

THE COUNTY COUNCIL OF WABASH COUNTY, INDIANA

RESOLUTION NO. 2021-⁸⁵⁻¹⁷~~XX-XX~~

**A RESOLUTION OF THE COUNTY COUNCIL OF
WABASH COUNTY, INDIANA APPROVING REAL AND
PERSONAL PROPERTY TAX ABATEMENT ON PROPERTY
LOCATED WITHIN AN ECONOMIC REVITALIZATION AREA**

WHEREAS, the County Council (the "Council") of Wabash County, Indiana (the "County"), did adopt a resolution designating and confirming all unincorporated areas within the County as an economic revitalization area for the purposes of encouraging development and occupancy therein by providing real and personal property tax deductions in accordance with provisions of I.C. 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act empowers the Council to designate economic revitalization areas; and

WHEREAS, the Act (and specifically Section 3 of the Act) allows a partial abatement of property taxes attributable to the development of real property in economic revitalization areas; and

WHEREAS, the Act (and specifically Section 4.5 of the Act) allows a partial abatement of property taxes attributable to the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment and new information technology equipment in economic revitalization areas; and

WHEREAS, declaratory (Resolution No. 2019-85-04) and confirmatory (Resolution No. 2019-85-06) resolutions have been previously adopted by the Council designating certain areas as an economic revitalization area (the "Area") under the provisions of the Act; and

WHEREAS, Midwest Poultry Services, LP (the "Applicant") has submitted the required documentation for real and personal property tax abatement within the County, including two statements of benefits forms dated September 28, 2021 (the "Statements of Benefits") requesting the approval of a deduction for ten (10) years for both real and personal property, which Statements of Benefits are attached as Exhibit A and describe the proposed project located at 5684 East 1100 North, North Manchester, Indiana (which is located within the Area), and estimating the number of individuals who will be employed or retained, the annual salaries of such individuals, together with the value of the project; and

WHEREAS, the Council has reviewed and considered the submitted Statements of Benefits;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF WABASH COUNTY, INDIANA, AS FOLLOWS:

1. In accordance with Section 3 of the Act, with respect to the Statement of Benefits for redevelopment or rehabilitation of real property, the Council finds as follows:

- a. the estimated value of the redevelopment or rehabilitation set forth in the Statement of Benefits is reasonable for projects of that nature;
- b. the estimated number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation set forth in the Statement of Benefits;
- c. the estimated amount 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 proposed redevelopment or rehabilitation set forth in the Statement of Benefits;
- d. other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation (e.g., the tax base for the County and all relevant taxing districts can be reasonably expected to increase from the proposed redevelopment or rehabilitation set forth in the Statement of Benefits); and
- e. the totality of benefits is sufficient to justify the real property tax deduction requested in the Statement of Benefits relating to redevelopment or rehabilitation of real property.

2. In accordance with Section 4.5 of the Act, with respect to the Statement of Benefits for installation of new manufacturing, information technology, research and development and logistics and distribution equipment, the Council finds as follows:

- a. the estimated cost of the new equipment set forth in the Statement of Benefits is reasonable for equipment of that type;
- b. the estimated number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new equipment set forth in the Statement of Benefits;
- c. the estimated amount 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 proposed installation of new equipment set forth in the Statement of Benefits;
- d. other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment (e.g., the tax base for the County and all relevant taxing districts can be reasonably expected to increase from the proposed installation of new


manufacturing equipment set forth in the Statement of Benefits); and

- e. the totality of benefits is sufficient to justify the personal property tax deduction requested in the Statement of Benefits relating to installation of new equipment.
3. The Council confirms that the location of the proposed project (5684 East 1100 North, North Manchester, Indiana) for which the Statements of Benefits has been submitted is within an economic revitalization area in compliance with the Act.
4. The Applicant is hereby entitled to a deduction from assessed valuation of redevelopment or rehabilitation of all real property described in the related Statement of Benefits for a period of ten (10) years in the percentages included in this resolution, attached hereto as Exhibit B.
5. The Applicant is hereby entitled to a deduction from assessed valuation of all new equipment described in the related Statement of Benefits for a period of ten (10) years in the percentages included in this resolution, attached hereto as Exhibit C.
6. The Statements of Benefits filed September 28, 2021 are hereby approved.
7. All real and personal property qualifying for tax abatement under this Resolution shall be entitled to the full ten (10) years of abatement, regardless of when the property is initially assessed.
8. The tax abatements granted under this Resolution will be only for the redevelopment or rehabilitation of the property and installation of new equipment described in the Statements of Benefits.
9. If any section, clause, provision or portion of this Resolution shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution.
10. This Resolution shall take effect, and be in full force and effect, from and after its passage by the County Council of Wabash County, Indiana.

Adopted this 18th day of October 2021.


COUNTY COUNCIL OF WABASH COUNTY, INDIANA

By:



Kyle Bowman, Chairman

ATTEST:

By: 

Marcie Shepherd, Wabash County Auditor