

RESOLUTION NO. 11-22

FILED

APR 18 2022

Belinda Munson
MUNCIE CITY CLERK

**COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA
RESOLUTION CONFIRMING DESIGNATION OF AN ECONOMIC
REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM
ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS
(Muncie City View Homes II LLC)**

WHEREAS, Muncie City View Homes II LLC (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a ten (10) year tax deduction from the assessed value of real estate improvements; and

WHEREAS the Company has advised the Council that it intends to construct forty (40) housing units, affordable to persons earning between 30% and 60% of local area median income as described in the Statements of Benefits (the "Statement of Benefits") submitted by the Company to the Council on property located within the Area as described in Exhibit A (the "Project"); and

WHEREAS, the Area is located within the jurisdiction of the City for the purposes set forth in IC 6-1.1-12.1-2; and

WHEREAS, the Council has reviewed the Statements of Benefits; and

WHEREAS, pursuant to IC 6-1.1-12.1-2, on April 4, 2022, the Council adopted Resolution No. 9-22 (the "Declaratory Resolution"), which designated the Area as an "economic revitalization area" pursuant the Act and approved real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area for ten (10) years; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council published notice (the "Notice") describing the adoption and substance of the Declaratory Resolution and stating that, on the date hereof, the Council would hold a public hearing (the "Public Hearing") at which it will receive and hear all remonstrances and objections from interested persons, with respect to the Declaratory Resolution; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council filed, with each taxing unit that has authority to levy property taxes in the Area, a copy of the Notice and the Statements of Benefits; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, on the date hereof, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, pursuant to IC 6-1.1-12.1-2.5, the Council desires to take final action confirming the Declaratory Resolution;

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Council:

Section 1. The Council hereby finds that (i) the Area is within the City and (ii) the Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

Section 2. The Area is part of an economic development target area as approved by Ordinance 10-22 of the Council.

Section 3. The Area is hereby declared to be an "economic revitalization area" pursuant to IC 6-1.1-12.1. The period for real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be ten (10) years.

Section 4. Based on the information in the Statements of Benefits describing the Project, the Council makes the following findings:

(a) That the estimate of the value of the redevelopment or rehabilitation within the Area is reasonable for projects of that nature.

(b) That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed redevelopment or rehabilitation within the Area can reasonably be expected to result from the proposed redevelopment or rehabilitation within the Area.

(c) That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation within the Area.

(d) That 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 as a result of the Project, create benefits of the type and quality anticipated by the Council and can reasonably be expected to result from the proposed redevelopment or rehabilitation within the Area.

(e) That the benefits described in the Statements of Benefits can reasonably be expected to result from the proposed redevelopment or rehabilitation within the Area.

(f) That the totality of benefits from the proposed redevelopment or rehabilitation of the

Real Property sufficient to justify a 10-year real property tax deduction period.

Section 5. Based on the information in the Statements of Benefits and the foregoing findings, the Council, pursuant to IC 6-1.1-12.1, hereby approves and allows the Applicant real property tax deductions for ten (10) years as set forth in Section 2 for the redevelopment within in the Area.

Section 6. With respect to the Project, the percentage of deductions for each of said Ten (10) years shall be as follows:

Year 1	75%
Year 2	75%
Year 3	75%
Year 4	75%
Year 5	75%
Year 6	75%
Year 7	75%
Year 8	75%
Year 9	75%
Year 10	75%

Section 7. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1- 12.1-2.5.

Section 8. The City Clerk is hereby authorized to make all filings necessary or desirable and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

Section 9. This Resolution shall be in full force and effect from and after its passage by the Common Council and its approval by the Mayor of the City of Muncie, Indiana and such publications as may be required by law.

Passed by the Common Council of the City of Muncie, Indiana, this 2nd day of May, 2022.

	Yeas	Nays	Abstained	Absent
Jeff Green	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jeff Robinson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brandon Garrett	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brad Polk	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jerry Dishman	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Roger Overbey	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Aaron Clark	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Ro Selvey	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Troy Ingram	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>


President, Muncie Common Council

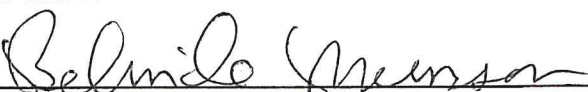
Presented by me to the Mayor for his approval, this 2 day of May, 2022.


Belinda Munson, Muncie City Clerk

The above Resolution is approved vetoed by me this 2nd day of May, 2022.


Dan Ridenour, Mayor of the City of Muncie

ATTEST:


Belinda Munson, Muncie City Clerk

This Resolution is proposed by Council Member



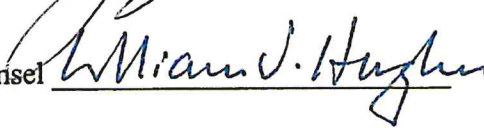
A handwritten signature in black ink, appearing to be 'R. J. ...', written over a horizontal line.

This Resolution is approved in form by Controller



A handwritten signature in black ink, appearing to be 'G. P. ...', written over a horizontal line.

This Resolution is approved in form by Legal Counsel



A handwritten signature in black ink, appearing to be 'William J. Hughes', written over a horizontal line.

EXHIBIT A



Parcel #1

Property located at 1933 W 16th St., Muncie, Indiana, Parcel number 1120276004000 and further described as follows: PT NE QTR AND N HLF VAC ALLEY ADJ Lot # 10-11 S20 T20 R10 .

Parcel #2

Property located at 1916 W 17th St., Muncie, Indiana, Parcel number 1120276015000 and further described as follows: PT NE QTR S20 T20 R10.

Parcel #3

Property located at 1901 W 15th St., Muncie, Indiana, Parcel number 1120230008000 and further described as follows: WOODLAWN PLACE LOT 1.

Parcel #4

Property located at 2111 S Port Ave., Muncie, Indiana, Parcel number 1120233012000 and further described as follows: MCCONNELLS 1ST ADD BLK 9 LOT 1.

Parcel #5

Property located at 1701 W Memorial Dr. Muncie, Indiana, Parcel number 1120231012000 and further described as follows: MCCONNELLSVILLE 1ST ADD BLK 11 N 102 FT OF L 1 & E 2 FT X N 102 FT OF L 2 LOT 1-2.

Parcel #6

Property located at 1804 W 10th St., Muncie, Indiana, Parcel number 1117481017000 and further described as follows: R AND U L CO 1 ADD BLK 23 LOT 17.

Parcel #7

Property located at 1505 W 10th St., Muncie, Indiana, Parcel number 1116353009000 and further described as follows: PERKINS ADD LOT 8.

Parcel #8

Property located at 1435 W 8th St., Muncie, Indiana, Parcel number 1116355002000 and further described as follows: PERKINS ADD LOT 181.

Parcel #9

Property located at 1511 W 7th St., Muncie, Indiana, Parcel number 1116305008000 and further described as follows: PERKINS ADD LOT 233.

Parcel #10

Property located at 2009 S Walnut St., Muncie, Indiana, Parcel number 1121233012000 and further described as follows: H L AND M ADD BLOCK 64 LOT 3

Parcel #11

Property located at 1933 W 16th St., Muncie, Indiana, Parcel number 1120276004000 and further described as follows: PT NE QTR AND N HLF VAC ALLEY ADJ Lot # 10-11 S20 T20 R10 .

Parcel #12

Property located at 1916 W 17th St., Muncie, Indiana, Parcel number 1120276015000 and further described as follows: PT NE QTR S20 T20 R10.

Parcel #11

Property located at 2300 S Mulberry St., Muncie, Indiana, Parcel number 1122152001000 and further described as follows: G AND O SUB BLK 176 LOT16.

Parcel #12

Property located at 2328 S Walnut St., Muncie, Indiana, Parcel number 1122151008000 and further described as follows: G & O SUB BLK 177 LOT 9.

Parcel #13

Property located at 825 E Memorial Dr., Muncie, Indiana, Parcel number 1122129006000 and further described as follows: G & O BLK 49 LOT 1-2.

Parcel #14

Property located at 1115 E Memorial Dr., Muncie, Indiana, Parcel number 1122203004000 and further described as follows: G & O SUB BLK 46 LOT 4.

Parcel #15

Property located at 2104 S Ebright St., Muncie, Indiana, Parcel number 1122207012000 and further described as follows: ARCADIA LOT 41.

Parcel #16

Property located at 1104 E 22nd St., Muncie, Indiana, Parcel number 1122403009000 and further described as follows: PT SE QTR S22 T20 R10.

Parcel #17

Property located at 1003 E 20th St., Muncie, Indiana, Parcel number 1122402005000 and further described as follows: PT SE QTR S22 T20 R10.

Parcel #18

Property located at 3005 W 8TH St., Muncie, Indiana, Parcel number 1117351016000 and further described as follows: 17-70 S17 T20 R10

MUNCIE CITY COUNCIL
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Muncie City Council at its regular meeting on April 4, 2022, adopted Resolution 9-22, entitled: "Preliminary Economic Revitalization Area Resolution – Real Property Tax Abatement". The Resolution declared a certain area to be an Economic Revitalization Area under Indiana Code 6-1.1-12.1 for the purpose of granting a real estate property tax deduction for a period of ten (10) years for new construction pursuant to an application filed by Muncie City View Homes II LLC. A description of the specific area covered by the Resolution is available in the Delaware County Assessor's Office, 100 West Main Street, Muncie, Indiana.

The Muncie City Council will hold a public hearing on the 2nd day of May, 2022, at 6:45 o'clock p.m., at Muncie City Hall Auditorium, First Floor, 300 N. High Street, Muncie, Indiana. At the public hearing, the Council will receive and hear all remonstrances and objections to the Resolution from interested persons. A person must file a written remonstrance on or before the date of the public hearing in order to appeal the action of the Muncie City Council. After hearing the evidence, the Council will take final action in determining whether the qualifications for an economic revitalization area have been met, and will then confirm, modify and confirm, or rescind the previously adopted Resolution.

IN WITNESS WHEREOF, the Muncie City Clerk has affixed her signature and official seal this 21st day of April, 2022.


Belinda Munson, City Clerk

Publish one (1) time in Muncie Star Press on or before April 23, 2022.

CONFIRMATION

The StarPress

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* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 04/21/2022

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IN WITNESS WHEREOF, the Muncie City Clerk has affixed her signature and official seal this 01 day of April, 2022.

Belinda Munson, City Clerk

(MNI - 4/22/22 - 0005228010)

hspaxlp