

PUBLIC NOTICE

You are hereby notified that all remonstrances and objections of interested persons will be heard by the Common Council of City of Berne, Indiana, on June 28, 2021, at 6:40 P.M., in the Council Room, City Hall, 158 West Franklin Street, Berne, Indiana, upon Resolution #2021-6-4, adopted by the Common Council declaring the area described below as an Economic Revitalization Area and granting tax deductions for redevelopment property to Pioneer Warehousing LLC in the Economic Revitalization Area.

The Common Council of the City of Berne, Indiana shall also, at said time and place, conduct a public hearing on the waivers of the following requirements of I.C. 6-1.1-12.1-3 pursuant to I.C. 6-1.1-12.1-11.3:

1. The failure, if any, to provide the completed Statement of Benefits Form SB-1/RE and SB-1/VBD to the designating body before the hearing required by I.C. 6-1.1-12.1-2.5;
2. The failure, if any to submit the completed Statement of Benefits Form SB-1/PP to the designating body before the installation of the new manufacturing equipment for which the person desires to claim a deduction;
3. The failure, if any to designate an area as an Economic Revitalization Area before the installation of the new manufacturing equipment;
4. The failure, if any to make the required findings of fact before designating an area as an economic revitalization area.
5. The failure, if any to file a timely or complete deduction application under I.C.6-1.1-12.1-5 or I.C. 6-1.1-12.1-5.4.

A description of the affected area is available and can be inspected at the County Assessor's Office. The area is described as follows, and is owned by Pioneer Warehousing LLC, to wit:

TAX PARCEL
01-08-33-200-001.000-010

Part of the West Half of the Northeast Quarter of Section 33, Township 26 North, Range 14 East, Monroe Township, Adams County, Indiana, described as follows:

Commencing at the Southwest corner of said Northeast Quarter being marked by an iron found; thence Easterly, along the South line of said Northeast Quarter, 30.0 feet to a p.k. nail set which shall be the point of beginning; thence Northerly deflecting left 87 degrees 57 minutes 36 seconds 990.0 feet; parallel with the west line of said Northeast quarter to a $\frac{5}{8}$ " rebar stake set; thence Easterly, deflecting right 87 degrees 57 minutes 36 seconds, 880.0 feet, parallel with the South line of said Northeast Quarter to a $\frac{5}{8}$ " rebar stake set; thence Southerly, deflecting right 92 degrees 02 minutes 24 seconds, 990.0 feet, parallel with the West line of said Northeast Quarter to a p.k. nail set on the South line of said Northeast Quarter; thence Westerly, deflecting right 87 degrees 57 minutes 36 seconds, 880.0 feet along said South line to the point of beginning.

EXCEPT: Twenty (20) feet of even width off of and along the entire north side of the above described real estate.

Commonly known as: 917 Liechty Road, Berne, IN 46711

The application for designation as an economic revitalization area is limited to receiving deductions for redevelopment of property pursuant to I.C. 6-1.1-12.1-3 and for improvements on the real estate.

After considering the evidence, the Common Council of the City of Berne shall take final action determining whether waivers of the requirements of I.C. 6-1.1-12.1-3 should be granted pursuant to I.C. 6-1.1-12.1-11.3, and whether the qualifications for an Economic Revitalization Area have been met and confirming, modifying and confirming, or rescinding the Resolution granting the tax abatement pursuant to I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5. The Common Council shall also consider whether the applicant shall be entitled to an alternative abatement schedule as set out in I.C. 6-1.1-12.1-17 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.

An alternative abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An alternative abatement schedule may not exceed ten (10) years.

Dated June 14, 2021.

Gregg A. Sprunger, Mayor
PRESIDING OFFICER

ATTEST:

Gwen Maller
CLERK-TREASURER