

PUBLIC NOTICE

The BERNE REDEVELOPMENT COMMISSION will meet on May 11, 2023, at 12:00 noon EST., in the Council Room, City Hall, 158 West Franklin Street, Berne, Indiana, to consider an application filed by FCC (Adams), LLC for property tax deductions provided by I.C. 6-1.1-12.1 and the consideration of Resolution #2023-5-1 adopted by the Common Council declaring the area described below as an Economic Revitalization Area and granting tax deductions for redevelopment property and new manufacturing equipment in the Economic Revitalization Area to FCC (Adams) LLC, an Indiana Corporation. The Commission shall conduct the meeting to comply with I.C. 6-1.1-12.1-2.5. The meeting is open to the public.

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

TAX PARCEL 01-08-33-400-017.000-010

The Northeast Quarter of the Southeast Quarter of Section 33, Township 26 North, Range 14 East, of the Second Principal Meridian, in Monroe Township, Adams County, Indiana, more particularly described as follows:

Beginning at a railroad rail spike found in the intersection of County Road 000 (Tile Mill Road) with County Road 550 South (Parr Road) marking the Northeast corner of said Southeast Quarter; thence South 00 degrees 32 minutes 35 seconds West (assumed bearing and basis of bearings to follow), a distance of 1,336.96 feet along the East line of said Southeast Quarter and centerline of County Road 000 to a Mag Nail set at the Southeast corner to the Northeast Quarter of said Southeast Quarter; thence South 88 degrees 33 minutes 41 seconds West, a distance of 1,333.87 feet along the South line of the Northeast Quarter of said Southeast Quarter to the West line of the Northeast Quarter of said Southeast Quarter, said point referenced by a 5/8 inch rebar found 0.96 feet south and 1.19 feet west of actual; thence North 00 degrees 33 minutes 48 seconds East, a distance of 1,336.59 feet along said West line to the North line of said Southeast Quarter, said point referenced by a PK Nail found 0.41 feet north and 0.24 feet west of actual; thence North 88 degrees 32 minutes 42 seconds East, a distance of 1,333.42 feet along said North line to the POINT OF BEGINNING, containing 40.902 acres [1,781,693.631 square feet], more or less.

Subject to a 30 feet wide right-of-way along County Road 000 and a 20 feet wide right-of-way along Parr Road.

Subject to easements of record.

Except therefrom the following: The south 60 feet of the Northeast quarter of the Southeast quarter of Section 33, Township 26 North, Range 14 East of the Second Principal Meridian, Adams County, Indiana, more particularly described as follows:

BEGINNING at a Mag Nail found in the center of County Road 000 (Tile Mill Road) marking the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 33, thence South 88 degrees 33 minutes 41 seconds West (assumed bearing and basis of bearings to follow), a distance of 1,333.87 feet along the South line of the Northeast Quarter of said Southeast Quarter to the West line of the Northeast Quarter of said Southeast Quarter, said point referenced by a 5/8 inch rebar found 0.96 feet south and 1.19 feet west of actual; thence North 00 degrees 33 minutes 48 seconds East, a distance of 60.04 feet along said West line to a 5/8 inch diameter steel rebar set; thence North 88 degrees 33 minutes 41 seconds East, a distance of 1,333.85 feet along a line parallel with and 60.00 feet north of said South line to the East line of said Southeast Quarter and the centerline of County Road 000; thence South 00 degrees 32 minutes 35 seconds West, a distance of 60.04 feet along said East line and said centerline to the POINT OF BEGINNING, containing 1.837 acres [80,031.856 square feet], more or less.

Commonly known as: 936 E. Parr 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 new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.

After considering the evidence, the Berne Redevelopment Commission shall take action determining whether the qualifications for an Economic Revitalization Area have been met, and consider the adoption of a Resolution approving the application of FCC (Adams) LLC and confirming, modifying and confirming, or rescinding the Resolution granting the tax abatements pursuant to I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5.

Dated April 28, 2023

BERNE REDEVELOPMENT COMMISSION