

COUNTY COUNCIL OF DEKALB COUNTY, INDIANA

PRELIMINARY (DECLARATORY) RESOLUTION FOR
THE CREATION OF AN ECONOMIC REVITALIZATION AREA

Resolution No. 2024-RCC-4

REAL PROPERTY TAX ABATEMENT

WHEREAS, AML Properties LLC ("**AML**") A/K/A Project Red has requested the County Council of DeKalb County, Indiana (the "**Council**") approve an eight-year real property tax deduction schedule (the "**Project**");

WHEREAS, AML has advised the Council that it intends to construct the Project on property located in Butler Township, DeKalb County, such property being generally depicted on the map attached hereto as Exhibit A, and a legal description set forth in Exhibit B, said Exhibits incorporated herein by this reference (the "**Real Property**");

WHEREAS, AML has further requested that the Real Property be designated an economic revitalization area for purposes of permitting such deduction;

WHEREAS, the Real Property is located within the jurisdiction of the Council for the purposes of Ind. Code §6-1.1-12.1-2 and Ind. Code §6-1.1-12.1-2.5;

WHEREAS, AML has advised the Council that the Project will involve significant investment on the Real Property;

WHEREAS, AML has submitted to the Council a form SB-1/Real Property, Statement Of Benefits and an application for tax abatement, in connection with the Project, and provided information and documentation necessary for the Council to make an informed decision;

WHEREAS, the Council is authorized under the provisions of Ind. Code §6-1.1-12.1-1 et seq. to designate areas of the County as an economic revitalization area for the purposes described herein;

WHEREAS, the Council has considered the Statement Of Benefits and other materials submitted by AML and has conducted a complete and proper investigation of the Real Property and



determined that the area qualifies as an economic revitalization area under Indiana statutes; and,

WHEREAS, the Council has considered the following factors under Ind. Code §6-1.1-12.1-17 in connection with the Project:

1. The total amount of AML's investment in real property in connection with the Project;
2. The number of new full-time equivalent jobs to be created under the Project;
3. The average wage of the new employees compared to the state minimum wages;
4. The infrastructure requirements for AML's investment under the Project; and,

(collectively, the "**Deduction Schedule Factors**").

NOW, THEREFORE, IT IS FOUND, DETERMINED, AND RESOLVED by the Council that:

1. The estimate of the cost of the real property improvements to be built in connection with the Project is reasonable for projects of this type.
2. The estimate of the number of individuals who will be employed or whose employment will be created as a result of the proposed building of the real property improvements that can reasonably be expected to result from the proposed new construction.
3. The estimate of annual salaries of those individuals who will be employed arising from the Project can reasonably be expected to result from the proposed real estate improvements.
4. The number of individual opportunities for employment, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the economic revitalization area and can reasonably be expected to result from the proposed Project and the proposed real property improvements.

5. The totality of benefits from the proposed installation of real estate improvements is sufficient to justify a real property tax deduction schedule.
6. The Deduction Schedule Factors in connection with the Project justify granting deduction schedules for real property under Ind. Code §6-1.1-12.1-17 as specified herein.
7. The Real Property is within the County and constitutes an "economic revitalization area" as defined by Ind. Code §6-1.1-12.1-1(1).

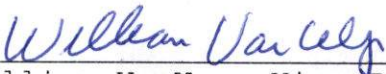
NOW, THEREFORE, based on the foregoing, the Council further RESOLVES, FINDS, AND DETERMINES:


1. That all of the conditions for the designation of the economic revitalization area have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form;
2. That the Real Property is hereby designated as an "economic revitalization area" pursuant to Ind. Code §6-1.1-12.1-1 et seq.
3. That, pursuant to Ind. Code §6-1.1-12.1-2.5 and Ind. Code §6-1.1-12.1-11.3, notice hereof ("**Notice**") should be published according to law stating the following: (i) the adoption and substance hereof, (ii) a copy of the description of the affected area is available for inspection in the County Assessor's Office, and (iii) the setting of a subsequent date on which the Council will hear and receive remonstrances and objections and take final action ("**Hearing**"), all as required by law.
4. At least ten (10) days prior to the Hearing, pursuant to Ind. Code §6-1.1-12.1-2.5, the County Auditor shall file copies of the Notice and the Statement Of Benefits with the officers of each taxing unit that has the authority to fix budgets, tax rates, and tax levies under Ind. Code §6-1.1-17-5.

This Preliminary (Declaratory) Resolution is hereby adopted by the Council on June 12, 2024.

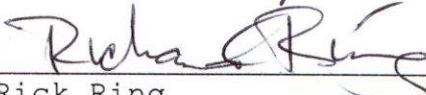
**COUNTY COUNCIL OF
DEKALB COUNTY, INDIANA**

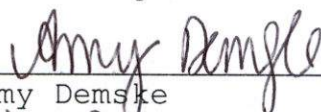
BY: 
David Yarde, President

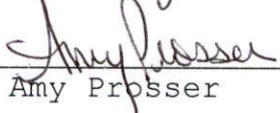
BY: 
William VanWye, Vice President

BY: 
Rick Collins

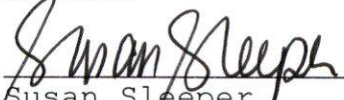
BY: 
Robert E. Krafft

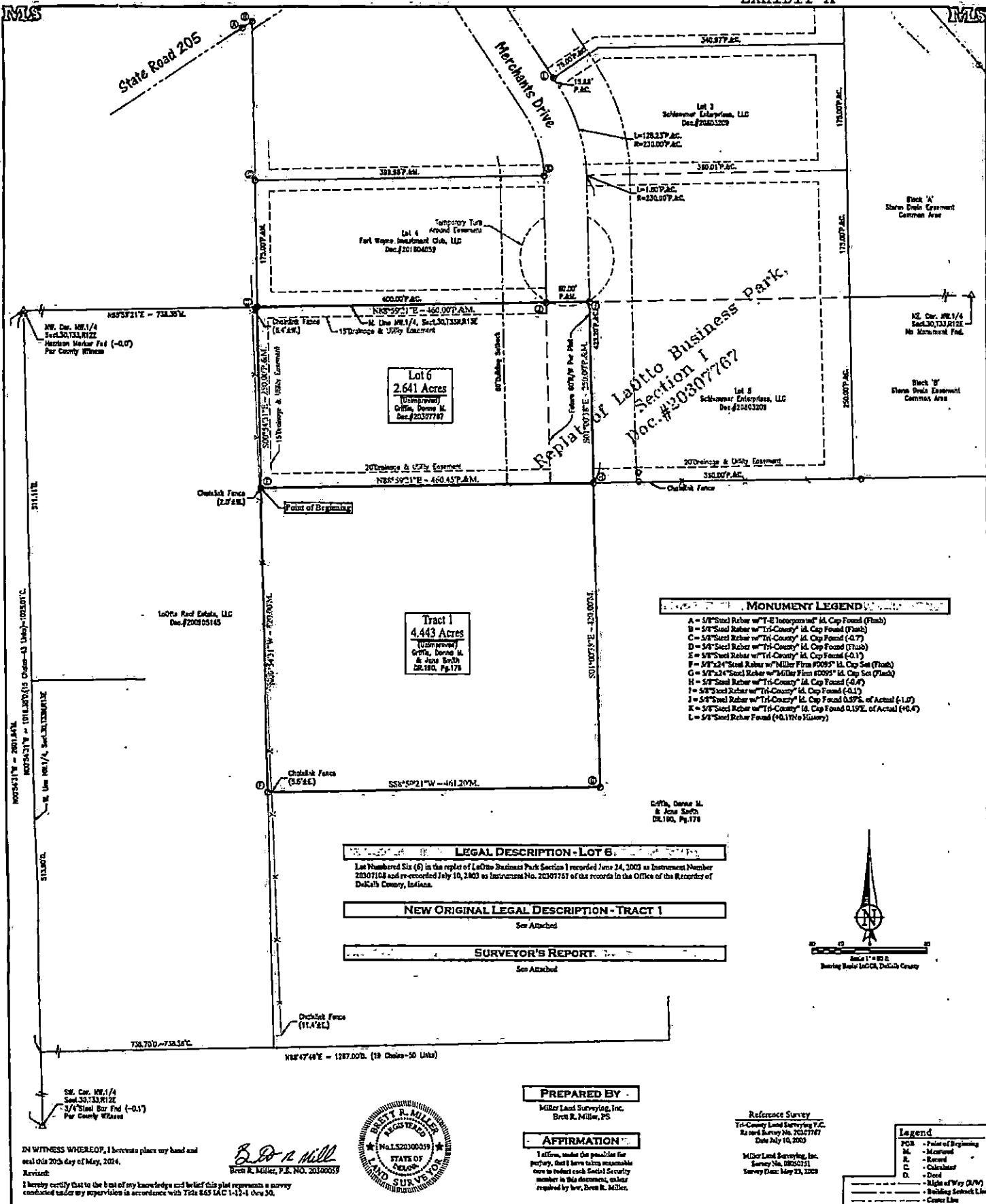
BY: 
Rick Ring

BY: 
Amy Damske

BY: 
Amy Prosser

ATTEST:


Susan Sleeper
DeKalb County Auditor



IN WITNESS WHEREOF, I hereunto place my hand and seal this 20th day of May, 2024.

B. R. Miller
Bret R. Miller, P.E. NO. 20300039



PREPARED BY
Miller Land Surveying, Inc.
Bret R. Miller, PS

AFFIRMATION
I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law, Bret R. Miller.

Reference Survey
Tri-County Land Surveying P.C.
2d First Survey No. 20307147
Date July 10, 2003
Miller Land Surveying, Inc.
Survey No. 08202121
Survey Date: May 23, 2023

Legend	
PCB	- Point of Beginning
M	- Measured
R	- Record
C	- Chainshot
D	- Dead
---	- Right of Way (R/W)
---	- Building Setback Line
---	- Center Line

Project: Butler Twp. Sect. 30, T33N, R12E DeKalb County, Indiana 4.443 Acres / Lot 6	Description: IAC Title 865 'Original' Boundary Survey	REVISIONS:
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Drawn By: BPI Date: May 20, 2024 Survey Number: 24047391 Approved By: BRM	File Name: KL.B/JK Drawing Name: 24047391_Boundary.dwg For: Griffith	Corporate Office 221 Tower Drive Mooresville, IN 46075 Phone: (260) 692-6166	Miller Land Surveying, Inc. Bret R. Miller, PS No. LS20300039 Robert J. Marzoff, PS No. LS10400218 www.mlswebtrac.com Precision and Professionalism is where we draw the line.	Fort Wayne Office 10860 Bent Creek Blvd. Fort Wayne, IN 46825 Phone: (260) 489-8571	Page 1 of 4
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EXHIBIT "B"

Lot Numbered Six (6) in the replat of LaOtto Business Park Section I recorded June 24, 2003 as Instrument Number 20307108 and rerecorded July 10, 2003 as Instrument No. 20307767 of the records in the Office of the Recorder of DeKalb County, Indiana.

TOGETHER WITH:

Part of the Northwest Quarter of Section 30, Township 33 North, Range 12 East of the Second Principal Meridian, Butler Township in DeKalb County, Indiana, based on an original survey by Brentt R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24047391, dated May 20, 2024, and being more particularly described as follows:

Commencing at a Harrison Marker marking the Northwest corner of said Northwest Quarter; thence North 88 degrees 59 minutes 21 seconds East, (Indiana Geospatial Coordinate System - DeKalb County bearing and basis of bearings to follow), a distance of 738.35 feet along the North line of said Northwest Quarter to a 5/8" Steel Rebar with a "Tri-County" identification cap on the West line of Lot 6 in the Replat of LaOtto Business Park, Section I, as described in Document Number 20307767 in the Office of the Recorder of DeKalb County, Indiana, thence South 00 degrees 54 minutes 31 seconds East, a distance of 250.00 feet (Plat) along said West line to a 5/8" Steel Rebar with a "Tri-County" identification cap on the South line of said Lot 6, said point also being the POINT OF BEGINNING of the herein described tract; thence North 88 degrees 59 minutes 21 seconds East, a distance of 460.45 feet (Plat) along said South line to a 5/8" Steel Rebar with a "Tri-County" identification cap on the East line of said Lot 6; thence South 01 degrees 00 minutes 38 seconds East, a distance of 420.00 feet along the Southerly extension of said East line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 88 degrees 59 minutes 21 seconds West, a distance of 461.20 feet parallel with the South line of said Lot 6 to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the East line of an existing tract as described in Document Number 200905145 in the Office of said Recorder; thence North 00 degrees 54 minutes 31 seconds West, a distance of 420.00 feet along said East line, also being parallel with the West line of said Northwest Quarter to the Point of Beginning. Containing 4.443 acres, more or less. Subject to easements of record.