

WARRICK COUNTY COUNCIL

RESOLUTION NO. 2020 - 02

**A RESOLUTION CONFIRMING THE DECLARATION OF AN ECONOMIC  
REVITALIZATION AREA FOR REAL PROPERTY TAX PHASE-IN**  
(Summit Land Development, LLC)

WHEREAS, Summit Land Development, LLC (the "Applicant") has made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq. and for Tax Phase-In for real property located in Warrick County, Indiana and described as:

3744, 3766, 3788, 3800, 3822, 3844, and 3866 Venetian Drive, Newburgh, Indiana 47630, and further identified as Parcel Numbers 87-12-20-303-011.000-019, 87-12-20-303-012.000-019, 87-12-20-303-013.000-019, 87-12-20-303-014.000-019, 87-12-20-303-015.000-019, 87-12-20-303-016.000-019, and 87-12-20-303-017.000-019, and as more particularly described in the legal description attached hereto as Exhibit A (the "Property").

WHEREAS, on the 2nd day of January, 2020, under provision of Preliminary Resolution No. 2020-1 (the "Preliminary Resolution"), the Warrick County Council ("County Council") found the Property to meet the requirements of an Economic Revitalization Area, pursuant to IC 6-1.1-12.1 et seq., and declared the Property to be an Economic Revitalization Area and further approved property tax deductions for real property taxes for ten (10) years commencing with the increased assessed value as more specifically set forth in that Preliminary Resolution; and

WHEREAS, notice of the adoption and substance of the Preliminary Resolution has been published in accordance with IC 5-3-1 and the County Council has conducted a public hearing as of the date hereof to determine whether the qualifications for an Economic Revitalization Area and approval of property tax deductions for real property taxes have been met.

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

Section 1. The Property description, including the attached Exhibit A, is made a part hereof.

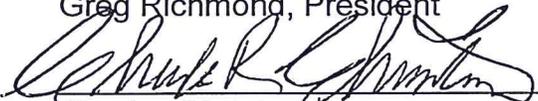
Section 2. The Preliminary Resolution, which was adopted by the County Council on the 2nd day of January, 2020, is hereby confirmed.

Section 3. This Confirming Resolution shall be in full force and effect from and after its passage and execution by the County Council.

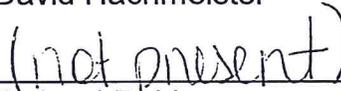
PASSED, ISSUED, AND APPROVED by the County Council this 6th day of February, 2020.

**Warrick County Council**

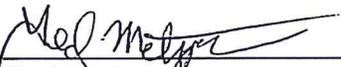
  
\_\_\_\_\_  
Greg Richmond, President

  
\_\_\_\_\_  
Charles Christmas

  
\_\_\_\_\_  
David Hachmeister

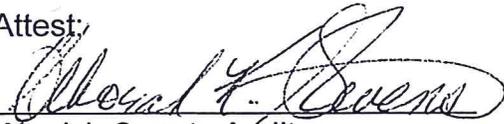
  
\_\_\_\_\_  
Richard Reid

  
\_\_\_\_\_  
Brad Overton, Vice President

  
\_\_\_\_\_  
Ted Metzger

  
\_\_\_\_\_  
Cindy Ledbetter

Attest:

  
\_\_\_\_\_  
Warrick County Auditor

**EXHIBIT A**  
**RESOLUTION 2020 - 02**  
**LEGAL DESCRIPTION**

LOTS 11, 12, 13, 14, 15, 16 AND 17 OF VENETIAN WAY SUBDIVISION, A PLAT OF WHICH IS RECORDED AT INSTRUMENT NO. 2005R-006469 IN THE OFFICE OF THE WARRICK COUNTY RECORDER.

## NOTICE OF PUBLIC HEARING

The Warrick County Council will hold a public hearing at 6:00 p.m. on the 6th day of February, 2020 at the Commissioners Meeting Room, 107 W. Locust Street, Suite 301, Boonville, Indiana relative to the adoption by the Warrick County Council of Preliminary Resolution No. 2020-1 on the 2nd day of January, 2020, pursuant to IC 6-1.1-12.1 et seq., declaring property commonly known as 3744, 3766, 3788, 3800, 3822, 3844, and 3866 Venetian Drive, Newburgh, Indiana 47630 in Warrick County, Indiana, and further identified as Parcel Numbers 87-12-20-303-011.000-019, 87-12-20-303-012.000-019, 87-12-20-303-013.000-019, 87-12-20-303-014.000-019, 87-12-20-303-015.000-019, 87-12-20-303-016.000-019, and 87-12-20-303-017.000-019 to be an Economic Revitalization Area and subject to a tax deduction for redevelopment and/or rehabilitation of real property by Summit Land Development, LLC. A copy of the Preliminary Resolution and a description of the affected area are available and can be inspected in the office of the Warrick County Department of Economic Development at 4763 Rosebud Lane, Suite C, Newburgh, IN 47630 as well as the County Assessor's Office of Warrick County at 1 County Square, Suite 280, Boonville, IN 47601. At the above-referenced public hearing, the Warrick County Council shall take final action determining whether the subject property satisfies the qualification for the establishment of an Economic Revitalization Area and the real property tax deductions and shall either confirm, modify and confirm, or rescind the aforementioned Preliminary Resolution. The public is invited to attend and comment on any matters herein noted.

Dated this 9<sup>th</sup> day of January, 2020

Warrick County Department of Economic Development

By: Steve Roelle

(Published in *The Standard* one time on January 16, 2020).



**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:**

1. 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.
2. 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.
3. 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.
4. 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(b)
5. 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 <b>Summit Land Development, LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>801 St. Mary's Drive, Suite 205 West, Evansville, IN 47714</b>		
Name of contact person <b>Butch Moors</b>	Telephone number <b>( 812 ) 266-2901</b>	E-mail address <b>bmoors@dccevv.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Warrick County Council</b>		Resolution number
Location of property <b>East Side of Venetian Drive, Newburgh, IN</b>	County <b>Warrick</b>	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Newly constructed medical office and surgical facility building.</b>		Estimated start date (month, day, year) <b>5/1/20</b>
		Estimated completion date (month, day, year) <b>6/30/21</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
129.00	\$9,946,737.00	129.00	\$9,946,737.00	18.00	\$1,200,000.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	700,000.00	
Plus estimated values of proposed project	13,000,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	13,700,000.00	

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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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) <b>12/11/19</b>
Printed name of authorized representative <b>Butch Moors</b>	Title <b>CFO</b>

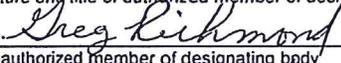
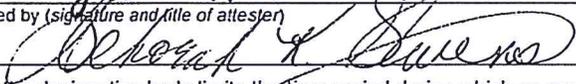
**FOR USE OF THE DESIGNATING BODY**

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. Number of years allowed:
 

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
  - Yes  No
  - If yes, attach a copy of the abatement schedule to this form.
  - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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) 1-2-2020
Printed name of authorized member of designating body Greg Richmond	Name of designating body County Council	
Attested by (signature and title of attester) 	Printed name of attester Debbie Stevens	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.