

RESOLUTION 04 - 2024

**A RESOLUTION OF THE CITY OF AUBURN, INDIANA
DECLARING AN ECONOMIC REVITALIZATION AREA
AND FOR REAL PROPERTY TAX ABATEMENT**

SUMMARY

This Resolution, if adopted, would create an Economic Revitalization Area and grant a ten (10) year tax abatement for 617 Holdings, LLC.

_____ Recorder's Office

___x___ Publish Public Hearing

___x___ Auditor's Office or

_____ Clerk's Office or

___x___ Publish O/R after adoption

___x___ Other: Assessor or

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WHEREAS, the City of Auburn, Indiana (the “City”) wishes to designate economic revitalization areas for the purposes of promoting economic development and expansion;

WHEREAS, the Common Council of the City (the “Common Council”) has thoroughly studied and been advised of a proposed revitalization program, which includes redevelopment or rehabilitation on certain real property consisting of approximately 14.92 acres currently within the City’s corporate limits located at or around 1201 South Grandstaff Drive, Auburn, Indiana (the “Area”); and

WHEREAS, the City has caused to be prepared legal descriptions and a map showing the boundaries of the Area and such legal descriptions are provided in Exhibit A and such map is provided as Exhibit B, each of which are attached hereto and incorporated herein by reference; and

WHEREAS, the Area has become undesirable for normal development and occupancy because of a lack of other development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented development and use of the property; and

WHEREAS, 617 Holdings, LLC (“Company”), as part of its development and expansion of its’ business, has filed a Real Property Application (including Form SB-1) attached as Exhibit C, which is incorporated herein by reference; and

WHEREAS, Indiana Code 6-1.1-12.1, as amended (the “Act”) has been enacted to permit the creation of “economic revitalization areas” and to provide all of the rights, powers, privileges and immunities that may be exercised by the Common Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, the Common Council has reviewed the information brought to its attention and hereby determines, after applying the factors and making the findings required by the Act, that it is in the best interest of the City to designate the Area as an economic revitalization area pursuant to the Act and that the designation of the area as an economic revitalization area would enhance the opportunity for the creation of new jobs in the City, subject to hearing and other requirements of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA as follows:

1. The Area is hereby declared an “economic revitalization area” under Section 2.5 of the Act and designated the “617 Holdings, LLC Economic Revitalization Area”, subject to the conduction of a hearing and satisfaction of other requirements of the Act.
2. In accordance with Section 2.5(b) of the Act, the Common Council hereby determines that deductions provided under Section 3 of the Act for a period of up to ten (10) years with respect to real property in the Area shall be allowed per the schedule attached as Exhibit D.

3. The Common Council hereby declares that an owner of real property within the Area may be eligible for deductions provided in Section 3 of the Act for a period of up to ten (10) years with respect to real estate; provided that (a) an owner submits an application for tax abatement for improvements, and (b) the requirements, including ongoing compliance, for tax abatement under the Act are satisfied.

4. The Common Council hereby declares, after considering the factors and making the findings as required by the Act, that the Real Property Application (including Form SB-1) attached as Exhibit C, filed by Company is hereby granted and approved.

5. The City's Clerk-Treasurer is hereby authorized and directed to make all filings necessary or desirable with the DeKalb County Assessor, to publish all notices required by the Act, and to take all other actions necessary to carry out the purposes and intent of this resolution and the creation of the Area as an economic revitalization area within the meaning of the Act.

6. The City's Clerk-Treasurer is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area is located, as provided in the Act.

7. This Declaratory Resolution shall be subject to a public hearing to be convened by the Common Council, where the Common Council will receive and hear all remonstrances and objections as provided by the Act.

8. The Area shall be designated an economic revitalization and the Area shall cease to be designated as such on January 1, 2035.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

10. This Declaratory Resolution shall take effect upon its passage, subject to the notice and hearing provisions of Indiana Code 6-1.1-12.1-2.5 and as otherwise provided herein.

First Reading _____
Second Reading _____


PASSED AND ADOPTED by the Common Council of the City of Auburn, Indiana, this

18th day of June, 2024.




James Finchum, Councilmember

ATTEST:




Lorrie K. Pontius
Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this me this 18th day of
June, 2024.



Lorrie K. Pontius, Clerk-Treasurer

APPROVED AND SIGNED by me this 4th day of June, 2024.



David E. Clark, Jr., Mayor

First Reading _____
Second Reading _____

VOTING:

AYE

NAY

Natalie DeWitt



Rod Williams



James Finchum



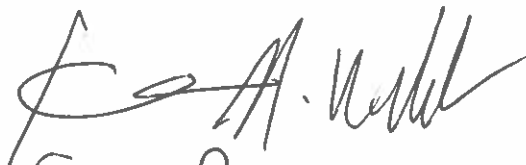
Dan Braun



David Bundy



Kevin Webb



Emily Prosser



Exhibit A

Legal Descriptions for the Area

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 13 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN DEKALB COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 88 DEGREES, 47 MINUTES, 02 SECONDS WEST, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 WITH THE WESTERLY RIGHT-OF-WAY LINE OF GRANDSTAFF DRIVE; THENCE SOUTH 01 DEGREE, 21 MINUTES, 19 SECONDS EAST, A DISTANCE OF 148.33 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES, 40 MINUTES, 52 SECONDS WEST, A DISTANCE OF 573.26 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES, 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 885.35 FEET TO THE CENTERLINE OF A PERPETUAL EASEMENT 100 FEET IN UNIFORM WIDTH FOR THE PURPOSE OF, BUT NOT LIMITED TO, ROADWAY, RIGHT-OF-WAY, TRANSMISSION LINES, GAS PIPE LINES, WATER PIPE LINES, BURIED CABLES AND TELEPHONE AND ELECTRICAL POLES, ALL SUBJECT TO THE CONTROL AND SPECIFICATIONS OF THE MUNICIPAL CITY OF AUBURN, AS DESCRIBED IN DEED RECORD 182, PAGE 217; THENCE NORTH 00 DEGREES, 39 MINUTES, 14 SECONDS WEST, A DISTANCE OF 734.42 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 88 DEGREES, 47 MINUTES, 02 SECONDS EAST, A DISTANCE OF 896.68 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; CONTAINING 14.92 ACRES, MORE OR LESS.

Commonly Known As: 1201 South Grandstaff Drive, Auburn, IN 46706

PIN: 17-06-31-326-005.000-025

First Reading _____
Second Reading _____

Exhibit B

Map of the Area



First Reading _____
Second Reading _____

Exhibit C

Real Property Application (including Form SB-1)