

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 April 22, 2024, at 6:40 P.M., in the Council Room, City Hall, 158 West Franklin Street, Berne, Indiana, upon Resolution #2024-4-1 adopted by the Common Council declaring the area described below as an Economic Revitalization Area and granting tax deductions for new manufacturing equipment in the Economic Revitalization Area to FCC (Adams) LLC, an Indiana Corporation.

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 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;
2. The failure, if any to designate an area as an Economic Revitalization Area before the installation of the new manufacturing equipment;
3. The failure, if any to make the required findings of fact before designating an area as an economic revitalization area.
4. 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 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.

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 Resolutions granting the tax abatements 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 April 8, 2024.

Gregg A. Sprunger, Mayor
PRESIDING OFFICER

ATTEST:
Kalla Caffee
CLERK-TREASURER