

FILED

AUG 15 2024

**Eolinda Munson
MUNCIE CITY CLERK**

RESOLUTION NO. 06-24

**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
(Greater Muncie Indiana Habitat for Humanity, Inc.)**

WHEREAS, Greater Muncie Indiana Habitat For Humanity, Inc. (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a three (3) year tax deduction from the assessed value of real estate improvements;

WHEREAS the Company has advised the Council that it intends to a new single-family owner-occupied residence (the "Project") on property located as described in Exhibit A ("Property");

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

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

WHEREAS, pursuant to IC 6-1.1-12.1-2, on August 5, 2024, the Council adopted Resolution No. 06-24 (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 three (3) 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;

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;

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 35-22 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 three (3) 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 3-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 three (3) 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 three (3) years shall be as follows:

Year 1	100%
Year 2	100%
Year 3	100%

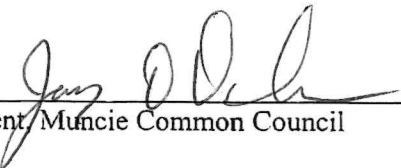
Section 7. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1-12.1-2.5.

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 9th day of September, 2024.

	Yeas	Nays	Abstained	Absent
Jeff Green	✓	_____	_____	_____
Nora Powell	✓	_____	_____	_____
Brandon Garrett	✓	_____	_____	_____
Sara Gullion	✓	_____	_____	_____
Jerry Dishman	✓	_____	_____	_____
Harold Mason Jr.	✓	_____	_____	_____
Dale Basham	✓	_____	_____	_____
Ro Selvey	✓	_____	_____	_____
William McIntosh Sr.	✓	_____	_____	_____



 President, Muncie Common Council

Presented by me to the Mayor for his approval, this 9 day of September, 2024.

Belinda Munson
Belinda Munson, Muncie City Clerk

The above Resolution is approved vetoed by me this 10th day of September, 2024.

Dan Ridenour
Dan Ridenour, Mayor of the City of Muncie

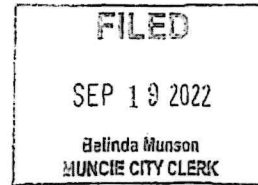
ATTEST:

Belinda Munson
Belinda Munson, Muncie City Clerk

This Resolution is proposed by Council Member Dale Barsham

This Resolution is approved in form by Controller [Signature]

This Resolution is approved in form by Legal Counsel [Signature]



ORDINANCE NO. 35-22
AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET AREA
FOR GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC.
1704 E. Hines St.

WHEREAS, the Indiana General Assembly has enacted a statute, LC. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that is declared an economic development target area; and

WHEREAS, the Act provides that the Common Council of a city may find that a particular area within the corporate limits of that city is an economic development target area after a recommendation from an Economic Development Commission; and

WHEREAS, the Common Council has established standards and procedures for designation as an economic development target area by passage of Ordinance No. 46-97, as amended (codified as Section 161.05 of the Muncie City Code); and

WHEREAS, the Greater Muncie Indiana Habitat for Humanity, Inc. will undertake the construction of a new single-family owner-occupied residence and requests that the Muncie Common Council designate said area as an economic development target area:

Common Address	1704 E. Hines St.
State Parcel	18-11-11-105-010,000-003
Legal Description	W L CO. 1 ADD BLK 15 LOT 10

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana:

1. The Common Council finds and determines that the new single-family owner-occupied residence to be constructed by the Greater Muncie Indiana Habitat for Humanity, Inc., in the City of Muncie, meets the qualifications for an economic development target area in accordance with the provisions of I.C. 6-1.1-12.1-7 and Ordinance No. 46-97, as amended.

2. The City Clerk shall take such further actions as may be required by Ordinance No. 46-97, as amended, and other applicable ordinances and laws to carry out the purposes of this Ordinance to insure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said


improvements for three years.

3. This Ordinance shall be in full force and effect from and after its passage by the Common Council with the recommendation from the Economic Development Commission and its approval by the Mayor of the City of Muncie, Indiana, and such publications as may be required by law.

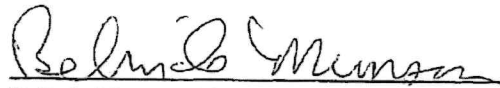
4. The economic development target area designation shall terminate after five years from the date it is in full force and effect.

Passed by the Common Council of the City of Muncie, Indiana this 7th day of November, 2022.

	Yeas	Nays	Abstained	Absent
Jeff Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 7 day of November, 2022.


Belinda Munson, Muncie City Clerk

The above Ordinance is approved/vetoed by me this 7th day of November 2022.

Dan Ridenour
Dan Ridenour, Mayor of the City of Muncie

ATTEST:

Belinda Munson
Belinda Munson, Muncie City Clerk of the Common Council

This Ordinance is proposed by Council Member

[Signature]

This Ordinance is approved in form by Controller

[Signature]

This Ordinance is approved in form by Legal Counsel

William D. Hyman

MUNCIE

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 Economic Development Commission
300 N. High Street
Muncie, IN 47305
Phone: (765) 747-4853

Please type or print.

Date: July 28, 2022 Name of Company: Greater Muncie Indiana Habitat for Humanity

1. Address of Property: 1704 E Hines St
2. Current Zoning: R4
3. Legal Description: W L CO 1 ADD BLK 15 LOT 10
4. Property Owner(s):
Name: Greater Muncie Indiana Habitat for Humanity
Address: 1420 S Hoyt Ave
Muncie, IN 47302
5. Owner's Representative:
Name: Bob Mathley/Eileen Moller/Ryan Payonk
Address: same
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.
Habitat for Humanity will build a new house for C.C Davis and sell it to her upon completion

10. Taxes: Amount of last real property assessment: \$ 2,100
Amount of last real property taxes: \$ Not Known

(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 14 Part Time 6
If applicable, how long before part-time employees become full-time employees? n/a

APPLICATION FOR TAX ABATEMENT ON REAL PROPERTY - PAGE 2 of 2

12. Number of Minorities: 0 Number of Females: 13 Number of Handicapped: 0
13. What percentage of employees are City of Muncie residents? 55 %
14. Number of new employees to be added as a result of the abatement: 0 construction
15. Number of jobs retained as result of the project: 0 Actual (+/-) jobs _____
16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:

Health Insurance (Y or N) Y; %paid by employer: 80-100 % %paid by employee: 20or0 %
IRA (Y or N) Y; %paid by employer: 3match % %paid by employee: match %

Wage Package:

Starting Wage: \$ 10-30 per hour; High Wage: \$ 26-33 per hour; Average Wage: \$ 20.50

17. Does applicant intend to seek any further additional relief from property taxes on this property? (Y or N)
NO

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 sworn 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.

Shirley Carter CEO 1/28/22
Name Title Date

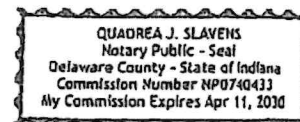
Notary Public

Subscribed and sworn to before me this 28th day of July, 2022

Quadrea J. Slavens
Notary Public

Resident of Delaware County, Indiana.

My Commission Expires: 4/11/2030



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.



Summary

Parcel ID 1111105010000
 Alternate ID 18-11-11-105-010000-003
 Property Address 1704 E HINES ST
 MUNCIE, IN 47303
 Brief Tax Description W L CO 1 ADD BLK 15 LOT 10
 (Note: Not to be used on legal documents)
 Class 599: Other Residential Structures

Owner

GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC
 PO BOX 1119
 MUNCIE, IN 47308

Taxing District

County: Delaware
 Township: CENTER TOWNSHIP
 State District: 003 MUNCIE
 Local District: 003
 School Corp: MUNCIE COMMUNITY
 Neighborhood: 131780-003 WHITELEY LAND CO #2

Site Description

Topography: Flat
 Public Utilities: Electricity, Gas, Sewer, Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage:

Land

Land Type	Soil ID	Acct Front	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		40	124	10x134	\$95.00	\$96.00	\$3,840.00	(\$50.00)	\$1,920.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mkt Factor
Utility Shed	100	D	1993	1993	A	1.01	96	0.54	1.078

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
7/19/2022	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC		2022R/10944	\$0.00
8/3/2021	MONROE DERRICK L		2021R/12937	\$0.00
10/3/2016	KING BELINDA C		2016R/12550	\$0.00
5/27/2014	PATTON KATHY L	030779	2014R/05768	\$351.00
3/1/2009	PATTON SHERITHA			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
7/19/2022	\$0	1	N
9/16/2011	\$351	1	N

Valuation

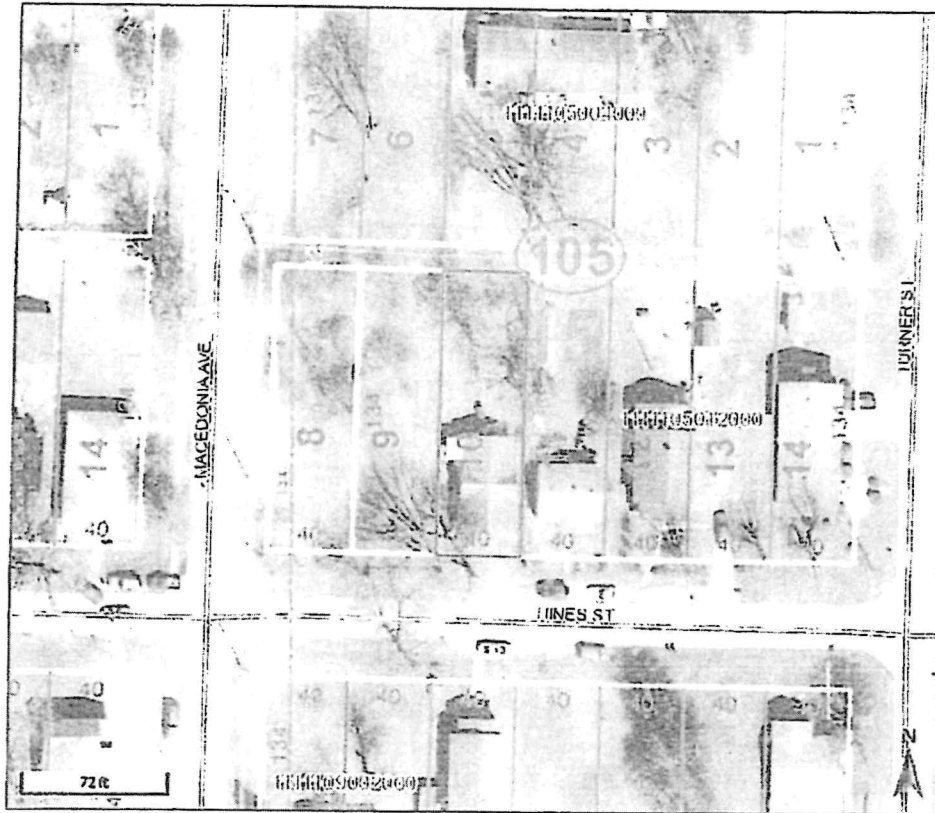
Assessment Year	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/13/2022	4/12/2021	3/25/2020	3/21/2019	4/16/2018
Land	\$1,900	\$4,300	\$4,200	\$4,200	\$4,400
Land Res (1)	\$0	\$4,300	\$4,200	\$4,200	\$4,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$1,900	\$0	\$0	\$0	\$0
Improvement	\$200	\$24,000	\$20,000	\$20,800	\$20,800
Imp Res (1)	\$0	\$23,800	\$19,800	\$20,600	\$20,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
Total	\$2,100	\$28,300	\$24,200	\$25,000	\$25,200
Total Res (1)	\$0	\$28,100	\$24,000	\$24,800	\$25,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$2,100	\$200	\$200	\$200	\$200

Historic Districts

Historical District none

[Click here for more information](#)

Beacon™ Delaware County, IN



Overview

Legend

- Major Roads
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways
- Cadastral Line
- <all other values>
- Geographic
 - Township Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Subdivision Line
 - Unknown
 - Water Line
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

Parcel ID	1111105010000	Alternate ID	18-11-11-105-010.000-003	Owner Address	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC
Sec/Twp/Rng	n/a	Class	Other Residential Structures		PO BOX 1119
Property Address	1704 E HINES ST	Acreage	n/a		MUNCIE, IN 47308
District	MUNCIE				
Brief Tax Description	W L CO 1 ADD BLK 15 LOT 10				
	(Note: Not to be used on legal documents)				

Land Records: The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are

RESOLUTION 2022-_____

MUNCIE ECONOMIC DEVELOPMENT COMMISSION

(1704 E Hines St)

WHEREAS, the Muncie Economic Development Commission finds and determines that an area as depicted on Exhibit A attached hereto and including the parcel identified as:

1704 E Hines Street

LEGAL address:

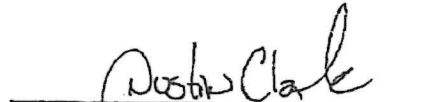
WL CO 1 ADD BLK 15 LOT 10

has become a Habitat Project and seeks a tax abatement.


NOW, THEREFORE, THE commission hereby recommends to the Common Council of the City of Muncie for a tax abatement for 1704 E Hines Street.


Dated this 6th day of September, 2022


Aaron Clark


Dustin Clark


Matt Kantz


Jessica Piper


Josh Taulbee

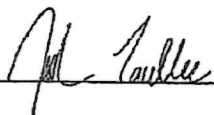
ECONOMIC DEVELOPMENT COMMISSION CERTIFICATION

The application and accompanying ordinance have been reviewed by the Muncie Economic Development Commission on this 6th day of September 2022. The Muncie Economic Development Commission does hereby forward this ordinance, application and other supporting documents to the Muncie Common Council with a Favorable or Unfavorable recommendation by the following vote:

	YEA	Nay	Abstain	Absent
Matt Kantz	<u>✓</u>	—	—	—
Josh Taulbee	<u>✓</u>	—	—	—
Dustin Clark	<u>✓</u>	—	—	—
Aaron Clark	<u>✓</u>	—	—	—
Jessica Piper	<u>✓</u>	—	—	—

Signed this 6th day of September, 2022.



Attest: 

MUNCIE CITY COUNCIL
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Muncie City Council at its regular meeting on August 5, 2024, adopted Resolution 6-24, entitled: "Preliminary Economic Revitalization Area Resolution – Real Property Tax Abatement For Greater Muncie Indiana Habitat For Humanity, Inc." 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 three (3) years for new construction pursuant to an application filed by Greater Muncie Indiana Habitat For Humanity, 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 9th day of September, 2024, 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 August, 2024.



Belinda Munson, City Clerk

Publish one (1) time in Muncie Star Press on or before August 29, 2024.

Order Confirmation

Not an Invoice

Account Number:	1333406
Customer Name:	City Of Muncie
Customer Address:	City Of Muncie 300 N High St City Controller Muncie IN 47305-1639
Contact Name:	CITY OF MUNCIE
Contact Phone:	
Contact Email:	
PO Number:	

Date:	08/15/2024
Order Number:	10484776
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	32.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
MUN Muncie Star Press	1	08/23/2024 - 08/23/2024	Public Notices
MUN thestarpress.com	1	08/23/2024 - 08/23/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$32.00
Tax Amount	\$0.00
Service Fee 3.99%	\$1.28
Cash/Check/ACH Discount	-\$1.28
Payment Amount by Cash/Check/ACH	\$32.00
Payment Amount by Credit Card	\$33.28

Order Confirmation Amount

\$32.00

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IN WITNESS WHEREOF, the Muncie City Clerk has affixed her signature and official seal this 19th day of August, 2024.

Belinda Munson, City Clerk

MNI 10484776 8/23/24 HSPAXLP

Star Press.

Public Notices

Originally published at thestarpress.com on 08/23/2024

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 August, 2024.

Belinda Munson, City Clerk

MNI 10484776 8/23/24 HSPAXLP