

OCT 30 2023

Belinda Munson  
MUNCIE CITY CLERK

RESOLUTION NO. 18-23

**COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA  
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION  
REAL ESTATE TAX ABATEMENT  
(JRF MANAGEMENT LLC)**

WHEREAS, JRF Management LLC (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a five (5) year tax deduction from the assessed value of real estate improvements;

WHEREAS the Company has advised the Council that it intends to build a new 9,000 square foot building with a truck dock for the purpose of retail sales (the "Project") on property located at 1250 N. Elm St., Muncie, Parcel No. 18-11-03-377-001.000-003 (the "Property") as further described in Exhibit A;

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

WHEREAS, pursuant to Council Ordinance No. 12-23, the Property was designated an 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 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 five (5) 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 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 five (5) 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 five (5) years shall be as follows:

Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%
Year 6	0%


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 JRM Management 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 4th day of March, 2023.


	Yeas	Nays	Abstained	Absent
Jeff Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nora Powell	<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"/>
Sara Gullion	<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"/>
Harold Mason	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dale Basham	<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"/>
William McIntosh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
\_\_\_\_\_  
President, Muncie Common Council

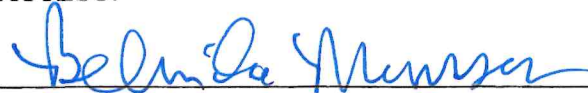
Presented by me to the Mayor for his approval, this 4 day of March, 2023.

  
\_\_\_\_\_  
Belinda Munson, Muncie City Clerk

The above Resolution is approved/vetoed by me this 4 day of March, 2023.

  
\_\_\_\_\_  
Dan Ridenour, Mayor of the City of Muncie

ATTEST:

  
\_\_\_\_\_  
Belinda Munson, Muncie City Clerk

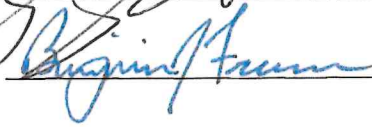
This Resolution is proposed by Council Member

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written over a horizontal line.

This Resolution is approved in form by Controller

A handwritten signature in black ink, appearing to be "J. [unclear]", written over a horizontal line.

This Resolution is approved in form by Legal Counsel

A handwritten signature in blue ink, appearing to be "Stephen J. [unclear]", written over a horizontal line.

### **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.



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

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):

Name: JRF Management LLC  
Address: 1928 N Elm St.  
Muncie IN 47303

5. Owner's Representative:

Name: Joe Jackson  
Address: 1924 N Elm St  
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.

9,000 sq' Bld w Truck Dock - 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

12. Number of Minorities: 0 Number of Females: 0 Number of Handicapped: 013. 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 construction15. 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: NR % %paid by employee: NR %Wage Package:Starting Wage: \$ 14.<sup>00</sup>; High Wage: \$ 20.<sup>00</sup>; Average Wage: \$ 16.<sup>00</sup>17. Does applicant intend to seek any further additional relief from property taxes on this property? (Y or N)

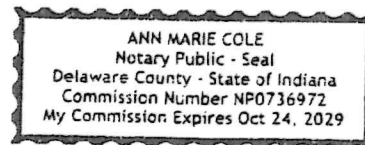
*Applicant agrees that in consideration of the mutual performance of the process associated with the grant of the tax abatement by the Applicant and the city of Muncie, Indiana, and the grant of the abatement sought, the applicant agrees and warrants that the Applicant is aware of, and will comply with 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.*

Joe Jackson member 10 Apr 2023  
Name Title Date

**Notary Public**Subscribed and sworn to before me this 10<sup>th</sup> 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

Occupancy Canopies - Commercial

Description Canopies - Commercial

Story Height 0

Style N/A

Finished Area

Make

Plumbing

# TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Specialty Plumbing

Description

Count

Value

Summary of Improvements

Description

Res Eligibl

Story Height

Year Built

Grade

Construction

Eff Age

Eff Co nd

Base Rate

LCM

Adj Rate

Size

RCN

Norm Dep

Remain. Value

Abn Obs

PC Nbhd

Mrkt

Improv Value

1: Canopies - Commercial

0%

1

D

SV

1927

95 VP

0.88

8000sqft

80%

0%

100%

1.0000

1.1875

\$100

2: Canopies - Commercial

0%

1

D

SV

1927

95 VP

0.88

27000sqft

80%

0%

100%

1.0000

1.1875

\$100

3: Paving

0%

1

C

Asphalt

1950

72 P

\$20.84

3,000 sqft

80%

\$1,480

0%

100%

1.0000

1.1875

\$1,800

4: Quonset

0%

1

C

SV

1954

68 VP

0.88

82' x318'

85%

0%

100%

1.0800

1.1875

\$100

5: Utility Shed

0%

1

C

SV

1950

72 A

0.88

12'x26'

65%

0%

100%

1.0800

1.1875

\$100

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

\$0

\$0

\$0

\$0

138,688.80

0.88

\$122,045

Total all pages

\$2,200

Total this page

\$2,200



FOR SECURITY PURPOSES, THIS PAGE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

JRF MANAGEMENT, LLC  
1924 N ELM STREET  
MUNCIE, IN 47303-2145

JPMORGAN CHASE

1960

4/10/2023

PAY TO THE  
ORDER OF

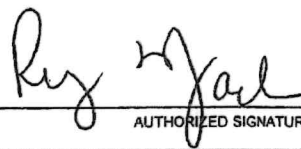
City of Muncie

\$\*\*250.00

Two Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

City of Muncie  
300 N High Street  
Muncie, IN 47305

  
AUTHORIZED SIGNATURE

MEMO



SECURITY FEATURES INCLUDED. DETAILS ON BACK



⑈001960⑈ ⑆074000010⑆ 285770118⑈



#### Overview



#### Legend


##### Major Roads

-  INTERSTATE
-  MAJOR ROAD
-  STATE ROAD
-  US HIGHWAY
-  Geocoded Streets















##### RR Lines

-  RR Lines




##### Airport Runways

-  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

<b>Parcel ID</b>	1103377001000	<b>Alternate ID</b>	18-11-03-377-001.000-003
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Other Commercial Structures
<b>Property Address</b>	2000 BLK N ELM ST MUNCIE	<b>Acreage</b>	2.75

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

**District** MUNCIE  
**Brief Tax Description** PT SW QTR S03 T20 R10 2.75 AC  
(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 no warranties for the accuracy or completeness of this information.