



ZIONSVILLE

FOR ALL THE RIGHT REASONS

**ZIONSVILLE TOWN COUNCIL
MEETING AGENDA
FOR
MONDAY, JUNE 1, 2020 AT 7:00 PM
ELECTRONIC MEETING
1100 West Oak Street**

1. OPENING
 - A. CALL MEETING TO ORDER
 - B. PLEDGE OF ALLEGIANCE
2. APPROVAL OF THE MEMORANDUM OF THE MAY 18, 2020 REGULAR MEETING (Copy Posted)
3. REQUEST TO SPEAK
4. OLD BUSINESS
5. NEW BUSINESS
 - A. CONSIDERATION OF AN ORDINANCE TO AMEND THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA ZONING MAP, PLAN COMMISSION PETITION NO. 2020-15-7

Documents:

[2020-15-Z ORDINANCE \(5-28-2020\) \(FINAL\).PDF](#)

- B. CONSIDERATION OF AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY WITHIN THE ZIONSVILLE CORPORATE BOUNDARIES (FIRST READING)

Documents:

[ALLEY VACATION - EXHIBIT A.PDF](#)
[ALLEY VACATION - NOTICE OF PUBLIC HEARING - PUBLISHED COPY.PDF](#)
[ALLEY VACATION - PETITION AND SUPPORTING EXHIBITS.PDF](#)
[ALLEY VACATION - TOWN COUNCIL ORDINANCE \(FINAL\).PDF](#)

- C. A RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA AND APPROVING AN APPLICATION FOR REAL PROPERTY TAX ABATEMENT

(VANTRUST REAL ESTATE, LLC)

Documents:

[DECLARATORY RESOLUTION.PDF](#)
[VANTRUST - ZIONSVILLE TAX ABATEMENT AGREEMENT.PDF](#)

6. OTHER MATTERS

7. APPROVAL OF CLAIMS

8. ADJOURN

The next regular Town Council meeting is scheduled for Monday, June 15, 2020 at 7:30 a.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. 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. If an electronic meeting format is selected, members of the public shall have the right to attend Town Council Public Meetings via the following forms of electronic communication. A zoom link will be provided in the meeting notice.

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

**AN ORDINANCE TO AMEND THE
ZONING ORDINANCE
FOR THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

**AND FIXING A TIME WHEN THE SAME SHALL
TAKE EFFECT**

**Plan Commission Petition No.
2020-15-Z**

WHEREAS, Ind. Code § 36-7-4 *et seq.*, empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana; and,

WHEREAS, in accordance with Ind. Code § 36-7-4-600 *et seq.*, the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on May 18, 2020 to consider a proposal to amend the Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2020-15-Z; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on May 18, 2020 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on June 1, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH Ind. Code § 36 7-4-600 et seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

Section 1. **Official Zone Map Amendment:** The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and listed on Exhibit B to the attached Certification, from its (PUD) Urban Planned Unit Development Zoning District to the (PUD) Urban Planned Unit Development Zoning District.

Such Property shall be subject to the conditions and restrictions adopted and imposed by the Zionsville Plan Commission, if any.

The Director of Finance and Records and Staff are directed to comply with Section 194.182 of the Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

Section 2. **Savings Clause:** If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. **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 4. **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 5. **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 this Ordinance.

Section 6. **Duration and Effective Date:** The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the 1st day of June, 2020. A motion to consider on First Reading was sustained by a vote of ____ in favor and ____ opposed, pursuant to Ind. Code § 36-5-2-9.8.

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		
Alexander Choi, Member		
Joe Culp, Member		
Brad Burk, Member		
Craig Melton, Member		
Jason Plunket, Member		

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

ATTEST: _____
Amelia Lacy, Director, Department of
Finance and Records

**MAYOR'S
APPROVAL**

Emily Styron, Mayor

DATE

**MAYOR'S
VETO**

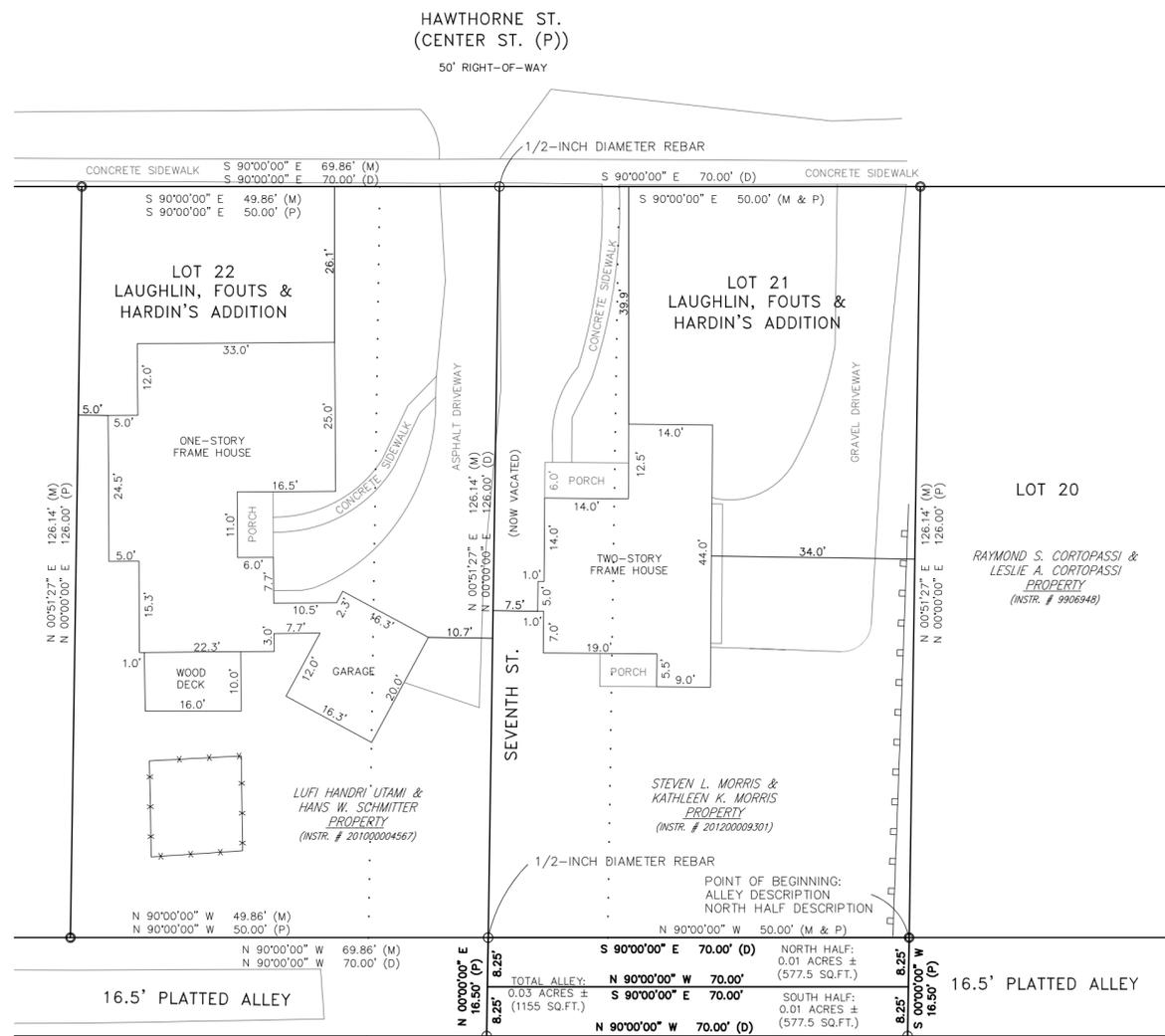
Emily Styron, Mayor

DATE

Exhibit A

LOT 1

LOT 2



PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 16.50 feet to the Northeast described corner of the Russel Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 16.50 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.03 acres (1155 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

NORTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet along the Southern extension of the East line of said Lot 21 to the center of said East-West Alley; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the center of said East-West Alley to the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

SOUTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Northeast described corner of the Russell Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the center of said East-West Alley; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the center of said East-West Alley to the Northern extension of the East line of said Lot 36; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

- ### LEGEND
- AS APPLICABLE
- 5/8-inch REBAR w/ CAP
 - STAMPED "HAUSE PLS20600040"
 - MAGNETIC NAIL w/ WASHER
 - STAMPED "HAUSE PLS20600040"
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - WELL
 - LIGHT POLE
 - AIR CONDITIONER
 - PRIVACY FENCE
 - 6 FOOT CHAIN FENCE w/ BARBWARE
 - CLEAN OUT
 - GUY WIRE
 - ELECTRIC METER/BOX
 - GAS ENTRANCE
 - SANITARY MANHOLE
 - TREE
 - (D) DEED BEARING AND DISTANCE
 - (M) MEASURED BEARING AND DISTANCE
 - WATER VALVE
 - FIRE HYDRANT
 - STORM MANHOLE
 - BEEHIVE INLET
 - CURB INLET
 - BOLLARD
 - SATELLITE DISH
 - POST FENCE POST

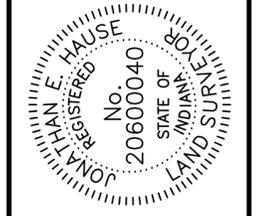
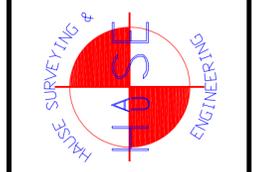


SCALE: 1" = 20'

- NOTES:
- 1.) All physical improvements hereon are shown as they were located in the field on July 25, 2012.
 - 2.) This is NOT a Survey. It is an EXHIBIT showing the location of a proposed Alley Vacation.

105 N. MERIDIAN ST.
LEBANON, IN 46052
PHONE: (765) 482-5141
INFO@HAUSESURVEYINGENGINEERING.COM

A SERVICE DISABLED VETERAN
OWNED SMALL BUSINESS



DRAWN BY:	JEH
CHECKED BY:	JEH
DATE:	04/01/2020
SCALE:	1" = 20'

No.	Date	Revisions

ALLEY VACATION EXHIBIT

STEVE MORRIS
LOT 21, LAUGHLIN, FOUTS & HARDIN'S ADD.,
TOWN OF ZIONSVILLE, BOONE CO., IN

SHEET NO. 1
OF 1-SHEETS
PROJECT NO. 20D183

Hoosiers see impact of COVID-19 as state continues to reopen

VICTORIA RATLIFF
THESTATEHOUSEFILE.COM

INDIANAPOLIS – COVID-19 continues to take a toll in lives and jobs as Indiana slowly reopens to business and prepares for the June 2 primary.

The state saw 614 new cases of COVID-19 Friday, bringing the total to 26,655. There were an additional 42 deaths with 1,550 statewide.

Of these numbers, African Americans account for nearly 15% of all positive cases, and nearly 16% of all deaths, although they only make up 9.8% of Indiana's population.

That is why the Indiana Black Legislative Caucus petitioned Gov. Eric Holcomb to create the COVID-19 Health Disparities Task Force that will focus on some of the issues affecting the health of African-Americans, Latinos and other minorities.

Dr. Kristina Box, the state's health commissioner said the state is working to ensure



Photos by Janet Williams | TheStatehouseFile.com

Fred Payne, commissioner of the Department of Workforce Development, discussed weekly unemployment numbers, which are lower than previous weeks but still near historic highs.

minority populations have access to COVID-19 testing and health care and keep these populations represented in the state's studies and reports.

"But it's particularly evident when you look at something like a pandemic, with COVID-19, and the importance of how we make sure we not only do everything from our test-

ing being targeted, to those more disparate populations and making sure that that testing is accessible, easily for those individuals," Box said. "But connecting them to health care and making sure that were messaging that and communicating that in a way that that really resounds with these specific populations."



Indiana Secretary of State Connie Lawson said Friday that her office has acquires masks, gloves and sanitizing gel for those who work at the polls on election day.

Box said the state over sampled minority populations during the study in partnership with the IU Fairbanks School of Public Health to ensure an accurate representation of these minority groups.

"This task force is a step in the right direction to aid our state's black and brown communities," Sen. Jean Breaux, D-Indianapolis, said in a news release announcing that

she would be a member of the task force.

"We know that Indiana has consistently seen poorer health outcomes for African Americans compared to white residents," she also said. "We also clearly see that COVID-19 continues to disproportionately affect these same communities.

A swift response is needed before this pandemic turns even deadlier for poor and

minority Hoosiers."

Some of the other members include Rep. Robin Shackelford, D-Indianapolis, who also serves as chair of the IBLC; Dr. Janet Seabrook, CEO of Community HealthNet, Inc.; Lisa L. Welch, director of Indiana Native American Indian Affairs Commission; and Dr. Kristen Dauss, chief medical officer of the state Department of Correction.

The task force's first meeting is set for 11 a.m. Monday with the goal of delivering recommendations by the end of June.

Indiana is still seeing record high numbers of Hoosiers applying for unemployment benefits, but the overall rate is going down.

Fred Payne, commissioner of the Department of Workforce Development, said that the state received 30,691 claims the week ending May 9.

In May alone, the state has paid out more than 900,000 unemployment claims.

BOONE COUNTY

public notices

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If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

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Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

IndianaPublicNotices.com.

ADVERTISEMENT FOR BIDS
Sealed proposals for Williams Street Storm Sewer Project will be received by the City of Lebanon, Indiana (the "Owner"), by and through the Board of Public Works and Safety, at the Office of the Clerk-Treasurer, 401 S. Meridian Street, Lebanon, Indiana, 46074 until 3:00 pm, local time, on June 8, 2020. Bids will be publicly opened and read aloud at the Board of Works Meeting which begins at 5:30 pm. Any bids received later than the above time and date will be returned unopened. No conditional bids will be considered.

DESCRIPTION OF WORK:
Installation of new storm sewer outfall into Prairie Creek.
BID DOCUMENTS: Plans and Contract Documents are available for examination on or after **May 18, 2020** in the following office:
Office of the City Engineer, Second Floor, 401 S. Meridian Street, Lebanon, Indiana, 46074. Please contact Kevin Krulik, (765) 482-8845, kkrukli@lebanon.in.gov to schedule an appointment due to COVID 19 restrictions. Plans are available for digital download through the ePlanroom at the following location: <https://reprographix.com/>

Bids shall be properly and completely executed on Bid Forms contained in the Contract Documents. Each Bid shall be accompanied by a completely filled out Form No. 96 and acceptable bid security. Any Bid not accompanied by the aforementioned required items shall be deemed to be a non-responsive Bid by the Owner. No bidder may withdraw their proposal within a period of sixty (60) days following the date set for receiving bids. The Owner reserves the right to retain the three lowest bid proposals for a period of not more than ninety (90) days, and

continued next column

Public Notices

said proposal shall remain in full force and effect during said time. The Owner further reserves the right to waive formalities and to award the contract to the lowest and most responsible bidder or bidders, all to the advantage of the Owner, or to reject all bids.

BID SECURITY: Each bid shall be accompanied by an acceptable certified check made payable to the Owner or an acceptable bid bond in the amount equal to 5 percent of the total bid price, executed by an incorporated surety company in good standing and qualified to do business in the State of Indiana and whose name appears of the current Treasury Department Circular 570.

BONDS: The Contractors to whom work is awarded shall be required to furnish a Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, and they shall be acceptable to the Owner.

QUALIFICATION OF BIDDERS: Bidders and Bidders Sub-Contractors performing work type, must be on the most current Indiana Department of Transportation Pre-Qualified Contractors list at the date of the Bid Opening for the types of work involved with this project, including, but not limited to storm sewer and structures and incidental restoration.

Please direct all questions regarding this project, in writing, to Kevin Krulik, City of Lebanon, Indiana, Department of Engineering, 401 S. Meridian Street, Lebanon, IN 46052, (765) 482-8845, kkrukli@lebanon.in.gov. TLR-267 5/19, 30 hspaxlp

Alcohol & Tobacco Commission LEGAL NOTICE OF PUBLIC HEARING

The Alcohol Beverage Board of Boone County, Indiana will hold a public hearing at 9:30 am on June 03, 2020 virtually through Microsoft Teams, to investigate the propriety of holding an alcoholic beverage permit by the applicants listed below. Information on accessing the virtual meeting can be found at <https://www.in.gov/atc/2855.htm>.

DL0626026 Beer & Wine Dealer Grocery Store RENEWAL SPEEDWAY LLC 1390 W OAK Zionsville IN D/B/A SPEEDWAY #1316 DAVID BALL 5560 ENON XENIA PIKE Fairborn, Secretary Timothy Griffith 754 East Schantz Dayton, President

RR0633271 Beer Wine & Liquor Restaurant (210 1) RENEWAL FLAMME BURGER ANSON LLC 6850 60 WHITESTOWN PKWY Zionsville IN D/B/A THAI CORNER RESTAURANT & BAR

RR0636502 Beer & Wine Retailer Restaurant TRANSFER THAI CORNER CORP 6850 60 WHITESTOWN PKWY Zionsville IN D/B/A THE THAI CORNER Lalada Meesub 18 HIDDEN BAY DRIVE, APT E Greenwood, Secretary KANLAYA BROWNING 1 DEERFIELD CIRCLE Carmel, President

RR0636503 Beer Wine & Liquor Restaurant (210 1) TRANSFER THAI CORNER CORP 6850 60 WHITESTOWN PKWY Zionsville IN D/B/A THE THAI CORNER Lalada Meesub 18 HIDDEN BAY DRIVE, APT E Greenwood, Secretary KANLAYA BROWNING 1 DEERFIELD CIRCLE Carmel, President

TLR-266 5/19 hspaxlp 1642168

Boone County Emergency Management Advisory Board and Boone County Local Emergency Planning Committee (LEPC) meeting scheduled for May 19, 2020 has been rescheduled for June 23, 2020. The meetings will be held in the basement meeting room of the Boone County Jail. The EMA meeting will start at 8:00 am with the LEPC meeting starting immediately after.

TLR-272 5/19 hspaxlp 1642250

Public Notices

Notice of Filing of Substantial Amendment to 2019 Action Plan for Housing and Community Development

AVISO DE REGISTRO DEL INFORME 2019 ACTION PLAN AMENDMENT

Para ver una versión en español de este anuncio de Aviso de Registro del Informe 2019 ACTION PLAN for Housing and Community Development visite el sitio web <https://www.in.gov/ihcda/4048.htm>. Para traducciones al español de los documentos mencionados en este anuncio, escribir al E-mail sspergel@ihcda.in.gov o ehlilton@ihcda.n.gov o <https://www.in.gov/ihcda/4048.htm>

NOTICE OF FILING OF Substantial Amendment to 2019 Action Plan for Housing and Community Development

Notice is hereby given that the Indiana Housing and Community Development Authority (IHCA) plans to amend its 2019 Action Plan for Housing and to respond to community needs associated with the COVID-19 pandemic. This document concerns programs that are funded through the U.S. Department of Housing & Urban Development under Title I of the Housing & Community Development Act of 1974 as amended. The amendment establishes spending priorities for approximately \$18 million in housing funds related to the CARES Act and amends the Method of Distribution for the HOME Investment Partnerships Program Grant (HOME).

The amendment affects the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), and HOME Programs. The Indiana Housing and Community Development Authority (IHCA) will have the 2019 Action Plan available for public inspection online at: <https://www.in.gov/ihcda/4048.htm> between May 15 through May 22, 2020. A public hearing will be held to discuss the draft 2019 Action Plan amendment on May 20, 2020 at 10 a.m. EST. This hearing will be held virtually and can be accessed by registering here: <https://attendee.gotowebinar.com/register/2783459172530844428>. After registering, you will receive a confirmation email containing information about joining the webinar.

Information regarding the 2019 Action Plan can be obtained by emailing: Indiana Housing and Community Development Authority, c/o 2019 Substantial Amendment to either sspergel@ihcda.in.gov or ehlilton@ihcda.in.gov. TLR-265 5/19 hspaxlp 1641829

Public Notices

NOTICE OF INTENT

Innovative Engineering & Consulting, Inc. (3961 Perry Boulevard, Whitestown, IN 46075) is submitting an NOI (Rule 5) letter to notify the Indiana Department of Environmental Management of our intent to comply with the requirements under 327 IAC 15-5 to discharge storm water from construction activities for the following project: C SL Plasma Expansion, NE Corner of Perry Boulevard and St. Rt. 267 in Whitestown, IN. Run-off from the project site will discharge to Whitelick Creek. Questions or comments should be directed to Jerry Kittle at the above mentioned Innovative Engineering & Consulting, Inc. TLR-269 5/19 hspaxlp 1642243

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IndianaPublicNotices.com.

Public Notices

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Innovative Engineering & Consulting, Inc. (3961 Perry Boulevard, Whitestown, IN 46075) is submitting an NOI (Rule 5) letter to notify the Indiana Department of Environmental Management of our intent to comply with the requirements under 327 IAC 15-5 to discharge storm water from construction activities for the following project: Tractor Supply, 4000 S. Indianapolis Rd, Whitestown, IN. Run-off from the project site will discharge to Whitelick Creek. Questions or comments should be directed to Jerry Kittle at the above mentioned Innovative Engineering & Consulting, Inc. TLR-270 5/19 hspaxlp 1642244

Public Notices

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Innovative Engineering & Consulting, Inc. (3961 Perry Boulevard, Whitestown, IN 46075) is submitting an NOI (Rule 5) letter to notify the Indiana Department of Environmental Management of our intent to comply with the requirements under 327 IAC 15-5 to discharge storm water from construction activities for the following project: Tractor Supply, 4000 S. Indianapolis Rd, Whitestown, IN. Run-off from the project site will discharge to Whitelick Creek. Questions or comments should be directed to Jerry Kittle at the above mentioned Innovative Engineering & Consulting, Inc. TLR-271 5/19 hspaxlp 1642245

Take Notice. It's your right to know...and it's the law.

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For full public notice listings go to IndianaPublicNotices.com.

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE BOARD OF ZONING APPEALS

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Board of Zoning Appeals on Wednesday, June 3, 2020, at 6:30 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the following Petition: 2020-11-DVS, Shawn Greve requests a Development Standards Variance to provide for or permit: Petition for Development Standards Variance in order to provide for the addition of an outdoor living space to a Single-Family Home which:

1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35% to 38% in the Urban Residential Village Zoning District (R-V).

The property involved is more commonly known as: 596 Starkey Rd, Zionsville IN 46077 and is legally described as: LOT NUMBER 2 IN SIXTH AND SYCAMORE ESTATES, AS PER PLAT THEREOF RECORDED JULY 15, 2016 AS INSTRUMENT NUMBER 201600006569 AND IN PLAT BOOK 24, PAGE 44 BEING A REPLAT OF LOTS NUMBERED 59, 60 AND 61 IN LAUGHLIN, FOUTS AND HARDEN'S ADDITION TO THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 1 AND 2 ALL IN THE OFFICE OF THE RECORDER OF BOONE COUNTY,

continued next column

Public Notices

INDIANA, EXCEPT 44 FEET OF UNIFORM WIDTH OFF OF THE ENTIRE EAST SIDE OF SAID LOT 59.

A copy of the Petition for Development Standards Variance, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana, 46077. or at: <http://www.zionsville-in.gov/231/Planning-Economic-Development>. Written comments in support of or in opposition of the Petition that are filed with the Secretary of the Town of Zionsville Board of Zoning Appeals prior to the Public Hearing will be considered. The Public Hearing is open to the public.

Oral comments to the Petition for Development Standards Variance will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

If supported by Executive Order and/or the Laws of the State of Indiana, members of the public, will be afforded the opportunity to attend the Board of Zoning Appeals Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Board of Zoning Appeals Meeting. Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdejong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Chairman: John Wolf Secretary: Wayne DeLong TLR-268 5/19 hspaxlp 1642236

NOTICE OF PUBLIC HEARING BY THE TOWN COUNCIL OF ZIONSVILLE, INDIANA

Notice is hereby given of a Public Hearing to be held by the Zionsville Town Council on June 1, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Vacation of a portion of an East/West Alley located between Hawthorne Street and Sycamore Street, west of Sixth Street. The portion of the Alley to be vacated is bordered on the north by property addressed as 713 West Hawthorne Street, and is bordered on the south by property addressed as 640 West Sycamore Street. The area to be vacated measures 70.00 lineal feet and is 16.50 feet in width. This Vacation would allow for the ownership of the Vacated area to be transferred equally to the ownerships of the aforementioned addresses. Easements would be established in favor of utilities currently utilizing the right of way in the event the Alley is approved to be vacated.

The property involved is legally described as: A part of the East-West Alley lying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 minutes 00 seconds West 16.50 feet to the Northeast described corner of the Russel Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel

Public Notices

NOTICE TO BIDDERS
Notice is hereby given that the Jamestown Town Council of the Town of Jamestown, Indiana (hereinafter referred to as "Owner") will receive sealed bids beginning on the first day of publication of this notice and continuing day-to-day until May 27, 2020, for the sale of the following surplus item:

- 2010, 60 inch, Dixie Chopper. It has 1261 hours on it. To be sold in an "as-is" condition.

Bids may be forwarded individually by registered mail or delivered to Jamestown Town Hall and dropped in the drop box to the left of the door, Attn: Town Council President, PO Box 165, Jamestown IN 46147 prior to 12:00 p.m. May 27, 2020. Bids received after the 12:00 p.m. deadline will not be considered and will be returned to the bidder unopened.

All bids will be considered by the Owner at a public meeting held at the Jamestown Town Hall located at 421 East Main Street, Jamestown IN 46147 and opened and read aloud at a Town Council meeting at 7:00 p.m. (local time) on May 27, 2020.

Bidders should contact Catrina Cook, Clerk/Treasurer, at (765) 676-6331 to arrange an inspection of the equipment.

Each bid must be enclosed in a sealed envelope bearing the name and address of the bidder and the bid opening date. The bid documents to be submitted by each bidder shall consist of the name and address of bidder and bid amount.

The Town of Jamestown Town Council reserves the right to ask for clarification for any bid submitted. The Jamestown Town Council reserves the right to reject any and all bids.

TLR-258 5/12, 19 hspaxlp

to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 16.50 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.03 acres (1155 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

A copy of the Petition for Vacation, and all filed documents pertaining thereto are on file and may be examined prior to the Public Hearing at Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana, or at <https://www.zionsville-in.gov/548/Public-Notices>. Written comments in support of or in opposition to the Petition for Vacation are filed with the Department of Planning & Economic Development (rkimer@zionsville-in.gov or 317-690-6539). The Public Hearing is open to the public. Oral comments to the Petition for Vacation will be heard at the Public Hearing.

Further and as supported by Executive Order and/or the Laws of the State of Indiana, members of the Public will be afforded the opportunity to attend the Town Council Public Meeting via a form(s) of electronic communication as indicated in the Agenda (as amended from time to time) associated with the Town Council Meeting.

If a member of the public needs technical assistance in logging into the web event as indicated on the Agenda, please contact Joe Rust at jrust@zionsville-in.gov or 317-727-2647.

Josh Garrett Town Council President
Amelia Anne Lacy Director of Finance & Records
TLR-274 5/19 hspaxlp 1642332

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ADDITIONAL REAL ESTATE Auctions can also be found in the Real Estate for Sale section under Real Estate Auctions.

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ELECTRIC - SMITH ELECTRIC Residential Wiring. Main services. Call 765-436-2679 or 317-441-3879

Landscape

MCCLOSKEY'S LAWN & Landscape mowing, mulching bulk delivery, residential & commercial. Insurance & Senior Discounts 765-891-0886.

Tree Service

BART MCCOY'S TREE SERVICE: Tree removal & stump grinding. Insured. Free est. (765) 436-7778

CULLEY'S TREE SERVICE Free estimates and Insured. Dave Culley 765-535-8836

PETITION FOR VACATION OF ALLEY

713 WEST HAWTHORNE, ZIONSVILLE, INDIANA. 46077; AND
640 WEST SYCAMORE STREET, ZIONSVILLE, IN, 46077

STEVEN AND KATHLEEN MORRIS, AND JAMES AND RENA RUSSELL, the owners of the private properties described herein, hereby petition the Zionsville Town Council to vacate a certain alley, hereinafter described, which abuts the southern boundary of the property commonly known as 713 West Hawthorne, Zionsville, Indiana 46077 and the northern boundary commonly known as 640 West Sycamore, Zionsville, IN 46077. In support of this petition, we show the following:

- a. The Alley which is herein requested to be vacated runs in a general east and west direction and is located immediately between Lots numbered 21 and 36, Laughlin, Fouts, and Hardin's Addition to the Town of Zionsville in Boone County, Indiana, as has been properly recorded in the Plat Book 3, page 1 in the Office of the Recorder of Boone County, Indiana, and the portion thereof that is herein requested to be vacated is more particularly described as follows:

PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 16.50 feet to the Northeast described corner of the Russel Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 16.50 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.03 acres (1155 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

2. Steven and Kathleen Morris are the legal owners of the property known as 713 West Hawthorne, Zionsville, Boone County, Indiana, described herein as Lot No. 21 in Laughlin, Fouts, and Hardin's Addition to the Town of Zionsville in Boone County, Indiana as recorded in Plat Book 3, page 1 in the Office of the Recorder of Boone County, Indiana. The alley abuts the south property line of this real estate.
3. James and Rena Russell are the legal owners of the property known as 640 West Sycamore Street, Zionsville, Boone County, Indiana, described herein as Lot No. 36 in Laughlin, Fouts, and Hardin's Addition to the Town of Zionsville in Boone County, Indiana as recorded in Plat Book 3, page 1 in the Office of the Recorder of Boone County, Indiana. The alley abuts the north property line of this real estate.

4. Lot 21 (the Morris Lot), therefore, lies immediately to the north of Lot 36(the Russell Lot) and those two lots are separated only by the alley they both abut.

Photographs showing East and West views of the pertinent parts of said alley are included for visual reference and the convenience of this Council:

Attached hereto and made a part hereof by specific reference thereto are Exhibits marked "Exhibit 1," and "Exhibit 2," respectively.

The portion of the alley that lies, therefore, between the Morris Lot and the Russell Lot and which Petitioners request to be vacated has not been utilized as either a private or a public alley since at least 1973 when the Russell's acquired said Lot 36. Photographs evidencing unutilized portion of the pertinent parts of said alley are included for visual reference and the convenience of this Council:

The alley does contain utilities of record and Indiana Code Section 36-7-3-16 provides for the continued use thereof notwithstanding vacation of this alley.

Attached hereto and made a part hereof by specific reference thereto are Exhibits marked "Exhibit 1," and "Exhibit 2," respectively.

5. Petitioners hereby propose to and request this Honorable Council to vacate said alley in pertinent part above described in conformity with applicable law, including ordinance of the ordinances of the Town of Zionsville, Indiana and divide the pertinent parts of the North portion and the South portion equally between Lots 21 and 36. A proposed legal description for each pertinent part would be as follows:

NORTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet along the Southern extension of the East line of said Lot 21 to the center of said East-West Alley; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the center of said East-West Alley to the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

SOUTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Northeast described corner of the Russell Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the center of said East-West Alley; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the center of said East-West Alley to the Northern extension of the East line of said Lot 36; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

6. No other parties of interest have properties abutting the portion of said alley hereby requested to be vacated, nor do any gain entrance to their properties via the alley.

7. Vacation of the above noted section of alley which abuts Lots 21 and 36 will be of benefit of the Town in restoring such property to the tax rolls.

WHEREFORE, Petitioners respectfully request that the Town Council of Zionsville:

- 1) In accordance with the provisions of Indiana Law, the ordinance of the Town of Zionsville, and the provisions of Indiana Code 36-7-3-12, vacate by ordinance the above described alley;
- 2) Authorize and direct by ordinance the legal and appropriate Town officers to execute and deliver deeds properly describing the vacated alley as described above as follows:
 - a. To Steven L. Morris and Kathleen K. Morris, 713 West Hawthorne Street Zionsville, IN 46077:

NORTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet along the Southern extension of the East line of said Lot 21 to the center of said East-West Alley; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the center of said East-West Alley to the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

- b. To James E. Russell and Rena Carol Russell, 640 West Sycamore Street
Zionsville, IN 46007:

SOUTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

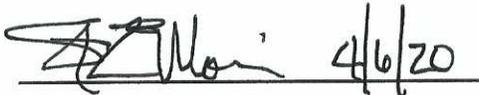
A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Northeast described corner of the Russell Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the center of said East-West Alley; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the center of said East-West Alley to the Northern extension of the East line of said Lot 36; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet to the Point of Beginning.

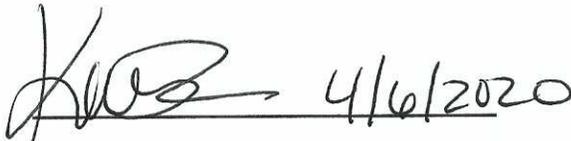
Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

and delivered to them or to their respective nominated agent or agents,
all legal descriptions herein being shown by a certain survey, attached hereto,
made an part hereof by specific reference thereto, and marked "Exhibit A".
PETITIONERS HAVE MADE THIS, THEIR PETITION, BY SIGNING IMMEDIATELY BELOW.

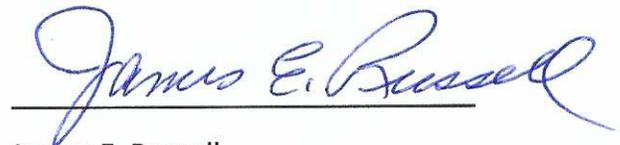
Petitioners:

 4/6/20

Steven L. Morris

 4/6/2020

Kathleen K. Morris



James E. Russell



Rena Carol Russell

713 West Hawthorne

Zionsville, IN 46077

618-534-5445

retriev1@gmail.com

640 West Sycamore Street

Zionsville, IN 46077

317-374-7507

16.00
+ INON
MERIDIAN

201200009301
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
08-20-2012 At 09:44 am.
DEED 17.00

Tax ID No.
019-11500-00
06-04-02-000-007.052-006

WARRANTY DEED

12-27494 LB ①

THIS INDENTURE WITNESSETH THAT

Meridian
①

Daniel D. Clark and A. Gail Clark, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Steven L. Morris and Kathleen K. Morris, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

Lot Numbered Twenty-one (21) in Laughlin, Fouts and Harden's Addition to Zionsville, Boone County, Indiana as per plat thereof recorded in Plat Book 3, page 1 in the Office of the Recorder of Boone County, Indiana, together with half of the vacated alley adjacent to the West side of said lot.

Subject to Real Estate taxes now due and payable and thereafter.

DULY ENTERED FOR TAXATION

8-20-12
Melody Price
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 15 day of August, 2012.

Daniel D. Clark

Daniel D. Clark

A. Gail Clark

A. Gail Clark

State of INDIANA, County of BOONE ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Daniel D. Clark and A. Gail Clark, Husband and Wife who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

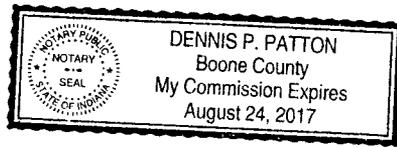
WITNESS, my hand and Seal this 15 day of August, 2012.

My Commission Expires: _____

Dennis P. Patton
Signature of Notary Public

Printed Name of Notary Public _____

Notary Public County and State of Residence _____



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
713 West Hawthorne Street, Zionsville, IN 46077

Grantee's Address and Mail Tax Statements To:

Property Address

File No.: 12-27494

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. ANDREW R. DRAKE (Type or Print Name)

502

James Russell
640 W. Sycamore
Zionsville 1046077

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **James E. Russell**

of **Boone** County, in the State of **Indiana**
Convey and Warrant to **James E. Russell and Rena Carol Russell, husband and wife**

of **Boone** County, in the State of **Indiana** for and in consideration
of **To Transfer Title** ----- Dollars
the receipt whereof is hereby acknowledged, the following described Real Estate in **Boone** County
in the State of Indiana, to-wit:

Lot No. 36 in Laughlin, Fouts and Harden's Addition to Zionsville, Indiana.
Also, the east half of vacated Seventh Street vacated by Decree of the Boone Circuit Court on April 16, 1971 in Cause No. C71-64 and more particularly described as follows:
Beginning at the southeast corner of Lot No. 35 in Laughlin, Fouts and Harden's Addition to the Town of Zionsville, Boone County, Indiana, as per plat thereof recorded in Plat Record 3, Page 1 in the Office of the Recorder of Boone County, Indiana, thence north on and along the east line of said Lot No. 35 to the northeast corner of said Lot No. 35, thence east to the northwest corner of Lot No. 36 in said Laughlin, Fouts and Harden's Addition, thence south on and along the west property line of said Lot No. 36 to the southwest corner of said Lot No. 36, thence west on and along the north property line of Sycamore Street as presently laid out and existing in the Town of Zionsville to the place of beginning.

Subject to liens, restrictions, and easements of record.

IN WITNESS WHEREOF, the said grantor(s) **James E. Russell**
has hereunto affixed his name and seal, this 14th day of April, 19 88

(Seal) James E. Russell (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)



STATE OF INDIANA, Boone County, ss: **Corporate Seal**
Before me, the undersigned, a Notary Public in and for said County and State,
this 14th day of April, 19 88,
personally appeared James E. Russell

and acknowledged the execution of the foregoing deed.
Bonita Jane Kincaid Notary Public
Bonita Jane Kincaid
My Commission Expires: Nov. 30, 1990
My County of Residence: Boone County

Auditor Stamp Please send tax statements Recorder Stamp
to: 640 W. Sycamore St., Zionsville, IN 46077

APR 18 8 55 AM '88
RECORDED IN BOONE COUNTY
REC. NO. 30052
INDEX OR 230 PG 624

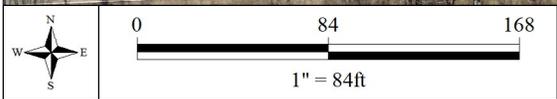
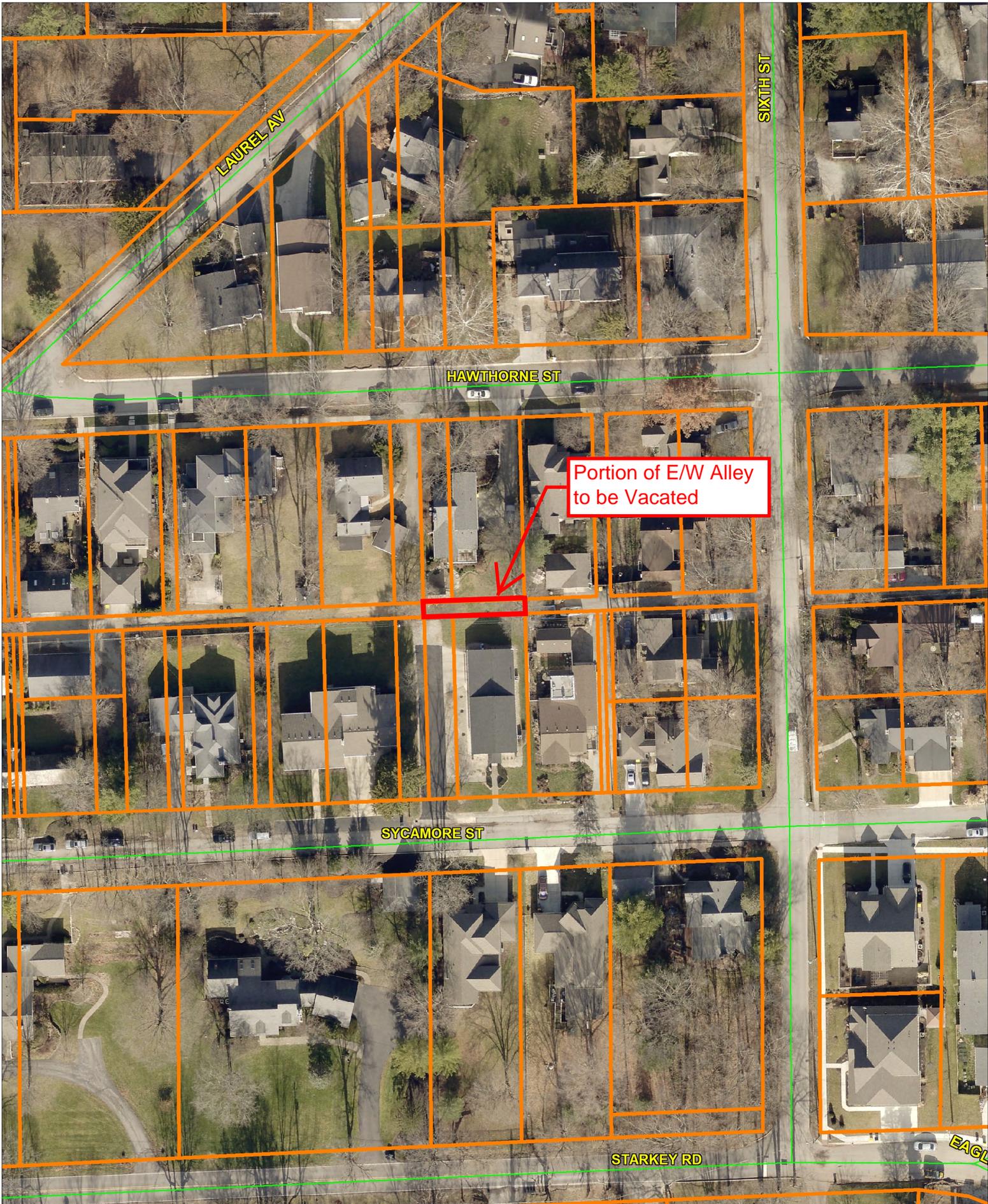
DULY ENTERED FOR TAXATION
April 18, 1988
James E. Russell
AUDITOR BOONE COUNTY

Roger L. Burrus, Attorney, Zionsville, IN 46077

This Document Prepared by _____

Sign in BLACK INK for better Micro copies

624

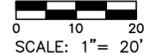
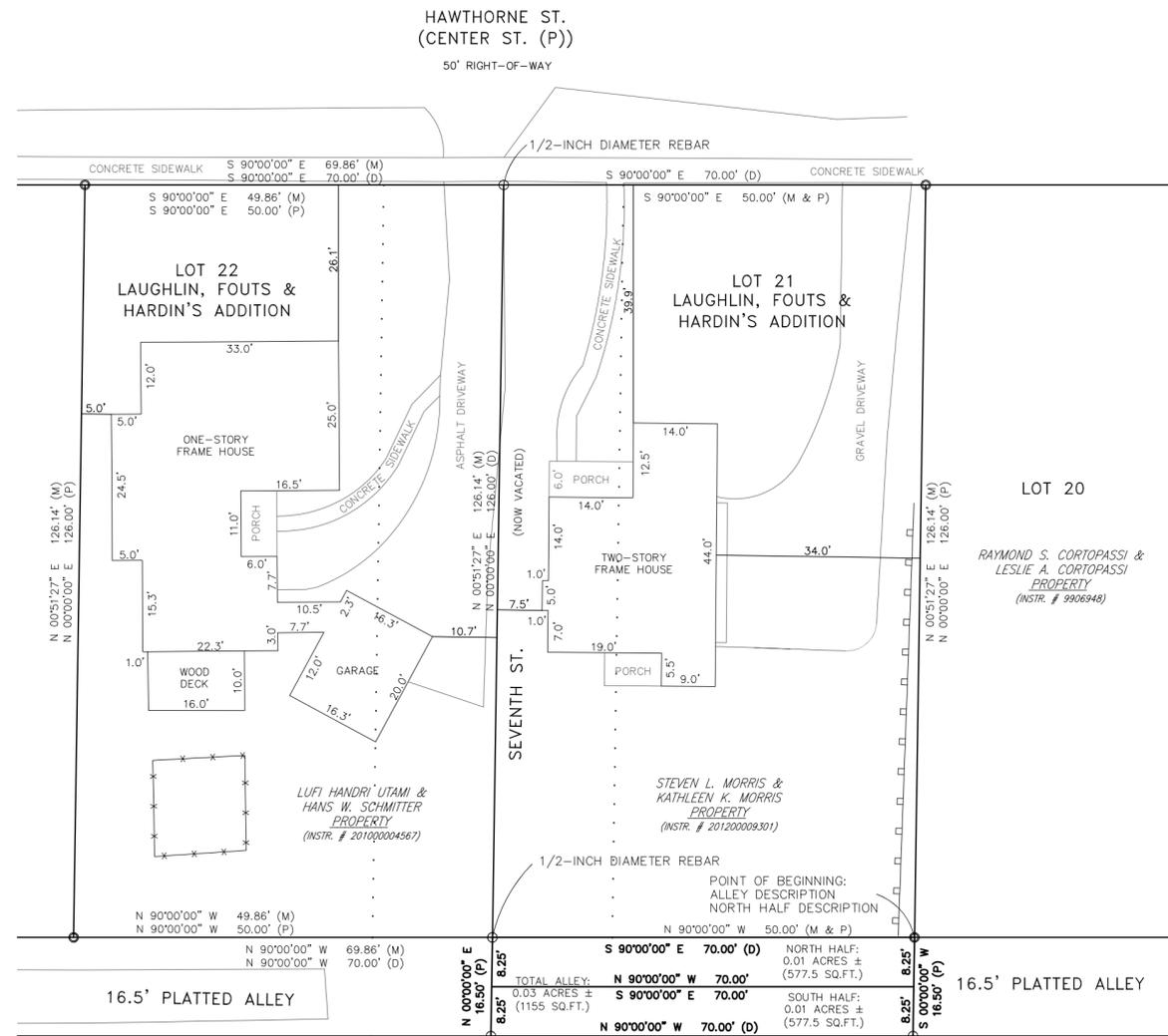


E/W Alley Vacation between Hawthorne & Sycamore

Exhibit A

LOT 1

LOT 2



NOTES:

- 1.) All physical improvements hereon are shown as they were located in the field on July 25, 2012.
- 2.) This is NOT a Survey. It is an EXHIBIT showing the location of a proposed Alley Vacation.

LEGEND

- AS APPLICABLE
- 5/8-inch REBAR w/ CAP
- STAMPED "HAUSE PLS20600040"
- MAGNETIC NAIL w/ WASHER
- STAMPED "HAUSE PLS20600040"
- UTILITY POLE
- TELEPHONE PEDESTAL
- WELL
- LIGHT POLE
- AIR CONDITIONER
- PRIVACY FENCE
- 6 FOOT CHAIN FENCE w/ BARB WIRE
- CLEAN OUT
- GUY WIRE
- ELECTRIC METER/BOX
- GAS ENTRANCE
- SANITARY MANHOLE
- TREE
- (D) DEED BEARING AND DISTANCE
- (M) MEASURED BEARING AND DISTANCE
- WATER VALVE
- FIRE HYDRANT
- STORM MANHOLE
- BEEHIVE INLET
- CURB INLET
- BOLLARD
- ▶ SATELLITE DISH
- POST FENCE POST

PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 16.50 feet to the Northeast described corner of the Russel Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 16.50 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.03 acres (1155 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

NORTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet along the Southern extension of the East line of said Lot 21 to the center of said East-West Alley; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the center of said East-West Alley to the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

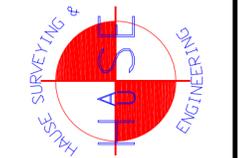
SOUTH HALF OF THE PROPOSED ALLEY VACATION LAND DESCRIPTION:

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Northeast described corner of the Russell Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 8.25 feet along the center of said vacated Seventh Street to the center of said East-West Alley; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the center of said East-West Alley to the Northern extension of the East line of said Lot 36; thence South 00 degrees 00 minutes 00 seconds West 8.25 feet to the Point of Beginning.

Containing 0.01 acres (577.5 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

105 N. MERIDIAN ST.
LEBANON, IN 46052
PHONE: (765) 482-5141
INFO@HAUSESURVEYINGENGINEERING.COM



DRAWN BY:	JEH
CHECKED BY:	JEH
DATE:	04/01/2020
SCALE:	1" = 20'

No.	Date	Revisions

ALLEY VACATION EXHIBIT

STEVE MORRIS
LOT 21, LAUGHLIN, FOUTS & HARDIN'S ADD.,
TOWN OF ZIONSVILLE, BOONE CO., IN

SHEET NO. 1
OF - 1 - SHEETS
PROJECT NO. 20D183

Letter of Support

I/We support the Petition to Vacate filed with the Zionsville Town Council by Steven L. and Kathleen K. Morris and James E. and Rena C. Russell.

The Petition requests the Zionsville Town Council to vacate a certain alley, which abuts the southern boundary of the property commonly known as 713 West Hawthorne, Zionsville, Indiana 46077 and the northern boundary commonly known as 640 West Sycamore, Zionsville, IN 46077, and;

Authorize and direct by ordinance the legal and appropriate Town officers to execute and deliver deeds properly describing the vacated alley:

- a. To Steven L. Morris and Kathleen K. Morris, 713 West Hawthorne Street
Zionsville, IN 46077
- b. To James E. Russell and Rena Carol Russell, 640 West Sycamore Street
Zionsville, IN 46007

 Leslie Cortopassi 5-30-20
Signature (s) Date

Ray Cortopassi, Leslie Cortopassi
Printed Name (s)

655 W. Hawthorne St. Zionsville, IN
Owner's/Signer's Address

Letter of Support

I/We support the Petition to Vacate filed with the Zionsville Town Council by Steven L. and Kathleen K. Morris and James E. and Rena C. Russell.

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Authorize and direct by ordinance the legal and appropriate Town officers to execute and deliver deeds properly describing the vacated alley:

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Zionsville, IN 46077
- b. To James E. Russell and Rena Carol Russell, 640 West Sycamore Street
Zionsville, IN 46007

Myrene K. Brown

Signature (s)

5-1-2020

Date

MYRENE SHOVE

Printed Name (s)

620 W. Sycamore St, Zionsville IN

Owner's/Signer's Address

Letter of Support

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Zionsville, IN 46007

William C McGraw

Signature (s)

30 April 2020

Date

William C. McGraw

Printed Name (s)

720 West Sycamore St

Owner's/Signer's Address

Letter of Support

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The Petition requests the Zionsville Town Council to vacate a certain alley, which abuts the southern boundary of the property commonly known as 713 West Hawthorne, Zionsville, Indiana 46077 and the northern boundary commonly known as 640 West Sycamore, Zionsville, IN 46077, and;

Authorize and direct by ordinance the legal and appropriate Town officers to execute and deliver deeds properly describing the vacated alley:

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Zionsville, IN 46077
- b. To James E. Russell and Rena Carol Russell, 640 West Sycamore Street
Zionsville, IN 46007

Steve CBetz Sara Beth

Signature (s)

May 4, 2020

Date

Steve CBetz Sara Beth

Printed Name (s)

715 W. Hawthorne St.

Owner's/Signer's Address

ORDINANCE NO. 2020-_____
OF THE TOWN OF ZIONSVILLE, INDIANA

**AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY
WITHIN THE ZIONSVILLE CORPORATE BOUNDARIES
PURSUANT TO INDIANA CODE § 36-7-3-12**

WHEREAS, Indiana Code § 36-7-3-12 provides for the process by which public ways may be vacated; and,

WHEREAS, on April 6, 2020, Steven and Kathleen Morris & James and Rena Russell (collectively “Petitioner”), petitioned the Town of Zionsville (“Town”) to vacate a portion of a public right-of-way (an east-west platted alley) located between Hawthorne Street and Sycamore Street, west of Sixth Street pursuant to Indiana Code § 36-7-3-12; and,

WHEREAS, the Town caused to be published notice of the petition and the time and place of the public hearing in the May 19, 2020 issue of the Lebanon Reporter, a copy of which proof of publication was submitted to the Town Council of Zionsville, Indiana (“Town Council”) and the Petitioner notified by certified mail each owner of land abutting the portions of the public alley right-of-way proposed to be vacated; and,

WHEREAS, on June 1, 2020, the Town Council held a public hearing on the petition to vacate the portion of the right-of-way, with proper notice under Indiana Law to all interested and potentially aggrieved parties; and,

WHEREAS, no potentially aggrieved individual has objected under the statutory grounds provided under Indiana Code § 36-7-3-13; and,

WHEREAS, the Town Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant vacation of the portion of the public alley right-of-way described herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Indiana, that:

Section 1: Description of the Right-of-way. The Right-of-way legally described herein and schematically illustrated on Exhibit A attached hereto, under the terms set forth herein, is hereby vacated;

A part of the East-West Alley laying between Lots 21 and 36 in Laughlin, Fouts and Hardin's Addition to the Town of Zionsville, as per plat thereof recorded in Plat Book 3, Page 1, in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast described corner of the Morris Parcel recorded in Instrument Number 201200009301, said Recorder's Office and the Southeast corner of said Lot 21; thence South 00 degrees 00 minutes 00 seconds West 16.50 feet to the Northeast described corner of the Russel Parcel recorded in Deed Record 230, Page 624, said Recorder's Office and the Northeast corner of said Lot 36; thence North 90 degrees 00 minutes 00 seconds West 70.00 feet along the Northern described line of said Russell Parcel to the Northwest corner thereof and the center of vacated Seventh Street; thence North 00 degrees 00 minutes 00 seconds East 16.50 feet along the center of said vacated Seventh Street to the Southwest described corner of said Morris Parcel; thence South 90 degrees 00 minutes 00 seconds East 70.00 feet along the Southern described line of said Morris Parcel to the Point of Beginning.

Containing 0.03 acres (1155 square feet), more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record. (See survey attached as Exhibit A.)

Section 2: Ownership, Maintenance, Repair and Liability. The portion of the Alley to be vacated is bordered on the north by property addressed as 713 West Hawthorne Street ("Property Owner One"), and is bordered on the south by property addressed as 640 West Sycamore Street ("Property Owner Two") measuring 70.00 lineal feet and is 16.50 feet in width ("Vacated Area"). This vacation will transfer the ownership of the Vacated Area, including all ongoing maintenance, repair obligations and all liability, to be transferred equally to Property Owner One and Property Owner Two.

Section 3: Utilities. The Town retains the right to maintain, operate, repair and replace, by itself or by any licensee or holder of a franchise from the Town, any poles, wires, pipes, conduits, sewer mains, water mains, or any other facility or equipment for the maintenance or operations of any utility now located in the portion of the public alley right-of-way vacated by this Ordinance.

Section 3: Costs. Petitioner for this public alley right-of-way vacation shall, within 90 days after the passage of this Ordinance, pay to the Town of Zionsville the amount necessary to defray all costs of removing any items from the Right-of-way, including paving and curb returns abutting the vacated Right-of-way, if any.

Section 4: Recording. The Director of Finance and Records of the Town of Zionsville, Indiana shall provide a copy of this Ordinance to the Boone County Recorder for recording and shall file the same with the Boone County Auditor.

Section 5: 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 of intent of the clause to which the appertain.

Section 6: Repeal of Conflicting Ordinances. The provisions of all other Town ordinances in conflict with the provisions herein, if any, are of no further force or effect and are hereby repealed.

Section 7: Severability. If any part of the Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 8: Duration and Effective Date. The provisions of this Ordinance shall become and remains in full force and effect upon passage and until its repeal by ordinance.

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

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

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

ATTEST: _____
Amelia Lacy, Director, Department of
Finance and Records

MAYOR'S APPROVAL

Emily Styron, Mayor

DATE

**MAYOR'S
VETO**

Emily Styron, Mayor

DATE

RESOLUTION NO. 2020-____
OF ZIONSVILLE, INDIANA

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

VANTRUST REAL ESTATE, LLC

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 4265 S 300 E (southeast corner of 400 S and 300 E), as more particularly described in the map and including the parcel identified in Exhibit A attached hereto (the “Area”); and

WHEREAS, the Town Council has thoroughly studied and been advised by VanTrust Real Estate, LLC (“VanTrust”) of a proposed revitalization program which includes redevelopment or rehabilitation in the Area to include the construction of two new buildings (approximately 780,900 and 399,000 square feet) (the “Project”), as more particularly described in the hereinafter defined VanTrust Application; and

WHEREAS, the Town Council has received from VanTrust for the Area (i) a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the “VanTrust 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, VanTrust anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the VanTrust 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 VanTrust 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 “VanTrust Economic Revitalization Area #2”, 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 VanTrust 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, 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 VanTrust 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 VanTrust to invest in the Area, the VanTrust 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.

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		
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: _____

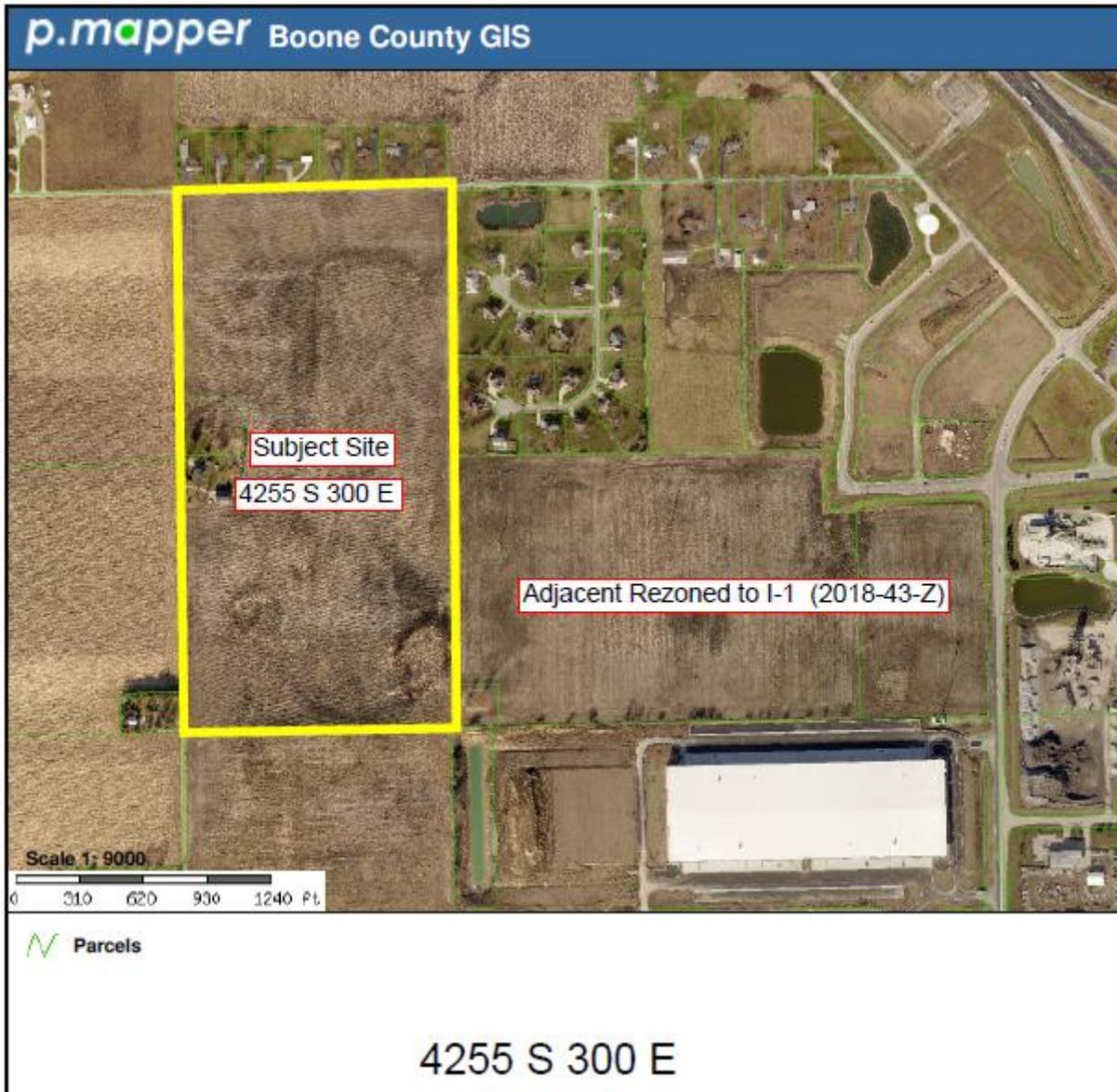
MAYOR'S VETO

Emily Styron, Mayor

Date: _____

EXHIBIT A

Map of the Area and Parcel in the Area*



* The Area is shaded in yellow on the above map.

The Area includes the following parcel number: 008-04950-00

Exhibit B

Statement of Benefits Real Estate Improvements



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 VanTrust Real Estate, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 775 Yard Street, Columbus, Ohio 43212		
Name of contact person Raif Webster	Telephone number (614) 745-0613	E-mail address raif.webster@vantrustre.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Zionsville Town Council	Resolution number
Location of property 4265 S 300 E	County Boone
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Two buildings with approximately 780,900 square feet and 399,000 square feet, respectively	DLGF taxing district number 008
	Estimated start date (month, day, year) 10/01/2020
	Estimated completion date (month, day, year) 10/01/2021

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	283,800.00
Plus estimated values of proposed project	48,000,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	48,000,000.00	

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)
Printed name of authorized representative	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.

Exhibit A
VanTrust Real Estate, LLC

The project consists of two buildings with a total anticipated investment of \$48 million (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.

**TOWN OF ZIONSVILLE
TAX ABATEMENT AGREEMENT**

This Tax Abatement Agreement (the “Agreement”) is made as of April ____, 2020, by and between VanTrust Real Estate, LLC or its affiliate holding title to the Property (defined below) (the “Company”) and the Town of Zionsville.

RECITALS

A. The Company owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Company attached hereto as Exhibit A (the “Application”), for which the Company desires tax abatement (the “Property”).

B. The Company submitted the Application including the Statement of Benefits (i.e. Form SB-1) 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.

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 inapplicability 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

Signed: _____

Printed: _____

Its: _____

TOWN OF ZIONSVILLE

Signed: _____

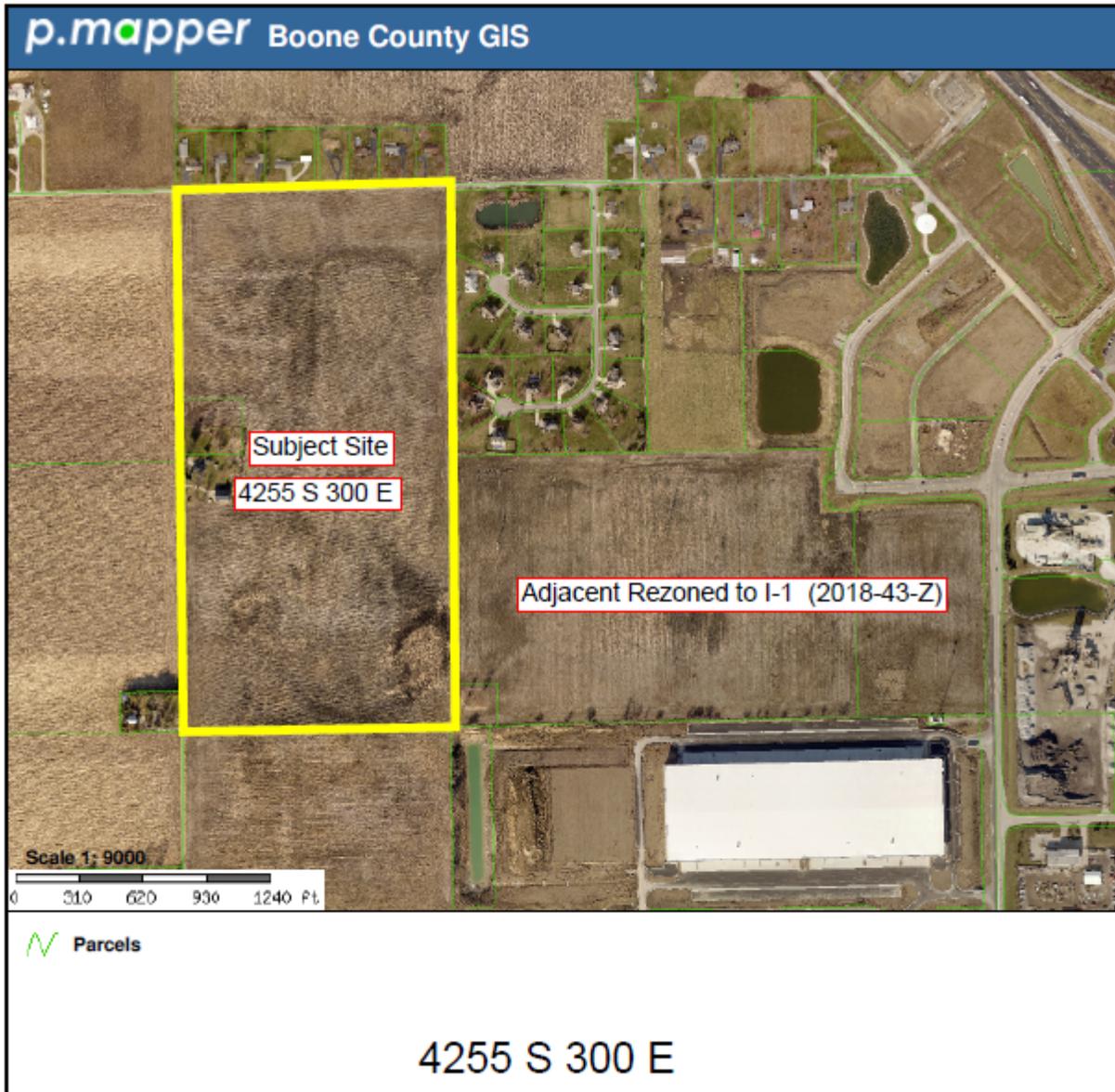
Printed: _____

Its: _____

Exhibit A

Tax Abatement Application

*Map of the Area and Parcel in the Area**



* The Area is shaded in yellow on the above map.

The Area includes the following parcel number: 008-04950-00



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 VanTrust Real Estate, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 775 Yard Street, Columbus, Ohio 43212					
Name of contact person Raif Webster			Telephone number (614) 745-0613		E-mail address raif.webster@vantrustre.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Zionsville Town Council					Resolution number
Location of property 4265 S 300 E			County Boone		DLGF taxing district number 008
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Two buildings with approximately 780,900 square feet and 399,000 square feet, respectively					Estimated start date (month, day, year) 10/01/2020
					Estimated completion date (month, day, year) 10/01/2021
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries	Number additional 0.00	Salaries \$0.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00	283,800.00	
Plus estimated values of proposed project			48,000,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			48,000,000.00		
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)
Printed name of authorized representative				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.

Exhibit A
VanTrust Real Estate, LLC

The project consists of two buildings with a total anticipated investment of \$48 million (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

Tax Abatement Schedule

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