



ORDINANCE NO. 12-23

**AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET  
AREAFOR JRF MANAGEMENT LLC.  
1250 N. Elm Street**

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 areaafter 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 JRF Management LLC, will undertake theconstruction of a new 9,000 square foot building with a truck loading dock for the purpose of retail sales and requests that the Muncie Common Council designate said area as an economic development target area:

Common Address State	<b>1250 N. Elm Street</b>
Parcel	<b>18-11-03-377-001.000-003</b>
Legal Description	<b>See Attached Exhibit A</b>

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 9,000 square foot building with a truck loading dock for the purpose of retail sales to be constructed by JRF Management LLC 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 ensure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said improvements for five years.

4. 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.

5. 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 11th day of September, 2023.

	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 Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry D. 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"/>
Troy Ingram	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roza Selvey	<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 11 day of Sept, 2023.

Belinda Munson  
Belinda Munson, Muncie City Clerk

The above Ordinance is approved/vetoed by me this 11 day of Sept, 2023.

Dan Ridenour  
Dan Ridenour, Mayor of the City of Muncie

ATTEST:

Belinda Munson  
Belinda Munson, Muncie City Clerk

This Ordinance is proposed by Council Member Ro Selby

This Ordinance is approved in form by Controller DA

This Ordinance is approved in form by Legal Counsel Brigitte

### **Exhibit A**

A part of the Southwest Quarter of Section 3, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana described as follows:

Beginning at a nail on the East line of Elm Street, said name being North 01 degree 34 minutes 44 seconds East 482.75 feet (assumed bearing) from the point of intersection of said East line with the North line of 10<sup>th</sup> street as laid out and platted in Heath and Lenon Subdivision to the City of Muncie as shown by the Records of Delaware County, Indiana; thence North 01 degree 34 minutes 44 seconds East 215.00 feet to a 5/8 inch rebar; thence South 88 degrees 31 minutes 31 seconds East 550.48 feet to a 5/8 inch rebar on the West line of a tract of ground described in Deed Record 1988 pages 2488-2489, Records of Delaware County, Indiana; thence South 01 degree 21 minutes 40 seconds West 42.29 feet to the corner of said tract; thence South 87 degrees 48 minutes 05 seconds East 26.36 feet; thence South 01 degree 34 minutes 44 seconds West 161.75 feet to a nail; thence North 89 degrees 34 minutes 51 seconds west 577.12 feet to the point of beginning, containing 2.75 acres, more or less.

# MUNCIE

## APPLICATION FOR TAX ABATEMENT REAL PROPERTY

This completed application, along with a \$250 non-refundable fee and 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: 10 Apr 2023 Name of Company: JRF Management LLC  
1250

1. Address of Property: 2000 N Elm St Muncie IN

2. Current Zoning: Intense Industrial

3. Legal Description: PT SW QTR 503 T20 R10 2.75 AC

4. Property Owner (s):

5. Owner's Representative:

Name: JRF Management LLC Name: Joe Jackson

Address: 1928 N Elm St. Address: 1924 N Elm St  
Muncie IN 47303 Muncie IN 47303

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.

9000 sq' Bldg w/ Truck-Door - Will be a retail  
store for sale of close outs

10. Taxes: Amount of last real property assessment: \$ 100 part of larger property  
Amount of last real property taxes: \$ 30

(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 3 Part Time 0

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: 0 Number of Handicapped: 0

13. What percentage of employees are City of Muncie residents? 67 %

14. Number of new employees to be added as a result of the abatement: 4 construction

15. Number of jobs retained as result of the project: 3 Actual (+-) jobs 4

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

Fringe Benefits:

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

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

Wage Package:

Starting Wage: \$ 14.00; High Wage: \$ 20.00; Average Wage: \$ 16.00

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

Name Joe Jackson Title member Date 10 Apr 2023

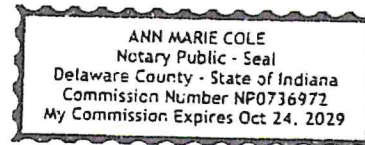
**Notary Public**

Subscribed and sworn to before me this 10th day of April, 2023

Ann Marie Cole  
Notary Public

Resident of Delaware County, Indiana.

My Commission Expires: October 24, 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.

18-11-03-377-001.000-003

JRF MANAGEMENT LLC

1250 N ELM ST

499, Other Commercial Structures

CENTER COMMERCIAL/IN

2/2

General Information		Plumbing	
Occupancy	Canopies - Commerci	#	TF
Description	Canopies - Commerci	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	
Floor Finish		Total	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Accommodations	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Bedrooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Living Rooms	2
<input type="checkbox"/> Parquet		Dining Rooms	
Wall Finish		Family Rooms	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Total Rooms	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Heat Type	
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base
Unfin Int (-)	Row Type Adj.
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	
Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	138,688.80
Location Multiplier	0.88
Replacement Cost	\$122,045

Summary of Improvements																			Replacement Cost	\$122,045
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Canopies - Commercial	0%	1	SV	D	1927	1927	95	VP		0.88		8000sqft		80%		0%	100%	1.0000	1.1875	\$100
2: Canopies - Commercial	0%	1	SV	D	1927	1927	95	VP		0.88		27000sqft		80%		0%	100%	1.0000	1.1875	\$100
3: Paving	0%	1	Asphalt	C	1950	1950	72	P	\$2.81	0.88	\$20.84	3,000 sqft	\$7,418	80%	\$1,480	0%	100%	1.0000	1.1875	\$1,800
4: Quonset	0%	1	SV	C	1954	1954	68	VP		0.88		82' x318'		85%		0%	100%	1.0800	1.1875	\$100
5: Utility Shed	0%	1	SV	C	1950	1950	72	A		0.88		12'x26'		65%		0%	100%	1.0800	1.1875	\$100

Total all pages

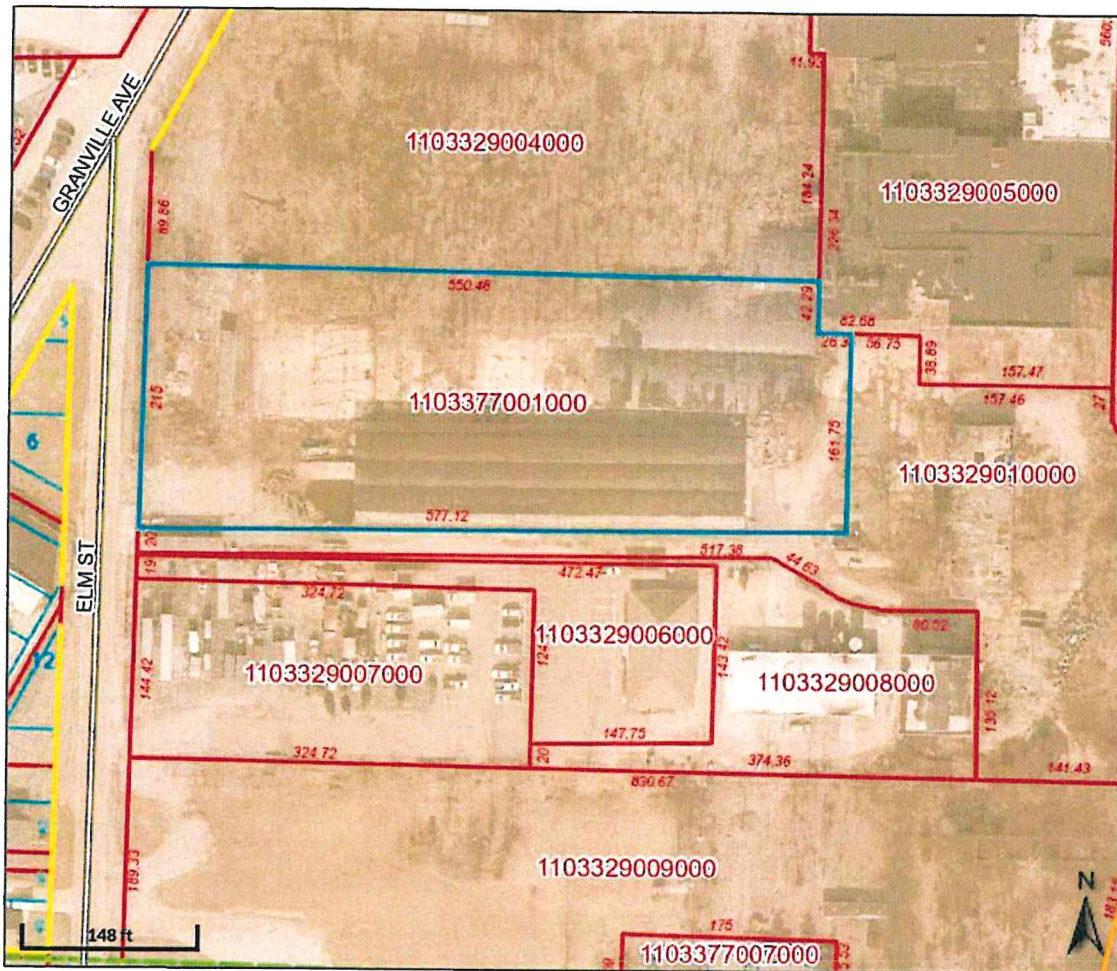
\$2,200

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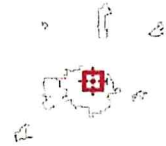
\$2,200

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## Overview



## Legend

### Major Roads

- INTERSTATE
- MAJOR ROAD
- STATE ROAD
- US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways

### Cadastral Line

- 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
- <all other values>
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

Parcel ID	1103377001000	Alternate ID	18-11-03-377-001.000-003
Sec/Twp/Rng	n/a	Class	Other Commercial Structures
Property Address	1250 N ELM ST MUNCIE	Acreage	2.75
District	MUNCIE		
Brief Tax Description	PT SW QTR S03 T20 R10 2.75 AC (Note: Not to be used on legal documents)		

Owner Address JRF MANAGEMENT LLC  
1924 N ELM ST  
MUNCIE, IN 47303

**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 no warranties for the accuracy or completeness of this information.