

THE COUNTY COUNCIL OF WABASH COUNTY, INDIANA

RESOLUTION NO. 2018-85-01

DECLARATORY RESOLUTION FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AT THE REQUEST OF MIDWEST POULTRY SERVICES, LP

Midwest Poultry Services, LP ("Applicant") has requested the County Council of Wabash County, Indiana ("Council"), to find, pursuant to I.C. 6-1.1-12.1-2 and I.C. 6-1.1-12.1-2.5 that a tract of land in Wabash County, Indiana, more particularly described as follows:

A part of the East Half of the East Half of Section 1, Township 29 North, Range 7 East in Chester Township, Wabash County, Indiana, being more particularly described as follows:

Beginning at an iron stake found at the Southeast corner of the Southeast Quarter of said Section 1; thence North 90° 00' 00" West along the South line of said Southeast Quarter a distance of 1341.53 feet to a railroad spike found at the Southwest corner of said East Half of Section 1; thence North 01° 09' 24" East along the West line of the East Half of the Southeast Quarter of Section 1, a distance of 2651.99 feet to a stone found at the Northwest corner of said East Half of the Southeast Quarter; thence North 01° 09' 47" East along the West line of the Southeast Quarter of the Northeast Quarter a distance of 1326.61 feet to a stone found at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence North 01° 11' 37" East along the West line of the Northeast Quarter of the Northeast Quarter a distance of 31.84 feet to a point, (witnessed by a wood corner post a distance of 2.46 feet South 88° 52' 49" East); thence South 88° 52' 49" East along a fence line a distance of 1331.75 feet to a concrete corner post; thence South 00° 52' 44" West along the East line of the Northeast Quarter of said Section 1 a distance of 1330.93 feet to a stone found at the Northeast corner of said Southeast Quarter of Section 1; thence South 01° 05' 40" West along the East line of said Southeast Quarter a distance of 2653.30 feet to the point of beginning; containing 122.93 acres, more or less.

("Area") is an Economic Revitalization Area.

The Area is located within the jurisdiction of the Council for the purposes of I.C. 6-1.1-12.1-2 and I.C. 6-1.1-12.1-2.5.

The Applicant is planning to construct new manufacturing facilities and to install new manufacturing equipment and new logistical distribution equipment ("Project") as described in Applicant's Statements of Benefits ("Statements of Benefits") previously submitted to the Council.

The Council has reviewed the Statements of Benefits and hereby finds that the Project as described in the Statements of Benefits will be of public utility, will be to the benefit and welfare of all citizens and taxpayers of the County, and qualifies as investments for which deductions are permitted under I.C. 6-1.1-12.1-3 and I.C. IC 6-1.1-12.1-4.5.

NOW THEREFORE, be it resolved by the Council as follows:

Section 1. The Council hereby finds that (i) the Area is within the County, and (ii) the Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or equipment, or other factors which have impaired values and prevented a normal development of property and use of property.

Section 2. The Area is hereby declared to be an “economic revitalization area” pursuant to IC 6-1.1-12.1, *et seq.*

Section 3. Based on the information in the Statements of Benefits describing the Project, the Council makes the following findings:

- (a) The estimate of the value and cost of the Project is reasonable for projects of that nature.
- (b) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Project.
- (c) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Project.
- (d) The estimate of the amount of solid waste that will be converted into energy or other useful products can be reasonably expected to result from the Project.
- (e) The other benefits about which information was requested are benefits that can be reasonably expected to result from the Project.
- (f) The totality of benefits is sufficient to justify the granting of real and personal property tax deductions to the Applicant pursuant to IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5, subject to the limitations set forth in the Resolution.

Section 4. Based on the information in the Statements of Benefits and the foregoing findings, the Council, pursuant to I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5, hereby approves and allows the Applicant real and personal property tax deductions for the Project located in the Area.

Section 5. The period for real property tax deductions for the Project under I.C. 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be ten (10) years.

Section 6. The period for personal property tax deductions for the Project under I.C. 6-1.1-12.1-4.5 for new manufacturing equipment and new logistical distribution equipment installed in the Area shall be ten (10) years.


Section 7. Pursuant to I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3, the Council hereby waives any noncompliance related to the failure to designate the Area an economic revitalization area prior to the initiation of the redevelopment or installation of new manufacturing equipment or new logistical distribution equipment. Such waiver will not result in a delay in the issuance of tax bills, require the recalculation of tax rates or tax levies for a particular year, or otherwise cause an undue burden on a taxing unit.

Section 8. Pursuant to I.C. 6-1.1-12.1-2.5 and I.C. 6-1.1-12.1-11.3, there shall be published notice of the adoption and substance of this resolution in accordance with I.C. 5-3-1 (“Notice”), which Notice shall name a date for the public hearing on this matter (“Hearing”), and state that at the conclusion of the Hearing the Council may take final action on the proposed designation and waivers. A copy of this resolution shall be filed with and shall be available for inspection in the office of the Wabash County Assessor.

Section 9. At least ten (10) days prior to the Hearing, pursuant to I.C. 6-1.1-12.1-2.5, the County Auditor shall file copies of the Notice and the Statements of Benefits with the officers of each taxing unit that has the authority to fix budgets, tax rates, and tax levies under I.C. 6-1.1-17-5.

Adopted this 26th day of February, 2018.

COUNTY COUNCIL OF WABASH COUNTY, INDIANA

By: 
Randy Curless, Chairman

ATTEST:

By: 
Marcie Shepherd, Wabash County Auditor

Motion - P. Date
2nd - M. Mize
Vote - 4/(1) Dillon