described above as an Economic Revitalization Area.

Presented to the County Council of Tippecanoe County, Indiana, and adopted this 12th day of September, 2017.


TIPPECANOE COUNTY COUNCIL


John R. Basham II, President

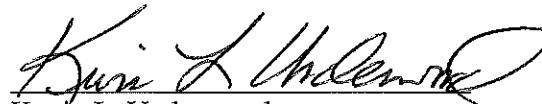
Bryan E. Metzger, Vice President


David R. Williams

David R. Williams


Vicki L. Burch

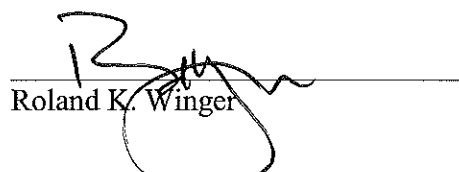
Vicki L. Burch


Kevin L. Underwood

Kevin L. Underwood


Kathy Vernon

Kathy Vernon


Roland K. Winger

Roland K. Winger

ATTEST:


Robert Plantenga, Tippecanoe County Auditor

LEGAL DESCRIPTION

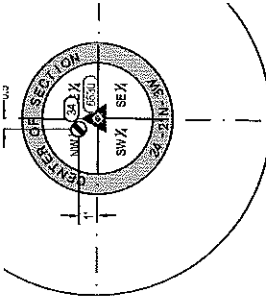
A part of the northeast quarter of Section 24, Township 21 North, Range 3 West in Lauramie Township, Tippecanoe County, Indiana, as described as follows:

Commencing at the northeast corner of the southwest quarter of said northeast quarter section; thence South $00^{\circ}-55'25''$ West (assumed bearing) along the east line of the southwest quarter of said northeast quarter section 79.00 feet; thence North $73^{\circ}-13'-24''$ East 788.24.95 feet to an iron pin; thence North $16^{\circ}-49'-33''$ West 14.50 feet to the Point of Beginning; thence continue North $16^{\circ}-49'-33''$ West 628.87 feet to a $5/8''$ rebar with red cap on the south right of way line of the New York, Chicago and St. Louis Railroad; thence North $73^{\circ}-08'-59''$ East along said railroad right of way 822.79 feet to a RR spike on the east line of said northeast quarter section; thence South $00^{\circ}-41'-13''$ West along said east line 688.27 feet to a RR spike on the northwest right of way line of State Road 28; thence South $75^{\circ}-41'-53''$ West 616.28 feet to the point of beginning, and containing 10.642 acres, more or less.

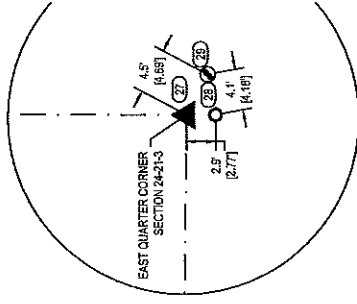
AND ALSO

A parcel of land in the Northeast Quarter of Section Twenty-four (24), Township Twenty-One (21) North, Range Three (3) West, in Tippecanoe County, Indiana, described as follows, to-wit:

Beginning at a point on the North-South $\frac{1}{4}$ Section line of Section 24, Township 21 North, Range 3 West, 79 feet South of the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 24, Township 21 North, Range 3 West; thence bearing South 78 degrees 01' West a distance of 148.7 feet to a point on the Northeasterly right of way line of U.S. Highway No. 52, located 45 feet by right angle measure from the centerline of the West bound lane of U.S. Highway No. 52; thence bearing North 39 degrees 54' West along the Northeasterly right of way of U.S. Highway No. 52, a distance of 680.0 feet to a point on the Southerly right of way line of the New York, Chicago and St. Louis Railroad; thence bearing North 73 degrees 00' East along the Southerly right of way line and 33 feet parallel to the centerline of the New York, Chicago and St. Louis Railroad a distance of 608.0 feet to a point; thence bearing North 0 degrees 00' along the North-South $\frac{1}{4}$ Section line of Section 24, Township 21 North, Range 3 West, a distance of 3.13 feet to a point on the Southerly right of way line of the New York, Chicago and St. Louis Railroad; thence bearing North 73 degrees 00' East along the Southerly right of way line and 30 feet parallel to the center line of the New York, Chicago and St. Louis Railroad a distance of 591.08 feet to a point; thence bearing South 17 degrees 00' East a distance of 642.44 feet to a point; thence bearing South 73 degrees 00' West and parallel to the Southerly right of way line of the New York, Chicago and St. Louis Railroad a distance of 787.3 feet to the place of beginning, containing 15.65 acres, more or less.



E6 CORNER DETAIL



D6 CORNER DETAIL

