

Real Estate
2/17/08
2008/2009

RESOLUTION # 2005-046

**A RESOLUTION APPROVING PETITION FOR
TAX ABATEMENT AS TO REDEVELOPMENT OR
REHABILITATION OF REAL PROPERTY
IN AN AREA PREVIOUSLY DESIGNATED AN ECONOMIC
REVITALIZATION AREA AND APPROVING
STATEMENT OF BENEFITS**

FILED
CITY CLERK-TREASURER
DEC 01 2005
RODNEY L. MEYERHOLTZ

WHEREAS, Major Hospital is the fee simple owner of property, and KVA, LLC, is the proposed lessee of a portion of such property, located within the City of Shelbyville, Indiana, the legal description of which is attached hereto and made a part hereof (the "Real Estate"), which Real Estate was designated by the Common Council of the City of Shelbyville, Indiana, as an Economic Revitalization Area by Ordinance No. 2005-043, adopted on second and final reading on November 21, 2005, and which such designation was not limited in term; and

WHEREAS, Major Hospital, as fee simple owner, and KVA, LLC, as proposed lessee of a portion of such Real Estate, have submitted a Petition for Tax Abatement as to Redevelopment or Rehabilitation of Real Property in an Area Previously Designated an Economic Revitalization Area, with respect to the proposed redevelopment of a certain portion of the Real Estate, consisting of approximately 3.93 acres referenced as Lots #GB-5 and GB-6 in Intelliplex Park (the "Project"), and has filed a Statement of Benefits along with certain other information requested by the Common Council (collectively the "Statement of Benefits"); and

WHEREAS, said property qualifies for tax abatement pursuant to I.C. 6-1.1-12.1-1, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Shelbyville, Indiana, that it finds that based upon a review of the Statement of Benefits that (i) the estimated of the value of the redevelopment or rehabilitation is reasonable for projects of the nature described; (ii) the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from such proposed redevelopment or rehabilitation; (iii) the estimate of the annual salaries of the individuals to be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation; (v) the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and (iv) the totality of benefits is sufficient to justify the deduction requested.

BE IT FURTHER RESOLVED by the Common Council of the City of Shelbyville, Indiana, that the benefits set forth in the application more than justify the deduction allowed under I.C. 6-1.1-12.1-1, et seq. in that the described redevelopment can be reasonably expected to yield the benefits identified in the application and the


Statement of Benefits, and that the application is sufficient to justify the deduction granted under I.C. 6-1.1-12.1, et seq.

BE IT FURTHER RESOLVED by the Common Council of the City of Shelbyville, Indiana, that said real estate described herein is hereby found to have previously been designated to be an Economic Revitalization Area, and the term of such designation was not limited.

BE IT FURTHER RESOLVED by the Common Council of the City of Shelbyville, Indiana, that the Statement of Benefits filed by Major Hospital and KVA, LLC, with their Petition for Tax Abatement as to Redevelopment or Rehabilitation of Real Property in an Area Previously Designated an Economic Revitalization Area is hereby approved.

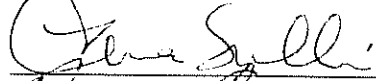
BE IT FINALLY RESOLVED by the Common Council that said property be, and it is hereby approved for tax abatement, pursuant to I.C. 6-1.1-12.1, et seq., for a period of ten (10) years as to the real estate, pursuant to I. C. 6-1.1-12.1, §3 and §4, commencing with the first year, and any successive year or years, in which an increase in assessed value resulting from the rehabilitation or redevelopment occurs, and for the nine (9) years immediately following each such year or years.

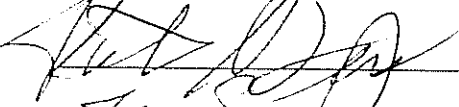
Final approval given and resolution adopted this 5th day of DECEMBER, 2005.

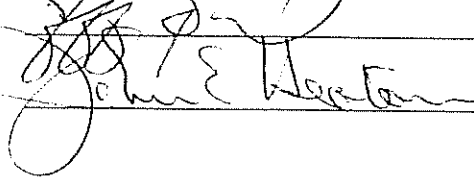



Scott Ferguson, Mayor

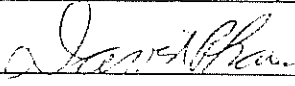
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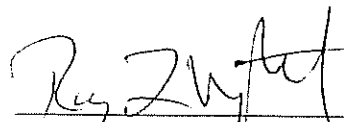




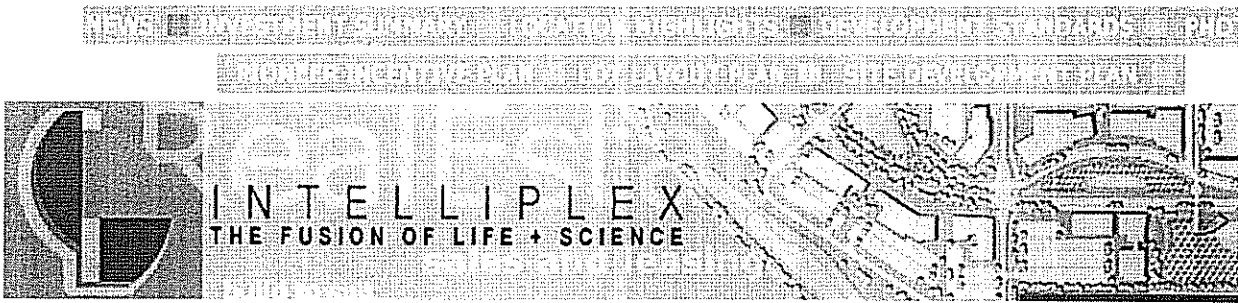




ATTEST:



Rodney Meyerholtz, Clerk-Treasurer

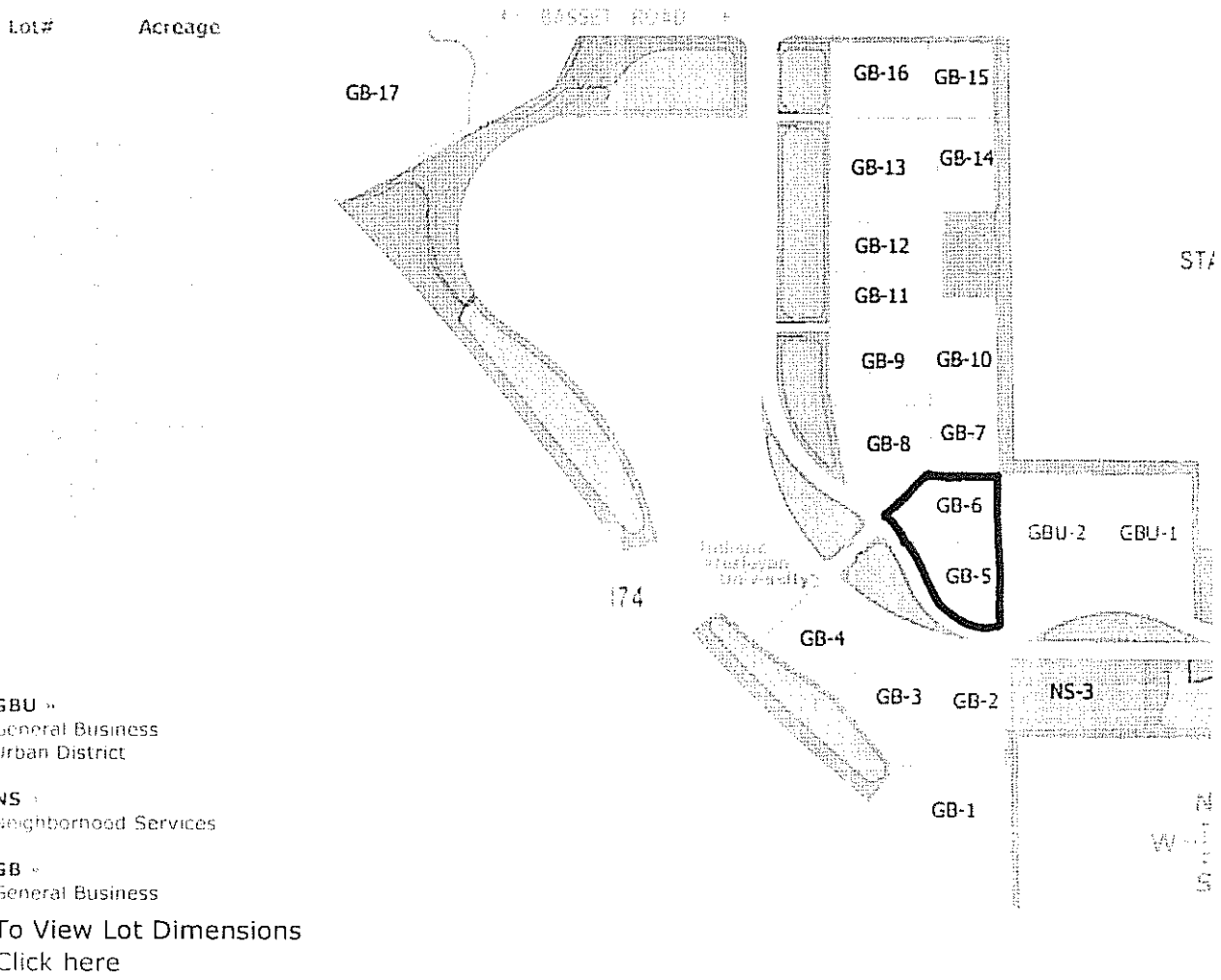


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Wednesday, Nov


Lot Layout Plan

Click on the Lot Number of interest, located on the blue print below to select more information.



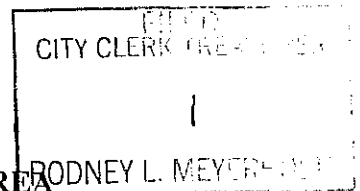
54 West Broadway, Suite 2
Shelbyville, Indiana 46176
information@intelliplex.org

For information on:

INTELLIPLEX
 THE FUSION OF LIFE + SCIENCE
 1000 North Science Park

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**PETITION FOR TAX ABATEMENT AS TO
REDEVELOPMENT OR REHABILITATION OF
REAL PROPERTY IN AN AREA PREVIOUSLY
DESIGNATED AN ECONOMIC REVITALIZATION AREA**



The undersigned hereby requests that the Common Council of the City of Shelbyville, Indiana, authorize tax abatement as to redevelopment or rehabilitation of real property in an area previously designated as an Economic Revitalization Area within said City, and in support of such request the undersigned states the following:

1. Taxpayer's Name: Major Hospital, fee simple owner; KVA, LLC, proposed lessee of real estate.
2. Taxpayer's Address: Major Hospital, 150 West Washington Street, Shelbyville, Indiana 46176. KVA, LLC, 680 Terrace Lake Drive, Columbus, Indiana 47201.
3. Legal description and commonly known address of real property previously designated as an Economic Revitalization Area: Legal description of real estate previously designated an ERA is shown in Resolution No. 2005-043, attached hereto as Exhibit "A". Specific tract to be developed and for which tax abatement is sought is an approximately 3.93 acre tract more specifically described as Lots #GB-5 and #GB-6 on the attached Exhibit "B". Real estate currently has no separate commonly known address but is located on Intelliplex Drive, Shelbyville, Indiana 46176.
4. Attach maps or plats that identify the area: See attached Exhibit "C".
5. Attach photographs of the area taken within two (2) weeks of the date of this application: See attached Exhibit "D".
6. Current zoning of area: Planned Unit Development.
7. Will rezoning or variance be required? No.

8. Additional municipal services necessitated by the project: None.

9. Current assessed valuation:

Land & Improvements: \$31,200

(includes other real estate; no improvements)

Personal property: \$0

10. Amount of property taxes paid during the immediate past year:

Land & Improvements: \$0

Personal Property: \$0

11. Describe in detail the anticipated redevelopment or rehabilitation:

Erection of a 20,000 square foot one story building, with manufacturing, warehouse, maintenance and office space.

12. Estimated cost of redevelopment or rehabilitation: \$2,000,000.

13. Estimated date of commencement of project: January 31, 2006.

Estimated date of completion of project: August 31, 2006.

10. Will new jobs be created or existing jobs retained by this project? Yes.

11. How many full time jobs will be created or retained? 17 new jobs created.

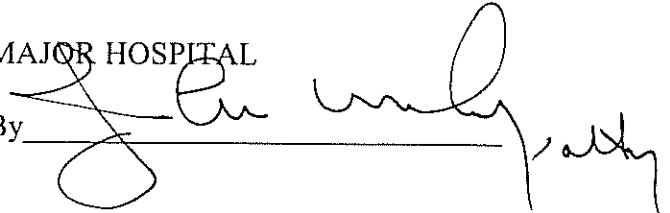
The real estate upon which the redevelopment or rehabilitation is to take place was designated an Economic Revitalization Area on November 21, 2005, as shown by Resolution No. 2005-043 of the Common Council of the City of Shelbyville, Indiana, attached hereto as Exhibit "A". The designation was not limited in term by such designating body.

Simultaneously with the filing of this petition, the undersigned also submits for approval a Statement of Benefits.

The undersigned hereby certifies that the foregoing information and representations are true and accurate this 1st day of December, 2005.


MAJOR HOSPITAL

By


_____ , atty

KVA, LLC

By


_____ , atty

RESOLUTION NO. 2005-43

A RESOLUTION DESIGNATING INTELLIplex PARK
AN ECONOMIC REVITALIZATION AREA

FILED
CITY CLERK-TREASURER
RODNEY L. MEYERHOLTZ

WHEREAS, the Common Council of the City of Shelbyville, Indiana (the "Common Council"), recognizes the need to stimulate growth and to maintain a sound economy within its corporate limits; and

WHEREAS, the Common Council further recognizes that incentives to locate in non-utilized or by-passed land would be in the City's best interests; and

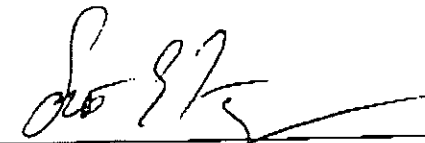
WHEREAS, the real property comprising Intelliplex Park, a description of which is attached hereto and made a part hereof (the "real estate"), had become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or a facility or groups of facilities that are technologically, economically, or energy obsolete, and obsolescence may lead to a decline in employment and tax revenues, or other factors; and

WHEREAS, the Common Council is authorized by Indiana Code § 6-1.1-12.1-1 et seq. to designate areas within its jurisdiction as economic revitalization areas,

BE IT RESOLVED by the Common Council of the City of Shelbyville, Indiana, that said real estate described herein be, and the same is hereby found, designated and confirmed to be and Economic Revitalization Area.


EXHIBIT
"A"
tabbles

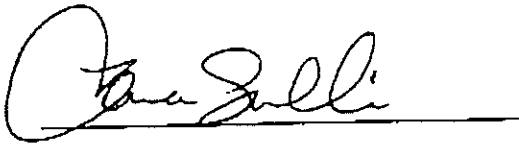
Initial approval given this 7th day of NOVEMBER, 2005.



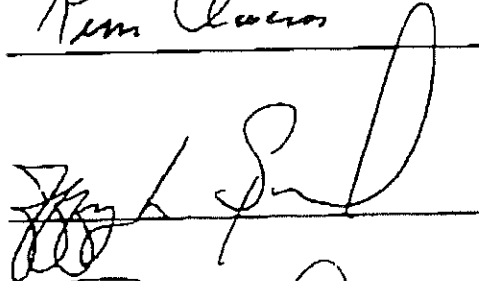
Scott A. Furgeson, Mayor

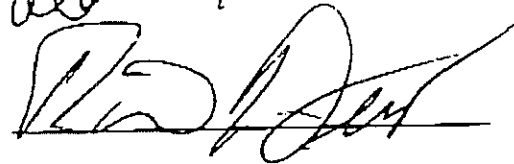
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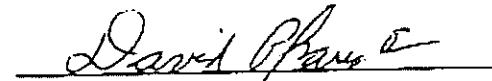


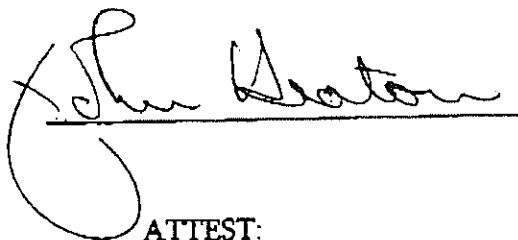














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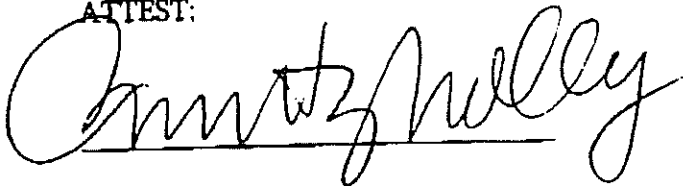
Rodney Meyerholtz, Clerk-Treasurer

Final approval given this 21st day of NOVEMBER, 2005.



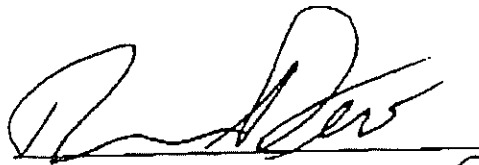
Scott A. Furgeson, Mayor

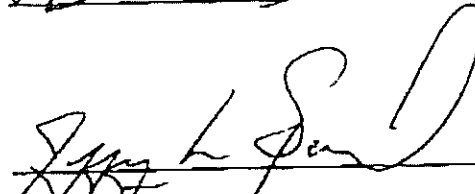
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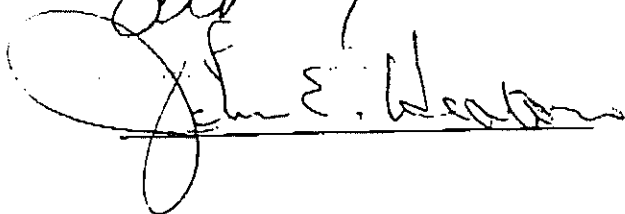






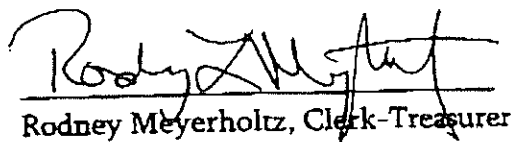








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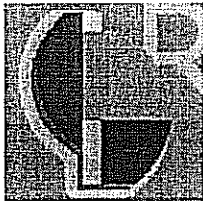
Rodney Meyerholtz, Clerk-Treasurer

LEGAL DESCRIPTION
INTELLIplex PARK

Parts of the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20 located within Township 13 North Range 7 East, Marion Township, and a part of the Northeast Quarter of Section 30 located within Township 13, Range 7 East, Addison Township, all of which are located in Shelby County, Indiana, being more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of said Section 19; thence South 00 degrees 58 minutes 39 seconds East (an assumed bearing) 1,550.16 feet along the East Line of the South east Quarter of said Section 19 to the north line of the Val Gardena Farms, Inc. tract described in Deed Record 308, Page 535 of the Office of the Recorder of Shelby County, Indiana; thence South 89 degrees 42 minutes 02 seconds East 661.59 feet along the north line of said tract of land; thence South 01 degrees 04 minutes 19 seconds East 321.28 feet; thence South 89 degrees 38 minutes 03 seconds East 640.13 feet to a point on the East line of the West Half of the Southwest ¼ of Section 20; thence South 01 degrees 04 minutes 26 seconds East 689.80 feet along the said East Line to the northern boundary line of the 11.481 acre tract of land described in Instrument Number 003966 of the Shelby County Recorder's Office; thence North 89 degrees 37 minutes 43 seconds West 1,343.44 feet along the northern boundary line of said 11.481 acre tract of land to the East Line of the Southeast Quarter of said Section 19; thence South 00 degrees 58 minutes 39 seconds East 125.03 feet along said East Line to the Northeast Corner of the Northeast Quarter of said Section 30; thence South 00 degrees 29 minutes 31 seconds East 496.78 feet along the East Line of the Northeast Quarter of said Section 30 to the northern right-of-way line of Interstate 74 as defined in Indiana Department of Transportation Project 05-3 (18) 1958 right-of-way plans, said point also being located on a non tangent curve concave to the northeast, and lying South 31 degrees 58 minutes 52 seconds West 5,629.55 feet from the radius point of said curve, the following three (3) courses are along the northeastern right-of-way line of said Interstate 74; 1) thence Northwesterly 1,991.50 feet along said curve, said point lying South 52 degrees 15 minutes 00 seconds West 5,629.55 feet from the radius point of said curve; 2) thence North 37 degrees 45 minutes 00 seconds West 521.62 feet to a point of curvature to the left, said point lying North 52 degrees 15 minutes 00 seconds East 9,630.65 feet from the radius point of said curve; 3) thence Northwesterly 1,428.83 feet along said curve to its point of tangency, said point lying North 43 degrees 44 minutes 58 seconds East 9,630.65 feet from the radius point of said curve and also being located on the West Line of the Southeast Quarter of said Section 19; thence North 01 degrees 16 minutes 28 seconds West 379.89 feet along said West Line to the Northwest Corner of the Southeast Quarter of said Section 19; thence South 90 degrees 00 minutes 00 seconds East 808.75 feet along the North Line of said northeast quarter to the western boundary line of the 1.786 acre tract of land described in Instrument Number 0202073 of the Shelby County Recorder's Office, the following three courses are along the western, southern, and eastern boundary lines of said 1.786 acre tract of land; 1) thence South 01 degrees 17 minutes 24 seconds East 342.84 feet; 2) thence North 61 degrees 16 minutes 24 seconds East 268.27 feet; 3) thence North 25 degrees 45 minutes 00 seconds East 237.39 feet to the North Line of said northeast quarter; thence South 90 degrees 00 minutes 00 seconds East 1,547.87 feet along said North Line to the POINT OF BEGINNING of this description containing 141.734 acres, more or less.

Exhibit "A"



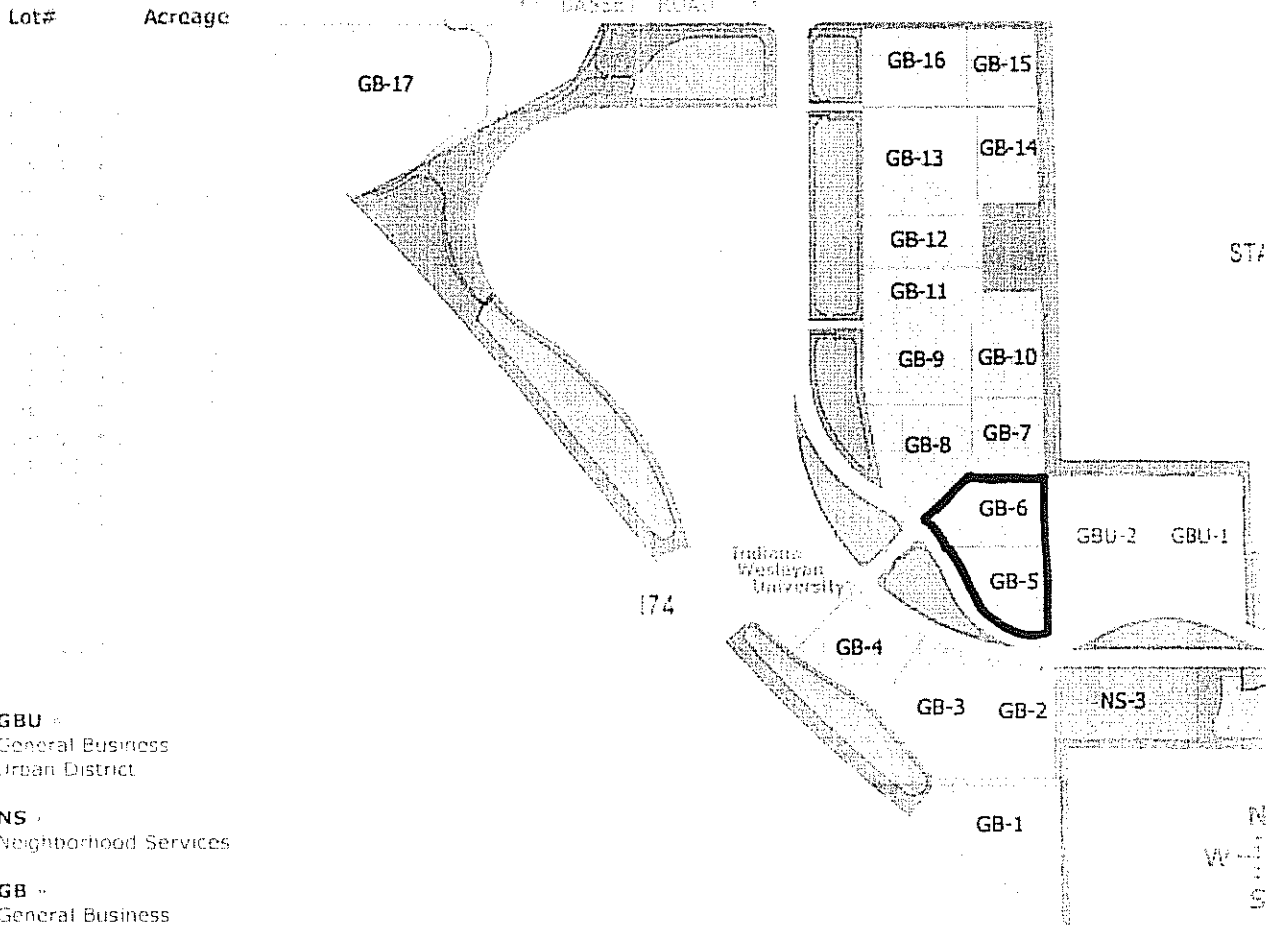
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Lot Layout Plan

Click on the Lot Number of interest, located on the blue print below to select more information



GBU -
General Business
Urban District

NS -
Neighborhood Services

GB -
General Business

To View Lot Dimensions
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Shelbyville, Indiana 46176
information@intelliplex.org

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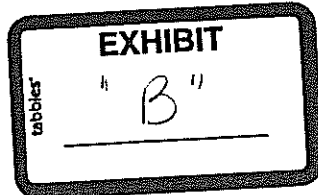
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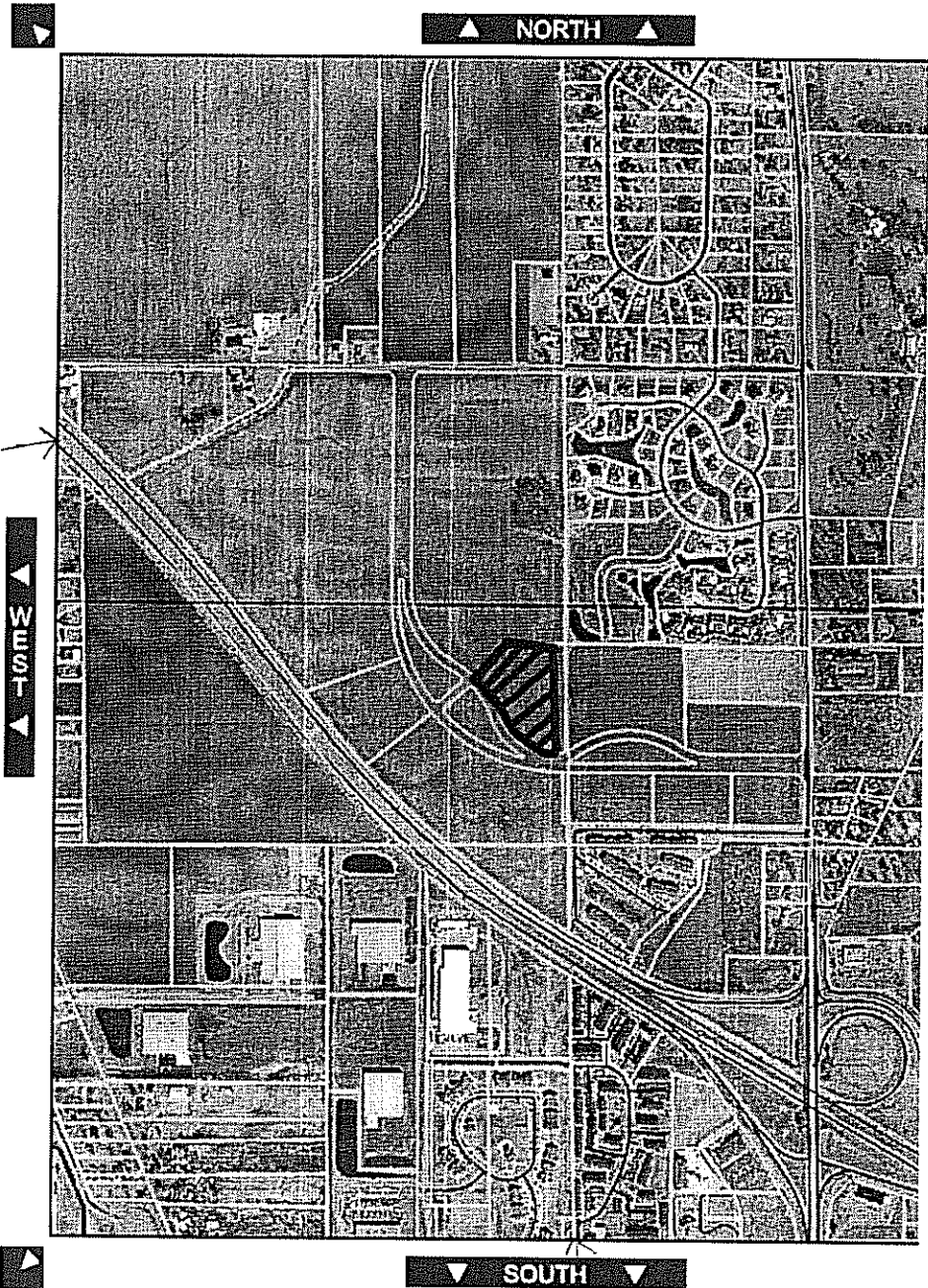


Shelby County GIS Data Server

-  Center Display
-  Zoom In
-  Zoom Out
-  Zoom Box
-  Zoom All

-  Retrieve Data
-  Measure Distance
-  Measure Area

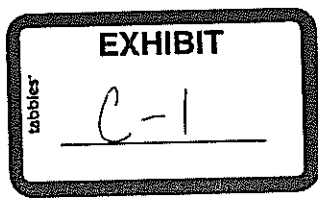
-  Help
-  Print Map

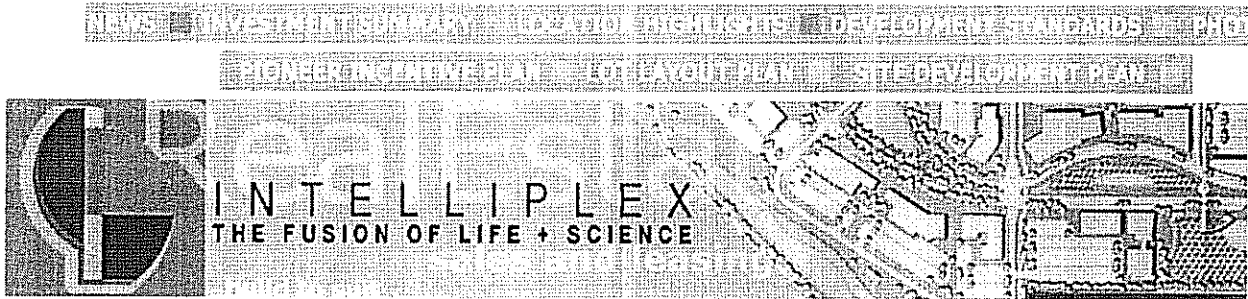


Zoom Out 85°46.854' W:39°33.470' N 1:1

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State Road #9



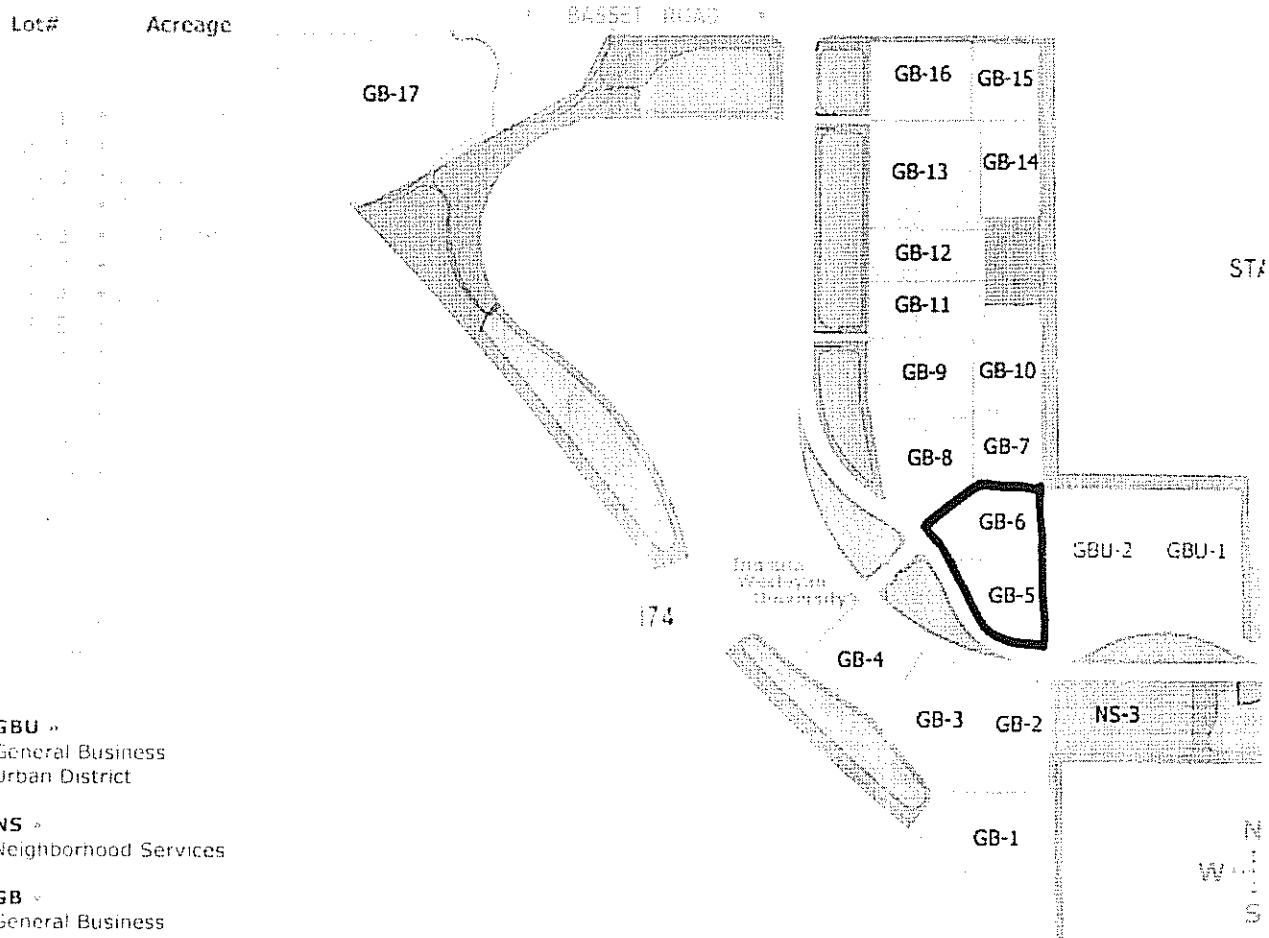


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General Business

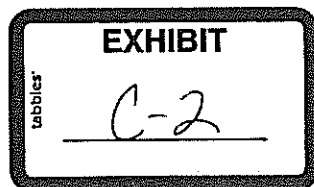
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STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (5-04)

Prescribed by the Department of Local Government Finance

CITY CLERK

FORM
SB - 1 / RE

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. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, must be filed with the county auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Major Hospital, fee simple owner		KVA, LLC, lessee of real estate	
Address of taxpayer (street and number, city, state and ZIP code) 150 W. Washington St., Shelbyville IN 46176 680 Terrace Lake Dr., Columbus, IN 47201			
Name of contact person		Telephone number	

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Shelbyville Common Council		Resolution number 2005-046	
Location of property Lots #GB-5 and #GB-6 Intelliplex Park, Shelbyville, Indiana	County Shelby	Taxing district City of Shelbyville	
Description of real property improvements (use additional sheets if necessary) 20,000 square foot one story building, with space manufacturing, warehouse, maintenance and offices.		ESTIMATED	
for Real Estate		Start Date 1/31/06	Completion Date 8/31/06

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	N/A	N/A	17	\$760,794

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements	
	Cost	Assessed Value
Current values	0	0
Plus estimated values of proposed project	2,000,000	1,500,000
Less values of any property being replaced	0	0
Net estimated values upon completion of project	2,000,000	1,500,000

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.

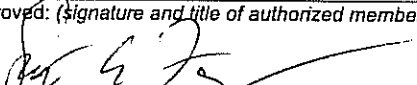
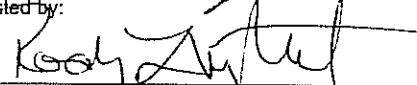
Signature of authorized representative <i>[Signature]</i>	Title Atty	Date signed (month, day, year) 12-1-05
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FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is DECEMBER 2015.
- 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 deduction applicable for redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- D. Other limitations or conditions (specify) _____

Also we have 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) 	Telephone number 317-392-5103	Date signed (month, day, year) 12/5/05
Attested by: 	Designated body COUNCIL COUNCIL OF CITY OF SHELBURNE	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.