

RESOLUTION NO. 3-2025

CONFIRMATORY RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOORESVILLE, INDIANA, REGARDING CERTAIN REAL PROPERTY TAX ABATEMENT DEDUCTIONS

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-1, *et. seq.* (the "Act"), the Town of Mooresville, Indiana (the "Town") by and through its Council acting in its capacity as the fiscal body of the Town and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real and personal property taxes within an Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the Town is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded by the Council;

WHEREAS, the Council adopted its Resolution Number 2-2025 (the "Declaratory Resolution") on January 7, 2025, attached as Exhibit A hereto, pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the Town more particularly described in the Declaratory Resolution (the "Area") as an Economic Revitalization Area in which property owners making application to the Town and subsequently approved by this Council may receive a real and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council has caused to be published in *Reporter Times* a notice (the "Notice") pursuant to the Act and Indiana Code § 5-3-1 of the adoption and substance of the Declaratory Resolution, including notice that the Council would hold a public hearing in accordance with the Act on January 21, 2025, which Notice was published at least ten (10) days prior to the date of the public hearing.

WHEREAS, the Council in accordance with the Act has caused to be filed a copy of the Notice and the Declaratory Resolution with the Morgan County Assessor and the officers of each taxing unit which is authorized to fix budgets, tax rates, and tax levies under Indiana Code § 6-1.1-17-5 in the Area at least ten (10) days prior to the date of the January 21, 2025 public hearing.

WHEREAS, at the Public Hearing held on the date hereof, the Council received, heard and considered any remonstrances and objections from interested persons and

heard evidence concerning the qualification of the Area as an Economic Revitalization Area;

WHEREAS, after considering the evidence, this Council took final action determining that the qualifications for an Economic Revitalization Area have been met and took final action by adopting its Resolution Number Resolution 2-2025 confirming the Declaratory Resolution (the "Confirmatory Resolution");

WHEREAS, Applicant has filed with this Council a Statement of Benefits Real Estate Improvements (Form SB-1/Real Property), which describes the proposed real estate improvements by the Applicant at the Project site, in order to receive a real property tax abatement for the Project pursuant to the Act;

WHEREAS, the Project consists of real property improvements in the amount of Three Million Three Hundred Thousand Dollars (\$3,300,000.00) on the real estate more specifically described in Exhibit B;

WHEREAS, the improvements of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
THE TOWN OF MOORESVILLE, INDIANA AS FOLLOWS:**

SECTION I. The proposed Project will be located in the Area which has been confirmed as an Economic Revitalization Area pursuant to the Act.

SECTION II. Based upon the information provided by the Applicant, this Council makes the following findings:

- (1) The estimate of Three Million Three Hundred Thousand Dollars (\$3,300,000.00) as the value of the real property improvements that will be developed is reasonable for the projects of that nature.
- (2) There are approximately fourteen (14) new individuals who will be employed at the Project as a result of the new real property improvements constituting the Project.

- (3) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the construction of the Project.
- (4) The totality of benefits is sufficient to justify the granting of real property tax abatement to the Applicant through the deduction provided by the Act.

SECTION III. The Form SB-1 has been submitted by the Applicant and reviewed and approved by Council.

SECTION IV. Real property tax deductions for the Project are hereby approved. The period for the personal property tax deduction under the Act for the Project shall be six (6) years, utilizing such schedule provided in the Act provided, however, the effectiveness of the designation may be terminated by this Council in the accordance with the Act.

SECTION V. Under the authority of the Act, the Council or its designee may survey and evaluate the Project for compliance with investment figures contained within this Resolution. The Council may reduce the amount of the authorized deduction or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deduction received by the Applicant for failure to achieve the benefits identified in this Resolution, or for failure to respond to the mandatory survey.

SECTION VI. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Morgan County Auditor.

SECTION VII. This Resolution shall be in full force and effect immediately upon its adoption.

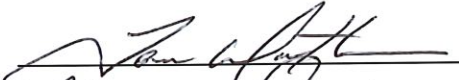




[The remainder of this page is intentionally blank]

ADOPTED BY THE COUNCIL OF THE TOWN OF MOORESVILLE, INDIANA
this 21 day of January, 2025.

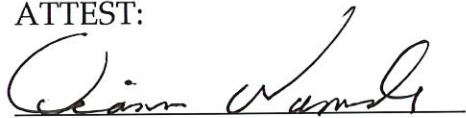
MOORESVILLE TOWN COUNCIL

FOR:

AGAINST:

| | | |
|---|--------------|-------|
|  | Tom Warthen | _____ |
|  | Greg Swinney | _____ |
|  | Jeff Cook | _____ |
|  | Josh Brown | _____ |
|  | Kirk Witt | _____ |

ATTEST:



Dianna Wamsley, Clerk Treasurer

EXHIBIT A

Declaratory Resolution 2-2025 of
Council Regarding the Designation of an
Economic Revitalization Area

**MOORESVILLE TOWN COUNCIL
OF MORGAN COUNTY, INDIANA**

RESOLUTION NO. 2-2025

**RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF MOORESVILLE, INDIANA, REGARDING THE
PRELIMINARY DESIGNATION OF AN ECONOMIC REVITALIZATION AREA**

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-1, *et. seq.* (the "Act"), the Town of Mooresville, Indiana (the "Town"), by and through its Council acting in its capacity as the fiscal body of the Town and acting as the designating body identified in the Act (the "Council"), has the right and opportunity to abate the payment of real and personal property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the Town is an Economic Revitalization Area and may by the adoption of a resolution declare such area to be an Economic Revitalization Area, which such resolution must subsequently be confirmed, modified, or rescinded by the Council; and

WHEREAS, the Council desires to declare the area whose boundaries are located in the corporate boundaries of the Town more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof as an Economic Revitalization Area in which property owners making application to the Town may receive a real and/or personal property tax abatement pursuant to the applicable procedures of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOORESVILLE, INDIANA, AS FOLLOWS:

1. The Area is located within the corporate boundaries of the Town.
2. The Area is hereby declared to be an "Economic Revitalization Area," as defined in the Act, and is hereby designated as the "Commercial Team Economic Revitalization Area."
3. A public hearing shall be held at the time and place of the regular meeting of the Council on January 21, 2025 at 6:30 p.m. (local time) at the Mooresville Town Hall, located at 4 E. Harrison St., Mooresville, IN 46158, unless otherwise rescheduled. The Council shall publish, or cause to be published a notice of the adoption and substance of

this Resolution (the "Notice") in accordance with the Act and Indiana Code § 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an Economic Revitalization Area have been met, and confirming, modifying, or rescinding this Resolution.

4. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Morgan County Assessor.

5. Pursuant to Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing units who are authorized to fix budgets, tax rates, and tax levies under Indiana Code § 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

6. This Resolution shall be in full force and effect immediately upon its adoption.

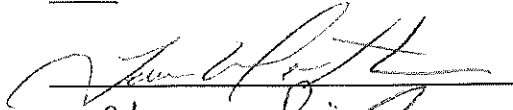
[The remainder of this page intentionally left blank.]

ADOPTED BY THE COUNCIL OF THE TOWN OF MOORESVILLE, INDIANA
this 7 day of January, 2025.

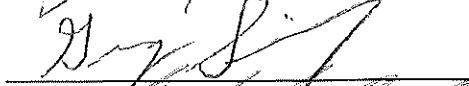
MOORESVILLE TOWN COUNCIL

FOR:

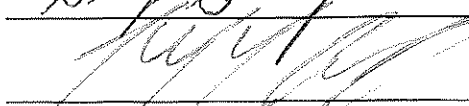
AGAINST:



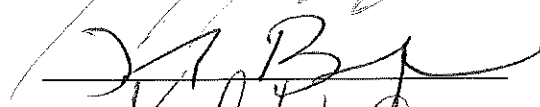
Tom Warthen



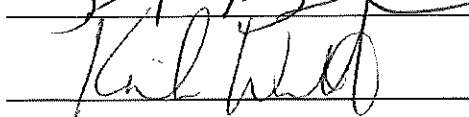
Greg Swinney



Jeff Cook

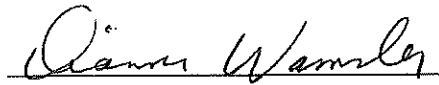


Josh Brown



Kirk Witt

ATTEST:



Dianna Wamsley, Clerk Treasurer

EXHIBIT A

Parcel Legal Description of Commercial Team Economic Revitalization Area

Owner Name

Commercial Team Construction Llc

Owner Address

1715 S Franklin Rd Indianapolis, In 46239

Parcel Number

55-05-12-100-001.002-005

Alt Parcel Number

55-05-12-100-001.002-005

Property Address

N S R 67, Mooresville, In 46158

Property Class Code

300

Property Class

Vacant Land

Neighborhood

1-INDUSTRIAL Tier 1 Mooresville, 5210201-005

Legal Description

LOT 2 INNOVATION PARK 67 (2.33AC)

EXHIBIT A

Parcel Legal Description of Commercial Team Economic Revitalization Area

Owner Name

Commercial Team Construction LLC

Owner Address

1715 S Franklin Rd Indianapolis, In 46239

Parcel Number

55-05-12-100-001.003-005

Alt Parcel Number

55-05-12-100-001.003-005

Property Address

N S R 67, Mooresville, In 46158

Property Class Code

300

Property Class

Vacant Land

Neighborhood

1-INDUSTRIAL Tier 1 Mooresville, 5210201-005

Legal Description

LOT 3 INNOVATION PARK 67 (1.59AC)

EXHIBIT B

Legal Description of the Project site

Parcel Number:

55-05-12-155-013.001-005

Alt Parcel Number

021-05-12-155-013-001

Property Address

1250 S Old S R 67, Mooresville, IN 46158

Legal Description

Lot 4 Overton Minor Plat

Legal Description

Lot 1r Replat Of Lots 1 & 2 & 4b & Pleiades Dr In Rawlings Minor Plat 98.278 A

INNOVATION PARK 67 PHASE 1 OFFICE & WAREHOUSE BUILDINGS 1 & 2 MOORESVILLE, INDIANA



VICINITY/LOCATION MAP
SCALE: NOT TO SCALE

| UTILITY CONTACT INFORMATION | |
|--|--|
| <p>WATER</p> <p>MOORESVILLE 1715 S. Franklin Rd Indianapolis, Indiana 46239</p> | <p>ELECTRIC</p> <p>INDIANA ELECTRIC 1715 S. Franklin Rd Indianapolis, Indiana 46239</p> |

| SHEET INDEX | |
|-------------|-------------------------------------|
| SHEET NO. | TITLE |
| C100 | TOPOGRAPHIC SURVEY |
| C101 | SITE LAYOUT PLAN |
| C102 | SITE GRADING & EROSION CONTROL PLAN |
| C103 | SITE UTILITY PLAN |
| C104 | CIVIL/SITE DETAILS |
| C105 | STORM SEWER DETAILS |
| C106 | UTILITY DETAILS |
| C107 | EROSION CONTROL DETAILS |
| C108 | LANDSCAPING PLAN |

OWNER/DEVELOPER
Commercial Team Construction
1715 S. Franklin Rd
Indianapolis, Indiana 46239

CIVIL/SITE ENGINEER
Total Engineering Solutions Co., LLC
9955 Crosspoint Blvd., Suite 100
Indianapolis, Indiana 46256

PERMITTING REVIEW SET

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS & TOWN OF MOORESVILLE STORM WATER DESIGN MANUAL ARE TO BE USED WITH THESE PLANS



Certified By:
Donald R. Humphrey
DONALD R. HUMPHREY, P.E.
IND. REG. NO. 60900103

Revisions



- [illegible]

Tesco
TOTAL ENGINEERING SOLUTIONS COMPANY, LLC
9935 Crosspoint Blvd., Suite 100
NDMAFOLIS, IN 46256
P (317) 537-2410
WWW.TESCO-SOLUTIONS.COM

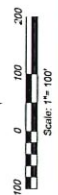
IMPERIAL AUTO INDUSTRY CORP
NEW BUILDING
3036 Madan Park Dr
Indianapolis, IN 46241

[illegible]

SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:
C100

Project No. 22003



Tesc
TOTAL ENGINEERING SOLUTIONS COMPANY, LLC
9955 Crosspoint Blvd. Suite 100
Indianapolis, IN 46256
P (317) 537-2410
F (317) 537-2410
WWW.TESC-ENGINEERING.COM

INNOVATION PARK 67 PHASE 1
OFFICE & WAREHOUSE
BUILDINGS 1 & 2
STATE ROAD 67
MOORESVILLE, INDIANA
BROWN TOWNSHIP

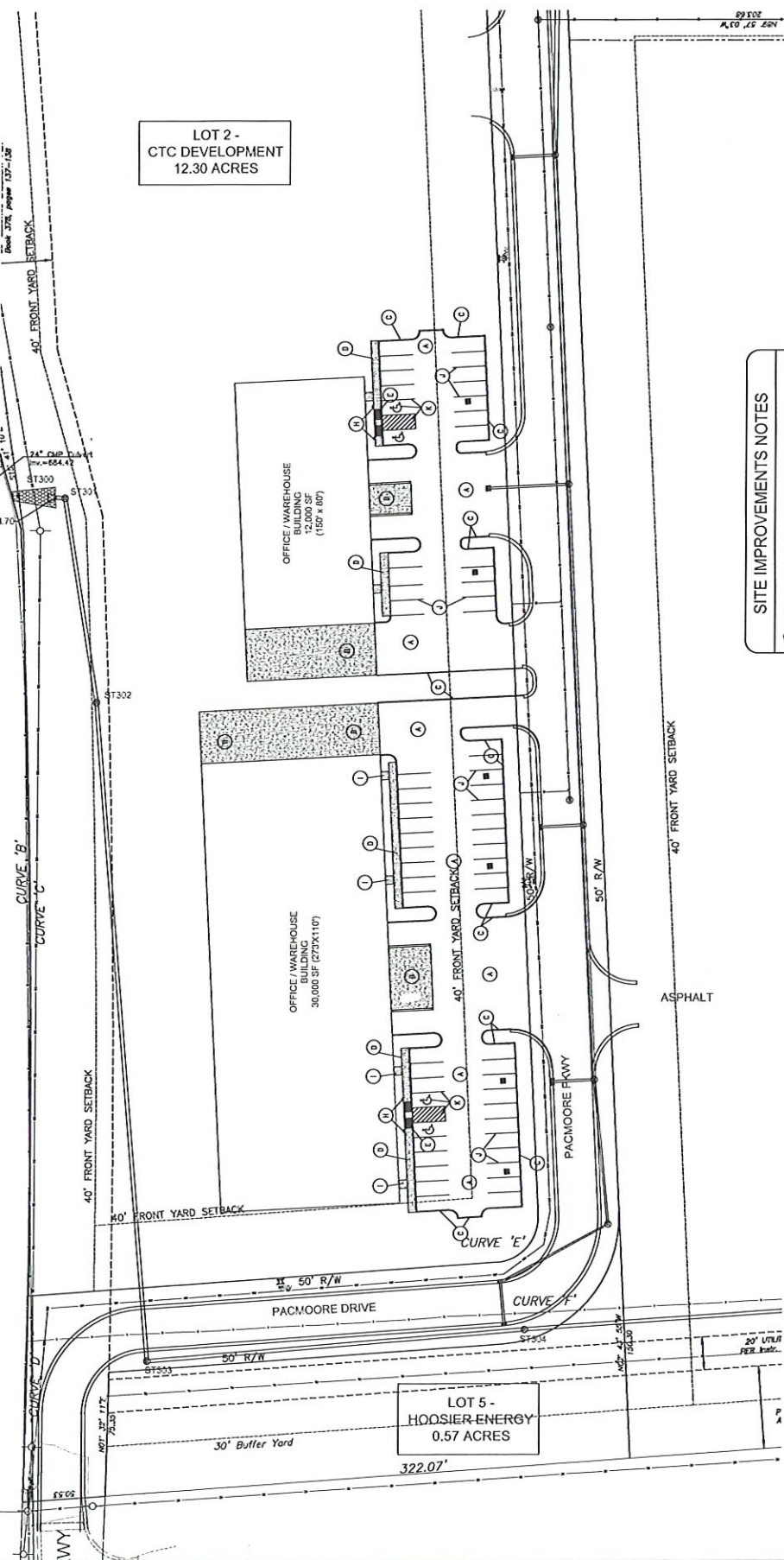
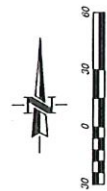


| No. | Date | Description |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

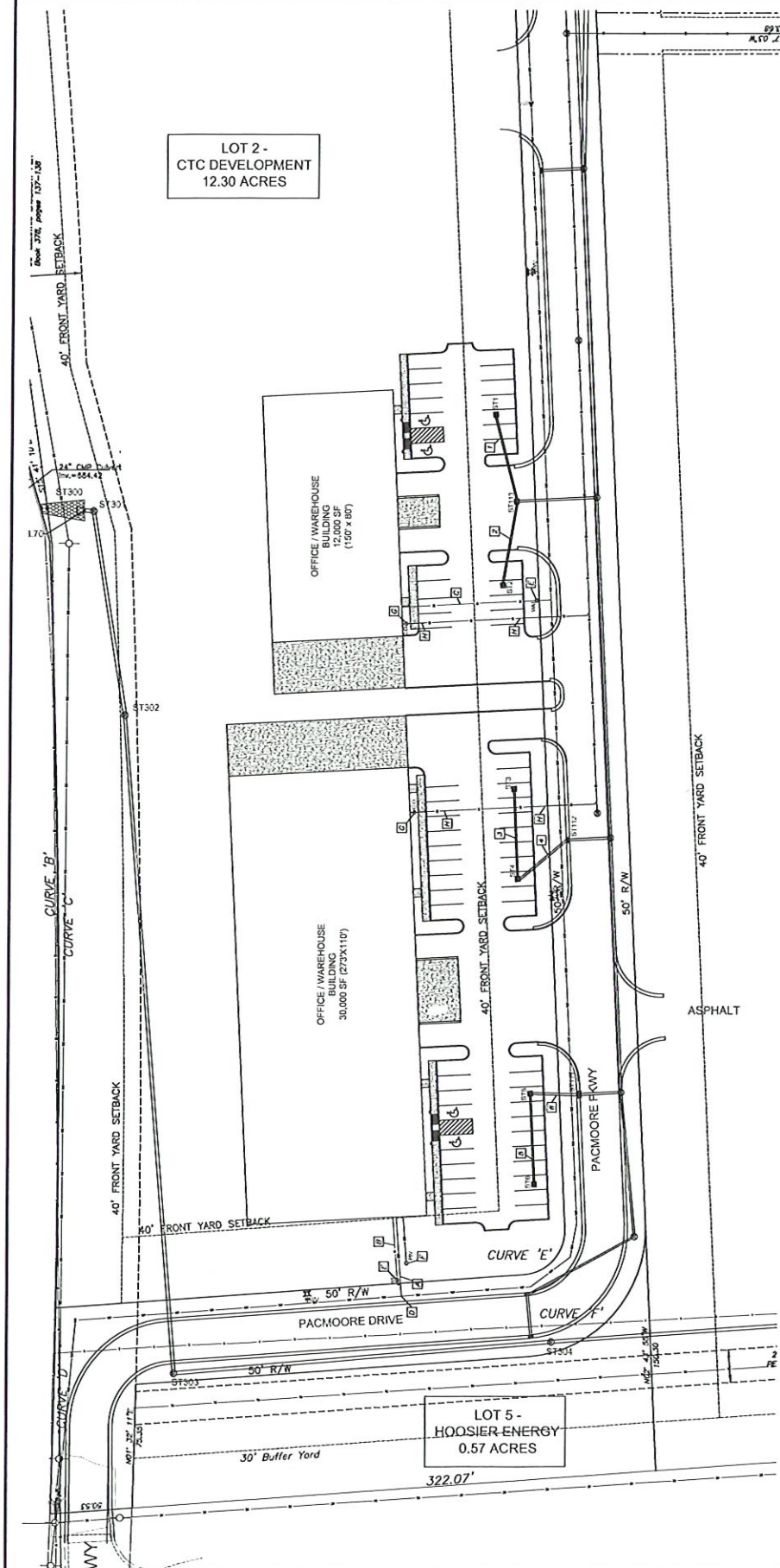
SHEET TITLE:
PRELIMINARY SITE
LAYOUT

SHEET NUMBER:
C101

Project No. 22653



- SITE IMPROVEMENTS NOTES**
- 1. PROPOSED BITUMINOUS PAVEMENT, SEE DETAIL SHEET C104
 - 2. PROPOSED CONCRETE PAVEMENT, SEE DETAIL SHEET C104
 - 3. PROPOSED CONCRETE STRAIGHT CURB, SEE DETAIL SHEET C104
 - 4. PROPOSED MANHOLE CONCRETE CURB & SIDEWALK, SEE DETAIL SHEET C104
 - 5. SIDEWALK TRANSITION RAMP (A/R), SEE DETAIL SHEET C111
 - 6. PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C104
 - 7. PPE BOLLARDS, SEE DETAIL SHEET C104
 - 8. ADA PARKING SIGN & POST, SEE DETAIL SHEET C104
 - 9. PROPOSED CONCRETE STOP, SEE DETAIL SHEET C111
 - 10. PAVEMENT STRIPING, 4" SOLID WHITE
 - 11. PAVEMENT STRIPING, ADA, 4" SOLID BLUE W/ ZEBRA



STORM SEWER SYSTEM NOTES

- ☐ 52 LF OF 12" RCP @ 1.83% SLOPE
☒ 50' LF OF 12" RCP @ 1.90% SLOPE
☐ 52 LF OF 12" RCP @ 1.92% SLOPE
☐ 38 LF OF 15" RCP @ 2.50% SLOPE
☐ 54 LF OF 12" RCP @ 1.83% SLOPE
☐ 28 LF OF 15" RCP @ 1.88% SLOPE

SANITARY SEWER CONSTRUCTION NOTES:

- 1) ALL SANITARY SEWER MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN OF MOORESVILLE STANDARDS.
- 2) A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION SHALL BE REQUIRED BETWEEN SANITARY SEWERS AND WATER SERVICE LINES.
- 3) ANY PART OF THE SANITARY LATERAL OR STORMWATER TRENCH RUNNING UNDER OR WITHIN ANY PART OF THE PAVED AREA SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- 5)

UTILITY NOTES

- [illegible]

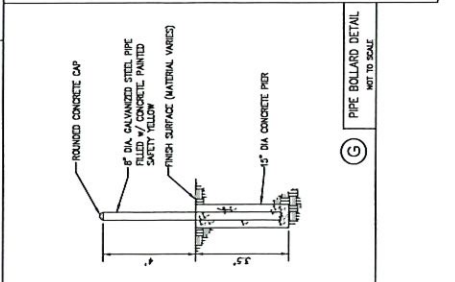
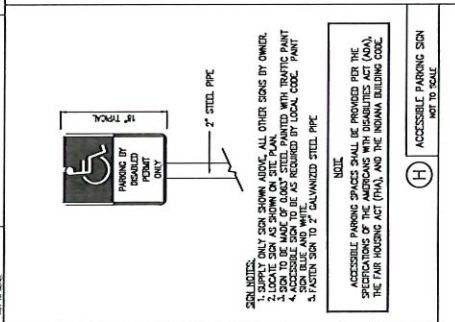
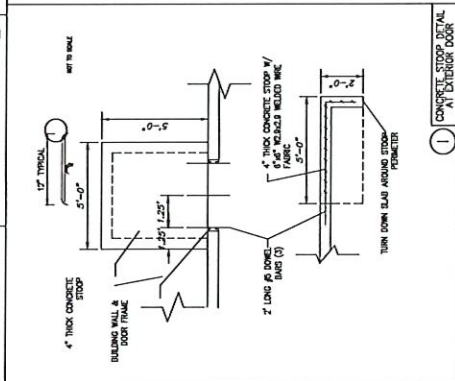
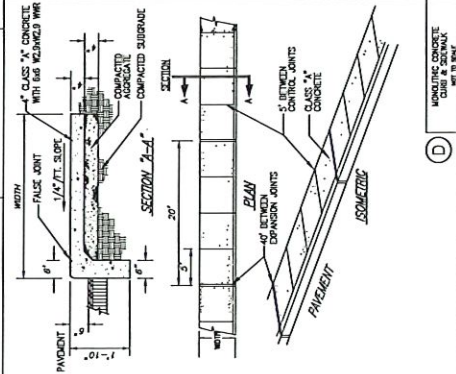
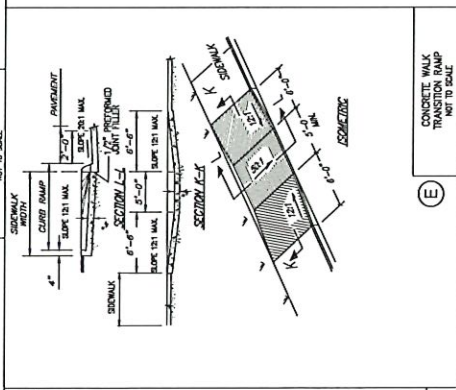
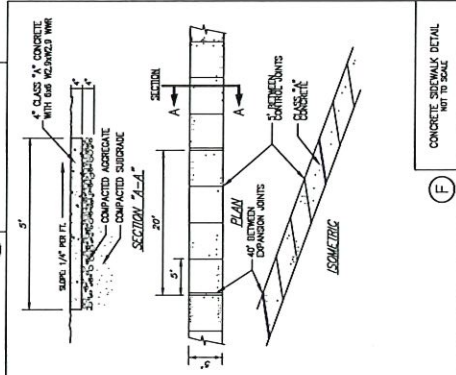
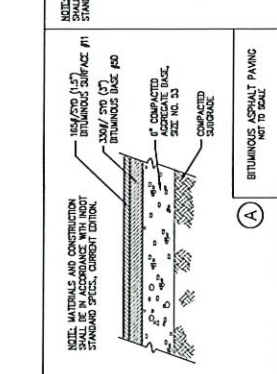
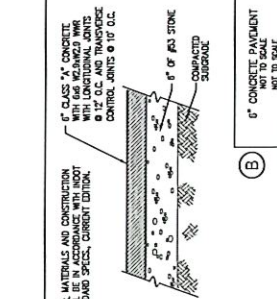
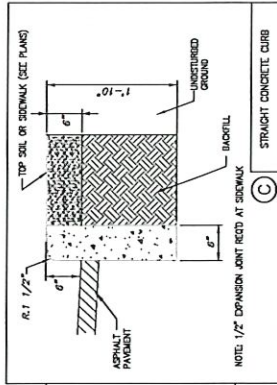
| STORM STRUCTURE DATA TABLE | | | | | | | | | |
|----------------------------|----------------|--------------|------------|-------|--------|---|------|----------|-----------------|
| STRI. NO. | STRUCTURE TYPE | CASTING DATE | ELEVATIONS | | | | EAST | WEST | CONNECT STRUCT. |
| | | | T.C. | NORTH | SOUTH | | | | |
| ST1 | TYPE A INLET | 06/2/75 | — | — | 679.00 | — | — | DX ST113 | |
| ST2 | TYPE A INLET | 06/2/75 | 670.00 | — | — | — | — | DX ST113 | |
| ST3 | TYPE A INLET | 06/2/75 | — | — | 680.00 | — | — | ST4 | |
| ST4 | TYPE A INLET | 06/2/75 | 670.00 | — | — | — | — | DX ST112 | |
| ST5 | TYPE A INLET | 06/2/75 | — | — | — | — | — | DX ST111 | |
| ST6 | TYPE A INLET | 06/2/75 | 680.00 | — | — | — | — | ST3 | |

| NO. | DESCRIPTION |
|-----|-------------|
| 1 | REVISIONS |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

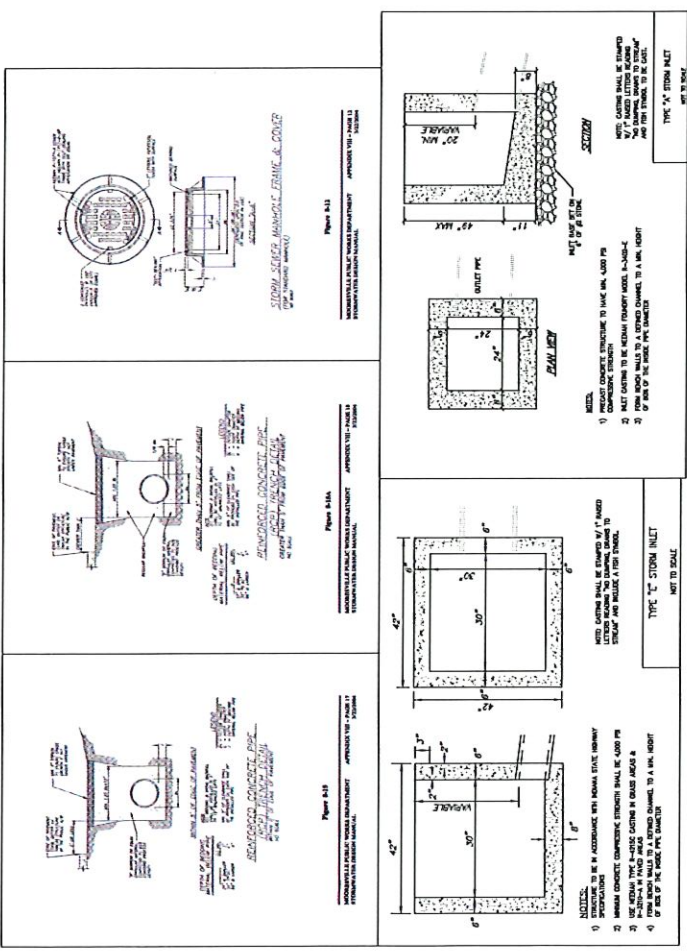
SHEET TITLE:
CIVIL SITE DETAILS

SHEET NUMBER:
C104

Project No. 22053



| REVISIONS | |
|-----------|-------------|
| No. | Description |
| 1 | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



| REVISIONS | |
|-----------|-------------|
| No. | Description |
| 1 | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

