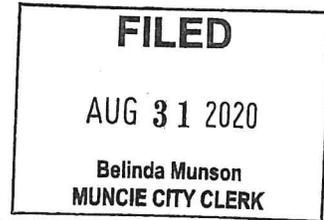


RESOLUTION NO. 20-20



COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

REAL PROPERTY TAX ABATEMENT

WHEREAS, Muncie Health Care Management Company, LLC d/b/a Bethel Pointe Health and Rehabilitation Center (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a five (5) year real property tax deduction period for a proposed project including real property redevelopment or rehabilitation;

WHEREAS the Company has advised the Council that it intends to construct a development consisting of (the "Project") on property located in Center Township, as further described in the map attached hereto as Exhibit A and incorporated herein by reference (collectively, the "Real Property");

WHEREAS, the Company has further requested that the Real Property be designated an economic revitalization area (an "ERA") for purposes of permitting such deductions;

WHEREAS, the Company submitted to the Council a form SB-1/Real Property (Statement of Benefits, Real Estate Improvements) in connection with the Project, and provided all information and documentation necessary for the Council to make an informed decision (collectively, the "Statement");

WHEREAS, the Council is authorized under the provisions of I.C. 6-1.1-12.1-1 *et seq.* to designate areas of the City as an ERA for the purposes described herein; and

WHEREAS, the Council has considered the Statement submitted by the Company and has conducted a complete and proper investigation of the Real Property and determined that the area qualifies as an ERA under Indiana statutes;

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

1. That the estimate of the value of the redevelopment or rehabilitation of the Real Property is reasonable for projects of that nature.
2. That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed redevelopment or rehabilitation of the Real Property can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.
3. That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

4. That 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 acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the ERA and can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

5. That the benefits described in the Statement can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property.

6. That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Property is sufficient to justify a five (5) year real property tax deduction period.

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

1. That all of the conditions for the designation of the ERA and all of the requirements for the tax deductions to be granted hereby 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 Statement submitted by the Company is hereby approved.

3. That the Real Property is hereby designated as an ERA pursuant to I.C. 6-1.1-12.1-1 *et seq.* and the Company is entitled to a (10) ten-year real property deduction period for the proposed redevelopment or rehabilitation of the Real Property.

4. With respect to the Real Property, the percentage of deductions for each of said ten (10) years shall be as follows:

Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%

5. That notice hereof should be published according to law stating the following: the adoption and substance hereof, a copy of the description of the affected area is available for inspection in the County Assessor's Office and the date on which the Council will hear and receive remonstrances and objections and take final action, all as required by law.

6. That this Resolution shall be in full force and effect from and after its passage by the Muncie City Council and such publications as may be required by law.

Passed by the Common Council of the City of Muncie, Indiana, this ____ day of _____, 2020.

	Yeas	Nays	Abstained	Absent
Ralph Smith	_____	_____	_____	_____
Jeff Robinson	_____	_____	_____	_____
Ray Dudley	_____	_____	_____	_____
Bradley Polk	_____	_____	_____	_____
Jerry D. Dishman	_____	_____	_____	_____
Anitra Davis	_____	_____	_____	_____
Aaron Clark	_____	_____	_____	_____
Troy A. Ingram	_____	_____	_____	_____
Richard M. Ivy	_____	_____	_____	_____

President
City Council, City of Muncie

Presented by me to the Mayor for his approval, this ____ day of _____, 2020.

Belinda Munson, City Clerk

The above Resolution is approved/vetoed by me this ____ day of _____, 2020.

Dan Ridenour, Mayor

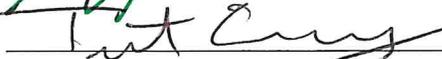
ATTEST:

Belinda Munson, City Clerk

This resolution is proposed by Council Member

 in-form.

This resolution is approved in form by Controller

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This ordinance is approved in form by Legal Counsel

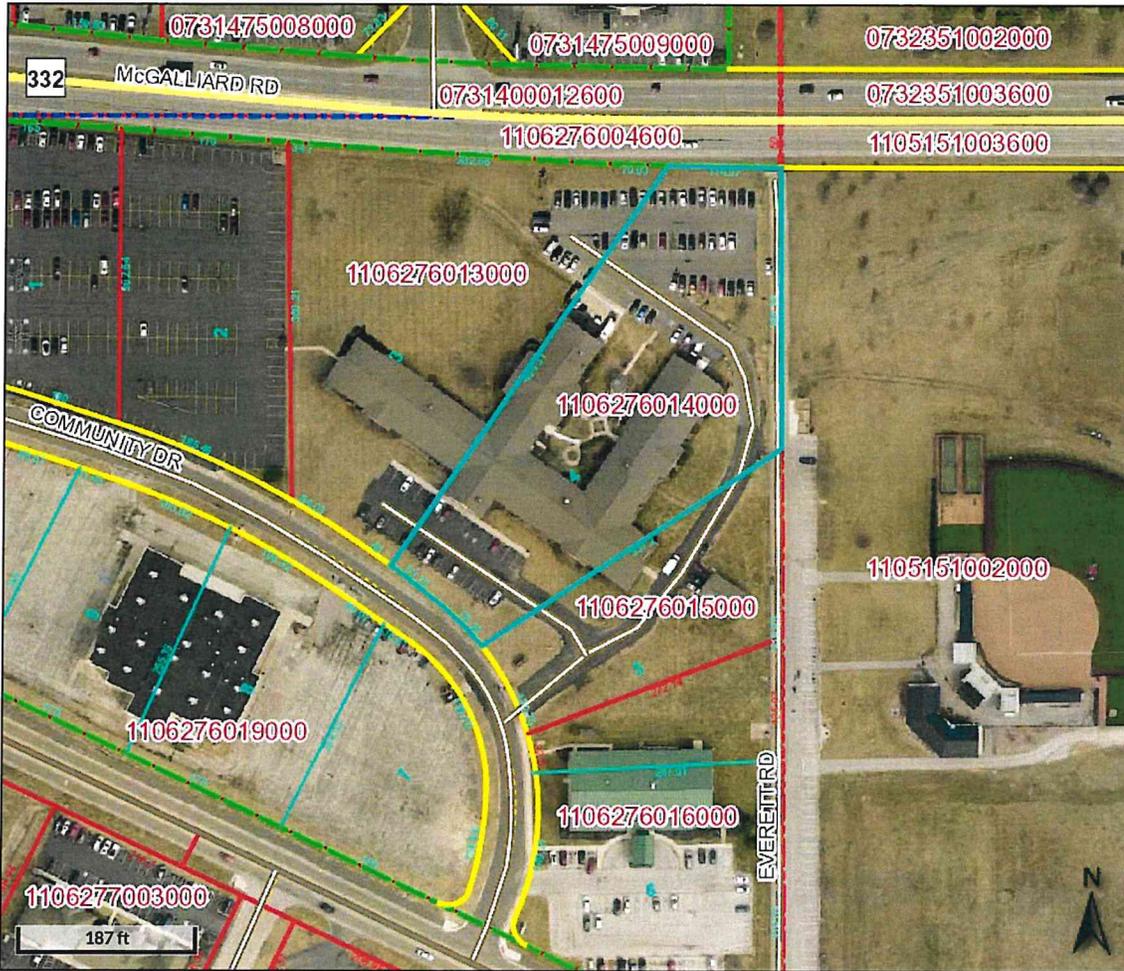
 William V. Hyman.

DEC 2004 06741

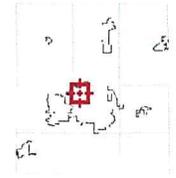
EXHIBIT A

LEGAL DESCRIPTION

All of Lots 3, 4, and 5 in McGalliard Park, as recorded in Plat Book 14, Page 119 of the Records of Delaware County, Indiana, except the following described tract: Beginning at the Southeast Corner of said Lot 5 in said McGalliard Park; thence North on and along the East line of said Lot 5 one hundred twenty five and ninety seven hundredths (125.97) feet; thence Southwesterly with a deflection angle to the left of 112 degrees, 55 feet, 14 inches two hundred seventy two and fourteen hundredths (272.14) feet to the East line of Community Drive in said Addition; thence Southerly on a curve to the right, said curve having a radius of 231.41 feet and a central angle of 8 degrees, 3 feet, 12 inches, to the Southwest Corner of said Lot 5; thence East on the South line of said Lot 5 two hundred forty seven and seven hundredths (247.07) feet to the point of beginning.



Overview



Legend

- Major Roads**
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
- Geocoded Streets**
- RR Lines**
- Airport Runways**
- Cadastral Line**
 - <all other values>
 - Geographic
 - Township Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Subdivision Line
 - Unknown
 - Water Line
- Parcels**
- Muncie Parks**
- Major Waterbodies**
- Lakes and Ponds**

Parcel ID	1106276014000	Alternate ID	18-11-06-276-014.000-003	Owner Address	MUNCIE HEALTH CARE MANAGEMENT COMPANY 1800 N Wabash Rd Marion IN 46952-1300
Sec/Twp/Rng	n/a	Class	Nursing Home & Private Hospital		
Property Address	3320 W COMMUNITY DR MUNCIE	Acreage	n/a		

District: MUNCIE
 Brief Tax Description: MCGALLIARD PARK 0.0000 Acres STR: 062010 IN: 4 OUT:
 (Note: Not to be used on legal documents)

Right of Way: Road right of way (Road ROW) are symbolized in the cadastral lines layer on the map (yellow). Only Road ROW in platted areas are shown. For un-platted areas, contact the Delaware County Engineering Department at (765) 747-7765 or in the City of Muncie contact the City Engineer's Office