

BE IT REMEMBERED THE HENRY COUNTY COUNCIL OF HENRY COUNTY, INDIANA, met in regular session in the Courthouse Circuit Courtroom, in the City of New Castle, Indiana on Wednesday, September 27, 2017, at 3:30 P.M., with the following members present: Nate LaMar, Steve Dugger, Richard Bouslog, Harold Griffin, Robin Reno-Fleming, Mike Thalls, Clay Morgan, Patricia A. French, Auditor, County Attorney Joel Harvey.

The meeting was opened with the invocation given by Mr. Morgan followed with the Pledge to the Flag by Mr. Dugger.

A motion was made by Mrs. Fleming and seconded by Mr. Morgan to approve the minutes as presented from the August 23rd meeting. Motion carried 6-0.

Missy Modesitt gave an update on the Chamber of Commerce having their annual Chamber luncheon at the REMC community room. The Chamber Biz Connect is on Thursday November 2nd from 4:00-7:00 p.m. at the New Castle armory and the Christmas Walk is on December 7th from 5:30-8:00 p.m.

A motion was made by Mr. Morgan and seconded by Mr. Bouslog to approve a 7 year tax abatement for Crazy Horse Hops for real and personal property. Motion carried 6-0.

RESOLUTION NUMBER 2-17-7

PRELIMINARY RESOLUTION DESIGNATING PROPERTY

AS AN ECONOMIC REVITALIZATION AREA AND APPROVING

REAL PROPERTY AND PERSONAL PROPERTY TAX ABATEMENT FOR CRAZY HORSE HOPS LLC

WHEREAS, Crazy Horse Hops, LLC (“Company”) is pursuing the expansion and improvement of an existing manufacturing facility in Henry County, Indiana (the “Project”); and

WHEREAS, Crazy Horse Hops, LLC has filed a Statement of Benefits with the Henry County Council stating the real property redevelopment or rehabilitation will cost \$1,400,000 and to seek tax abatement for the new construction and building improvements.

WHEREAS, Crazy Horse Hops, LLC has filed a Statement of Benefits with the Henry County Council stating its desire to install new manufacturing equipment at a cost of \$1,272,206.00 and I.T. equipment at a cost of \$21,000 and to seek tax abatement for the new equipment and I.T. equipment; and,

WHEREAS, the building and equipment will be located on property that is determined to be an economic revitalization area by the Henry County Council at its meeting held this date; and,

WHEREAS, the economic revitalization area is a parcel approximately 61 acres plus or minus located at 8875 S. County Road 925 West, Parcel I.D. Number: 014-03207-00, Alternate I.D. 33-16-30-000-407.000-029, as depicted on the map attached to this Resolution (“Real Estate”); and,

WHEREAS, the Henry County Council, at its meeting held this date, has been asked to make findings as a result of the filing of the Statement of Benefits.

NOW THEREFORE, BE IT RESOLVED that the Henry County Council makes the following findings based upon its review of the Statement of Benefits filed herein:

1. That the estimate of the value of the redevelopment or rehabilitation of the Real Estate is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment to be installed in connection with the Project is reasonable for projects of that type; and
2. That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed redevelopment or rehabilitation of the Real Estate and the installation of the new manufacturing equipment can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Estate and the proposed installation of new manufacturing equipment; and
3. That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Estate and the proposed installation of new manufacturing equipment; and
4. The hiring of new employees and the additional economic capacity realized by Crazy Horse Hops, LLC should have a positive effect on the economy of Henry County by helping stabilize and improve employment; and
5. That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Estate and the proposed installation of new manufacturing equipment is sufficient to justify a real property tax deduction period and a personal property tax deduction schedule as set out herein.
6. The Real Estate constitutes an “Economic Revitalization Area” as that term is defined by I.C. § 6-1.1-12.1-2.5.

BE IT FURTHER RESOLVED, That the Company is entitled to real property tax deductions for the proposed redevelopment or rehabilitation of real property as part of the Project for a period of seven years (7) as allowed in I.C. 6-1.1-12.1-4 (as in effect on the date hereof), in accordance with the following abatement schedule, hereby adopted pursuant to I.C. 6-1.1-12.1-17 (as in effect on the date hereof):

YEAR OF DEDUCTION	% ABATED
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1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%

BE IT FURTHER RESOLVED, That the Company is entitled to personal property tax deductions for the proposed installation of manufacturing equipment and I.T. equipment as part of the Project for a period of seven years (7) as allowed in I.C. 6-1.1-12.1-4.5(c) (as in effect on the date hereof), in accordance with the following abatement schedule, hereby adopted pursuant to I.C. 6-1.1-12.1-17 (as in effect on the date hereof):

YEAR OF DEDUCTION	% ABATED
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%

BE IT FURTHER RESOLVED that the Statement of Benefits submitted by Crazy Horse Hops, LLC is hereby approved.

BE IT FURTHER RESOLVED that the approval of the tax abatement as herein approved is consistent with the objectives set forth in Indiana Code §6-1.1-12.1-1 *et seq.*

BE IT FURTHER RESOLVED that notice of the adoption and substance of this resolution and all other disclosures required by the Indiana Code §6-1.1-12.1-2.5 shall be duly published in accordance with Indiana Code §5-3-1, which notice shall state the date for a public hearing on this resolution; and that on said date, after hearing objections and remonstrances and considering evidence thereon, this Council will take final action determining whether the qualifications for an economic revitalization area have been met and confirming, modifying or rescinding this resolution.

BE IT FURTHER RESOLVED that a copy of the above-referenced notice and copy of the Statement of Benefits is included as an exhibit hereto and shall be filed with the officers of each taxing unit that has the authority to levy personal property taxes on the geographic area which is hereby designated as an economic revitalization area at least ten (10) days prior to the public hearing on this resolution.

A motion was made by Mr. Bouslog and seconded by Mr. Thalls to approve a 5 year tax abatement for American Health Care Services, Inc. for real property. Motion carried 6-0.

RESOLUTION NUMBER 2017-6

PRELIMINARY RESOLUTION DESIGNATING PROPERTY

AS AN ECONOMIC REVITALIZATION AREA AND APPROVING

REAL PROPERTY TAX ABATEMENT FOR AMERICAN HEALTHCARE SERVICES, INC.

WHEREAS, American Healthcare Services, Inc. (“Company”) is pursuing the construction of a new senior living facility in Henry County, Indiana (the “Project”); and,

WHEREAS, American Healthcare Services, Inc. has filed a Statement of Benefits with the Henry County Council stating the real property redevelopment or rehabilitation will cost \$15,000,000 and to seek tax abatement for the new construction and building improvements; and,

WHEREAS, the building will be located on property that is determined to be an economic revitalization area by the Henry County Council at its meeting held this date; and,

WHEREAS, the economic revitalization area is a parcel approximately 5 acres plus or minus located between 3337 S. Memorial Dr. and 3637 S. Memorial Dr., Parcel I.D. Number: 007-85152-00, Alternate I.D. 33-12-33-000-205.000-015 (“Real Estate”) as depicted on the map attached to this Resolution; and,

WHEREAS, the Henry County Council, at its meeting held this date, has been asked to make findings as a result of the filing of the Statement of Benefits.

NOW THEREFORE, BE IT RESOLVED that the Henry County Council makes the following findings based upon its review of the Statement of Benefits filed herein:

1. That the estimate of the value of the redevelopment or rehabilitation of the Real Estate is reasonable for projects of that nature; and
2. That the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to occur as a result of the proposed redevelopment or rehabilitation of the Real Estate; and
3. That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Estate; and
4. The hiring of new employees and the additional economic capacity realized by American Healthcare Services, Inc. should have a positive effect on the economy of Henry County by helping stabilize and improve employment; and
5. That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Property is sufficient to justify a real property tax deduction period schedule as set out herein.
6. The Real Estate constitutes an “Economic Revitalization Area” as that term is defined by I.C. § 6-1.1-12.1-2.5.

BE IT FURTHER RESOLVED, That the Company is entitled to real property tax deductions for the proposed redevelopment or rehabilitation of real property as part of the Project for a period of five years (5) as allowed in I.C. § 6-1.1-12.1-4 (as in effect on the date hereof), in accordance with the following abatement schedule, hereby adopted pursuant to I.C. § 6-1.1-12.1-17 (as in effect on the date hereof):

YEAR OF DEDUCTION	% ABATED
1	100%
2	80%
3	60%
4	40%
5	20%

BE IT FURTHER RESOLVED that the Statement of Benefits submitted by American Healthcare Services, Inc. is hereby approved.

BE IT FURTHER RESOLVED that the approval of the tax abatement as herein approved is consistent with the objectives set forth in Indiana Code §6-1.1-12.1-1 *et seq.*

BE IT FURTHER RESOLVED that notice of the adoption and substance of this resolution and all other disclosures required by the Indiana Code §6-1.1-12.1-2.5 shall be duly published in accordance with Indiana Code §5-3-1, which notice shall state the date for a public hearing on this resolution; and that on said date, after hearing objections and remonstrances and considering evidence thereon, this Council will take final action determining whether the qualifications for an economic revitalization area have been met and confirming, modifying or rescinding this resolution.

BE IT FURTHER RESOLVED that a copy of the above-referenced notice and copy of the Statement of Benefits is included as an exhibit hereto and shall be filed with the officers of each taxing unit that has the authority to levy personal property taxes on the geographic area which is hereby designated as an economic revitalization area at least ten (10) days prior to the public hearing on this resolution.

A motion was made by Mr. Thalls and seconded by Mr. Dugger to approve an additional appropriation from Public Safety LOIT in the amount of \$18,000.00 for Janitor Supplies. Motion carried 6-0.

A motion was made by Mr. Thalls and seconded by Mr. Dugger to approve an additional appropriation from Public Safety LOIT in the amount of \$37,500.00 for Medical. Motion carried 6-0.

A motion was made by Mr. Thalls and seconded by Mr. Dugger to approve an additional appropriation from Public Safety LOIT in the amount of \$18,000.00 for Repair and Maintenance. Motion carried 6-0.

A motion was made by Mr. Thalls and seconded by Mr. Dugger to approve an additional appropriation from Public Safety LOIT in the amount of \$55,000.00 for Jail Meals. Motion carried 6-0.

A motion was made by Mr. Bouslog and seconded by Mr. Griffin to approve a transfer from the Misdemeanant fund for jail maintenance in the amount of \$4,967.00. Motion carried 6-0.

A motion was made by Mr. Dugger and seconded by Mr. Morgan to approve the transfer for the Sheriff in the amount of \$5,500.00 from Gas & Oil to Vehicle Maintenance. Motion carried 6-0.

A motion was made by Mrs. Fleming and seconded by Mr. Thalls to approve the transfer for the Clerk in the amount of \$4,487.22 from Deputies to Supplies. Motion carried 6-0.

A motion was made by Mr. Dugger and seconded by Mr. Bouslog to approve the transfer for the Public Defender in the amount of \$2500.00 from Investigative/Witness to Administrative Assistant Part Time. Motion carried 6-0.

A motion was made by Mr. Griffin and seconded by Mr. Bouslog to approve the request from the Memorial Park Superintendent for a new furnace in the amount of \$5,650.00. Motion carried 6-0.

The sheriff is requesting to hire 3 Full-Time Correctional Officers, and 1 Full-Time Supervisor. The total cost of salaries plus professional pay, uniforms, benefits and dental/vision would be a total of \$264,193.00. A motion was made by Mr. Griffin and seconded by Mrs. Fleming to table until Monday October 2nd Budget workshop. A motion was made by Mr. Dugger and seconded by Mr. Morgan to advertise the additional amount from safety LOIT. Mr. Morgan has a concern on putting this off because of the current lawsuit and situations that could occur due to inaction.

Cathy Eke spoke about having a new part time attorney in her office to work only on Wednesdays with a part time salary of \$500.00 monthly with no benefits. The council told Cathy she would need to prepare a new salary ordinance for this position.

Mr. LaMar gave information on the new process to apply for Public Safety LOIT funds.

Mr. Griffin gave an update on the Job Classification & Salary Advisory Committee meeting. Health Department Administrator Angela Cox is wanting to combine the registrar and administrative assistant position, and make some editorial changes to job descriptions. Surveyor Steve Rust is asking to change his secretary position to a chief deputy position. A motion was made by Mr. Morgan and seconded by Mr. Thalls for Mr. Rust to get a job description from Waggoner, Irwin, and Scheele. Motion carried 6-0.

A motion was made by Mr. Thalls and seconded by Mrs. Fleming to adjourn the meeting. Motion carried 6-0.

Nate LaMar, President

Steve Dugger, Vice President

Harold Griffin

Robin Reno-Fleming

Richard Bouslog

Clay Morgan

ATTESTED BY: _____
Patricia A. French, Henry County Auditor