

RESOLUTION NO. 2013- 10

**WARREN COUNTY COUNCIL
CONFIRMATORY RESOLUTION FOR THE
DESIGNATION OF ECONOMIC REVITALIZATION AREA**

WHEREAS, the County of Warren has been requested to find pursuant to I. C. 6-1.1-12.1-2 that the following described real estate is an Economic Revitalization Area, to-wit: Attached hereto as "Exhibit A" commonly known as approximately 2600 East U.S. Hwy 41, Attica, IN 47918 and 2520 East U.S. Hwy 41, Attica, IN 47918.

WHEREAS, on April 29, 2013, the County Council of Warren County, Indiana, did adopt a Declaratory Resolution for the designation of the real estate described in Exhibit A as an "Economic Revitalization Area" pursuant to Resolution No. 2013-3 of the Warren County Council, and

WHEREAS, notice of the adoption and substance of said Declaratory Resolution was published in The Review-Republican pursuant to I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 on October 10, 2013, and

WHEREAS, the Application for Designation, description of the affected area, a map of the affected area and all pertinent supporting data were available for public inspection in the offices of the Warren County Assessor and Warren County Auditor, and

WHEREAS, the Council, after conducting a public hearing on this matter, has given careful consideration to all comments and views expressed and written evidence presented regarding the designation of the subject real estate as an "Economic Revitalization Area",

NOW THEREFORE, BE IT RESOLVED, that the County Council of Warren County, Indiana, confirms certain findings made in the Declaratory Resolution for designation of the real estate described in Exhibit A as an "Economic Revitalization Area" and makes certain findings, those findings being as follows, to-wit:

- a. That said property is located within the jurisdiction of the Warren County Council for the purposes set forth in I.C. 6-1.1-12.1-1 et seq., and
- b. That this Council has determined that the real estate is an area which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property, and
- c. That the improvement of the real estate described herein would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of Warren County, Indiana, and
- d. That the estimate of the value of the redevelopment, or rehabilitation, is reasonable for

projects of that nature, and

- e. That the estimate of the number of individuals who will be employed, whose employment will be retained, and the other benefits proposed, including employment opportunities for independent truckers, can be reasonably expected to result from the proposed described development, redevelopment or rehabilitation, and
- f. That the estimate of the annual salaries of the individuals who will be employed, whose employment will be retained, as well as the independent contractor opportunities, can be reasonably expected to result from the proposed described development, redevelopment or rehabilitation, and
- g. That the totality of benefits is sufficient to justify the deduction.

BE IT ALSO RESOLVED that the designation of property described above as an "Economic Revitalization Area" shall be limited to a time period of ten (10) years as the designation applies to a deduction of real estate taxes for the assessed value of property and a deduction of personal property taxes for the assessed value of new manufacturing equipment. These limitations are established pursuant to I.C. 6-1.1-12.1-2.

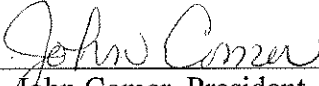
BE IT ALSO RESOLVED that the deduction from the assessed value of the property shall be allowed for a period of ten (10) years pursuant to I.C. 6-1.1-12.1-3.

BE IT ALSO RESOLVED that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part; clause or portion of this Resolution.


BE IT FINALLY RESOLVED that by adoption of this Resolution, the County Council of Warren County, Indiana, does confirm its Declaratory Resolution approved on September 30, 2013, which designated the real estate described in Exhibit A attached hereto as an "Economic Revitalization Area".

ADOPTED this 28th day of October, 2013, by the County Council of Warren County, Indiana.

WARREN COUNTY COUNCIL


By: John Comer, President

ATTEST:


Michelle Hetrick
Auditor of Warren County, Indiana

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR DESIGNATION:

Hose Technology (a division of Kuri Tec Manufacturing, Inc.) - 2.00 acres (Tract I)

A part of the north half of the south half of Section thirty-six (36), Township twenty-two (22) north, Range eight (8) West in Liberty Township, Warren County, Indiana:

Beginning on the centerline of U.S. Highway Number forty-one (41) north eighty-nine (89) degrees thirty (30) minutes east thirteen hundred and three (1303.00) feet from the intersection of said centerline with the west line of the east half of the Fractional southwest quarter of said section thirty-six (36), thence north three (3) degrees forty (40) minutes east four hundred thirty-five (435.0) feet, thence north eighty-nine (89) degrees thirty (30) minutes east two hundred (200.0) feet, thence south three (3) degrees forty (40) minutes west four hundred thirty-five (435.0) feet to the centerline of said highway, thence South eighty-nine (89) degrees thirty (30) minutes west along said centerline two hundred (200.0) feet to the point of beginning. Contains 2.00 acres.

Kuri Tec Manufacturing, Inc. - 4.030 acres (Tract II)

A part of the North half (1/2) of the South half (1/2) of Section Thirty-six (36), Township Twenty-two (22) North, Range Eight (8) West, further described as follows:

Beginning at a point on the centerline of U.S. Highway No. 41, said point being one thousand five hundred three and zero tenths (1503.0) feet North eighty-nine degrees thirty minutes (89° 30') East from the intersection of said centerline with the West line of the East half (1/2) of fractional Southwest quarter (1/4) of Section thirty-six (36), Township Twenty-two (22) North, Range Eight (8) West; thence North three degrees forty minutes (03° 40') East for a distance of four hundred thirty-five and zero tenths (435.0) feet to an iron rod set; thence South eighty-nine degrees thirty minutes (89° 30') West for a distance of two hundred and zero tenths (200.0) feet to an iron rod set; thence North three degrees forty minutes (03° 40') East for a distance of five hundred twenty-five and eight tenths (525.8) feet to a railroad spike set in a county road; thence South fifty-nine degrees fifty minutes (59° 50') East along said road for a distance of three hundred thirty-four and three tenths (334.3) feet to a railroad spike set; thence South three degrees forty minutes (03° 40') West for a distance of seven hundred eighty-nine and seven tenths (789.7) feet to the center of said U.S. Highway No. 41 and a P.k. nail set; thence South eighty-nine degrees thirty minutes (89° 30') West along said highway for a distance of one hundred and zero tenths (100.0) feet to a P.K. nail set and the point of beginning and containing four and thirty thousandths (4.030) acres, more or less, in Liberty Township, Warren County, Indiana.

See attached Exhibit "A"

Hose Technology (a division of Kuri Tec Manufacturing, Inc.) – 7.851 acres (t=Tract III)

A part of the North Half of the South Half of Section 36 in Township 22 North, Range 8 West, in Liberty Township, Warren County, Indiana, described as follows:

Commencing at the intersection at the centerline of U.S. Highway 41 with the West line of the East Half of the Southwest Quarter of said Section 36; thence North $89^{\circ}30'08''$ East 1603.00 feet along said center line to an existing PK nail marking the point of beginning of this description; thence North $03^{\circ}39'31''$ East 789.63 feet to an existing railroad spike on the approximate centerline of County Road 50 South; thence South $59^{\circ}17'19''$ East 674.14 feet along said approximate centerline to an existing railroad spike; thence South $34^{\circ}01'22''$ West 50.28 feet to an existing concrete right-of-way marker; thence South $57^{\circ}22'24''$ East 8.23 feet to an existing concrete right of way marker; thence South $26^{\circ}48'05''$ East 208.28 feet to an existing concrete right-of-way marker; thence South $07^{\circ}07'41''$ West 94.83 feet to an existing round steel fence post; thence South $59^{\circ}14'34''$ West 71.47 feet along an existing fence to an existing round steel fence post; thence South $69^{\circ}24'18''$ West 574.89 feet along an existing fence to an existing round steel fence post; thence South $00^{\circ}17'38''$ East 74.78 feet to an existing P-K nail on the center line of U.S. Highway 41; thence South $89^{\circ}30'08''$ West 50.80 feet along said centerline to the point of beginning and containing 7.851 acres.