

RESOLUTION NO. 2023 - 12
OF THE CLAY COUNTY REDEVELOPMENT COMMISSION
(Brazil)
(Real Property)

WHEREAS, **Emmert Group Properties, LLC** ("Petitioner") has submitted to the Clay County Redevelopment Commission (acting as the Redevelopment Commission for the City of Brazil pursuant to an Interlocal Agreement) its Statement of Benefits – Real Property Form SB-1 / Real Property dated the 17th day of July, 2023, in connection with a proposed abatement for real property improvements and has represented that the improvements will permit it to maintain 75 full-time salaried and hourly jobs and an annual payroll of \$3,020,680.00 and create 6 new full-time hourly positions with an annual payroll of approximately \$224,640.00 and that the cost of the real property improvements is \$250,000.00; and

WHEREAS, the Petitioner has been advised that Petitioner will be required to execute a form of Abatement Calculation Agreement and will be required to pay a fee annually based upon the amount of the abatement in accord with Resolution 2008-4 of the Brazil Common Council, and Petitioner has agreed to execute such Abatement Calculation Agreement and pay such fee; and

WHEREAS, the Petitioner has agreed to pay the tax abatement initiation fee of \$3,750.00 – (for both real and personal) to the Clay County Redevelopment Commission to defray costs and expenses of the creation of the Economic Revitalization Area; and

WHEREAS, the Clay County Redevelopment Commission has been charged with giving preliminary review and approval of tax abatement applications and making its recommendation to the Brazil Common Council concerning such abatements;

The Clay County Redevelopment Commission, acting at its regular meeting, at which meeting a quorum was present, which meeting was duly advertised according to law, did unanimously adopt the following Resolution:

BE IT RESOLVED that the Clay County Redevelopment Commission approves the Statement of Benefits submitted by Petitioner and subject to Petitioner's execution of an Abatement Calculation Agreement, agreement to pay the annual fee established by Resolution 2008-4 of the Brazil Common Council, and payment of the costs of the establishment of the Economic Revitalization Area, does recommend to the Brazil Common Council that it approve Petitioner's proposed revitalization area.

Dated the 19th day of July, 2023.

CLAY COUNTY REDEVELOPMENT COMMISSION



Tom Ames, President

Lance Hoffman



Jan Howell



Fred Nevits



Vickie Mace

[https://coxlawth-my.sharepoint.com/personal/tlawson_coxlaw_net/Documents/TOrman Clients/Clay Co. Red/Timberland/2023/Resolution of Redev Comm REAL PROPERTY 07.19.2023.docx](https://coxlawth-my.sharepoint.com/personal/tlawson_coxlaw_net/Documents/TOrman%20Clients/Clay%20Co.%20Red/Timberland/2023/Resolution%20of%20Redev%20Comm%20REAL%20PROPERTY%2007.19.2023.docx)



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

| SECTION 1 | | TAXPAYER INFORMATION | | | |
|--|-----------------------------------|--|--|--|--|
| Name of taxpayer Emmert Group Properties, LLC | | | | | |
| Address of taxpayer (number and street, city, state, and ZIP code) P.O. Box 193, Brazil, IN 47834 | | | | | |
| Name of contact person Brad Emmert | | | Telephone number (812) 208-0331 | | E-mail address bemmert@timberlandlbr.com |
| SECTION 2 | | LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | |
| Name of designating body Brazil Common Council | | | | | Resolution number 2023- 12 |
| Location of property 1846 W. Whiterock Rd., Brazil, IN 47834 | | | County Clay | | DLGF taxing district number 11-002 |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 80' x 150' x 18' Pole Barn for Storage. Exhibit A - legal description of property. Exhibit B - Property cards. Exhibit C - drawings and renderings. Exhibit D - abatement schedule. | | | | | Estimated start date (month, day, year) September 15, 2023 |
| | | | | | Estimated completion date (month, day, year) December 30, 2023 |
| SECTION 3 | | ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | |
| Current Number 75.00 | Salaries \$3,020,680.00 | Number Retained 75.00 | Salaries \$3,020,680.00 | Number Additional 6.00 | Salaries \$224,640.00 |
| SECTION 4 | | ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | |
| | | REAL ESTATE IMPROVEMENTS | | | |
| | | COST | | ASSESSED VALUE | |
| Current values | | 5,172,344.00 | | 1,421,000.00 | |
| Plus estimated values of proposed project | | 250,000.00 | | | |
| Less values of any property being replaced | | 54,500.00 | | | |
| Net estimated values upon completion of project | | 196,500.00 | | | |
| SECTION 5 | | WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER | | | |
| Estimated solid waste converted (pounds) _____ | | | Estimated hazardous waste converted (pounds) _____ | | |
| Other benefits | | | | | |
| SECTION 6 | | TAXPAYER CERTIFICATION | | | |
| I hereby certify that the representations in this statement are true. | | | | | |
| Signature of authorized representative | | | | Date signed (month, day, year) July 17, 2023 | |
| Printed name of authorized representative Brad Emmert | | | Title President | | |

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

| | | |
|---|--------------------------|--------------------------------|
| Approved (signature and title of authorized member of designating body) | Telephone number () | Date signed (month, day, year) |
| Printed name of authorized member of designating body | Name of designating body | |
| Attested by (signature and title of attester) | Printed name of attester | |

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule 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.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit A – Legal Description

Located in the County of Clay, State of Indiana:

Part of the Southwest Quarter of the Northwest Quarter of Section One (1), Township Twelve (12) North, Range Seven (7) West, more particularly described as follows, to-wit: Commencing at a point on the South line of said tract Twelve (12) chains and ninety-nine (99) links East of a point where said South line crosses the South line of the right-of-way of the Terre Haute and Indianapolis Railroad; thence North two hundred eight (208) feet; thence East one hundred four (104) feet and eight and one-half inches ($8 \frac{1}{2}$); thence South two hundred eight (208) feet to the South line of said tract; thence West one hundred four (104) feet, eight and one-half ($8 \frac{1}{2}$) inches to the place of beginning, containing one-half ($1/2$) acre, more or less. Subject to the rights-of-way, conditions, restrictions and other easements of record.

Parcel No. 11-03-01-200-173.000-001

Commonly Known as: 1846 W. Whiterock Road, Brazil, IN 47834

Exhibit "B"

11-03-01-200-173,000-001
 General Information
 Parcel Number
 11-03-01-200-173,000-001
 Parent Parcel Number
 001-00415-00

EMMERT GROUP PROPERTIES LLC
 Ownership
 EMMERT GROUP PROPERTIES LLC
 PO BOX 193
 BRAZIL, IN 47834

1846 W WHITEROCK RD
 510, 1 Family Dwell - Platted Lot
 Transfer Of Ownership

Date
 04/04/2022
 Owner
 EMMERT GROUP PROPERT
 01/01/1900 REED, MARYANN T (TRU

Notes

Doc ID Code
 207/461
 Book/Page
 207/461
 Sale Price
 \$55,000

** Property where New building will be placed*

Property Class 510
 1 Family Dwell - Platted Lot

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|---------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | GEN REVAL | GEN REVAL | AA | AA | AA |
| As Of Date | 03/27/2023 | 03/29/2022 | 04/13/2021 | 04/03/2020 | 04/03/2019 |
| Valuation Method | Indiana Cost Mod |
| Equalization Factor | Indiana Cost Mod |
| Notice Required | | | | | |
| Land | \$11,400 | \$11,400 | \$11,400 | \$11,400 | \$11,400 |
| Land Res(1) | \$11,400 | \$11,400 | \$11,400 | \$11,400 | \$11,400 |
| Land Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$41,700 | \$43,100 | \$35,900 | \$33,000 | \$31,200 |
| Imp Res(1) | \$39,300 | \$40,600 | \$33,800 | \$31,200 | \$31,200 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$2,400 | \$2,500 | \$2,100 | \$1,800 | \$00 |
| Total | \$53,100 | \$54,500 | \$47,300 | \$44,400 | \$42,600 |
| Total Res(1) | \$50,700 | \$52,000 | \$45,200 | \$42,600 | \$42,600 |
| Total Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(3) | \$2,400 | \$2,500 | \$2,100 | \$1,800 | \$00 |

| Land Data | | | |
|-----------|---------|-----------|-----------|
| Land Type | Soil ID | Act Front | Size |
| 9 | | 0 | 0.5000 |
| | | | Adj Rate |
| | | | \$22,800 |
| | | | Ext Value |
| | | | \$11,400 |
| | | | Value |
| | | | \$11,400 |

Land Computations
 Calculated Acreage 0.50

Developer Discount
 Parcel Acreage 0.50

Characteristics

Topography
 Level
 Public Utilities
 Water, Electricity
 Streets or Roads
 Paved

510, 1 Family Dwell - Platted Lot

1846 W WHITEROCK RD

EMMERT GROUP PROPERTIES LLC

11-03-01-200-173.000-001

| Floor | Constr | Base | Finish |
|-------|------------|------|--------|
| 1 | Wood Frame | 928 | 928 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 1/4 | | | |
| 1/2 | | | |
| 3/4 | | | |
| Attic | | | |
| Bsmt | | 928 | 0 |
| Crawl | | | |
| Slab | | | |

EMMERT GROUP PROPERTIES LLC

11-03-01-200-173.000-001

| General Information | Plumbing | # | TF |
|---------------------|--------------------|---|----|
| Occupancy | Single-Family R 01 | 1 | 3 |
| Description | Single-Family R 01 | 0 | 0 |
| Story Height | 1.00 | 1 | 1 |
| Style | Kitchen Sinks | 1 | 1 |
| Finished Area | Water Heaters | 1 | 1 |
| | Add Fixtures | 0 | 0 |
| | Total | 3 | 5 |
| Floor Finish | | | |
| | Accommodations | 2 | |
| | Bedrooms | 0 | |
| | Living Rooms | 0 | |
| | Dining Rooms | 0 | |
| | Family Rooms | 0 | |
| | Total Rooms | 5 | |
| Wall Finish | | | |
| | Heat Type | | |
| | Central Warm Air | | |

Roofing

Exterior Features

| Description | Area |
|-----------------------|------|
| Wood Deck | 24 |
| Porch, Open Masonry | 98 |
| Porch, Enclosed Frame | 128 |

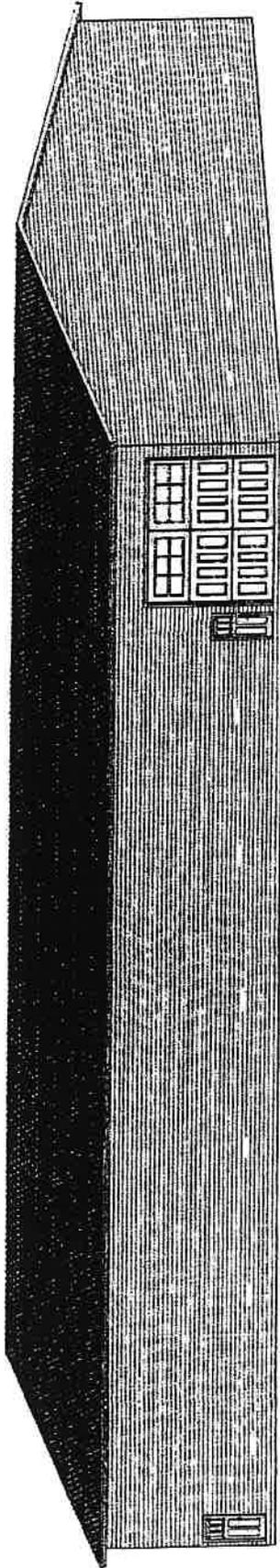
Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
| | | |

Summary Of Improvements

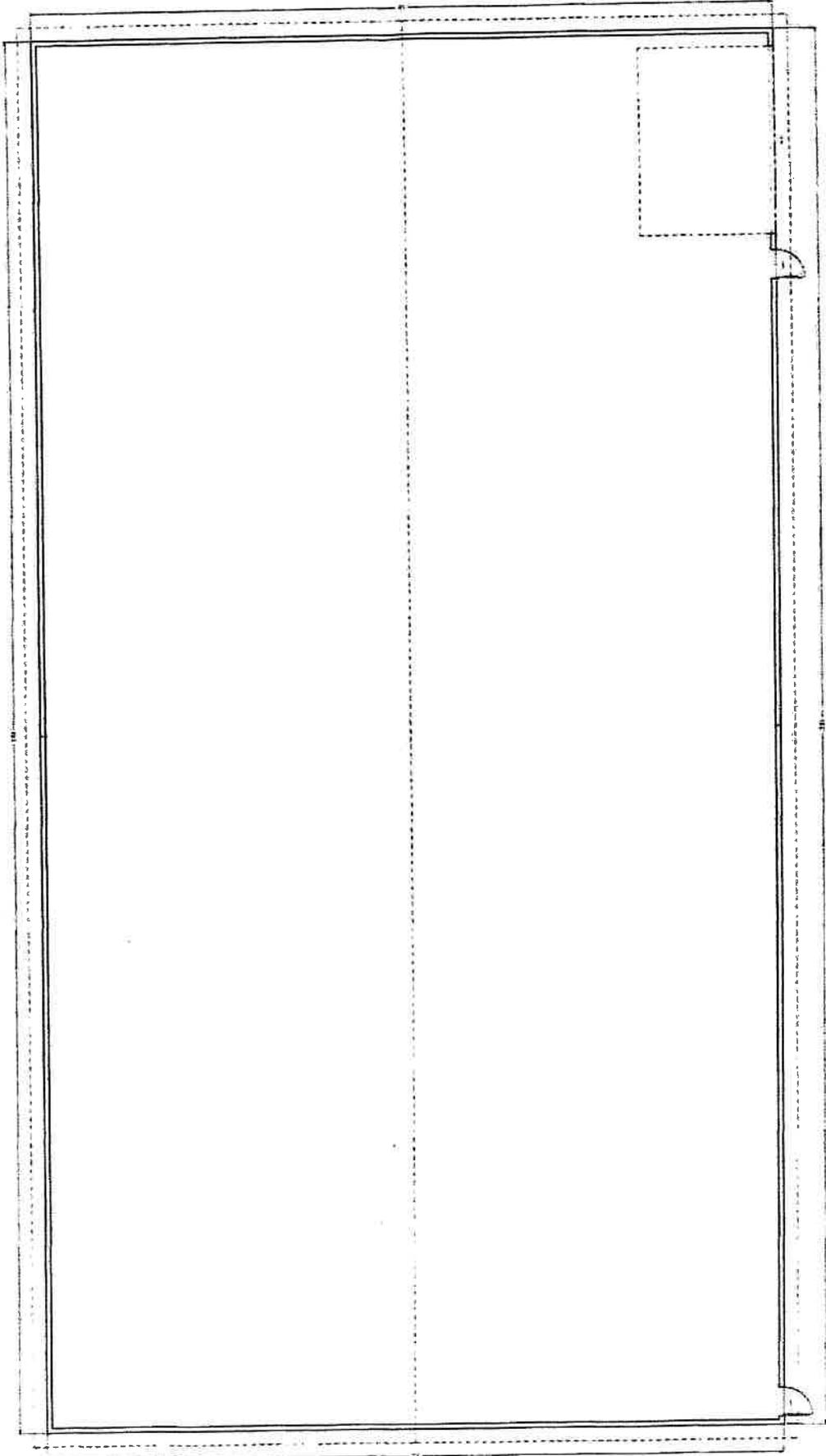
| Description | Year | Eff | Co | nd | Size | PC | Nbhd | Mrkt |
|--------------------|------|------|----|----|----------|------|--------|------|
| Single-Family R 01 | D | 1905 | A | A | 180 sqft | 100% | 1.1000 | |
| Utility Shed | D | 2017 | A | A | | 100% | 1.1000 | |

Exhibit "C"



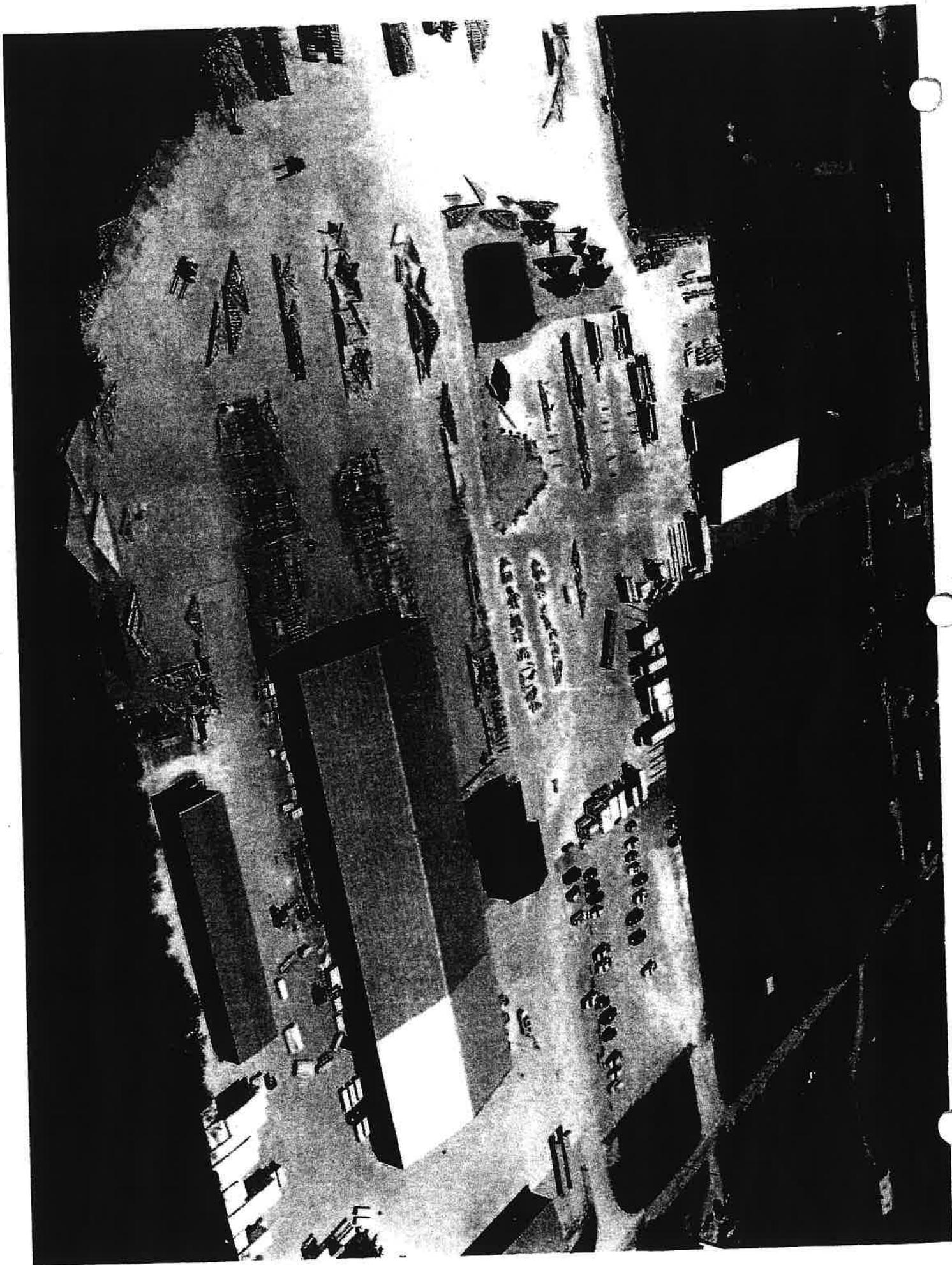
NEW 30' X 150' BLDG

LIVING AREA

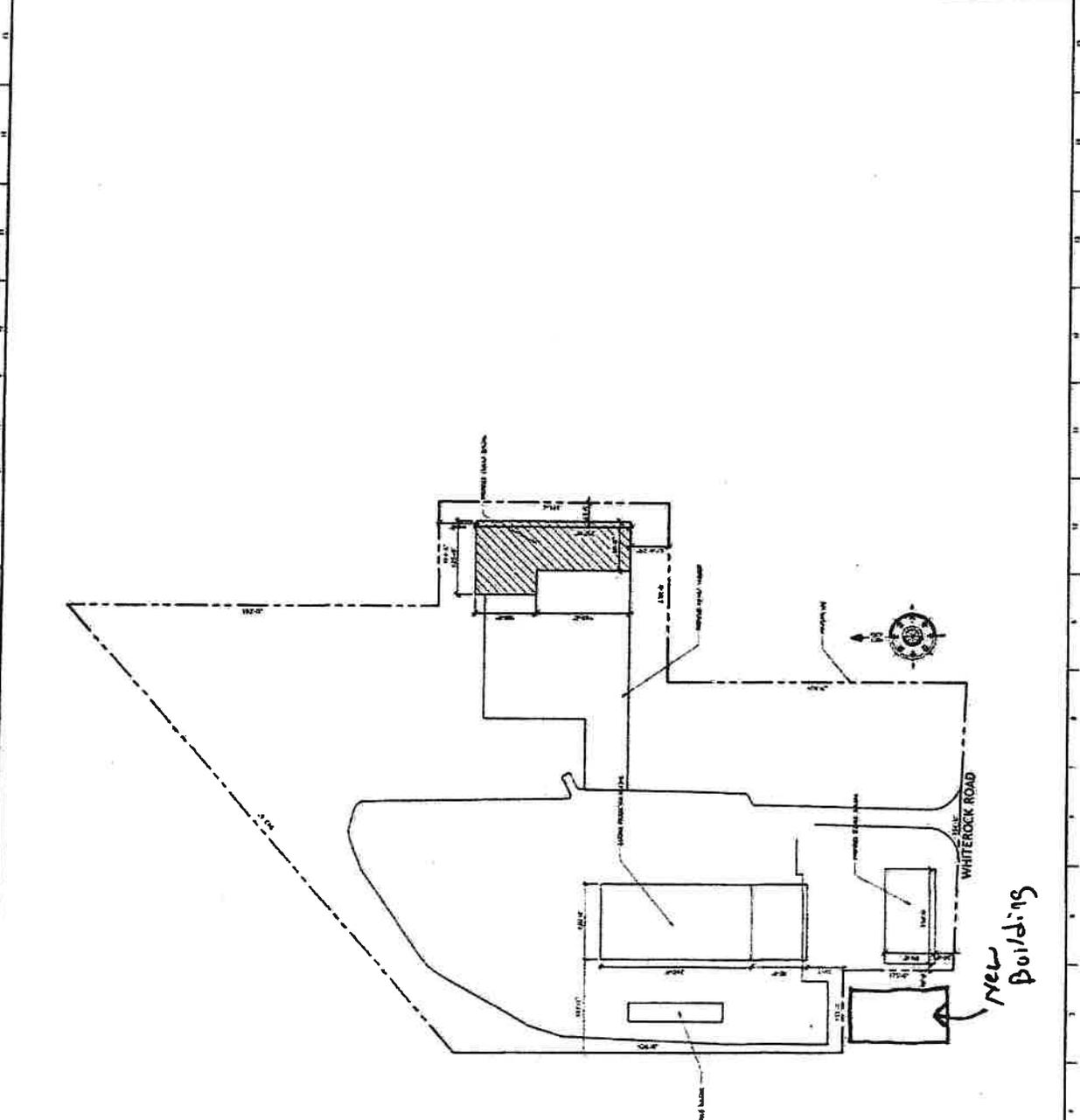


150'

80'



| | |
|--|-----------|
| REVISIONS NO. DATE DESCRIPTION | |
| | |
|  | |
| Mark J. Laska ARCHITECT - AS MARK ASSOCIATES ARCHITECTS & PLANNERS 5117 East 85th Street, Suite 101 Indianapolis, Indiana 46220 mark@markassociates.com Phone 317 726 1060 Fax 317 726 1061 | |
| MAS ASSOCIATES, L.L.C. Architects and Planners 5117 East 85th Street, Suite 101 Indianapolis, Indiana 46220 mark@markassociates.com Phone 317 726 1060 Fax 317 726 1061 | |
| FABRICATED STEEL FRAMEWORK STORAGE BUILDING BRAZIL, INDIANA | |
| ARCHITECTURAL SHEET NO. | DATE |
| 21020404 | 11/11/11 |
| PROJECT NO. | SHEET NO. |
| 111111 | 101 |



URAL SITE PLAN

AS101

Exhibit "D"