

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 23, 2018, at 7:40 P.M., in the Council Room, City Hall, 158 West Franklin Street, Berne, Indiana, upon Resolution #2018-4-1, Resolution #2018-4-2, Resolution #2018-4-3, and Resolution #2018-4-4, all adopted by the Common Council declaring the area described below as an Economic Revitalization Area and granting tax deductions for redevelopment property to MAFCO Leasing LLC and new manufacturing and office equipment to Poseidon Barge Ltd 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 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 being purchased by MAFCO LEASING LLC, to wit:

TAX PARCEL I
01-08-33-400-005.000-010

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section Thirty-Three (33), Township Twenty-Six (26) North, Range Fourteen (14) East in Adams County, Indiana; thence West along the north line of said quarter quarter section a distance of Three Hundred Ten (310) feet to a point; thence south parallel with the east line of said quarter quarter section a distance of Two Hundred Three (203) feet; thence east parallel to the north line of said quarter quarter a distance of Three Hundred Ten (310) feet to a point; thence north on and along the east line of said quarter quarter section a distance of Two Hundred Three (203) feet to the place of beginning, containing 1.44 acres, more or less.

ALSO:
Commencing at 203 feet south of the northeast corner of the northwest quarter of the southeast quarter of Section Thirty Three (33), Township Twenty Six (26) North, Range Fourteen (14) East, in Adams County, Indiana; thence west parallel with the north line of said quarter quarter section a distance of 310 feet; thence south parallel with the east line of said quarter quarter section 141 feet; thence east 310 feet to the east line of said quarter quarter section; thence north on and along the east line of said quarter quarter section 141 feet to the place of beginning, containing One (1) acre, more or less.

Containing in all 2.44 Acres, more or less.
Commonly known as: 750 E. Parr Road, Berne, IN 46711

TAX PARCEL II
01-08-33-200-006.000-010

Tract I:
A parcel of land in the west one-half of the northeast one-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 the southeast corner of the west one-half of the northeast one-quarter of said section 33; thence south 89 degrees 21 minutes 09 seconds west (assumed bearing base) along the south line of said northeast one-quarter a distance of 423.36 feet; thence north 1 degrees 23 minutes 32 seconds east parallel with the west line of said northeast one-quarter a distance of 1790.00 feet; thence north 89 degrees 21 minutes 09 seconds east parallel with the south line of said northeast one-quarter a distance of 420.67 feet to a 5/8" diameter iron pin with cap stamped C & D Firm No. 0026 on the east line of the west one-half of said northeast one-quarter; thence along the east line of said west one-half south 1 degrees 18 minutes 23 seconds west a distance of 1789.91 feet to the point of beginning. Containing 17.331 acres.

Tract II:
A parcel of land in the east one-half of the northeast one-quarter of Section Thirty Three (33), Township Twenty-Six (26) North, Range Fourteen (14) East, of the Second Principal Meridian, Adams County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the east one-half of the northeast one-quarter of said section 33; thence north 1 degrees 18 minutes 23 seconds east (assumed bearing base) along the west line of the east one-half of said northeast one-quarter a distance of 1000.58 feet to a 5/8" diameter iron pin with cap stamped C & D Firm No. 0026; thence north 89 degrees 21 minutes 09 seconds east parallel with the south line of said northeast one-quarter, a distance of 200.12 feet to a 5/8" diameter iron pin with cap stamped C & D Firm No. 0026; thence south 1 degrees 18 minutes 23 seconds west, parallel with the west line of the east one-half of said northeast one-quarter, a distance of 1000.58 feet to the south line of said northeast one-quarter; thence along said south line, south 89 degrees 21 minutes 09 seconds west, a distance of 200.12 feet to the point of beginning. Containing 4.594 acres.

SUBJECT TO: The right-of-way of Parr Road and rights-of-way and easements of record.

All as shown by Stody Associates, Professional Land Surveyors on Plat of Survey Number 1439.

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

Commencing at a 1/2" steel bar marking the Southeast corner of said Northeast Quarter; thence South 87 degrees 42 minutes 51 seconds West (GPS grid bearing and basis of bearings to follow), a distance of 1133.27 feet along the South line of said Northeast Quarter and within the right-of-way of Parr Road (County Road 550 South) to the East line of an existing 4.594 tract described in Document Number 201400167 in the Office of the Recorder of Adams County, Indiana, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing South 87 degrees 42 minutes 51 seconds West, a distance of 623.48 feet (deed) along the South line of said Northeast Quarter and within said right-of-way to the West line of an existing 17.331 acre tract described in said Document Number 201400167 in the Office of the Recorder of Adams County; thence North 00 degrees 14 minutes 43 seconds West, a distance of 40.03 feet along the West line of said 17.331 acre tract; thence North 87 degrees 42 minutes 51 seconds East, a distance of 623.42 feet parallel with and 40.00 feet distant from the South line of said Northeast Quarter to the East line of said 4.594 acre; thence South 00 degrees 19 minutes 45 seconds East, a distance of 40.02 feet along said East line to the Point of Beginning. Containing 0.572 Acres, (0.286 Acres already contained within existing right-of-way) more or less. Subject to the right-of-way of Parr Road (County Road 550 South) and subject to easements of record.
Commonly known as: 725 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 improvements on the real estate and 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 9, 2018
William F. McKean, Mayor
PRESIDING OFFICER

ATTEST:
Gwen Maller
CLERK-TREASURER