

RESOLUTION #07022018-1

**RESOLUTION DESIGNATING A PORTION OF
THE CITY OF NEW CASTLE, INDIANA
AS AN ECONOMIC REVITALIZATION AREA AND
APPROVING PROPERTY TAX ABATEMENT**

WHEREAS, the Common Council of the City of New Castle, Indiana now finds that there is a certain area of real estate within the City of New Castle, Indiana, which may be properly designated as an economic revitalization area pursuant to IC 6-1.1-12.1-1 et seq.; and

WHEREAS, the Common Council of the City of New Castle has been advised by New Castle Investments, LLC on behalf of a to-be-formed entity, of a proposed redevelopment of land within the City of New Castle and has been requested to designate said area, consisting of two parcels (one owned by New Castle Investments LLC and one owned by the City of New Castle) as described in the legal description and map attached as Exhibits A and B, respectively, and incorporated herein by reference, as an economic revitalization area under and pursuant to IC 6-1.1-12.1-1 et. seq.; and

WHEREAS, the Common Council of the City of New Castle hereby finds that the area described in Exhibits A and B is an area that has become undesirable for, or impossible of, normal development because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings and other factors which have impaired values or prevented a normal development of property or use of property, and that the designation of said area as an economic revitalization area would enhance the opportunity for appropriate development; and

WHEREAS, New Castle Investments, LLC on behalf of a to-be-formed entity anticipates increases in the assessed value of said real property from the proposed redevelopment of real property, and has submitted documentation, including a statement of benefits, to the Common Council of the City of New Castle in the form attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, the Common Council of the City of New Castle has reviewed the statement of benefits included in Exhibit C and other information brought to its attention, and hereby determines it is in the best interests of the City of New Castle, Indiana, to designate the area described in Exhibit A and B as an economic revitalization area and that the deductions under IC 6-1.1-12.1-3 should be allowed upon the following findings:

(1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that amount;

(2) The redevelopment or rehabilitation is a multifamily facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals.

(3) The redevelopment or rehabilitation proposed will substantially enhance the use, value and appearance of said real estate, thereby contributing to the economic development of the City of New Castle, Indiana.

(4) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed redevelopment or rehabilitation.

(5) The estimate of the annual salaries of those individuals who will be employed can be reasonably expected to result from the proposed redevelopment or rehabilitation.

(6) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the construction of the redevelopment or rehabilitation, create benefits of the type and quality anticipated by the Common Council of the City of New Castle, Indiana within the economic revitalization area and can be reasonably expected to result from the proposed redevelopment or rehabilitation.

(7) The totality of benefits is sufficient to justify the deduction.

and

WHEREAS the Common Council of the City of New Castle hereby finds that the purposes of IC 6-1.1-12.1 are served by allowing the deduction provided by IC 6-1.1-12.1-3 for a period of ten (10) years.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of New Castle, Indiana that:

1. That the area described in Exhibits A and B, attached, is designated an economic revitalization area within the meaning of IC 6-1.1-12.1.

2. That the City Council of New Castle, Henry County, Indiana hereby approves the Statement of Benefits filed herein by New Castle Investments LLC and approves deductions from the real estate taxes to be assessed against said real estate over a term of ten (10) years, (year 1, 100% abatement; year 2, 95% abatement; year 3, 80% abatement; and year 4, 65% abatement, year 5, 50% abatement, year 6, 40% abatement; year 7, 30% abatement; year 8, 20% abatement; and year 9, 10% abatement, year 10, 5% abatement, year 11, 0% abatement) according to the attached Statement of Benefits with respect to real property which is redeveloped or rehabilitated as contemplated and reflected in Exhibit C.

3. That the approval of tax abatement as herein approved is consistent with the objectives to be achieved by I.C. 6-1.1-12.1-1 et seq.

4. That the deductions to be taken as a result of the abatements approved hereby shall be determined by applying the applicable percentages set forth above to the assessed value of the real estate.

5. Notice of the adoption of this resolution and all other disclosures required by IC 6-1.1-12.1-2.5 shall be duly published in accordance with IC 5-3-1, which notice shall state a date for a public hearing on this resolution; and that on said date, after hearing objections and remonstrances and considering evidence thereon, this council will take final action determining whether the qualifications for an economic revitalization area have been met and confirming, modifying and confirming or rescinding this resolution.

6. A copy of the above reference notice and a copy of the statement of benefits included in Exhibit C hereto (or a statement containing substantially the same information as that contained in the statement of benefits included in Exhibit C) shall be filed with the officers of each taxing unit that has authority to levy property taxes in the geographic area which is hereby designated an economic revitalization area at least ten (10) days prior to the public hearing on this resolution.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE THIS ____ DAY OF _____, 2018.

Greg York, PRESIDING OFFICER
COMMON COUNCIL, NEW CASTLE, INDIANA

ATTEST:

Christy York,
CLERK-TREASURER

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NAY

APPROVED BY ME THIS ____ DAY OF _____, 2018.

Greg York, Mayor
City of New Castle, Indiana