

CASS COUNTY, INDIANA
COUNTY COUNCIL

RESOLUTION NO. 2013-7

RESOLUTION APPROVING A STATEMENT OF BENEFITS
FOR MAPLE GROVE DISTRIBUTING

WHEREAS, the County Council ("Council") of Cass County, Indiana ("County"), did on the 15th day of November, 2013, adopt a resolution designating certain real property ("Declaratory Resolution") located in the County and set forth in the Declaratory Resolution as an economic revitalization area under and pursuant to IC 6-1.1-12.1 ("ERA") and the Declaratory Resolution was confirmed on the 13th day of December, following a public hearing pursuant to IC 6-1.1-12.1-1 et seq. ("Act"); and

WHEREAS, Maple Grove Distributing ("Taxpayer") submitted a Statement of Benefits Form-1 ("SB-1") attached hereto as Exhibit A and incorporated herein by reference, applying for an assessed value deduction in accordance with IC 6-1.1-12.1-3, IC 6-1.1-12.1-4 and IC 6-1.1-12.1-17 in connection with the rehabilitation of certain real property and requesting approval thereof; and

WHEREAS, notice of a public hearing on the ERA was published in accordance with IC 5-3-1 and the filing of the SB-1 with overlapping taxing units for the property tax abatement was completed pursuant to the Act; and

WHEREAS, the Council hereby determines that the deduction under IC 6-1.1-12.1-3 should be allowed based on the following findings:

- (i) The value of the redevelopment or rehabilitation is reasonable for projects of this nature;
- (ii) The number of individuals to be employed reasonably result from the redevelopment or rehabilitation of the real property;
- (iii) The annual salaries of those individuals to be employed reasonably resulted from the redevelopment or rehabilitation of the real property;
- (iv) The number of individual opportunities for employment, both temporary and permanent, and the compensation paid to employees, along with the value of the acquisition and construction of the improvements, create benefits of the type and quality anticipated by this Council within the ERA and can reasonably be expected to result from the described redevelopment or rehabilitation of real property; and

- (v) The totality of the benefits provided by the redevelopment or rehabilitation is sufficient to justify the deduction; and

WHEREAS, the Council hereby determines that use of the alternative deduction schedule authorized under IC 6-1.1-12.1-17 is appropriate as demonstrated by:

- (i) The total amount of the Taxpayer's investment in real and personal property;
- (ii) The number of new full-time equivalent jobs created;
- (iii) The average wage of the new employees compared to the state minimum wage; and
- (iv) The infrastructure requirements for the Taxpayer's investment; and

WHEREAS, the Council hereby finds that the purposes of the Act are served by allowing the deduction provided by IC 6-1.1-12.1-3 in accordance with the alternate schedule attached hereto as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CASS COUNTY, INDIANA, THAT:

Section 1. The Taxpayer shall be entitled to the deduction provided by IC 6-1.1-12.1-3 in accordance with Exhibit B.

Section 2. The SB-1 and abatement application submitted by the Taxpayer are hereby approved.

Section 3. This resolution shall be effective from and after passage.

Passed and adopted by the County Council of Cass County, Indiana this 13th day of December, 2013.

COUNTY COUNCIL OF CASS COUNTY,
INDIANA

George L. Stebbins
Presiding Officer

Harvey C. Burt

Stacy Adonato

Stacy Adonato

Phillip E. Rains

George L. Jeff DeVenne

Attest:

Harvey C. Burt
County Auditor

EXHIBIT A
STATEMENT OF BENEFITS (SB-1)



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- 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)
- 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.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

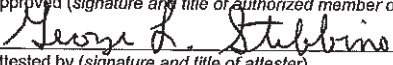
SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Terry Finley (Maple Grove Distributing)					
Address of taxpayer (number and street, city, state, and ZIP code) 10886 E. State Road 18, Galveston, IN 46932					
Name of contact person Terry Finley		Telephone number (574) 699-6571		E-mail address terryfinley@frontier.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Cass County Council				Resolution number	
Location of property 10998 E. State Road 18, Galveston, IN 46932		County Cass		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) We are looking to expand our distribution business. Need new warehouse for additional space for growth. (approx 6,800 sq ft)				Estimated start date (month, day, year) 11/25/2013	
				Estimated completion date (month, day, year) 02/28/2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 13.00	Salaries \$24,120.00	Number retained 9.00	Salaries \$22,880.00	Number additional 5.00	Salaries \$18,720.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		131,200.00			
Plus estimated values of proposed project		385,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		516,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits We will be hiring new employees as business continues to grow. We are retaining 5 extra fulltime employees that are normally laid off at the end of the season as a result of the new building project.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 		Title President/Owner		Date signed (month, day, year) 11/18/2013	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- 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 the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for _____ years* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

We have also 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 of designating body) 	Telephone number ()	Date signed (month, day, year) 12/13/13
Attested by (signature and title of attester)	Designated body	

* 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.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

EXHIBIT B

Alternate Tax Abatement Schedule

6 Year Real Property Tax Abatement

<u>Year</u>	<u>Percentage Amount of Deduction</u>
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%