

FILED

SEP 19 2022

Belinda Munson
MUNCIE CITY CLERK

RESOLUTION NO. 23-22

**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
(ADK Management Inc.)**

WHEREAS, ADK Management Inc. (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") to find pursuant to IC 6-1.1-12.1-2 that an area (the "Area") as further described in Exhibit A attached hereto and incorporated herein by reference is an Economic Revitalization Area, which Area will contain the Project (as hereinafter defined); 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 Company has advised the Council that it intends to renovate existing commercial buildings as described in the Statement of Benefits (the "Statement of Benefits") submitted by the Company to the Council on property located within the Area (the "Project"); and

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

WHEREAS, pursuant to IC 6-1.1-12.1-2, on September 12, 2022, the Council adopted Resolution No. 20-22 (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 six (6) 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 a part of the White River Plaza Area economic development target area as approved by Ordinance No. 25-22 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 six (6) 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 6-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 six (6) 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 Six (6) years shall be as follows:

Year 1	100%
Year 2	83%
Year 3	67%
Year 4	50%
Year 5	33%
Year 6	17%

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.

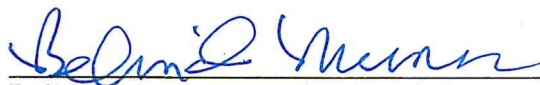
Passed by the Common Council of the City of Muncie, Indiana, this 3rd day of October, 2022.

	Yeas	Nays	Abstained	Absent
Jeff Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brandon Garrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Polk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Dishman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roger Overbey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aaron Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ro Selvey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Troy Ingram	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



President, Muncie Common Council

Presented by me to the Mayor for his approval, this 3 day of October, 2022.



Belinda Munson, Muncie City Clerk

The above Resolution is approved by me this 3rd day of October, 2022.



Dan Ridenour, Mayor of the City of Muncie

ATTEST:



Belinda Munson, Muncie City Clerk

This Resolution is proposed by Council Member



This Resolution is approved in form by Controller



This Resolution is approved in form by Legal Counsel

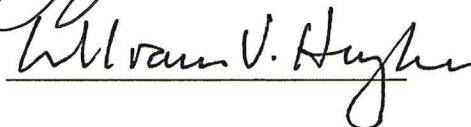


EXHIBIT A

Tract 1:

A part of Out Lots Numbered Twenty-five (25), Twenty-seven (27), Thirty-three (33), Forty-four (44), Forty-five (45), Forty-six (46) and Forty-seven (47) in the West Side Addition also vacated streets and alley within said addition to the City of Muncie, as shown by the records of Delaware County, Indiana, described as follows: Beginning at a 5/8 inch iron pin at the point of intersection of the east right-of-way line of Nichols Street with the southerly right-of-way line of a side track of the Norfolk and Southern Railroad; thence north 74 degrees 52 minutes 26 seconds east 192.37 feet (assumed bearing) along the railroad right-of-line to a 5/8 inch rebar at the point of beginning of a curve, said point being north 15 degrees 07 minutes 34 seconds west 479.13 feet from the radius point of said curve; thence 64.75 feet easterly along said curve to a 5/8 inch rebar at the point of intersection of said right-of-way line with the southerly line of the main track of said railroad, said 5/8 inch rebar being north 07 degrees 22 minutes 55 seconds west 479.13 feet from said radius point; thence south 70 degrees 58 minutes 38 seconds east 216.39 feet along said right-of-way line to a 5/8 inch rebar at the curved westerly right-of-way line of the White River Boulevard, said rebar being south 77 degrees 05 minutes 57 seconds east 1899.59 feet from the radius point of said curve; thence southwesterly 760.35 feet along said curve to a 5/8 inch rebar at the point of compound curve which is south 54 degrees 09 minutes 59 seconds east 1899.60 feet and south 46 degrees 46 minutes 17 seconds east 245.39 feet from the respective radius points; thence southwesterly 93.75 feet along said curve to a 5/8 inch rebar at the point of compound curve, said rebar being south 24 degrees 52 minutes 57 seconds east 245.39 feet and south 20 degrees 52 minutes 52 seconds east 63.86 feet from the respective radius points; thence westerly 52.95 feet along said curve to a 5/8 inch rebar on the east right-of-way line of Nicholas Street, said rebar being south 33 degrees 33 minutes 13 seconds west 63.86 feet from the radius point of said curve; thence north 00 degrees 37 minutes 33 seconds west 743.14 feet to the point of beginning, containing 5.60 acres, more or less, and subject to a power line easement and to all easements of record. This property is commonly known as 700 South Nichols Avenue, Muncie, Indiana 47303. Parcel Numbers: 18-11-17-262-002.000-003.

Tract 2:

A part of Out Lot 33 in West Side Addition to the City of Muncie, Indiana, and lying north of the Norfolk and Western Railroad Siding, and more particularly described as follows, to-wit:

Beginning at the point of intersection of the east line of Nichols Avenue with the northerly right-of-way line of said Norfolk and Western Railroad Siding, and running thence north on the east line of said Nicholas Avenue, 113.79 feet to the southerly right-of-way line of the Norfolk and Western Railroad (Main Line); thence running southeasterly on said right-of-way line 204.65 feet to the northerly right-of-way line of said Norfolk and Western Railroad Siding; thence running westerly on said right-of-way line 200 feet, more or less, to the point of beginning. Commonly known as 612 South Nichols Avenue, Muncie, IN 47303. Parcel Number 18-11-17-256-001.000-003

MUNCIE CITY COUNCIL

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Muncie City Council at its regular meeting on September 12, 2022, adopted Resolution 20-22, 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 six (6) years for renovations of existing commercial buildings pursuant to an application filed by ADK Management Inc. 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 3rd day of October, 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 _____ day of September, 2022.

Belinda Munson, City Clerk

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

CONFIRMATION

The Star Press

A GANNETT COMPANY

Classified Advertising
345 S. High Street
P.O. Box 2408
Muncie, IN 47307
(765)213-5777

CITY OF MUNCIE
300 N HIGH ST
MUNCIE IN 47305-

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
MNI-060315	0005422231	\$34.41	\$0.00	\$34.41	Invoice	\$0.00	\$34.41

Sales Rep: MKashifuddin

Order Taker: MKashifuddin

Order Created 09/20/2022

<u>Product</u>	<u>Placement</u>	<u>Classification</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
MNI-The Muncie Star Press	MNI-Public Notices	Legal Notices	1	09/22/2022	09/22/2022
MNI-thestarpress.com	MNIW-Public Notices	Legal Notices	1	09/22/2022	09/22/2022

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION****Text of Ad:** 09/20/2022**MUNCIE CITY COUNCIL
NOTICE OF PUBLIC HEARING**

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IN WITNESS WHEREOF, the Muncie City Clerk has affixed her signature and official seal this 19th day of September, 2022.

Belinda Munson, City Clerk

(MNI - 09/22/22 - 5422231

hspaxlp

[The Star Press](#) | Legal Notices

MUNCIE CITY COUNCIL NOTICE OF PUBLIC HEARING Notice IS HEREBY GIVEN THAT THE Muncie City Council at its regular meeting on September 12, 2022, adopted Resolution 20-22, entitled: "Preliminary Economic 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 six (6) years for renovations of existing commercial buildings pursuant to an application filed by ADK Management Inc. 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 3rd day of October, 2022, at 6:45 o'clock p.m., at the Muncie City Hall Auditorium, First Floor, 300 N. High Street, Muncie, Indiana. At the public hearing, the Council will receive and hear all remonstrance 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 19th day of September, 2022.

Belinda Munson, City Clerk (MNI - 09/22/22 - 5422231 hspaxlp

[Click for less text](#)



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SEP 22 2022

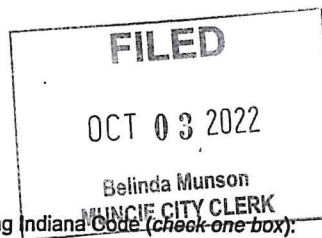
Belinda Munson
MUNCIE CITY CLERK



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance



20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

The Cedars of Muncie, LLC

Address of taxpayer (number and street, city, state, and ZIP code)

2100 W White River Blvd Ste D

Name of contact person

Scott Mick

Telephone number

(765) 625-1568

E-mail address

scottrmick@gmail.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Resolution number

Location of property

700 S Nichols Ave Muncie, In

County

Delaware

DLGF taxing district number

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)
See attached Exhibit

Estimated start date (month, day, year)

June 25, 2022

Estimated completion date (month, day, year)

June 25, 2024

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
na	na	na	na	na	na

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	625,000	860,300
Plus estimated values of proposed project	1,100,000	
Less values of any property being replaced	0	0
Net estimated values upon completion of project	2,500,000	TBD

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____

Estimated hazardous waste converted (pounds) _____

Other benefits
na

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Scott R Mick

Date signed (month, day, year)

Sept 12, 2022

Printed name of authorized representative

Scott R Mick

Title

Managing Member

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



APPLICATION FOR TAX ABATEMENT
REAL PROPERTY

This completed application, including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council
c/o Muncie Redevelopment Commission
300 N. High Street
Muncie, IN 47305
Phone: (765) 747-4853

Please type or print.

Date: 9/12/2022 Name of Company: Cedars of Muncie LLC

1. Address of Property: 700 S Nichols Ave Muncie, In 47303
2. Current Zoning: Variety Business
3. Legal Description: SUB WESTSIDE ADD PT LOTS 25-27-33-44-45-46 & 47

4. Property Owner (s):

Name: Scott Mick

Address: 2100 W White River Blvd
Muncie, In 47303 ste D

5. Owner's Representative:

Name: _____

Address: _____

6. Is Property / Facility Served by Utilities? Yes X No _____

7. Are Present Utilities Adequate for New Physical Improvements? Yes X No _____

8. If Not, Please Explain: _____

9. Briefly Describe: The New Physical Improvements. How the Property will be used. The projected costs.

See attached Exhibit

10. Taxes: Amount of last real property assessment: \$ \$860,300

Amount of last real property taxes: \$ 21 pay 22 \$9,006

(Please attach a copy of your latest paid tax receipts to this form)

11. Total number of employees currently working for the company: Full Time _____ Part Time _____

If applicable, how long before part-time employees become full-time employees? _____

_____ items 11 through 16 pertain to a single company proforma. My use of the property will be a retail lease environment with multiple Tenants and spaces _____

12. Number of Minorities: _____ Number of Females: _____ Number of Handicapped: _____

13. What percentage of employees are City of Muncie residents? _____%

14. Number of new employees to be added as a result of the abatement: _____ construction

15. Number of jobs retained as result of the project: _____ Actual (+-) jobs _____

16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:

Health Insurance (Y or N) _____; %paid by employer: _____% %paid by employee: _____%

Pension (Y or N) _____; %paid by employer: _____% %paid by employee: _____%

Wage Package:

Starting Wage: \$ _____; High Wage: \$ _____; Average Wage: \$ _____

17. Does applicant intend to seek any further additional relief from property taxes on this property? (N)

Applicant agrees that in consideration of the mutual performance of the process associated with the grant of the tax abatement by the Applicant and the city of Muncie, Indiana, and the grant of the abatement sought, the applicant agrees and warrants that the Applicant is aware of, and will comply with any and all procedures and criteria as set forth under State Law or by ordinance of the city of Muncie. It is expressly understood and agreed that such procedures and criteria include, but are not limited to, compliance requirements, wage requirements, and addition and retention of employees.

I swear or affirm under penalties for perjury that the above information and representations on this application and Form SB-1 are true and complete.

Walt R. Mink MANAGING MEMBER 10/3/2022
 Name Title Date

Notary PublicSubscribed and sworn to before me this 3rd day of October, 2022

Sharon Wagley
 Notary Public

Resident of Delaware County, Indiana.My Commission Expires: 6-12-2026

Notice: Your signature above indicates that you are aware that you must annually file both Form CF-1 (Compliance with Statement of Benefits), and Form 322 ERA (Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas) by the dates indicated on the respective forms in order to actually receive your deduction.

EQUAL EMPLOYMENT OPPORTUNITY STATEMENT

The undersigned company agrees to comply with Executive Orders 11246 and 11478, and the rules, regulations and relevant orders of the Secretary of Labor. No segregated facilities will be maintained on said company's premises as required by Title VI of Civil Rights Act of 1964. Furthermore, the undersigned company attests to and agrees to the following policies regarding equal employment opportunity and affirmative action.

There will be no discrimination against any employee or applicant for employment because of race, religion, color, age, sex, handicap, or national origin.

Affirmative action will be taken to ensure that applicants are employed and that employees are treated during employment without regard to their race, religion, color, age sex, handicap, or national origin.

All qualified applicants will receive consideration for employment without regard to race, religion, color, age, sex, handicap, or national origin.

There will be no discrimination against any employee or applicant for employment because he or she is a disabled veteran or a veteran of the Vietnam Era in regard to any position for which the employee or applicant for employment is qualified.

Affirmative action will be taken to treat disabled veterans of the Vietnam Era without discrimination based upon their disability or veteran status.

The company further agrees to post in conspicuous places, available to both employees and applicants for employment, notices to be provided setting forth the provisions of these non-discriminating clauses and policies.

The previous policies will be adhered to in such employment practices as hiring, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

Scott R. Mills / MANAGING MEMBER
Name/Title

THE CEDARS OF MUNCIE, LLC.
Company Name

9/12/2022
Date

EXHIBIT A

White River Plaza Rehab Project

Repair	Approx Cost
Parking Lot	\$ 453,000
Replace Roof (Nichols Street Side)	\$ 170,000
Replace Flat Roofing	\$ 120,000
Replace Metal Roof (White River Side)	\$ 170,000
Rebuild Façade	\$ 250,000
Digital Signage/Green Space	\$ 50,000
	\$ 1,213,000



Amish Roofers

503 Elkins Rd
Bartletttsville, IN 47421
812-650-8070
amish93@icloud.com
www.amish-roofers.com



Estimate

ADDRESS
Scott Micks
2140 W white River Rd
Muncie, In 47302

ESTIMATE 2987
DATE 04/14/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	TPO Roofing	To provide and install mechanically fastened TPO 15 year warranty low slope roofing membrane on partial roof having 7000 sq ft. Remove and dispose existing roofing. Install recovery board per warranty specifications. (TPO color:) All industry standard penetration and wall flashing. Clean up. Standard 5 year workmanship warranty	1	59,890.00	59,890.00
	Metal Roofing	To provide and install hand formed Standing Seam 30 year warranty metal on partial roof having 13,600 sq. ft. - Metal to be installed over existing roof with vapor barrier. (Metal color: 26 gauge) New pipe boots, drip edge, all industry standard penetration and wall flashing. clean up. Standard 5 year workmanship warranty	1	84,940.00	84,940.00
	Gutters	Approximately 350' gutters 6" seamless with downspouts every 30'. Match roof color. Replace fascia boards where needed, new Metal fascia, match roof color. potential for additional cost depending on soffit condition. Standard 5 year workmanship warranty	1	23,410.00	23,410.00

TOTAL

\$168,240.00

Adams Construction

1901 E 29th

Muncie, IN 47302 US

+1 7657307428

office@frankadamsconstruction.com

Estimate

ADDRESS

Scott Mick

3111 W Bethel Ave

Muncie, IN

SHIP TO

Scott Mick

3111 W Bethel Ave

Muncie, IN

ESTIMATE # White River Plaza**DATE** 06/08/2022**EXPIRATION DATE** 08/08/2022

ACTIVITY	QTY	RATE	AMOUNT
100 Roof Replacement Roof Roof Replacement - tear off existing shingles replace with architectural shingles, upgrade felt to synthetic underlayment (better protection), drip edge, and ice and water on all leading edges, install ventilation. If additional decking is needed, there will be additional cost for material and labor. Installation per international building codes and includes 5 year workmanship warranty.	1	4,125.00	4,125.00
02 Site Work Site Work - remove and replace bad OSB. 22 sheets. Install 6 - 2x8x14.	1	2,152.00	2,152.00
02 Site Work Site Work - install TPO flat roof with 1/2" insulation. Mechanically fastened.	1	102,150.00	102,150.00
02 Site Work Gutters and fascia- replace all rotten wood, tearing off siding on lower and upper sections. Replace with rib metal with rat guard.	1	65,043.00	65,043.00

White River Plaza

TOTAL**\$173,470.00**

Accepted By

Accepted Date



E&B PAVING, LLC

PROPOSAL

Date	August 25, 2022	Project	White River Plaza Overlay
Owner	Scott Mick	Location	
Address		City	Muncie
City/State/Zip	Muncie, IN	Bid Date	
Attn	Scott Mick	Engineer	
Phone	(765)625-1568	Plan Date	
Fax		Revisions	
Email	scottrmick@gmail.com	Addendum	

E & B Paving would like to submit price quotations for the following items:

1	PATCHING	21.000	SYS	\$110.13	\$2,312.73
2	ASPHALT OVERLAY	7,237.000	SYS	\$20.66	\$149,516.42
Bid Total:					\$151,829.15

Asphalt Patch (21 Square Yards).

Furnish labor and equipment to remove material down 3 inches below existing asphalt, transport off site.
Furnish, place, and compact 3 inches of hot asphaltic 25.0 MM base course.

Parking Lot Overlay

Furnish labor and equipment to clean, edge, and mill butt joints in preparation of asphalt overlay.
Furnish tack coat as required.
Furnish, place, and compact 1/2 inches of hot asphaltic 9.5 MM surface course for wedge and level.
Furnish, place, and compact 1-1/2 inches of hot asphaltic 9.5 MM surface course.

Please note the following:

- | | | | |
|----|--|-----------------|------|
| 1 | This quote may be withdrawn by E & B Paving if not accepted within 15 days. | | |
| 2 | Indiana State Sales Taxes | INCLUDED | |
| 3 | Number of mobilizations included | <u>1</u> | each |
| 4 | Additional mobilizations | <u>\$2,800</u> | each |
| 5 | The above work is based upon being completed on weekdays and in the 2022 construction season. | | |
| 6 | All E&B work areas shall be made available at the same time for continuous and uninterrupted construction work. | | |
| 7 | Weekend work will require additional charges and is not included in the above pricing unless otherwise noted. | | |
| 8 | Any work carried over to the next construction season may be subject to a price increase for labor & materials. | | |
| 9 | All agreements contingent upon strikes, accidents, or delays beyond our control. | | |
| 10 | Any changes from above quoted work, including extra work, will not be performed without a signed change order | | |
| 11 | E&B Paving requires access to the site with loaded tri-axle trucks and heavy equipment. We will not be responsible for any damage to existing roadways and access points | | |
| 12 | Field engineering, testing, bonds or permits are not included unless otherwise noted. | | |
| 13 | Engineered staking, to be provided by others, is required at 25' on center maximum, at grade breaks, and radius points around perimeter of pavement areas. | | |
| 14 | E&B Paving cannot provide positive drainage if the pavement design or existing pavement has less than 1% fall | | |
| 15 | Prices quoted are subject to existing drainage conditions. | | |
| 16 | All materials and workmanship will comply with the 2022 INDOT Specifications, Section 402. | | |



E&B PAVING, LLC

- 17 Prime, herbicide, parking bumpers, seal coating, color coating, and/or striping are not included unless noted.
- 18 The project owner is responsible for all utility locates not covered under Indiana Underground's 811 service.
- 19 A signed quote or contract is necessary before E & B Paving can begin work
- 20 Proposal acceptance is subject to having an approved credit application on file.

*The prices quoted within this proposal are good for a period of **15 days** from the date this proposal is submitted. If not accepted within this time period, E&B reserves the right to revise the quote to reflect any changes in the prices submitted within this proposal.*

Prices provided within this proposal are based on current market prices for material/fuel costs. If market prices for materials/fuel increase and are documented by E&B to Customer, prices shall be based on and charged to the Customer based on the market prices for materials/fuel at the time of delivery and installation.

A 1-1/2% monthly finance charge may be applied to all past due accounts. This computes to an annual rate of 18%. If any amount due for services or materials provided by E & B Paving, LLC. is not fully paid within 30 days from the date such services or materials were provided, it is agreed and understood that all costs, including but not limited to attorney fees, incurred by E & B Paving, LLC. related to the collection of such amounts will be recoverable by E & B Paving, LLC.

Thank you for the opportunity to submit price quotation(s) for your project. Please contact our office if you have any questions or if we can be of any further assistance.

Submitted By:

Mike Shelley

Sales / Project Manager

E & B Paving, LLC - Muncie

13551 W. CR 550 S. • Daleville, IN 47334

Phone: 765.289.7131

mike.shelley@ebpaving.com

Cell: 765-372-0767

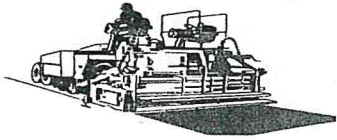
Accepted By:

Printed Name:

Title:

Date:

80,American Asphalt, Inc.



824 S Butterfield Rd

Muncie, Indiana 47303

(765) 284-4380 FAX (765) 284-2780 CELL (765) 744-0973 EMAIL Americanasphalt824@Yahoo.com

Date 9/15/2022

Proposal Submitted: White River Plaza

Phone 765-625-1568

Attn: Scott Mick

Email scottrmick@gmail.com

Address: 2100 W. White River Blvd

City, State, Zip Code: Muncie, IN 47303

American Asphalt Inc. agrees to furnish
all labor and materials for:

Pave Parking Lot

- | | |
|---------------------|-------------------|
| 1.) Excavation: | Yes/No _____ |
| Haul Out | Yes/No _____ |
| 2.) Base Stone: | Yes/ No _____ |
| Finish Stone: | Yes/ No _____ |
| 3.) Grading | Yes/ No _____ |
| 4.) Base Asphalt | Yes/ No _____ |
| 5.) Binder Asphalt | Yes/ No _____ |
| 6. Surface Asphalt | Yes/ No #9A _____ |
| 7.) Spray Tack Coat | Yes/ No _____ |
| 8.) Bumper Blocks | Yes/ No _____ |
| 9.) Crack Filling | Yes/ No _____ |
| 10.) Saw Cut | Yes/ No _____ |
| 11.) Sealing | Yes/ No _____ |
| 12.) Striping | Yes/ No _____ |
| 13.) Power Cleaning | Yes/ No _____ |
| 14.) Weed Kill | Yes/No _____ |
| 15.) Cement | Yes/No _____ |
| 16.) Chip & Seal | Yes/ No _____ |
| 17.) Patching Holes | Yes/ No _____ |
| 18.) Milling | Yes/No _____ |

From entrance north including dock area.
Repair bad places with hot asphalt. Mill down
all butt joints. Power clean, weed kill. Apply
tack coat. Pave approximately 80,000 sq. ft.
with 2" hot asphalt. Use type #9A surface asphalt.
Stripe to owner's request.

Price Does Not Include Seal Coat
\$14,460.00 After 60 Days

We Propose hereby to furnish material and labor- complete in accordance with above specification, for the sum \$ 188,640.00

One Hundred and Eighty-Eight Thousand and Six Hundred and Forty Dollars 00/100*****

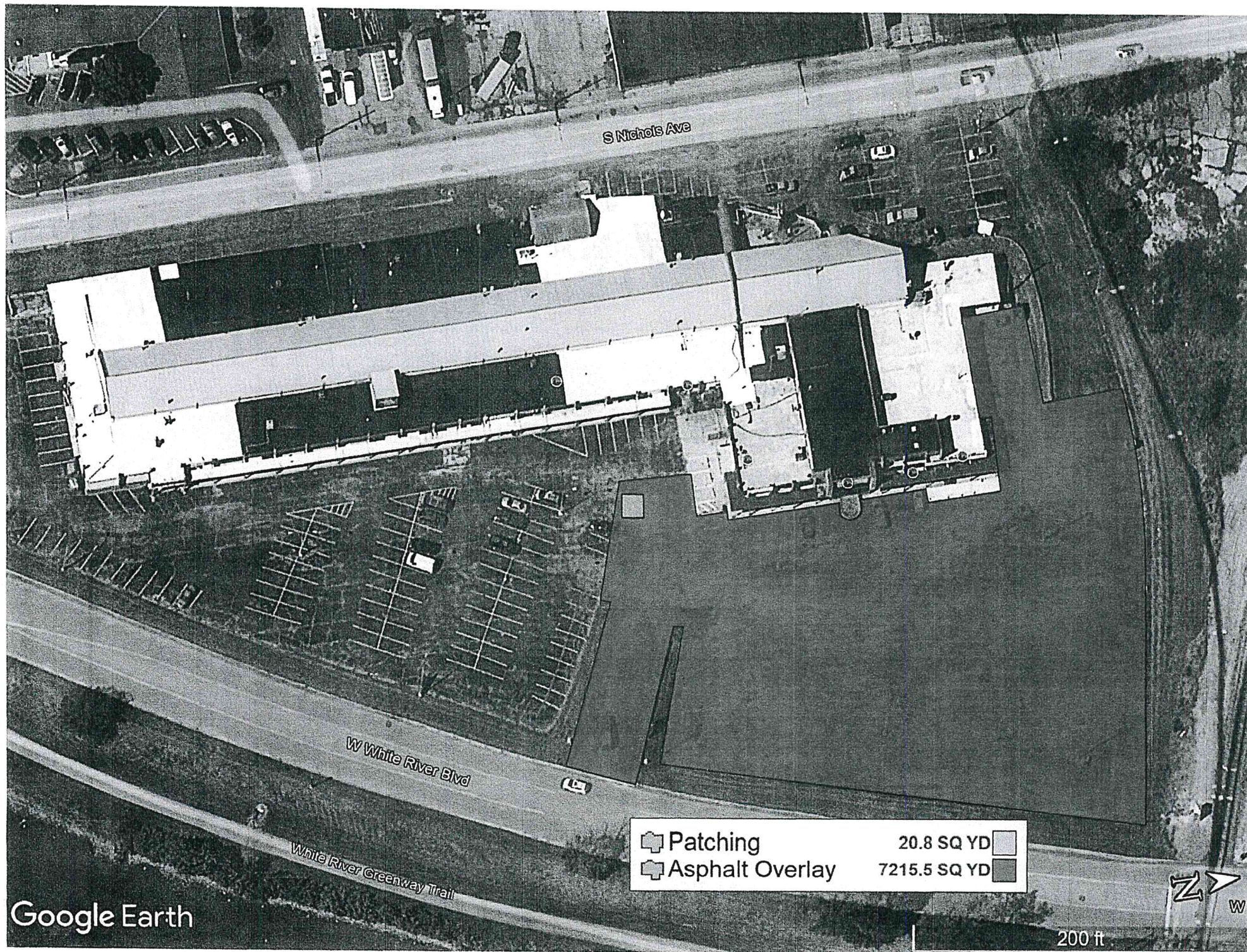
Payment to be made as follows: 1/2 Down Bill Upon Completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according To standard practices. Any alteration or deviation from above specifications involving extra costs will be Executed only upon written orders and will be an extra charge over and above the estimate. All agreements Contingent upon strikes, accidents or delays beyond our control. This contract does not guarantee cracking Due to freezing and thawing or droughts. Our workers are fully covered by Workman's Compensation Insurance

Authorized
Signature: ARNOLD BLEVINS

Date: September 15, 2022

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are Hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. 1 1/2% Interest will be charged daily for any invoice not paid on time. I/we agree that in the event of default payment, Reasonable collection agency fees and reasonable attorney fees shall be added to the amount due on the account plus any applicable court cost.



Google Maps 2190 W White River Blvd



Image capture: Jul 2019 © 2022 Google

Muncie, Indiana

Google

Street View - Jul 2019

