RESOLUTION NO. 21

A RESOLUTION GRANTING REAL PROPERTY TAX DEDUCTION

WHEREAS, the Common Council for the City of Valparaiso, Indiana, has designated certain real estate within the City of Valparaiso, Indiana as an Economic Revitalization Area by the adoption of a Resolution No. 12, 1995;

WHEREAS, Resolution No. 12, 1995 remains in full force and effect; and

WHEREAS, the North Coast Distributing, Inc. have petitioned the City of Valparaiso, Indiana for a real estate tax deduction pursuant to Indiana Code 6-1.1-12.1 *et seq.* for the following described real estate:

> Parcel "A" in Silhavy Commercial Park, as per plat thereof, recorded in Plat File 18-E-5, in the Office of the Recorder of Porter County, Indiana.
>
> The North 10.00 feet of Parcel "B" in Silhavy Commercial Park, as per plat thereof recorded in Plat File 18-E-5, in the Office of the Recorder of Porter County, Indiana.

WHEREAS, the above described real property is located within the Economic Revitalization Area created by Resolution No. 12, 1995.

NOW, THEREFORE BE IT RESOLVED, that the City of Valparaiso, Indiana grants and allows a real estate tax deduction for rehabilitation and redevelopment pursuant to Ind. Code 6-1.1-12.1 *et seq.*, for a period of ten (10) years, to the applicant, the North Coast Distributing, Inc. specifically related to the above described real estate. This action by the Common Council is based upon the following findings which were made by this Council after reviewing the Statement of Benefits and evidence presented by the applicant. The Council finds that:

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

(2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

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

(4) Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

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

This Resolution shall be in full force and effect immediately upon its adoption and approval by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6-0 vote of all members present and voting this 13th day of Nov, 2000.

David A. Butterfield
David A. Butterfield, Mayor

ATTEST:

Sharon Emerson Swihart
Sharon Emerson Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 13th day of Nov, 2000.

Sharon Emerson Swihart
Sharon Swihart Emerson, Clerk-Treasurer

This Resolution approved and signed by me this 13th day of November 2000 at the hour of 7:55 p.m.

David A. Butterfield
David A. Butterfield, Mayor

STATEMENT OF BENEFITS

State Form 27167 (R6 / 4-00)
Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

As filed 10/16/00

FORM SB - 1

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the economic revitilization 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 a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.*
3. *To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000.*
   The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer
North Coast Distributing, Inc.

Address of taxpayer (*street and number, city, state and ZIP code*)
705 Silhavy Road, Valparaiso, IN 46383

Name of contact person	Telephone number
Todd A. Leeth, Attorney at Law	(219) 464-4961

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Common Council, City of Valparaiso		12, 1995
Location of property	**County**	**Taxing district**
705 Silhavy Road, Valparaiso	Porter	Valparaiso

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (*use additional sheets if necessary*)
Addition of approximately 12,000 square feet of storage plus 3,500 cooler

	Estimated Start Date	Estimated Completion Date
Real Estate	11/15/00	4/15/01
New Mfg Equipment		
R & DE		

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
115	$3,843,000.00	115	$3,843,000.00	14	$546,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values		2,600,000				
Plus estimated values of proposed project		330,000				
Less values of any property being replaced						
Net estimated values upon completion of project		2,930,000				

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

Estimated solid waste converted (*pounds*) ____________ Estimated hazardous waste converted (*pounds*) ____________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed (*month, day, year*)
Bruce H. [signature] Bruce Leetz	President	10-13-00

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years * *(see below)*. The date this designation expires is 2010.

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. Installation of new manufacturing equipment; ☐ Yes ☒ No
3. Installation of new research and development equipment; ☐ Yes ☒ No
4. Residentially distressed areas ☐ Yes ☒ No

C. The amount of deduction applicable for redevelopment or rehabilitation is limited to $ ________ cost with an assessed value of $ 2.93 Million.

D. The amount of deduction applicable to new manufacturing equipment is limited to $ ________ cost with an assessed value of $ ________.

E. The amount of deduction applicable to new research and development equipment is limited to $ ________ cost with an assessed value of $ ________.

F. Other limitations or conditions *(specify)* ________

Also we have 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)*	Telephone number	Date signed *(month, day, year)*
[signature]	(219) 462-1161	11/13/00
Attested by: Sharon Emmons Swihart	Designated body: Common Council	

* If the designating body limits the time period during which an area is an economic revitilization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5

CITY of VALPARAISO INDIANA

OFFICE OF
PLAN COMMISSION

166 LINCOLNWAY
VALPARAISO, INDIANA 46383

TELEPHONE (219) 462-1161
FAX (219) 464-4273
E-MAIL nancypek@netnitco.net

Nov. 6, 2000

David Butterfield
Mayor
City of Valparaiso
166 Lincolnway
Valparaiso, IN 46383

Dear Mayor,

The Redevelopment Commission on Oct. 30th approved by a vote of 4-0 the tax abatement request filed by Northcoast Distribution, Inc. I assume this request will now be placed on the Nov. 13th City Council agenda for final approval. Please find attached a completed score sheet on this abatement request.

If you need additional information or have any questions, please contact me at 166 Lincolnway, Valparaiso, IN 46383, or phone and voice mail 219-462-1161, or by fax at 219-464-4273, or e-mail at nancypek@netnitco.net.

Sincerely,

Nancy Pekarek

Nancy Pekarek, AICP
City Planner

Tax Abatement Consideration

Applicant: Northcoast **Today's Date:** 11/6/2000

	Outstanding									Unsatisfactory
Job Creation/Retention:	10	9	8	7	6	5	4	3	2	1	0

Criteria:

1. Total Number of New Jobs
2. Jobs created per $1000 investment
3. Are the jobs new to the area (less than 30-miles)?
4. Percentage of full-time and part-time jobs
5. Potential to create additional jobs to related industries

Overall Job Quality: 10 9 8 7 6 5 4 3 2 1 0

Criteria:

1. Acceptable average salary of jobs created and/or retained according to the "Occupational Wage Survey"
2. Benefit package related to new jobs
3. Do the new jobs offer unique employment opportunities?
4. Is there a need for such jobs in the community?

Company: 5 4 3 2 1 0

Criteria:

1. Number of years in business
2. Financial Condition of Firm
3. Potential for additional expansion
4. Ability to attract related / auxiliary companies
5. Reputation for community involvement

Project Size & Scope: 10 9 8 7 6 5 4 3 2 1 0

Criteria:

1. Overall investment in project
2. Quality of Construction
3. Aesthetics of project
4. Effect on Tax Base
5. Compatibility with nearby existing structures

Project Effect on City: 10 9 8 7 6 5 4 3 2 1 0

Criteria:

1. Infrastructure implications
2. City services required
3. Environmental considerations
4. Compatibility with Comprehensive Plan
5. Effect on Tax Increment Financing District Plan
6. Effect on School District(s)

Total Points: 35

Range for approval: (Circle Approved Level)

10-Year Abatement: 35-45
6-Year Abatement: 27-34
3-Year Abatement: 23-26
5-year-equipment Abatement: 25-34
10-year-equipment Abatement: 35-45