

## 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 October 26, 2020, at 6:40 P.M., in the Council Room, City Hall, 158 West Franklin Street, Berne, Indiana, upon Resolution #2020-10-1 and Resolution #2020-10-2, both adopted by the Common Council declaring the area described below as an Economic Revitalization Area and granting tax deductions for redevelopment property to Hyet Properties LLC and new manufacturing equipment to O&R Precision Grinding, Inc. 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 owned by MAFCO LEASING LLC, to wit:

### TAX PARCEL 01-08-33-100-014.000-009

Part of the Northwest 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 Harrison Marker at the Northwest corner of said Northwest Quarter; thence North 88 degrees 35 minutes 05 seconds East (GPS Grid bearing and basis of bearings to follow), a distance of 660.00 feet (deed) along the North line of said Northwest Quarter and within the right-of-way of County Road 500 South to a DuraNail with a "Miller" identification ring on the East line of an existing tract described in Document Number 2008001419 in the Office of the Recorder of Adams County, Indiana; thence continuing North 88 degrees 35 minutes 05 seconds East, a distance of 316.00 feet along said North line and within said right-of-way to a DuraNail with a "Miller" identification ring on the East line of an existing 0.415 acre tract described in Document Number 2012004171 in the Office of the Recorder of Adams County, Indiana, said point being the POINT OF BEGINNING of the herein described tract; thence continuing North 88 degrees 35 minutes 05 seconds East, a distance of 355.40 feet along said North line and within said right-of-way to a DuraNail with a "Miller" identification ring on the East line of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 02 minutes 56 seconds East, a distance of 1320.81 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of the Northwest Quarter of said Northwest Quarter; thence South 88 degrees 22 minutes 54 seconds West, a distance of 665.37 feet along said South line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of an existing tract described in Deed Record 214, Page 003 in the Office of the Recorder of Adams County, Indiana; thence North 00 degrees 18 minutes 45 seconds West, a distance of 1022.98 feet along said East line and along the East line of the tract described in Deed Record 253, Page 55 in the Office of the Recorder of Adams County, Indiana and along said Document Number 2008001419; thence North 88 degrees 35 minutes 05 seconds East, a distance of 321.77 feet along the Westerly extension of the South line of an existing 0.117 acre tract described in Document Number 2012004172 in the Office of the Recorder of Adams County, Indiana, and along the South line of said 0.117 acre tract and its Easterly extension thereof to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the Southerly extension of the East line of said 0.415 acre tract; thence North 01 degrees 24 minutes 55 seconds West, a distance of 300.00 feet along said extension and said East line to the Point of Beginning. Containing 18.082 Acres, more or less. Subject to the right-of-way of County Road 500 South, Lehman Legal Tile Drain and subject to easements of record.

Commonly known as: 225 Heritage Trail, 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 October 13, 2020.

Gregg A. Sprunger, Mayor  
PRESIDING OFFICER

ATTEST:  
Gwen Maller  
CLERK-TREASURER