



**THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.**

**ANNEX TO PUBLIC NOTICE FOR THE AUGUST 17, 2020**

**REGULAR MEETING OF THE ZIONSVILLE TOWN COUNCIL**

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the "**Executive Orders**"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council will comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. Accordingly, all public meetings of the Town Council shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Town Council Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/977619752>

Or iPhone one-tap :

US: +13126266799,,977619752# or +16465588656,,977619752#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346  
248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 977 619 752

International numbers available: <https://us02web.zoom.us/j/977619752>

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For technical on this electronic meeting contact Joe Rust at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov)

## **ZIONSVILLE TOWN COUNCIL**

### **MEETING AGENDA**

#### **FOR**

**MONDAY, AUGUST 17, 2020 AT 7:30 A.M.**

### **ELECTRONIC MEETING**

1. OPENING
  - A. CALL MEETING TO ORDER
  - B. PLEDGE OF ALLEGIANCE
  - C. ATTENDANCE
2. APPROVAL OF THE MEMORANDUM OF THE AUGUST 3, 2020 REGULAR MEETING  
(Copy Posted)

Documents:

[TOWN COUNCIL MEMORANDA FOR AUGUST 3, 2020 .PDF](#)

3. REQUEST TO SPEAK

4. OLD BUSINESS

- A. AN ORDINANCE TO AUTHORIZE THE USE OF PURCHASING CARDS SECOND READING Ordinance 2020-07

Documents:

[TOWN OF ZIONSVILLE ORDINANCE RE PURCHASE CARDS \(FINAL\) \(17777998.1\) \(002\).PDF](#)

5. NEW BUSINESS

- A. A CONFIRMATORY RESOLUTION OF THE TOWN OF ZIONSVILLE, INDIANA FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION AND A TAX ABATEMENT AGREEMENT (PROLOGIS, L.P.) PUBLIC HEARING Resolution 2020-11

Documents:

[PROLOGIS - CONFIRMATORY RESOLUTION 2020-10.PDF](#)  
[PROLOGIS - TAX ABATEMENT SUMMARY.PDF](#)  
[PROLOGIS L.P. - ZIONSVILLE TAX ABATEMENT AGREEMENT \(1\).PDF](#)  
[SB-1.PDF](#)  
[NOTIFICATION TO BOONE COUNTY AUDITOR PROLOGIS, L.P..PDF](#)  
[2020.08.06 PROLOGIS ERA PUBLISHERS AFFIDAVIT OF NOTICE.PDF](#)

- B. AN ORDINANCE AMENDING THE SALARY ORDINANCE OF THE TOWN OF ZIONSVILLE, INDIANA FOR THE CALENDAR YEAR 2020 Ordinance 2020-08

Documents:

[SALARY ORDINANCE AMENDMENT FOR WASTEWATER DEPARTMENT - ORDINANCE 2020-08.PDF](#)

6. OTHER MATTERS

7. ADJOURN

The next regular Town Council meeting is scheduled for Tuesday, September 8, 2020 at 7:00 p.m. Determination of the need for an electronic meeting will be evaluated prior to the meeting and final notice will be posted in compliance with the Indiana Open Door Law.



**ZIONSVILLE TOWN COUNCIL  
MEETING MEMORANDA  
FOR  
MONDAY, AUGUST 3, 2020 AT 7:00 P.M.  
ELECTRONIC MEETING**

This meeting was conducted pursuant to Governor Eric J. Holcomb’s Executive Orders 20-02, 20-04 and 20-08 and Governor Holcomb’s Exercise of his powers under Indiana’s Emergency Management and Disaster Law, Ind. Code 10-14-3, *et seq.*

Additional information about this meeting was provided in the annex published with the Agenda

1. OPENING

- A. Call meeting to order
- B. Pledge of Allegiance
- C. Attendance

Municipal Relations Coordinator Amy Lacy took Council attendance.

Council Members present: Josh Garrett, President; Bryan Traylor, Vice-President; Brad Burk, Joe Culp, Alex Choi, Craig Melton, and Jason Plunkett

Also present: Heather Willey, Town Council Attorney; Julie Johns-Cole, Deputy Mayor; Amy Lacy, Municipal Relations Coordinator and Town Department Staff.

2. APPROVAL OF THE MEMORANDA OF THE JULY 20, 2020 REGULAR MEETING (copy posted)

**COUNCIL ACTION:** President Garrett moved to approve the Memoranda of the July 20, 2020 Town Council Meeting. Councilor Burk seconded the motion.

Ms. Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

The Memoranda of the July 20, 2020 meeting was approved by a vote of seven in favor, zero opposed. (7/0)

3. REQUEST TO SPEAK

Zionsville resident Craig Triscari expressed his displeasure that Councilors did not stand during the Pledge of Allegiance during electronic meetings. Mr. Triscari went on to speak in opposition to the Van Trust project which was discussed and approved at prior meetings, stating that Van Trust had failed to run eight-inch water lines into Saratoga Springs as promised and was still in violation of its commitment letter. He again expressed in detail his disagreement and concerns with the project. He expressed disagreement with the tax abatement proposals of VanTrust and Prologis, which he felt were tax giveaways. He also again expressed displeasure at what he felt to be the absence of services or funding provided by the Town of Zionsville in the rural community Mr. Triscari advised Perry Township residents

to request a reduction in property tax due to what he felt were the lack of services, lack of adherence to the comprehensive plan by the Town of Zionsville and what he felt to be reckless development in the area.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

A. AN ORDINANCE TO AUTHORIZE THE USE OF PURCHASING CARDS

**Ordinance 2020-07**

Chief Financial Officer Tammy Havard presented Ordinance 2020-07. She gave an overview of the Purchasing Card program, explaining that the State purchasing card program would be utilized with the benefit being that all of the State's participating governments' spend are pooled to increase the rate on purchases which would result in a higher annual rebate for the Town. She detailed the benefits of the program, highlighting increased efficiency and accountability as well as the annual rebate to the Town on all purchases made with the purchasing cards. CFO Havard and Attorney Heather Willey answered questions from the Council.

**COUNCIL ACTION:** Councilor Burk moved to introduce Ordinance 2020-07 on first reading.

Councilor Culp seconded the motion.

Ms. Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

Ordinance 2020-07 was introduced on first reading with a vote of seven in favor, zero opposed. (7/0)  
No further action was taken at this meeting.

B. A RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA

(PROLOGIS L.P.)

**Resolution 2020-10**

Attorney Matt Price, representing Prologis L.P., presented Resolution 2020-10, detailing the developer's plans. He explained that approval of the Resolution would be just the initial step in granting a tax abatement by permitting a Public Hearing to be held at a subsequent meeting.

He went on to explain that this development would consist of a logistics marketplace along the I-65 corridor, comprised of two 500,050 square foot buildings with an anticipated investment of over 47 million dollars. Mr. Price went on to say that Prologis, an international leader in the rapidly growing logistics business, is seeking a standard tax abatement.

**COUNCIL ACTION:** President Garrett moved to approve Resolution 2020-10.

Councilor Plunkett seconded the motion.

Ms. Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

Resolution 2020-10 was approved by a vote of seven in favor, zero opposed. (7/0)

C. APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION  
(PROLOGIS L.P.)

Attorney Matt Price explained that the abatement application sets forth the specific standards of the requested tax abatement, reiterating that this was subject to a Public Hearing at a subsequent meeting.

**COUNCIL ACTION:** Councilor Plunkett moved to approve the Tax Abatement application.

Councilor Choi seconded the motion.

Ms. Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

The Real Property Tax Abatement Application for Prologis L.P. was approved by a vote of seven in favor, zero opposed. (7/0)

6. OTHER MATTERS

President Garrett recognized the outstanding service of Jelka, a K-9 Officer since September 2016, who lost her battle with cancer and was retired from service on Friday, July 31, 2020 when she passed away. He stated that Corporal Josh Stutesman and Jelka worked tirelessly together and were a much respected K-9 team. President Garrett concluded by expressing that the Town grieves along with the Stutesman family over the loss of Jelka.

7. APPROVAL OF CLAIMS

**COUNCIL ACTION:** President Garrett moved to approve claims as presented.

Vice-President Garrett seconded the motion.

Director Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

Claims were approved by a vote of seven in favor, zero opposed. (7/0)

8. ADJOURN

**COUNCIL ACTION:** President Garrett moved to adjourn the meeting. Councilor Burk seconded the motion.

Ms. Lacy took a roll call vote:

**ROLL CALL VOTE:**

<b>PRESIDENT GARRETT</b>	<b>Yea</b>
<b>VICE-PRESIDENT TRAYLOR</b>	<b>Yea</b>
<b>COUNCILOR BURK</b>	<b>Yea</b>
<b>COUNCILOR CHOI</b>	<b>Yea</b>
<b>COUNCILOR CULP</b>	<b>Yea</b>
<b>COUNCILOR MELTON</b>	<b>Yea</b>
<b>COUNCILOR PLUNKETT</b>	<b>Yea</b>

The motion was approved by a vote of seven in favor, zero opposed. (7/0)

The next regular Town Council meeting is scheduled for Monday, August 17, 2020 at 7:30 a.m. This will be an electronic meeting. Notice will be posted in compliance with the Indiana Open Door Law. In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open-door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. Members of the public shall have the right to attend Town Council Public Meetings via the following form of electronic communication. A Zoom link will be provided in the meeting notice.

Respectfully Submitted,

Amelia Anne Lacy, Municipal Relations Coordinator  
Town of Zionsville

DRAFT

**ORDINANCE 2020-07  
OF THE TOWN OF ZIONSVILLE**

**AN ORDINANCE TO AUTHORIZE THE USE OF PURCHASING CARDS**

**WHEREAS**, it is the duty and the responsibility of the Council to maintain the fiscal integrity and the efficiency of the financial transactions of the Town by creating opportunities that decrease unnecessary work for the Town’s employees; and

**WHEREAS**, certain professional services such as a contract procurement card and related services may be provided by a vendor vetted by the Town to provide commercial card services for recurring invoices for municipal payments and maintaining financial integrity; and

**WHEREAS**, the purpose of a purchasing card (also known as procurement card or P-Card) program is to provide an efficient, cost-effective method of purchasing and paying for small-dollar as well as high-volume purchases; and

**WHEREAS**, a purchasing card program can result in a significant reduction in the volume of purchase orders, invoices, and checks processed and can save costs for the Town by reducing administrative time and interest rates on purchases; and

**WHEREAS**, the Town of Zionsville desires to approve the use of Town purchasing cards and other similar cards by Town employees and officials in the performance of official Town duties when such use is in the best interest of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY**, by the Town Council of the Town of Zionsville, Boone County:

Section One. That the Council hereby authorizes the Town to develop a Purchasing Card Program (“Program”) and requires the Town to adopt a Purchasing Card Policy and Procedure Manual (“Manual”).

Section Two. The Program may include the use of purchasing cards, Town-owned credit cards, and Fuel Fleet cards.

Section Three. The Town shall prepare a form and require all Program card holders to receive and acknowledge in writing the terms of the Manual. The Town shall require all Program card holders to execute a new form when and if any substantive revisions are made to the Manual.

Section Four. The Chief Financial Officer of the Town (“CFO”) shall serve as the Program Coordinator. The CFO shall provide oversight of the Program. The CFO may withdraw authorization for any Town employee to use a Program card and require the return of a Town Program card at any time for any reason.

Section Five. The CFO shall maintain an accounting system which includes the names of the individuals authorized to use a Program card, their positions, fund and account numbers to be charged and the date was issued and returned.

Section Six. The use of Program cards shall not bypass the Town's accounting system. All such charges shall be itemized and presented to the Town Council for approval as part of the monthly Approval of Claims.

Section Seven. The CFO is authorized by the Town Council to pay an annual fee, if applicable, for Program cards.

Section Eight. This Ordinance shall repeal the provisions of the Zionsville Code of Ordinances, Title III: Administration, § 34.01, Credit Cards.

Section Nine. If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution.

Section Ten. This Ordinance shall be in full force and effect immediately.

Introduced and filed on this 3rd day of August, 2020.

A motion to consider on First Reading was sustained by a vote of 7 in favor and 0 opposed, pursuant to Indiana Code § 36-5-2-9.8.

**DULY PASSED AND ADOPTED** this 17th day of August, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

**YEA**  
Signature

**NAY**  
Signature

Josh Garrett, President		
Bryan Traylor, Vice President		
Brad Burk, Member		
Alex Choi, Member		
Joe Culp, Member		
Craig Melton, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the \_\_\_\_\_ day of \_\_\_\_\_ 2020, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Amelia Anne Lacy,  
Municipal Relations Coordinator

**RESOLUTION NO. 2020- 10 \_\_**

**A CONFIRMATORY RESOLUTION OF THE TOWN OF ZIONSVILLE, INDIANA  
FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA  
AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION**

**PROLOGIS, L.P.**

WHEREAS, the Town Council of the Town of Zionsville, Indiana (respectively, the “Town Council” and the “Town”) has thoroughly studied and been advised by Prologis, Inc. (“Prologis”) of a proposed revitalization program which includes the construction of two new buildings (approximately 550,000 square feet each) in the Town (the “Project”); and

WHEREAS, on August 3, 2020, the Town Council adopted its Resolution No. 2020-10 attached hereto as Exhibit A and incorporated herein by reference (the “Declaratory Resolution”) which (i) designated the location of the Project at approximately 5190 S SR 267 (near the northwest corner of SR 267 and 550 S) in the Town, as reflected in Exhibit A of the Declaratory Resolution (the “Area”), as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”) to be known as the “Prologis Economic Revitalization Area #1” (the “Prologis ERA”) and (ii) approved a ten (10) year traditional real property tax abatement for Prologis in connection with its proposed Project, all as more particularly described in the Prologis Application (as defined in and attached to the Declaratory Resolution); and

WHEREAS, the Town Council, following the adoption of the Declaratory Resolution, set a public hearing on the Declaratory Resolution for 7:30 a.m., on August 17, 2020, at the Zionsville Town Hall - Council Chamber, Zionsville, Indiana; and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and public hearing thereon was published pursuant to the Act and Indiana Code 5-3-1, such publication being at least ten (10) days prior to the date set for the public hearing on such Declaratory Resolution; and

WHEREAS, notice of the public hearing and information required by the Act concerning the Prologis Application and the Declaratory Resolution was filed with the appropriate taxing units at least ten (10) days prior to the public hearing; and

WHEREAS, the application for designation, a description of the Prologis ERA, a map of the Prologis ERA, and all pertinent supporting data were available for public inspection in the offices of the Director of the Department of Finance and Records of the Town and the Boone County Assessor; and

WHEREAS, at the public hearing, the Town Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the Prologis ERA as an economic revitalization area in accordance with the Act and the approval of the Prologis Application; and

WHEREAS, the Town Council, after conducting the public hearing, and giving careful consideration to all comments and views expressed and any evidence presented regarding the designation of such Prologis ERA as an economic revitalization area and the approval of the Prologis Application, has determined that it is in the best interests of the Town to designate said Prologis ERA an economic revitalization area for the purpose of real property tax abatement pursuant to the Act and to confirm the approval of the Prologis Application for a ten (10) year traditional real property tax abatement as herein provided;

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

1. After legally required public notice, and after a public hearing pursuant to such notice, the Town Council has considered the evidence presented and hereby takes “final action,” as that phrase is defined in the Act with regard to the adoption of the Declaratory Resolution and the establishment of the Prologis ERA as an economic revitalization area, as defined in the Act.

2. The approval of the Prologis Application pursuant to the Declaratory Resolution is ratified and confirmed in all respects. Prologis shall be entitled to a real property tax abatement for the Project to be provided pursuant to Section 3 of the Act for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the Prologis Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Declaratory Resolution, adopted on August 3, 2020, is hereby ratified and confirmed as set forth herein, and it is hereby stated that the qualifications for an economic revitalization area have been met as to the Prologis ERA.

4. Prologis shall (i) annually file the required Form CF-1/Real Property demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Form SB-1/Real Property, as presented to and approved by the Town Council in the Declaratory Resolution, hereby ratified and confirmed, and (ii) provide the Town Council, upon written request, with an update regarding the timing of the proposed Project as described in the Declaratory Resolution.

5. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution with respect to the ratification and confirmation of the Declaratory Resolution and the approval of the Prologis Application.

6. This Resolution shall be effective immediately upon its adoption.

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**DULY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF  
ZIONSVILLE, BOONE COUNTY, INDIANA**

	<b>YEA</b> Signature	<b>NAY</b> Signature
Josh Garrett, President		
Bryan Traylor, Vice-President		
Alex Choi, Member		
Brad Burke, Member		
Craig Melton, Member		
Joe Culp, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ .m.

ATTEST: \_\_\_\_\_  
Amelia Anne Lacy  
Municipal Relations Coordinator

**MAYOR'S APPROVAL**

\_\_\_\_\_  
Emily Styron, Mayor

Date: \_\_\_\_\_

**MAYOR'S VETO**

\_\_\_\_\_  
Emily Styron, Mayor

Date: \_\_\_\_\_

**EXHIBIT A**

*Declaratory Resolution*

See attached.

## Indiana Tax Abatement Results

- Boone County, Taxing District 013 Perry/Zionsville Rural District
- District Tax Rate (2020): 1.3568
- Project Name: Prologis, L.P.

**Real Property: \$47,650,000**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0	\$0	\$0	\$646,515	\$0	\$646,515	\$646,515
Year 2	95%	\$32,326	\$0	\$32,326	\$646,515	\$0	\$646,515	\$614,189
Year 3	80%	\$129,303	\$0	\$129,303	\$646,515	\$0	\$646,515	\$517,212
Year 4	65%	\$226,280	\$0	\$226,280	\$646,515	\$0	\$646,515	\$420,235
Year 5	50%	\$323,258	\$0	\$323,258	\$646,515	\$0	\$646,515	\$323,258
Year 6	40%	\$387,909	\$0	\$387,909	\$646,515	\$0	\$646,515	\$258,606
Year 7	30%	\$452,561	\$0	\$452,561	\$646,515	\$0	\$646,515	\$193,955
Year 8	20%	\$517,212	\$0	\$517,212	\$646,515	\$0	\$646,515	\$129,303
Year 9	10%	\$581,864	\$0	\$581,864	\$646,515	\$0	\$646,515	\$64,652
Year 10	5%	\$614,189	\$0	\$614,189	\$646,515	\$0	\$646,515	\$32,326
Totals		\$3,264,902	\$0	\$3,264,902	\$6,465,152	\$0	\$6,465,152	\$3,200,250

**TOWN OF ZIONSVILLE  
TAX ABATEMENT AGREEMENT**

This Tax Abatement Agreement (the “Agreement”) is made as of \_\_\_\_\_, 2020, by and between Prologis, L.P., or its affiliate holding title to the Property (defined below), (the “Company”) and the Town of Zionsville (the “Town”).

**RECITALS**

A. The Company owns, controls, and/or has an interest in certain property as more particularly described in the Statement of Benefits Real Estate Improvements (Form SB-1/RE) attached hereto as Exhibit A (the “Application”), for which the Company desires tax abatement (the “Property”).

B. The Company submitted the Application to the Town for consideration of tax abatement.

C. The Town will conduct all legal and necessary steps (pursuant to Indiana Code § 6-1.1-12.1) to create an economic revitalization area and consider and approve the tax abatement including the adoption of a declaratory resolution, public notice and hearing, and the adoption of a confirmatory resolution.

D. The tax abatement will take the form of a real property tax deduction for a period of ten (10) years (the “Abatement Term”) as contemplated by and reflected in the Application.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

**AGREEMENT**

Section 1. Term. The term of this Agreement shall be ten (10) years from the date hereof. The Agreement shall be conditioned upon the adoption of a confirmatory resolution by the Zionsville Town Council in accordance with Indiana Code § 6-1.1-12.1.

Section 2. Abatement Schedule. The tax abatement shall be in accordance with the schedule set forth on Exhibit B to the Application.

Section 3. No Appeal of Assessment; No “Dark Box” Comparable. The Company agrees that for tax assessments during the term of this Agreement:

- (i) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Property determined by any tax official to be applicable to the Property or the Company or raise the in applicability of any such tax statute as a defense in any proceedings with respect to the Property, including tax proceedings; provided,

however “tax statute” does not include any local ordinance or resolution levying a tax;

- (ii) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Property determined by any tax official to be applicable to the Property or the Company or raise the unconstitutionality of any such tax statute as a defense in any proceeding, including delinquent tax proceedings with respect to the Property; provided, however, “tax statute” does not include any local ordinance or resolution levying a tax;
- (iii) During the term of this Agreement, it will not seek administrative review or judicial review of a real property tax assessment for the Property because the Property is vacant or because of a valuation methodology using a sales comparison approach where the comparable property is a vacant building; and
- (iv) Notwithstanding the foregoing, the Company may seek administrative or judicial review of any real property assessment if it determines in good faith that the assessment is inaccurate.

Section 4. Prohibited Facilities. During the Abatement Term, the Property may not include any of the prohibited facilities included in Indiana Code 6-1.1-12.1-3(e). If such prohibited facilities are allowed on the Property then the tax abatement shall be terminated.

Section 5. Costs. The Company shall be responsible for the reasonable professional fees, administrative costs and out-of-pocket expenses and disbursements incurred with respect to the preparation and administration of this Agreement, as well as the preparation of the resolutions and hearing notices necessary to establish the economic revitalization area under Indiana law and to approve the tax abatement.

Section 6. No Other Agreement. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and is a full integration of the agreement of the parties.

Section 7. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property, is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements or portions of this Agreement and, to that end, any provisions, covenants, agreements or portions of this Agreement are declared to be severable.

Section 8. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

“COMPANY”:

**PROLOGIS, L.P.**

**BY: Prologis, Inc., its general partner**

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_

Its: \_\_\_\_\_

“TOWN”:

**TOWN OF ZIONSVILLE**

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A**

***Statement of Benefits Real Estate Improvements***

See attached.



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

### PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

#### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization 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** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

### SECTION 1 TAXPAYER INFORMATION

Name of taxpayer <b>Prologis, L.P.</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>6650 Telecom Drive, Suite 250, Indianapolis, IN 46278</b>		
Name of contact person <b>Amy Rzepka</b>	Telephone number ( )	E-mail address <b>arzepka@prologis.com</b>

### SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body <b>Zionsville Town Council</b>	Resolution number
Location of property <b>Approx. 5190 S SR 267</b>	County <b>Boone</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Two buildings with approximately 550,000 square feet each</b>	DLGF taxing district number <b>013</b>
	Estimated start date (month, day, year) ____/____/20__
	Estimated completion date (month, day, year) ____/____/20__

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

### SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	44,900.00
Plus estimated values of proposed project	47,650,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	47,650,000.00	

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

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits  
See Exhibit A for further explanation regarding employment

### SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative	Date signed (month, day, year) ____/____/2020
Printed name of authorized representative _____, _____ of Prologis, Inc., its GP	Title

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is January 1, 2038.
- 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. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also 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 of designating body)	Telephone number (     )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**  
**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

August 6, 2020

Boone County Auditor's Office  
201 Courthouse Square  
Lebanon, IN 46052

Re: Prologis, L.P.

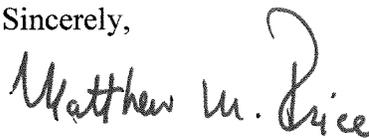
Dear Deputy Auditor:

This letter is to provide notice that on August 3, 2020 the Zionsville Town Council adopted a Declaratory Resolution establishing an economic revitalization area (the "Area") relative to certain property generally located at 5190 S SR 267 (near the northwest corner of SR 267 and CR 550S) within the Town. We are enclosing pertinent information concerning the Area in accordance with Indiana Code 6-1.1-12.1.

The Area is being established for Prologis, L.P. and its proposal to construct certain distribution and logistics facilities (as described in the attached materials), with a total estimated new investment in the community of \$47,650,000.

The legal notice, as well as the draft Confirmatory Resolution to be considered at the Town Council's August 17, 2020 meeting, are attached hereto.

Sincerely,



Matthew M. Price  
Partner

MMP/rea  
Enc.  
21142293

cc: Amelia Lacy, Town of Zionsville  
Boone County Assessor's Office  
Lebanon Community School Corporation  
Heather Willey, E.

**NOTICE TO TAXPAYERS AND ALL OTHER PERSONS  
AFFECTED OF ADOPTION AND CONTENT OF RESOLUTION  
OF THE TOWN OF ZIONSVILLE, INDIANA AND  
NOTICE OF PUBLIC HEARING ON RESOLUTIONS**

Taxpayers of the Town of Zionsville, Indiana (“Town”) and all other persons affected hereby are notified that the Town Council of the Town (“Council”), at a meeting held on August 3, 2020, adopted a Declaratory Resolution (“Resolution”) establishing an economic revitalization area designated as the “Prologis Economic Revitalization Area” (the “Area”).

A description of the Area and the Resolution are available and can be inspected in the Offices of the Director of Finance and Records of the Town and the Boone County Assessor. The Area consists of certain property located in the Town at approximately 5190 S SR 267 (near the northwest corner of SR 267 and CR 550S).

The Resolution establishes the Area as an “economic revitalization area” for real property tax abatement pursuant to Indiana Code 6-1.1-12.1, as amended.

**THE COUNCIL WILL CONDUCT A PUBLIC HEARING TO RECEIVE AND HEAR REMONSTRANCES AND OBJECTIONS TO THE ACTION TAKEN IN THE RESOLUTION AT A HEARING TO BE HELD ON AUGUST 17, 2020 AT 7:30 A.M. THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB’S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB’S EXERCISE OF HIS POWERS UNDER INDIANA’S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.**

Written remonstrances to the Resolution should be filed with the Council on or before August 17, 2020. Interested persons must file a written remonstrance with the Council in order to have a right to appeal the Council’s determination regarding designating the Area as an economic revitalization area.

Dated this 4<sup>th</sup> day of August, 2020.

TOWN COUNCIL, TOWN OF ZIONSVILLE, INDIANA  
/s/ Amelia Lacy, Municipal Relations Coordinator

**ANNEX TO PUBLIC NOTICE FOR THE AUGUST 17, 2020  
REGULAR MEETING OF THE ZIONSVILLE TOWN COUNCIL**

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the “**Executive Orders**”), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention’s and the Indiana State Department of Health’s recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Town Council shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Town Council Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/977619752>

Or iPhone one-tap :

US: +13126266799,,977619752# or +16465588656,,977619752#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 977 619 752

International numbers available: <https://us02web.zoom.us/j/977619752>

**RESOLUTION NO. 2020-\_\_\_\_\_**

**A CONFIRMATORY RESOLUTION OF THE TOWN OF ZIONSVILLE, INDIANA  
FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA  
AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION**

**PROLOGIS, L.P.**

WHEREAS, the Town Council of the Town of Zionsville, Indiana (respectively, the “Town Council” and the “Town”) has thoroughly studied and been advised by Prologis, Inc. (“Prologis”) of a proposed revitalization program which includes the construction of two new buildings (approximately 550,000 square feet each) in the Town (the “Project”); and

WHEREAS, on August 3, 2020, the Town Council adopted its Resolution No. 2020-10 attached hereto as Exhibit A and incorporated herein by reference (the “Declaratory Resolution”) which (i) designated the location of the Project at approximately 5190 S SR 267 (near the northwest corner of SR 267 and 550 S) in the Town, as reflected in Exhibit A of the Declaratory Resolution (the “Area”), as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”) to be known as the “Prologis Economic Revitalization Area #1” (the “Prologis ERA”) and (ii) approved a ten (10) year traditional real property tax abatement for Prologis in connection with its proposed Project, all as more particularly described in the Prologis Application (as defined in and attached to the Declaratory Resolution); and

WHEREAS, the Town Council, following the adoption of the Declaratory Resolution, set a public hearing on the Declaratory Resolution for 7:30 a.m., on August 17, 2020, at the Zionsville Town Hall - Council Chamber, Zionsville, Indiana; and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and public hearing thereon was published pursuant to the Act and Indiana Code 5-3-1, such publication being at least ten (10) days prior to the date set for the public hearing on such Declaratory Resolution; and

WHEREAS, notice of the public hearing and information required by the Act concerning the Prologis Application and the Declaratory Resolution was filed with the appropriate taxing units at least ten (10) days prior to the public hearing; and

WHEREAS, the application for designation, a description of the Prologis ERA, a map of the Prologis ERA, and all pertinent supporting data were available for public inspection in the offices of the Director of the Department of Finance and Records of the Town and the Boone County Assessor; and

WHEREAS, at the public hearing, the Town Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the Prologis ERA as an economic revitalization area in accordance with the Act and the approval of the Prologis Application; and

WHEREAS, the Town Council, after conducting the public hearing, and giving careful consideration to all comments and views expressed and any evidence presented regarding the designation of such Prologis ERA as an economic revitalization area and the approval of the Prologis Application, has determined that it is in the best interests of the Town to designate said Prologis ERA an economic revitalization area for the purpose of real property tax abatement pursuant to the Act and to confirm the approval of the Prologis Application for a ten (10) year traditional real property tax abatement as herein provided;

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

1. After legally required public notice, and after a public hearing pursuant to such notice, the Town Council has considered the evidence presented and hereby takes “final action,” as that phrase is defined in the Act with regard to the adoption of the Declaratory Resolution and the establishment of the Prologis ERA as an economic revitalization area, as defined in the Act.

2. The approval of the Prologis Application pursuant to the Declaratory Resolution is ratified and confirmed in all respects. Prologis shall be entitled to a real property tax abatement for the Project to be provided pursuant to Section 3 of the Act for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the Prologis Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Declaratory Resolution, adopted on August 3, 2020, is hereby ratified and confirmed as set forth herein, and it is hereby stated that the qualifications for an economic revitalization area have been met as to the Prologis ERA.

4. Prologis shall (i) annually file the required Form CF-1/Real Property demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Form SB-1/Real Property, as presented to and approved by the Town Council in the Declaratory Resolution, hereby ratified and confirmed, and (ii) provide the Town Council, upon written request, with an update regarding the timing of the proposed Project as described in the Declaratory Resolution.

5. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution with respect to the ratification and confirmation of the Declaratory Resolution and the approval of the Prologis Application.

6. This Resolution shall be effective immediately upon its adoption.

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**DULY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF  
ZIONSVILLE, BOONE COUNTY, INDIANA**

	<b>YEA</b> Signature	<b>NAY</b> Signature
Josh Garrett, President		
Bryan Traylor, Vice-President		
Alex Choi, Member		
Brad Burke, Member		
Craig Melton, Member		
Joe Culp, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ .m.

ATTEST: \_\_\_\_\_  
Amelia Anne Lacy, Director  
Department of Finance and Records

**MAYOR'S APPROVAL**

\_\_\_\_\_  
Emily Styron, Mayor

Date: \_\_\_\_\_

**MAYOR'S VETO**

\_\_\_\_\_  
Emily Styron, Mayor

Date: \_\_\_\_\_

**EXHIBIT A**

*Declaratory Resolution*

See attached.

**RESOLUTION NO. 2020- 10**  
**OF ZIONSVILLE, INDIANA**

**A RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA  
AND APPROVING AN APPLICATION FOR REAL PROPERTY TAX ABATEMENT**

**PROLOGIS, L.P.**

WHEREAS, the Town Council of the Town of Zionsville, Indiana (the "Town Council" and the "Town," respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property located in the Town at approximately 5190 S SR 267 (near the northwest corner of SR 267 and 550 S), as more particularly described in the map and including the parcels identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has thoroughly studied and been advised by Prologis, L.P. ("Prologis") of a proposed revitalization program which includes redevelopment or rehabilitation in the Area to include the construction of two new buildings (approximately 550,000 square feet each) (the "Project"), as more particularly described in the hereinafter defined Prologis Application; and

WHEREAS, the Town Council has received from Prologis for the Area (i) a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the "Prologis Application"), and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, Prologis anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Prologis Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds that the Area is an area that has become undesirable, or impossible for, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town Council has reviewed the information brought to its attention, including the Prologis Application, and hereby determines that it is in the best interest of the Town

to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing the owner of the real property in the Area a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, as follows:

1. The Area is hereby declared an “economic revitalization area” under Section 2.5 of the Act and designated the “Prologis Economic Revitalization Area #1”, subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the real property in the Area shall be entitled to a real property tax abatement for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Prologis Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Director of the Department of Finance and Records of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the Area as an economic revitalization area.

4. The Director of the Department of Finance and Records of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project Site (as defined in the Act), is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2038.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the Prologis Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. 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;
- c. 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; and
- d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for Prologis to invest in the Area, the Prologis Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

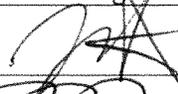
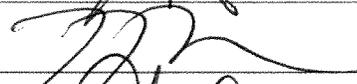
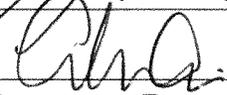
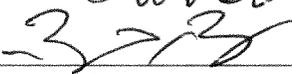
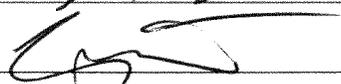
10. This Declaratory Resolution shall take effect upon its adoption.

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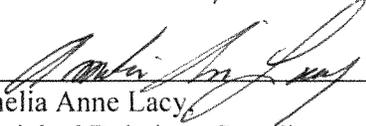
Resolution 2020-10

DULY PASSED AND ADOPTED this 3rd day of August, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 7 in favor and 0 opposed.

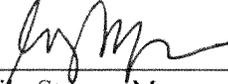
TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

	YEA Signature	NAY Signature
Josh Garrett, President		
Bryan Traylor, Vice-President		
Alex Choi, Member		
Brad Burke, Member		
Craig Melton, Member		
Joe Culp, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the 4th day of August, 2020, at 9:05 A.m.

ATTEST:   
Amelia Anne Lacy,  
Municipal Relations Coordinator

MAYOR'S APPROVAL

  
Emily Styron, Mayor

Date: Aug 4, 2020

MAYOR'S VETO

\_\_\_\_\_  
Emily Styron, Mayor

Date: \_\_\_\_\_

EXHIBIT A

*Map of the Area and Parcels in the Area\**



\* The Area is outlined in red on the above map.

The Area includes the following parcel numbers:

1. 008-01830-00,
2. 008-01830-02, and
3. 008-01830-03.

**EXHIBIT B**

***Statement of Benefits Real Estate Improvements***

See attached.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization 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 the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Prologis, L.P.</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>6650 Telecom Drive, Suite 250, Indianapolis, IN 46278</b>		
Name of contact person <b>Amy Rzepka</b>	Telephone number ( )	E-mail address <b>arzepka@prologis.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Zionsville Town Council</b>		Resolution number
Location of property <b>Approx. 5190 S SR 267</b>	County <b>Boone</b>	DLGF taxing district number <b>013</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Two buildings with approximately 550,000 square feet each</b>		Estimated start date (month, day, year) <b>/ /20</b>
		Estimated completion date (month, day, year) <b>/ /20</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	44,900.00
Plus estimated values of proposed project	47,650,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	47,650,000.00	

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

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits  
**See Exhibit A for further explanation regarding employment**

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative	Date signed (month, day, year) <b>/ /2020</b>
Printed name of authorized representative <b>_____ of Prologis, Inc., its GP</b>	Title

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is January 1, 2038.
- 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. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also 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 ( <i>signature and title of authorized member of designating body</i> )	Telephone number (      )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20__ PAY 20__
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization 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** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Prologis, L.P.</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>6650 Telecom Drive, Suite 250, Indianapolis, IN 46278</b>		
Name of contact person <b>Amy Rzepka</b>	Telephone number ( )	E-mail address <b>arzepka@prologis.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Zionsville Town Council</b>	Resolution number
Location of property <b>Approx. 5190 S SR 267</b>	County <b>Boone</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Two buildings with approximately 550,000 square feet each</b>	DLGF taxing district number <b>013</b>
	Estimated start date (month, day, year) <b>Bldg 1: Start Date: 4/1/21; Complete Date: 2/28/22</b> <b>Bldg 2: Start Date: 4/1/22; Complete Date: 2/28/23</b>
Estimated completion date (month, day, year)	

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	0.00	

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0.00	44,900.00
Plus estimated values of proposed project	47,650,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	47,650,000.00	

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

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits  
**See Exhibit A for further explanation regarding employment**

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) <b>8/6/20</b>
Printed name of authorized representative <b>Amy Rzepka</b>	Title <b>GP</b>

\_\_\_\_\_ of Prologis, L.P.

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is January 1, 2038.
- 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. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also 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 ( <i>signature and title of authorized member of designating body</i> )	Telephone number (       )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

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**IC 6-1.1-12.1-17**

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- (1) The total amount of the taxpayer's investment in real and personal property.
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- (3) The average wage of the new employees compared to the state minimum wage.
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(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**Exhibit A to SB-1/Real Property**

**Prologis, L.P.**

The project consists of two buildings with a total anticipated investment of \$47,650,000 (the "Project"). While the Project may create jobs of a quantity and wage range similar to comparable projects in the geographic vicinity, the exact number of projected jobs and total salaries will not be known until the buildings are occupied. Comparable projects in the geographic vicinity have often involved logistical users with a range of employees between 50 and 100 and predominant wages of \$12-\$15 per hour with managers earning higher wages and the possibility of office positions (i.e. sales and marketing) and/or technical positions also earning higher wages. As a result, the Project investment, and not the estimated job creation and wages, supports the decision to create an economic revitalization area and grant tax abatement for the Project.

**Exhibit B to SB-1/Real Property**

**Prologis, L.P.**

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

**The Indianapolis Star**

130 South Meridian Street  
Indianapolis, IN 46225  
Marion County, Indiana

Federal Id: 06-1032273

**TOWN OF ZIONSVILLE**

Account #:INI-2529  
Order #:0004315766  
# of Affidavits: 2  
Total Amount of Claim:\$137.51  
**This is not an invoice**

TOWN OF ZIONSVILLE  
ATTN Roger A. Kilmer  
1100 W OAK ST  
ZIONSVILLE, IN 46077

**PUBLISHER'S AFFIDAVIT**

STATE OF WISCONSIN, }  
County Of Brown } **SS:**

Personally appeared before me, a notary public in and for said county and state, the undersigned

I, being duly sworn, say that I am a clerk for THE INDIANAPOLIS NEWSPAPERS a DAILY STAR newspaper of general circulation printed and published in the English language in the city of INDIANAPOLIS in the state of INDIANA and county of MARION, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 times., the dates of publication being as follows:

The insertion being on the 08/06/2020

Newspaper has a website and this public notice was posted in the same day as it was published in the newspaper.

Pursuant to the provisions and penalties of Ch. 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

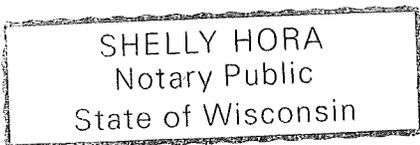
Kathleen Allen

Date: 8-6, 2020 Title: Clerk

Subscribed and sworn to before me this 6 day of August, 2020

Shelly Hora  
Notary Public

Notary Expires: 8-25-23



To: INDIANAPOLIS

STAR

(Governmental Unit)

County, Indiana

**Indianapolis, IN**

109 lines, 2 columns wide equals 218 equivalent lines at \$0.63 per line @ 1 days, \$137.51

Website Publication \$0

Acct #:INI-2529  
Ad #: 0004315766

Charge for proof(s) of publication \$0.00

DATA FOR COMPUTING COST

Width of single column 9.5 ems

Number of insertions 1

Size of type 7 point

TOTAL AMOUNT OF CLAIM \$137.51

Claim No. \_\_\_\_\_ Warrant No. \_\_\_\_\_

IN FAVOR OF  
**The Indianapolis Star**  
Indianapolis, IN  
Marion County

130 S. Meridian St. Indianapolis, IN 46225

I have examined the within claim and hereby certify as follows:

That it is in proper form.

This it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently (correct)  
(incorrect)

\$ \_\_\_\_\_  
On Account of Appropriation For

FED. ID  
#06-1032273

Allowed \_\_\_\_\_, 20\_\_\_\_

In the sum of \$ \_\_\_\_\_

I certify that the within claim is true and correct; that the services there-in itemized and for which charge is made were ordered by me and were necessary to the public business.

**NOTICE TO TAXPAYERS AND ALL OTHER PERSONS  
AFFECTED OF ADOPTION AND CONTENT OF RESOLUTION  
OF THE TOWN OF ZIONSVILLE, INDIANA AND  
NOTICE OF PUBLIC HEARING ON RESOLUTIONS**

Taxpayers of the Town of Zionsville, Indiana ("Town") and all other persons affected hereby are notified that the Town Council of the Town ("Council"), at a meeting held on August 3, 2020, adopted a Declaratory Resolution ("Resolution") establishing an economic revitalization area designated as the "Prologis Economic Revitalization Area" (the "Area").

A description of the Area and the Resolution are available and can be inspected in the Offices of the Director of Finance and Records of the Town and the Boone County Assessor. The Area consists of certain property located in the Town at approximately 5190 S SR 267 (near the northwest corner of SR 267 and CR 550S).

The Resolution establishes the Area as an "economic revitalization area" for real property tax abatement pursuant to Indiana Code 6-1.1-12.1, as amended.

**THE COUNCIL WILL CONDUCT A PUBLIC HEARING TO RECEIVE AND HEAR REMONSTRANCES AND OBJECTIONS TO THE ACTION TAKEN IN THE RESOLUTION AT A HEARING TO BE HELD ON AUGUST 17, 2020 AT 7:30 A.M. THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, et seq. ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.**

Written remonstrances to the Resolution should be filed with the Council on or before August 17, 2020. Interested persons must file a written remonstrance with the Council in order to have a right to appeal the Council's determination regarding designating the Area as an economic revitalization area.

Dated this 4th day of August, 2020.

TOWN COUNCIL, TOWN OF ZIONSVILLE, INDIANA  
/s/ Amelia Lacy, Municipal Relations Coordinator

**ANNEX TO PUBLIC NOTICE FOR THE AUGUST 17, 2020  
REGULAR MEETING OF THE ZIONSVILLE TOWN COUNCIL**

In his Executive Orders 20-02, 20-04 AND 20-08 (collectively, the "Executive Orders"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Town Council must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Town Council shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Town Council Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/977619752>

Or iPhone one-tap :

US: +13126266799,,977619752# or +16465588656,977619752#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592  
or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 977 619 752

International numbers available: <https://us02web.zoom.us/u/kbqhA58UC>

(S - 8/6/20 - 0004315766)

hspaxlp

**ORDINANCE NO. 2020-08**  
**OF THE TOWN OF ZIONSVILLE, INDIANA**

**AN ORDINANCE AMENDING  
THE SALARY ORDINANCE OF THE TOWN OF ZIONSVILLE, INDIANA  
FOR THE CALENDAR YEAR 2020 PURSUANT TO  
INDIANA CODE § 36-5-3-2(b)**

**WHEREAS**, Ind. Code § 36-5-3-2(b) confers upon the Zionsville Town Council (“Town Council”), the power to provide reasonable compensation for Town of Zionsville (“Town”) employees; and

**WHEREAS**, the Town Council adopted Ordinance No. 2019-23 (“2020 Salary Ordinance”) on November 04, 2019 providing for compensation to be paid to officials and employees of the Town for calendar year 2020; and

**WHEREAS**, the Town Council adopted Ordinance No. 2020-03 on April 6, 2020 to amend the 2020 Salary Ordinance and wishes to further amend the 2020 Salary Ordinance to include a position of Chief Operator for the Town’s Wastewater Department; and

**WHEREAS**, the position of Chief Operator for the Town’s Wastewater Department was funded as part of the Town’s budget but was not included in the 2020 Salary Ordinance due to the fact that the position was unfilled at the time the 2020 Salary Ordinance was adopted; and

**WHEREAS**, the Town has identified a qualified individual to fill the position and has determined a need for the position to be filled.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Town Council of the Town of Zionsville, Indiana that the 2020 Salary Ordinance, as amended by Ordinance No. 2020-03, is further amended as follows:

Section 1. Amendment. The Position of Chief Operator of the Wastewater Department shall be shall be included under the heading “Wastewater” and further under the “Superintendent” position. The position shall be listed as follows:

DEPARTMENT/POSITION	Rating	pay from SEWER FUND	BASE SALARY*	<u>Maximum</u>
				Performance Increase (to base salary)
<b>Wastewater</b>				
Chief Operator	53.5	100%	\$68,077.00	4.00%

Section 2. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 3. Repeal of Conflicting Ordinances. The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 4. Severability. If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of the Ordinance.

Section 5. Duration and Effective Date. The provisions of this Ordinance shall become and remain in full force and effect on following the date of its passage and adoption upon its signature by the Town's executive in the manner prescribed by Ind. Code. § 36-5-2-10(a) and until its repeal by ordinance.

Introduced and filed on the \_\_\_\_ day of \_\_\_\_, 2020. A motion to consider on First Reading was sustained by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed, pursuant to Indiana Code § 36-5-2-9.8.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

**Ordinance No. 2020-08**

**DULY PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of \_\_\_ in favor and \_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

**YEA  
Signature**

**NAY  
Signature**

Josh Garrett, President		
Bryan Traylor, Vice-President		
Brad Burk, Member		
Alex Choi, Member		
Joe Culp, Member		
Craig Melton, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on \_\_\_ day of \_\_\_\_, 2020, at \_\_\_\_\_.

ATTEST: \_\_\_\_\_

Amelia Anne Lacy  
Municipal Relations Coordinator

**MAYOR'S APPROVAL**

Emily Styron, Mayor

DATE

**MAYOR'S VETO**

Emily Styron, Mayor

DATE