

STATE OF INDIANA
BEFORE THE TOWN COUNCIL OF SELLERSBURG, INDIANA

RESOLUTION NO. 2017 – R – 001

**A RESOLUTION APPROVING STATEMENT OF BENEFITS FOR REAL PROPERTY
AND GRANTING OF TAX ABATEMENT**

WHEREAS, this Town Council of Sellersburg, Indiana (“Council”) is the town legislative body of the town and the President of the town council is the town executive pursuant to Ind. Code § 36-5-2 *et seq.*; and,

WHEREAS, pursuant to Ind. Code § 36-5-2-9, the legislative body may adopt ordinances and resolutions for the performance of functions of the town; and,

WHEREAS, Tyler Rose Properties, LLC (“Owner”) has petitioned this Council for a tax abatement of real property taxes to be assessed on certain real property located in the Sellersburg Industrial Park, Sellersburg, Indiana as more specifically described in attached Exhibit “A”; and,

WHEREAS, the Owner has submitted a Statement of Benefits on the form prescribed by the Department of Local Government Finance for such purpose, which includes a description and estimate of cost for the improvement to said real property, a description of the total project, and an estimated start and completion date; and,

WHEREAS, this Council has determined that the area identified as Sellersburg Industrial Park, Sellersburg, Indiana qualifies as an economic revitalization area pursuant to Ind. Code § 6-1.1-12.1-5 *et seq.* (Resolution No. 95-28); and,

WHEREAS, this Council has previously reviewed the Statement of Benefits for said property and incorporates it herein (See Exhibit “B”).

NOW, THEREFORE BE IT RESOLVED by the Town Council as follows:

1. All information and all required forms have been filed by the Owner and the benefits described in such information can be reasonably expected to result.
2. The totality of benefits for said expansion is sufficient to justify the deduction.
3. The Town Council hereby approves the application for deduction presented in the Statement of Benefits filed by Owner and said company shall be entitled to deductions for a period of ten (10) years for improvements to real property, as set forth in Exhibit "C", with the timely filing and perfection thereof with the Clark County Auditor's Office.

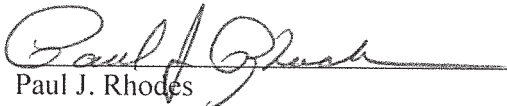
This Resolution shall be in full force and effect after its adoption by the Town Council of Sellersburg, Indiana.

[Signature page to follow]


So Resolved this 30 day of January, 2017

“Aye”

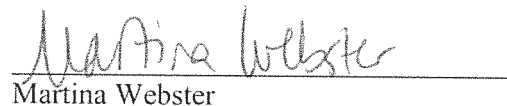
“Nay”


Paul J. Rhodes
Council President

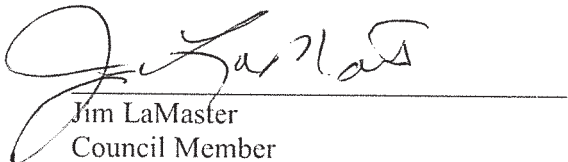
Paul J. Rhodes
Council President


Brad Amos
Council Vice President

Brad Amos
Council Vice President


Martina Webster
Council Member

Martina Webster
Council Member


Jim LaMaster
Council Member

Jim LaMaster
Council Member

William Conlin
Council Member

William Conlin
Council Member


Attested by: Michelle Miller
Sellersburg Clerk-Treasurer



38°22'39.45"N 85°44'45.42"W elev 485 ft



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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)

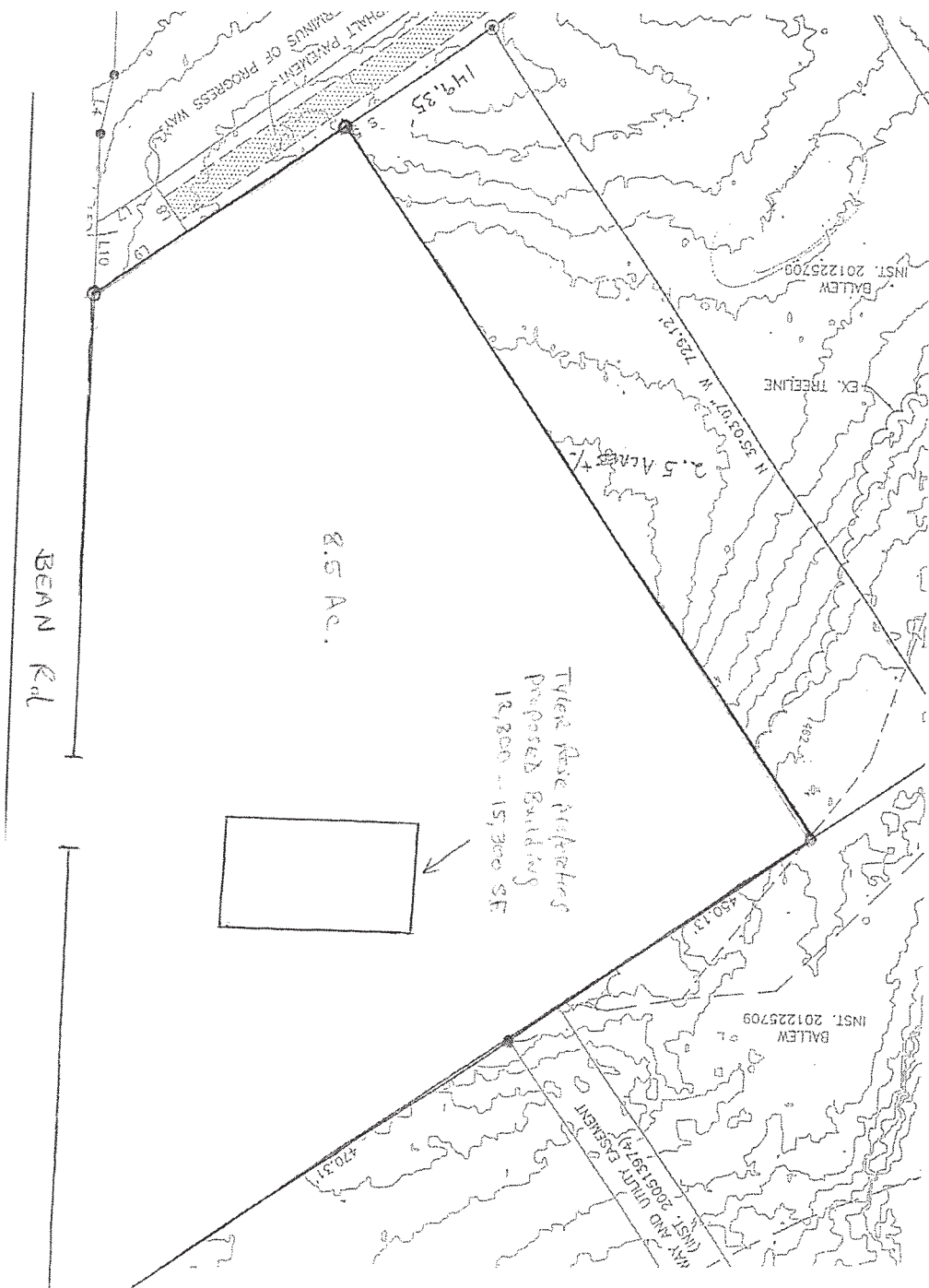
INSTRUCTIONS:

- 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.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 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. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(f)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Tyler Rose Properties, LLC.					
Address of taxpayer (number and street, city, state, and ZIP code) 229 John Parker Dr, New Concord, KY 42076					
Name of contact person Mark Wenning		Telephone number (502) 648-3446		E-mail address mw363@att.net	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Tyler Rose Properties, LLC.				Resolution number	
Location of property Sellersburg Industrial Park, Sellersburg, IN 47172		County Clark		DLGF taxing district number 031	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) We propose building a pre-engineered steel/masonry building of approx. 12,800-15,300 S.F. plus a 2,800 S.F. mezzanine. Building facing Bean Rd. The proposed site is in the Sellersburg Industrial Park (See addendum #1.) The 8.5 acre site is located at the rear entrance to the Industrial Park at the intersection of Progress Way and Bean Rd.				Estimated start date (month, day, year) 1/1/2017	
				Estimated completion date (month, day, year) 12/31/2017	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 8.00	Salaries \$250,000.00	Number retained	Salaries	Number additional 2.00	Salaries \$62,400.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST			ASSESSED VALUE		
Current values			0.00		
Plus estimated values of proposed project			450,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			450,000.00		
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 				Date signed (month, day, year) 12/30/2016	
Printed name of authorized representative Mark Wenning				Title Member	

EXHIBIT

B



Town of Sellersburg, Indiana

Tax Abatement Schedule for Real Property

Year	Percent Deduction
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

EXHIBIT

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