

Introduced By:

Randy Novak
Terry Garner

Bill No. _____

RESOLUTION NO. 2021-02A

CONFIRMATORY RESOLUTION

**A RESOLUTION OF THE LA PORTE COUNTY COUNCIL DETERMINING THAT
THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE
BEEN MET AND CONFIRMING A DECLARATORY RESOLUTION ADOPTED BY
THE LA PORTE COUNTY COUNCIL**

(Real & Personal Property)

Petitioners/ Lessor:

E-Pak Machinery Inc.
1535 S Hwy 39
La Porte IN 46350

WHEREAS the La Porte County Council pursuant to "Deduction for Rehabilitation or Redevelopment of Real Property in Economic Revitalization Areas Act" (hereinafter referred to as the "Act" and a.k.a. Indiana Code 6-1.1-12.1-1 has declared the following described area to be an economic revitalization area:

NORTHERLY PARCEL:

**A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 3
WEST, SCIPIO TOWNSHIP, LA PORTE COUNTY, INDIANA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A CAST IRON MONUMENT AT THE WEST QUARTER
CORNER OF SAID SECTION 11, THENCE SOUTH 00°27'47"W (BASIS OF
BEARING) ON THE WEST LINE OF SAID SECTION, A DISTANCE OF 584.88**

FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO RS REAL ESTATE, LLC IN DEED DOCUMENT 2014R-08103; THENCE SOUTH 89°33'35" EAST, ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 317.62 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AS EVIDENCED BY A 1/2" IRON PIPE BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°33'35" EAST A DISTANCE OF 302.79 FEET TO A 5/8 INCH IRON REINFORCING ROD WITH ID CAP STAMPED "ROBERT ALOI 20200024" ON THE EAST LINE OF A PARCEL CONVEYED TO LAPORTE MUNICIPAL AIRPORT AUTHORITY IN DEED DOCUMENT 2015R-00415; THENCE SOUTH 00°25'29" WEST ON SAID EAST LINE A DISTANCE OF 177.72 FEET TO A 5/8 INCH IRON REINFORCING ROD WITH ID CAP STAMPED "ROBERT ALOI 20200024" AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO RS REAL ESTATE, LLC IN DOCUMENT 2003R-00642; THENCE NORTH 89°37'00" EAST ON THE NORTH LINE OF SAID

PARCEL, A DISTANCE OF 303.54 FEET TO A 1/2 INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED IN DOCUMENT 2014R-08103; THENCE NORTH 00°39'58" EAST ON THE EAST LINE OF SAID PARCEL CONVEYED IN DOCUMENT 2014R-08103, A DISTANCE OF 178.02 FEET TO THE POINT OF BEGINNING PARCEL CONTAINING 1.2 ACRES MORE OR LESS.

PROPERTY ADDRESS REFERENCE: VACANT LAND, LAPORTE, IN 46350

1535 S HWY 39, LA PORTE, IN 46350

A PARCEL OF LAND SITUATED IN THE COUNTY OF LA PORTE, STATE OF INDIANA, TO-WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 3 WEST, LAPORTE COUNTY, INDIANA, BEING A PARCEL OF AND PREVIOUSLY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 90-00857 IN THE OFFICE OF THE RECORDER OF LAPORTE COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAST IRON MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 3 WEST, LAPORTE COUNTY, INDIANA; THENCE NORTH 87°31'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 1'1, A DISTANCE OF 41.38 FEET (NORTH 87°29' EAST, 40 FEET BY PREVIOUS DEED) TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 39; THENCE NORTH 00°2'00" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 1574.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE

NORTHERLY ALONG SAID EASTERLY CURVED RIGHT OF WAY LINE, AN ARC DISTANCE OF 32.37 FEET (NORTH 00° 12' EAST, A DISTANCE OF 1607.90 FEET BY PREVIOUS DEED) TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 90-00857 TO THE POINT OF BEGINNING; THENCE NORTHERLY CONTINUING ALONG SAID CURVED RIGHT OF WAY LINE, AN ARC DISTANCE OF 300.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL. RADIUS OF SAID CURVE IS 63620.67 FEET, ALONG CHORD OF SAID CURVE BEARS NORTH 00°21'51" EAST A DISTANCE OF 300.00 FEET (NORTH 00°12' EAST, 300 FEET BY PREVIOUS DEED); THENCE SOUTH 89°47'15" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 581.40 FEET (SOUTH 89°48' EAST, 580.80 FEET BY PREVIOUS DEED) TO AN IRON ROD MARKING THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°15'14" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET (SOUTH 00° 12" WEST, 300 FEET BY PREVIOUS DEED) TO A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID PARCEL, THENCE NORTH 89°47'13" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 581.98 FEET (NORTH 89°48'WEST, 580.80 FEET BY PREVIOUS DEED) TO THE POINT OF BEGINNING.

THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 1535 S HWY 39, LA PORTE, IN 46350. THE REAL PROPERTY TAX IDENTIFICATION NUMBER IS 461011300003000060.

WHEREAS, under the provisions of said "Act" a copy of the foregoing Resolution was filed for public inspection at the office of the La Porte County Assessor's office.

WHEREAS public notice of the adoption and substance of such resolution has been published in accordance with I.C. 6-1.1-12.1-1; as well as setting forth that a public hearing would be held on February 22, 2021 to receive and hear all remonstrance and objections from interested persons; and,

WHEREAS the La Porte County Council received and heard all remonstrance and objections to its Declaratory Resolution from interested persons and considered the evidence.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LA PORTE COUNTY COUNCIL THAT:

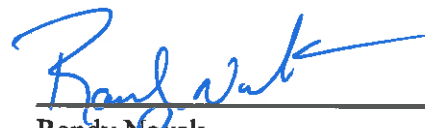
SECTION 1. The La Porte County Council hereby determines that the area described hereinabove meets the qualifications for designation as an economic revitalization area.

SECTION 2. Resolution No. 2021-02A, the same being a resolution declaring a portion of La Porte County an economic revitalization area, pursuant to I.C. 6-1.1-12.1-1 , et seq., is hereby confirmed and the following are adopted, to-wit:

- a. That the above-described area shall be designated as an Economic Revitalization Area for a period of 10 years, beginning with the date of this Resolutions; and
- b. That the property tax deduction to which the Petitioner is entitled shall apply to the real estate pursuant to I.C. 6-1.1-12.1-1 through I.C. 6-1.1-12.1-1; and,
- c. That the aforesaid deduction for real estate and personal property taxes is allowed for 10 years pursuant to the appropriate schedule contained in I.C.; and,
- d. That no limitation is places upon the dollar amount of the deduction applicable to redevelopment or rehabilitation and new development of the property described hereinabove; and,
- e. That no limitation is places upon the dollar amount of the deduction applicable to the personal property described hereinabove; and,
- f. That the estimate of cost for new development is reasonable for that type of facility to be built; and,
- g. That the estimate of the additional employees that will be hired can reasonably be expected to result from the proposed development; and,
- h. That the estimate of the annual salaries of the new employees can reasonably be expected to result from the proposed development; and,
- i. That the totality of the benefits is sufficient to justify the granting of this requested deduction; and,
- j. That the "Statement of Benefits for both Real and Personal" submitted by the petitioner is hereby approved and the President of the La Porte County Council is hereby authorized to execute the same on behalf of said Council; and,
- k. That this determination is final except that an appeal may be taken and heard as provided under the "Act" (I.C. 6-1.1-12.1-1 (d), (e) and (f))


SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval, as required by law.

Passed and adopted 2/22/21.



Randy Novak
La Porte County Council President

ATTEST



Timothy Stabosz
Auditor La Porte County