

RESOLUTION NO. 23-21

FILED

AUG 30 2021

Belinda Munson
MUNCIE CITY CLERK

**COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION
REAL ESTATE TAX ABATEMENT
(Gillman Commercial Real Estate, LLC)**

WHEREAS, Gillman Commercial Real Estate, LLC (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a six (6) year tax deduction from the assessed value of real estate improvements;

WHEREAS the Company has advised the Council that it intends to construct a Gillman Home Center facility (the "Project") on property located at 3400 South Madison Street and 601 East 26th Street, Muncie, in Center Township, Delaware County, Parcels No. 18-11-27-126-026.000-003 and 18-11-27-126-022.000-003 ("Gillman Property") as further described in Exhibit A and depicted in Exhibit B attached hereto;

WHEREAS, the Company has further requested that the Gillman Property be designated as an economic revitalization area ("ERA") for purposes of permitting such deductions;

WHEREAS, pursuant to Council Ordinance No. 25-21, the Gillman Property, is included in the South Madison Street Area economic development target area ("EDTA") for purposes of permitting such deductions;

WHEREAS, the Company submitted to the Council an Application for Tax Abatement and Form SB-1/Real Property (Statement of Benefits, Real Estate Improvements) in connection with the Project, attached hereto, and provided all information and documentation necessary for the Council to make an informed decision (the "Statement");

WHEREAS, the Council is authorized under the provisions of I.C. 6-1.1-12.1-1 *et seq.* to designate areas of the City as an ERA for the purposes described herein; and

WHEREAS, the Council has considered the Statement submitted by the Company and has conducted a complete and proper investigation of the Gillman Property and determined that the area qualifies as an ERA under Indiana statutes;

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

1. That the estimated value of the Project is reasonable for projects of that nature.
2. That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the Project is what can reasonably be expected to result.

3. 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 Project.

4. That the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, as a result of the Project, create benefits of the type and quality anticipated by the Council within the ERA and can reasonably be expected to result.

6. That the benefits described in the Statement can reasonably be expected to result from the Project.

7. That the totality of benefits from the Project is sufficient to justify a six (6) year real property tax deduction period.

NOW, THEREFORE, based on the foregoing, the Council further RESOLVES, FINDS AND DETERMINES:

8. That all of the conditions for the designation of the ERA and all of the requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form.

9. That the Statement submitted by the Company is hereby approved.

10. That the Gillman Property is hereby designated as an ERA pursuant to I.C. 6-1.1-12.1-1 *et seq.* And the Company is entitled to a six (6) year real property tax deduction period for the Project.

11. With respect to the Project, the percentage of deductions based upon the resulting increase in the assessed value of real estate improvements 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%

12. That notice hereof should be published according to law stating the following: the adoption and substance hereof, a copy of the description of the affected area is available for inspection in the County Assessor's Office and the date on which the Council will hear and receive remonstrances and objections and take final action, all as required by law.

13. That this Resolution shall be in full force and effect from and after its passage

by the Muncie City Council and such publications as may be required by law.

14. It is understood that Gillman Commercial Real Estate, LLC is responsible for following all annual state and local filing requirements regarding this abatement to assure receipt of the abatement per the applicable five (5) year schedule.

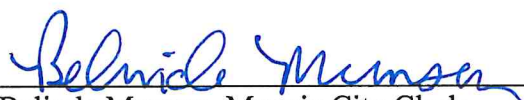
Passed by the Common Council of the City of Muncie, Indiana this 13th day of September, 2021.

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




President, Muncie Common Council

Presented by me to the Mayor for his approval, this 13 day of September, 2021.



Belinda Munson, Muncie City Clerk

The above Resolution is approved/vetoed by me this 13 day of September, 2021.



Dan Ridenour, Mayor of the City of Muncie

ATTEST:

Belinda Munson

Belinda Munson, Muncie City Clerk

This Resolution is proposed by Council Member Rob Selvey

This Resolution is approved in form by Controller [Signature]

This Resolution is approved in form by Legal Counsel William V. Hyman

EXHIBIT A

A part of the North Half of the Northwest Quarter of Section 27, Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at the northeast corner of the Northwest Quarter of Section 27, Township 20 North, Range 10 East; running thence west on the north line of the said Northwest Quarter 927.85 feet; thence south with a deflection angle to the left of 88 degrees 30 minutes 401.38 feet to a point, which point is the point of beginning; continuing south on the last described line extended south 416.04 feet; thence in a southwesterly direction with a deflection angle to the right of 32 degrees 60 minutes 30 seconds 154.38 feet to the northerly right-of-way line of Indiana State Highway Numbered 35; thence in a northwesterly direction on and along the said right-of-way line and with an interior angle of 90 degrees 233.97 feet; continuing in a northwesterly direction on and along said right-of-way line and with a deflection angle to the right of 15 degrees 35 minutes 30 seconds 134.22 feet; thence in a northwesterly direction on and along said right-of-way line and with a deflection angle to the right 23 degrees 39 minutes 30 seconds 78.98 feet; thence in a northerly direction on and along said right-of-way line and with a deflection angle to the right of 18 degrees 38 minutes 30 seconds 150.34 feet; continuing in a northerly direction on and along said right-of-way line and with a deflection angle to the right of 07 degrees 00 minutes 104.67 feet; thence east with an interior angle of 83 degrees and 00 minutes 400.16 feet to the point of beginning.

Estimated to contain 4.00 acres, more or less.

Property ID#: 18-11-27-126-026.000-003

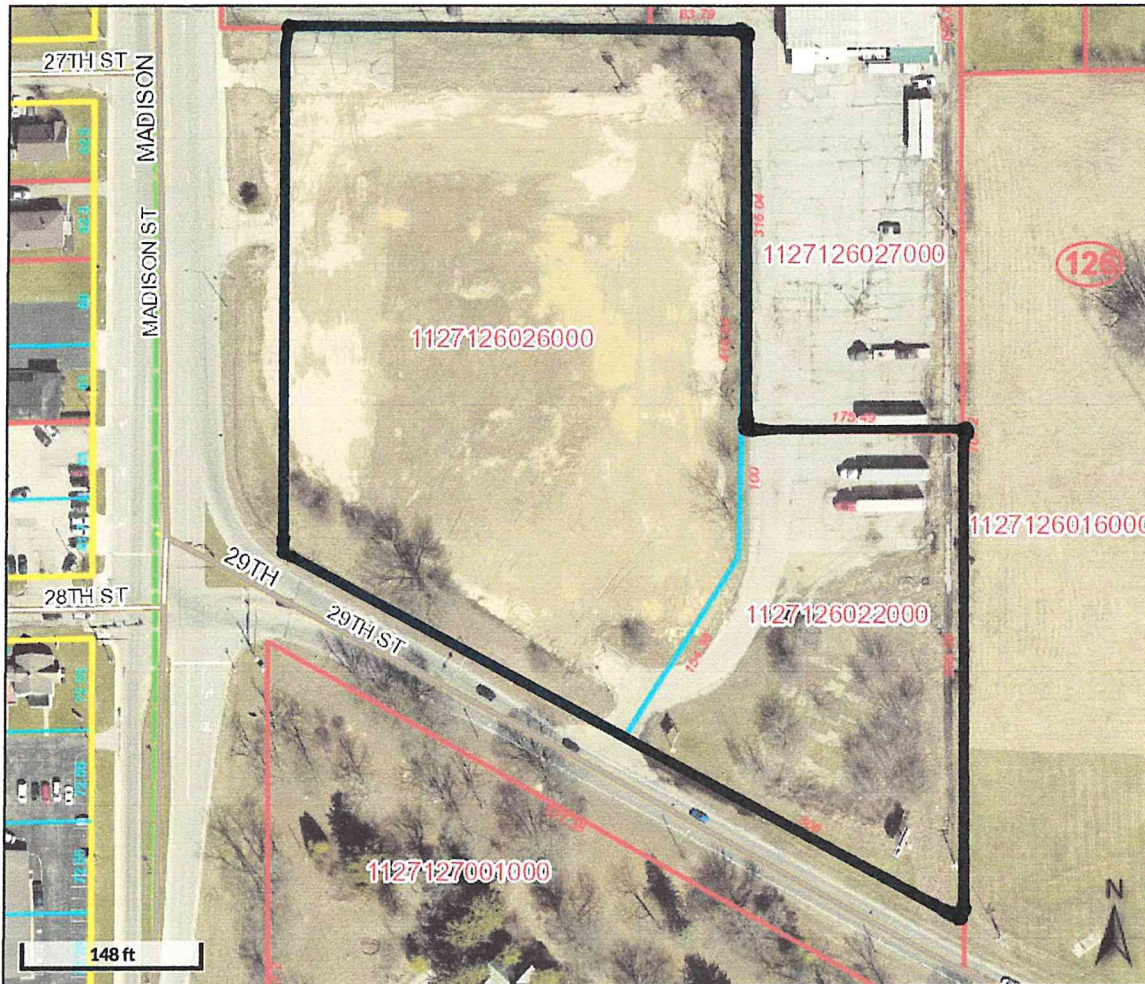
ALSO,

A part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 20 North, Range 10 East, described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter of said Section 27 and running thence West 1011.64 feet along the North line of said Northwest Quarter to a point, said point being the beginning point of the tract herein described, thence deflecting to the left 88 degrees 30 minutes and running Southerly 401.38 feet, more or less, to the North line of a tract of land heretofore leased by the Wagoner Realty Corporation to Harper Hotels, Inc. and recorded in Miscellaneous Record A56, page 517 in the Recorder's Office of Delaware County, Indiana; thence East along the North line of said tract of land leased to Harper Hotels, Inc. 83.79 feet to the Northeast corner thereof; thence deflecting to the right 90 degrees 00 minutes and running Southerly along the Easterly line of said Harper Hotels, Inc. tract 416.04 feet; thence deflecting to the right 32 degrees 06 minutes 30 seconds and running Southwesterly along the Easterly line of said Harper Hotel, Inc. tract 154.38 feet, more or less, to the Northerly right of way line of U. S. Highway No. 35; thence Southeasterly along the said Northerly right of way line of U. S. Highway No. 35, 306 feet, more or less, to a point 550.0 feet East of and at right angles to the West line of said Northeast Quarter of the Northwest Quarter; thence North parallel with said West line of the Northeast Quarter of the Northwest Quarter 1111.35 feet to the North line of said Northwest Quarter; thence West along said North line 246.74 feet to the point of beginning, containing 4.95 acres, more or less.

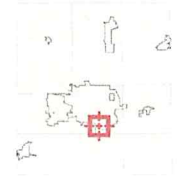
EXCEPT: A part of Northeast Quarter of the Northwest Quarter of Section 27, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows: Beginning at the Northeast corner of a 4.95 acre tract of land conveyed to Munsee Lanes, Inc. by deed recorded in Deed Record 1989 page 2655 of the Delaware County Deed Records, said point being North 90 degrees 00 minutes 00 seconds West (assumed bearing) 764.90 feet from the Northeast corner of the Northwest Quarter of said Section 27; thence South 00 degrees 30 minutes 00 seconds West 721.75 feet; thence North 88 degrees 30 minutes 47 seconds West 175.49 feet; thence North 01 degrees 30 minutes 00 seconds East 316.04 feet; thence South 90 degrees 00 minutes 00 seconds West 83.79 feet; thence North 01 degrees 30 minutes 00 seconds East 401.38 feet to a point on the North line of said quarter section; thence South 90 degrees 00 minutes 00 seconds East 246.74 feet to the point of beginning, containing 3.57 acres, more or less.

Property ID#: 18-11-27-126-022.000-003

EXHIBIT B



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 Waterbody
- Lakes and Ponds

Parcel ID 1127126026000
 Sec/Twp/Rng n/a
 Property Address 3400 S MADISON ST
 MUNCIE

Alternate ID 18-11-27-126-026.000-003
 Class Exempt, Municipality
 Acreage 4

Owner Address CITY OF MUNCIE
 100 S HIGH ST
 MUNCIE, IN 47305

District MUNCIE
 Brief Tax Description PT NE QTR NW QTR TRACT 1 4.0000 Acres STR: 272010 IN: OUT:
 (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 for GRAPHIC REPRESENTATION AND INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes



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: 5.19.2021 Name of Company: Gillman Commercial Real Estate LLC

1. Address of Property: Intersection of 29th & Madison
2. Current Zoning: Business
3. Legal Description: _____

4. Property Owner (s):

Name: Gillman Commercial Real Estate LLC
Address: 1162 Tekulve Rd
Batesville, IN 47006

5. Owner's Representative:

Name: Charles J. Gillman
Address: 1162 Tekulve Rd
Batesville, IN 47006

6. Is Property / Facility Served by Utilities? Yes ☒ No _____
7. Are Present Utilities Adequate for New Physical Improvements? Yes ☒ No _____
8. If Not, Please Explain: _____

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

New Construction Lumber Yard & Home Center 1.5 Million
with out inventory & fixtures

10. Taxes: Amount of last real property assessment: \$ N/A
Amount of last real property taxes: \$ N/A

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

11. Total number of employees currently working for the company: ^{Approx} Full Time 270 Part Time 50
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: Unsure Number of Females: Approx 20% Number of Handicapped: 1
13. What percentage of employees are City of Muncie residents? 95% for this location
14. Number of new employees to be added as a result of the abatement: 20-30 construction
15. Number of jobs retained as result of the project: N/A Actual (+-) jobs 20-30
16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:

Health Insurance (Y or N) Y; %paid by employer: Approx 50% %paid by employee: 50%

Pension (Y or N) N; %paid by employer: % %paid by employee: % 401(k)

Wage Package:

Starting Wage: \$ 12/HR; High Wage: \$ 35/HR; Average Wage: \$ 16/HR

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

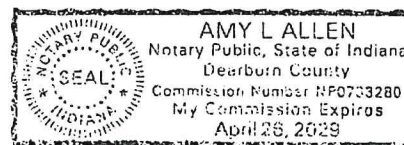
Charles Gillman Owner 5/19/20
Name Title Date

Notary Public

Subscribed and sworn to before me this 19 day of May, 2021

Amy L Allen
Notary Public

Resident of Dearborn County, Indiana.



My Commission Expires: 4-26-2029

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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

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)

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.

INSTRUCTIONS:

- 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.
- 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.
- 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 January 1 and May 10 of a subsequent year.
- 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)
- 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 Gillman Commercial Real Estate LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1162 Tekulve Road, Batesville, IN 47006					
Name of contact person Charlie Gillman		Telephone number (812) 934-4282		E-mail address charlie@gillmanhc.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Common Council City of Muncie, IN		Resolution number			
Location of property Intersection of 29th & Madison		County Delaware		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a commercial building and supporting structures for Lumber yard and Home Center				Estimated start date (month, day, year)	
				Estimated completion date (month, day, year)	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 0.00	Salaries \$0.00	Number Retained 0.00	Salaries \$0.00	Number Additional 17.00	Salaries \$650,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00		0.00	
Plus estimated values of proposed project		1,500,000.00		0.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		1,500,000.00		0.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Charles J. Gillman</i>				Date signed (month, day, year) 05/21/2021	
Printed name of authorized representative Charles J. Gillman				Title President	

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 _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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.

Prepared by Muncie Mayor Dan Ridenour

Projections based on completion in 2022

August 21, 2021

	Property Taxes										Estimated Totals
Use	Commercial										
Constr. Year	2022										
Sq. Ft./ Units	1						-	1	1		
Cost psf/unit	\$1,500,000						\$0	\$1	\$0	\$0	
Construction Value	#VALUE!						\$0	\$1	\$0	#VALUE!	#VALUE!
Assess. Ratio	50%						50%	50%	50%	50%	50%
Base Value	\$0						\$0	\$0	\$0	\$0	\$0
Value Increment (20yr)	#VALUE!						\$0	\$1	\$0	#VALUE!	#VALUE!
Tax Rate*	3.00%						2.00%	3.00%	3.00%	3.00%	3.00%
Annual Inflation Rate	1.00%						1.00%	1.00%	1.00%	1.00%	1.00%
Total Increment	100%						100%	100%	100%	100%	100%

Construction End Year	Value Added**	Total Property Tax	To Gillmans	To City			Tax Increment
	2021	\$0	\$0	\$0	\$0	\$0	\$0
	2022	\$750,000	\$0	\$0	\$0	\$0	\$0
1	2023	\$0	\$22,500	\$0	\$0	\$0	\$0
2	2024	\$0	\$22,725	\$18,709	\$3,788	\$0	\$0
3	2025	\$0	\$22,952	\$15,302	\$7,574	\$0	\$0
4	2026	\$0	\$23,182	\$11,591	\$11,591	\$0	\$0
5	2027	\$0	\$23,414	\$7,726	\$15,617	\$0	\$0
6	2028	\$0	\$23,648	\$3,942	\$19,469	\$0	\$0
7	2029	\$0	\$23,884	\$0	\$23,884	\$0	\$0
8	2030	\$0	\$24,123	\$0	\$24,123	\$0	\$0
9	2031	\$0	\$24,364	\$0	\$24,364	\$0	\$0
10	2032	\$0	\$24,608	\$0	\$24,608	\$0	\$0
11	2033	\$0	\$24,854	\$0	\$24,854	\$0	\$0
12	2034	\$0	\$25,103	\$0	\$25,103	\$0	\$0
13	2035	\$0	\$25,354	\$0	\$25,354	\$0	\$0
14	2036	\$0	\$25,607	\$0	\$25,607	\$0	\$0
15	2037	\$0	\$25,863	\$0	\$25,863	\$0	\$0
16	2038	\$0	\$26,122	\$0	\$26,122	\$0	\$0
17	2039	\$0	\$26,383	\$0	\$26,383	\$0	\$0
18	2040	\$0	\$26,647	\$0	\$26,647	\$0	\$0
Totals		\$750,000	\$441,332	\$0	\$79,771	\$360,951	\$0
							\$53,294
							\$882,054

**Assumes two-year lag between construction and payment of full incremental taxes. 50% of final increment value assumed during construction year, and assessed during following calendar year.

Although VANDEWALLE & ASSOCIATES may provide real estate advisory services and other municipal advice for this Project as defined in Securities and Exchange Rule 15Ba1-1, VANDEWALLE & ASSOCIATES is not an Independent Registered Municipal Advisor (IRMA) and is, therefore, not subject to the specific rules and fiduciary standard required of an IRMA when providing advice on the potential issuance of municipal securities. Advice, if any, provided by VANDEWALLE & ASSOCIATES to the Client with respect to the issuance of municipal securities shall be discussed with Client's IRMA before taking any action.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

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 January 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 Gillman Commercial Real Estate LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1162 Tekulve Road, Batesville, IN 47006					
Name of contact person Charlie Gillman		Telephone number (812) 934-4282		E-mail address charlie@gillmanhc.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Common Council City of Muncie, IN		Resolution number			
Location of property Intersection of 29th & Madison		County Delaware		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a commercial building and supporting structures for Lumber yard and Home Center		Estimated start date (month, day, year)		Estimated completion date (month, day, year)	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 0.00	Salaries \$0.00	Number Retained 0.00	Salaries \$0.00	Number Additional 20.00	Salaries \$765,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00		0.00	
Plus estimated values of proposed project		1,500,000.00		0.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		1,500,000.00		0.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Charlie J. Gillman				Date signed (month, day, year) 09/13/2021	
Printed name of authorized representative Charles J. Gillman				Title President	

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 _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

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 January 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 Gillman Commercial Real Estate LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1162 Tekulve Road, Batesville, IN 47006					
Name of contact person Charlie Gillman		Telephone number (812) 934-4282		E-mail address charlie@gillmanhc.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Common Council City of Muncie, IN		Resolution number			
Location of property Intersection of 29th & Madison		County Delaware		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a commercial building and supporting structures for Lumber yard and Home Center				Estimated start date (month, day, year)	
				Estimated completion date (month, day, year)	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
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SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Charles J. Gillman</i>				Date signed (month, day, year) 09/13/2021	
Printed name of authorized representative Charles J. Gillman				Title President	

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 _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- 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. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
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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. Except as provided in IC 6-1.1-12.1-18, 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.