

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WILL HOLD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING ON THURSDAY, MAY 19, 2016 AT 7:00 P.M.**

**INVOCATION: To be given by ministers of different faiths, if present. If none are present, then a moment of reflection.**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

**Work Session Meeting Minutes for May 2, 2016  
Regular Meeting Minutes for May 2, 2016**

**COMMUNICATIONS – PUBLIC (AGENDA ITEMS):**

**COMMUNICATIONS – COUNCIL:**

**COMMUNICATIONS – MAYOR:**

**COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:**

**REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:**

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES:**

**READING**

**INTRODUCTION OF RESOLUTIONS:**

**R-16-06      Resolution Concerning Statement of  
Benefits for ZAM Properties on Behalf of  
McCrite Milling & Construction Co., Inc.  
by the Common Council of the City of New Albany**

**Caesar**

**BOARD APPOINTMENTS:**

**COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):**

**ADJOURN:**

**INDIVIDUALS WITH DISABILITIES WHO MAY REQUIRE SPECIAL ASSISTANCE TO ATTEND THE ABOVE MENTIONED MEETINGS MAY MAKE THEIR REQUEST KNOWN BY CONTACTING THE CITY CLERK IN ROOM 332 OF THE CITY/COUNTY BUILDING OR BY CALLING 948.5336**

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,  
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR  
ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING ON MONDAY, MAY  
2, 2016 AT 7:00 P.M.**

**MEMBERS PRESENT:** Council Members Mr. Caesar, Mr. Phipps, Mr. Nash, Mr. Blair, Mr. Aebersold, Mr. Barksdale, Dr. Knable and President McLaughlin. Mr. Coffey was not present.

**ALSO PRESENT:** Mr. Lorch, Mrs. Moeller, Mr. Duggins, Mr. Thompson, Mr. Hall and Mrs. Glotzbach

**Mr. McLaughlin** called the meeting to order at 7:00 p.m.

**MOMENT OF REFLECTION**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

**Mr. Caesar** moved to approve the Public Hearing Minutes for April 21, 2016 with corrections, Dr. Knable second, all voted in favor. Mr. McLaughlin and Mr. Aebersold abstained.

**Mr. Caesar** moved to approve the Regular Meeting Minutes for April 21, 2016, Mr. Phipps second, all voted in favor. Mr. McLaughlin and Mr. Aebersold abstained.

**COMMUNICATIONS – PUBLIC (AGENDA ITEMS):**

**COMMUNICATIONS – COUNCIL:**

**Mr. Blair** stated that he has mentioned a couple of times that he would like to have the Sewer Board come in to do a presentation and for some reason he isn't getting a lot of traction. He quoted an ordinance that states that the board shall submit a yearly itemized budget for the council to review no later than July 15th of each year as well as project updates and bi-annual progress updates regarding the EPA. He stated that they aren't adhering to these rules and he would like to make sure that they come in and that these rules start being followed. He explained that the ordinance governing the Storm Water Board is very similar and they should hold them to that requirement as well.

**Mr. Nash** stated that he thought Mr. Wilkinson was scheduled to come in the second meeting in May.

**Mr. Blair** explained the different items he has concerns with and stated that he is getting frustrated. He stated that he thinks it is important that these boards are reporting to the council and that they are more involved with them.

**Dr. Knable** stated that Mr. Wilkinson met with the new members for a little more than an hour in February so he thinks he is willing to meet with them but he does understand the frustration.

**Mr. Caesar** stated that he thinks this would be a good time to present formally to both boards the ordinance and what is required of them so that they are clear on what the council wants from them.

**Mr. Blair** stated that it is clear in the ordinance and he thinks if they just adhere to the policies that are set out for them there won't be any issues.

**Mr. Aebersold** asked Mr. Blair when he wants them to come before the council.

**Mr. Blair** stated that he would like the sewer here no later than July 15th and the storm water is past due.

**Mr. Aebersold** suggested that they set it up for the second meeting in June and make it clear to them what we are asking for.

**Mr. Barksdale** reminded the council that Preservation Month is underway and pointed out that the steeple restoration will be happening on May 26th. He thanked the clerk's office for ordering the new council name tags.

**Mr. Caesar** stated that Election Day is tomorrow and encouraged everyone to get out and vote.

**Dr. Knable** asked if anyone is getting calls about sign placements.

**Mr. Nash** stated that he thinks the best thing to do is to get the two chairmen together and tell them what they expect from them and they need to be held accountable for them. He reminded the council that it isn't just political signs.

**Mr. McLaughlin** stated that there is an ordinance governing signs and it is a reoccurring problem.

**Mr. Hall** stated that the city does at least two sign sweeps a year so he will find out when the next one is scheduled.

**Mr. Nash** stated that he did see something this year that he hasn't seen in the past which was a political sign stapled to a telephone pole.

**Mr. Barksdale** stated that he saw a sign advertising a Parks Department event on a telephone pole.

**Mr. Phipps** stated that you cannot touch a political sign if you are an elected official but he knows that some council members pull the yard sale signs down in their districts each week.

#### **COMMUNICATIONS – MAYOR:**

**Mr. Hall** stated that Mayor Gahan wanted to encourage everyone to vote tomorrow and explained that there is a list of voting sites as well as candidate information on the Floyd County Clerk's website if anyone needs it.

#### **COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:**

**Mr. Duggins** stated that they are at the 175th anniversary of the Fairview Cemetery and there is some substantial work that needs to be done at this location and they have been looking at moving forward with this for about a year now. He explained that they have looked at both cemeteries and have a presentation of what they would like to do as far as construction and rehab at each location. He stated that they have met with the Friends of Fairview as well as representatives for West Haven during this process, and because of the historic significance of each location they would like to move forward. He stated that he would like to turn the presentation over to Mr. Larry Timperman but explained that he will be back to answer any questions and go over where they are at on the bid process.

**Larry Timperman** presented construction documents for the Fairview and West Haven Cemeteries for the council to review, said documents are on file with the City Clerk's office. He stated that the goal is to do renovations at both cemeteries and explained that one of the key things that they are looking to do at Fairview is restoring and replacing the fencing. He stated that the gate is damaged and part of the restoration would be to sand and repaint. He went over where they would be replacing the chain link fence with an aluminum material and stated that it is very heavy duty and meant to last.

**Mr. Caesar** asked if the fence on 4<sup>th</sup> Street is ornamental.

**Mr. Timperman** replied that it is chain link.

**Mr. Caesar** asked if the fence that they are putting up on 4<sup>th</sup> Street is going on top of the wall.

**Mr. Timperman** explained that they might go on the back side but you won't be able to tell the difference.

**Dr. Knable** asked if there is any new fencing going on in the back.

**Mr. Timperman** replied no. He explained that a lot of the stone base for the fencing will be re-pointed.

**Mr. Barksdale** asked if the fencing heights will be the same as the old iron fencing.

**Mr. Timperman** replied yes.

**Mr. McLaughlin** asked if they are replacing any of the fencing along 8<sup>th</sup> Street.

**Mr. Timperman** replied no and stated that they are just doing restoration.

**Mr. Aebersold** stated that there have been a lot of accidents there and asked if they are doing anything to address that.

**Dr. Knable** stated that some of the buffers like they have around the Federal Building might look better than a guard rail.

**Mr. Barksdale** stated that he remembers stones and big boulders being there at one time.

**Mr. Timperman** stated that they are open to suggestions, He stated that they have had roof problems in the mausoleums and they addressed it with some metal roofing. He explained that has since failed and they are going to go back and replace those with a much heavier and more durable system with a better warranty. He stated that some of the entrance doors will be removed and replaced as well as utilizing existing stain glass windows of the chapel areas. He detailed the restoration work that is going to go into the main entrance and stated that they will be repairing all the iron work as well as removing years of built up paint and anchoring the columns support structures.

**Dr. Knable** asked if any of the scrolling ironwork needs to be replaced.

**Mr. Timperman** stated that they included pieces of it in the budget to be remolded and repaired.

**Dr. Knable** asked if they could keep that work semi-local.

**Mr. Timperman** stated that he hasn't settled on anyone yet and explained that sometimes it is better to not repair so they are still in discussions about this.

**Mr. Phipps** asked if they are going to replace the street signs in the cemetery with something that is more historic.

**Mr. Timperman** stated that is not part of this plan.

**Mr. Barksdale** stated that it would be a great idea to do that.

**Mr. Duggins** stated that he could get pricing on that.

**Mr. Blair** asked if there was any thought about not replacing the fence along the wall.

**Mr. Duggins** stated that they are doing both sides to match and it is a matter of protecting the cemetery.

**Mr. Barksdale** stated that it is also a security measure.

**Mr. Aebersold** asked if Mr. Padgett would be willing to help out with the area that is back by his property.

**Mr. Timperman** stated that he has not asked him. He then discussed the plans for West Haven and explained that they are planning for a lot less at this location. He stated that they are going to repave the existing drive, install a new aluminum fencing system along West Street, and design a new gate.

**Mr. Duggins** stated that the thought process was to tie them together and enhance what they already have. He explained that the issue they will have down the road is space and that is something that will have to be addressed.

**Mr. Barksdale** asked if there will be restoration of the existing wall.

**Mr. Timperman** explained that they have funds there for some restoration.

**Mr. Barksdale** stated that he feels this is long overdue.

**Mr. Duggins** explained that the base bid came back at \$331,837.00 and they are recommending taking the three alternates, Alt #1 roofing \$3,800.00, Alt #2 vinyl fencing \$7,868.00, Alt #3 stone wall \$18,000.00 for a total of \$361,512.00.

**Mr. Timperman** stated that this came in lower than he expected.

**Mr. Duggins** stated that the second base bid they had was for over \$500,000.00

**Mr. Phipps** asked if there are any plans to acquire the area that they want to eventually expand over into.

**Mr. Duggins** stated that it is just a goal right now.

**Mr. Caesar** asked Mr. Duggins if he is asking the council for the full bid price.

**Mr. Duggins** replied yes.

**Mr. Barksdale** stated that he is excited about the project.

**Mr. Phipps** stated that he is as well.

**Mr. Caesar** asked that they keep in mind the history that is there while completing the project.

**Mr. McLaughlin** asked if anything has been done with the brick front mausoleum.

**Barbara Zoller** stated that between the money that they got from Stories Behind the Stones and the city, they restored the wall.

**Mr. Caesar** asked if what was sealed inside was documented.

**Ms. Zoller** stated that there is record of who was buried there but they also had a photographer document each name.

**REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:**

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES:**

**READING**

**INTRODUCTION OF RESOLUTIONS:**

**BOARD APPOINTMENTS:**

**COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):**

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 8:00 p.m.

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Pat McLaughlin, President

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Vicki Glotzbach, City Clerk

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,  
INDIANA, HELD A COUNCIL WORK SESSION IN THE THIRD FLOOR  
ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING ON MONDAY, MAY  
2, 2016 AT 6:30 P.M.**

The meeting of the **New Albany City Council** was called to order by Mr. McLaughlin at 6:30 p.m.

**PRESENT:** Council Members, Mr. Caesar, Mr. Phipps, Mr. Nash, Mr. Blair, Mr. Aebersold, Mr. Barksdale and Dr. Knable and President McLaughlin. Mr. Coffey was not present.

**OTHERS PRESENT:** Mr. Lorch and Mrs. Glotzbach

**Shaunna Graf** introduced herself and stated that she was present to give the annual update on the Ohio River Greenway Project. She explained that they should have received an email from her a few weeks ago that had the annual report attached to it and tonight they will be discussing the project status updates, upcoming events and ways in which they can help. She introduced the council to the Greenway Project Commission Members and explained that it was chartered with the goal of connecting the three communities. She explained that the greenway is about creating experiences and the mission is to provide opportunities to preserve and enhance the natural and historic seven miles of riverfront that includes New Albany, Clarksville and Jeffersonville. She gave some background information on the impact greenway projects have had in other communities and updated the council on the status of the project. She discussed funding for the project through donors, grants and partnerships and what those monies would be used for. She went over the responsibilities and duties of the commission and explained that they are a government entity and all serve as volunteers. She handed out a brochure that outlined the beginning, ending point, borders, areas that are under construction and areas that are completed on the greenway, said brochure is on file with the City Clerk's Office.

**Mr. Caesar** asked if the whole area down to the George Rogers Clark home site is going to be completed

**Ms. Graf** replied yes. She explained that when they looked at bids for the 18th Street to Silver Creek segment the price was more expensive than New Albany thought it was. She stated that while they think the money is there they won't really know until the contractor comes back with the bids.

**Mr. Phipps** asked if the junkyard will be removed.

**Ms. Graf** replied no because there is no money to do it. She discussed Louisville's plans for the hundred mile loop and stated that New Albany could potentially be connected to that via the K&I connections once the New Albany section is complete.

**Dr. Knable** asked what Water Street is going to look like when it is done compared to now.

**Ms. Graf** stated that it will be very similar and the planners have the drawings if he would like to look at them.

**Dr. Knable** asked if that roadway would be closed to vehicles.

**Ms. Graf** replied no.

**Mr. Aebersold** asked what the purple line on the map is.

**Ms. Graf** explained that it is a Clarksville trail that connects up to the greenway. She stated that if they go to Clarksville's website they can see some of the plans that they have for that area if they have the money to get it done. She invited them to reach out to her if they had any questions and stated that if they would like to take a tour of the greenway she would be happy to facilitate that.

**ADJOURN:**

There being no further business before the board, the meeting adjourned at 7:00 p.m.

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Pat McLaughlin, President

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Vicki Glotzbach, City Clerk



**RESOLUTION  
CONCERNING STATEMENT OF BENEFITS  
FOR ZAM PROPERTIES, LLC ON BEHALF OF MCCRITE MILLING &  
CONSTRUCTION CO., INC.  
BY THE COMMON COUNCIL OF THE CITY OF NEW ALBANY**

**WHEREAS**, through Indiana Code, I.C. 6-1-12.1, certain property tax deductions may be afforded as an incentive to encourage rehabilitation or redevelopment of real property and/or to install new manufacturing equipment in Economic Revitalization Areas; and

**WHEREAS**, such improvements will benefit the long term tax base of and stimulate employment opportunities within the City of New Albany; and

**WHEREAS**, the Common Council of the City of New Albany established the Park East Industrial Park as an Economic Revitalization Area for property tax abatement purposes through Resolution R-91-20; and

**WHEREAS**, ZAM Properties, LLC owner of the property in the above-referenced Economic Revitalization Area, has submitted a Statement of Benefits form, Exhibit A attached for the redevelopment of real property described in Exhibit B, pursuant to Indiana Code, I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5, State Forms 51767 and 51766, as prescribed by the State Board of Tax Commissioners; and

**WHEREAS**, the Common Council has reviewed said Statement of Benefits;

**NOW, THEREFORE, BE IT RESOLVED**, that:

1. The Common Council hereby finds that the information contained in the Statement of Benefits forms can reasonably be expected from the proposed project.
2. The Common Council further determines that, based upon the above findings, the benefits set forth in the Statement of Benefits Form justify the applicable deduction.
3. The Common Council hereby awards ZAM Properties, LLC the abatement of real property taxes for the construction of the new General Office & Maintenance Facility for a period of **TEN (10)**, and the abatement of personal property taxes for **FIVE (5)** years for new manufacturing, research and information technology equipment
4. The Council President is hereby authorized to approve the Statement of Benefits as submitted by ZAM Properties, LLC, and the City Clerk shall attest.

Resolution No. R-16-06

**ADOPTED** by the Common Council of the City of New Albany on this \_\_\_\_\_ day  
of May 2016.

Pat McLaughlin, President  
Common Council of the  
City of New Albany

Attest:

\_\_\_\_\_  
Vicki Glotzbach, City Clerk

**ACCEPTED** and **APPROVED** by me this \_\_\_\_\_ day of May 2016.

Jeff M. Gahan, Mayor  
City of New Albany, Indiana

Attest:

\_\_\_\_\_  
Vicki Glotzbach, City Clerk



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)  
Prescribed by the Department of Local Government Finance

**FORM SB-1 / PP**

**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.

**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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP 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/PP 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 <b>McCrite Milling and Construction Co. Inc.</b>	Name of contact person <b>Patrick McCrite</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>209 Quality Avenue, Suite 9, New Albany, IN 47150</b>	Telephone number <b>( 502 ) 548-0846</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>New Albany City Council</b>		Resolution number (s)	
Location of property <b>810/820 Industrial Blvd., New Albany, IN 47150</b>	County <b>Floyd</b>	DLGF taxing district number	
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.)  <b>See attached</b>	ESTIMATED		
		START DATE	COMPLETION DATE
	Manufacturing Equipment	04/01/2017	12/31/2019
	R & D Equipment		
	Logist Dist Equipment		
	IT Equipment	04/01/2017	12/31/2019

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>35</b>	Salaries <b>\$2,833,000</b>	Number retained <b>35</b>	Salaries <b>\$2,833,000</b>	Number additional <b>4</b>	Salaries <b>\$ 323,700.00</b>

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	3,310,000	1,616,000						
Plus estimated values of proposed project	2,400,000						7,500	
Less values of any property being replaced	800,000							
Net estimated values upon completion of project	4,910,000						7,500	

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 <i>[Signature]</i>	Date signed (month, day, year) <b>05/07/2016</b>
Printed name of authorized representative <b>Patrick McCrite</b>	Title <b>VP</b>

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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. Installation of new manufacturing equipment;	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 <i>Check box if an enhanced abatement was approved for one or more of these types.</i>
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
4. Installation of new information technology equipment;	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: _____ <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i>
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10	

I. 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.

Also we have 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 by: (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.

**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. 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.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

**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:**

1. 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.
2. 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.
3. 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 March 1 and May 10 of a subsequent year.
4. 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)
5. 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 <b>ZAM Properties, LLC on behalf of McCrite Milling and Construction Co. Inc.</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>209 Quality Avenue, Suite 9, New Albany, IN 47150</b>					
Name of contact person <b>Patrick McCrite</b>		Telephone number <b>( 502 ) 548-0846</b>		E-mail address <b>mccritemilling@gmail.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>New Albany City Council</b>					Resolution number
Location of property <b>810/820 Industrial Blvd., New Albany, IN 47150</b>			County <b>Floyd</b>		DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>9,408 SQ FT General Office and maintenance facility. Pre-engineered steel, concrete and masonry structure with commercial grade finishes, hardware and mechanical systems. Site Plan, Floor Plan and Building Elevation attached.</b>					Estimated start date (month, day, year) <b>6/1/2016</b>
					Estimated completion date (month, day, year) <b>01/31/2017</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>46.00</b>	Salaries <b>\$2,833,000.00</b>	Number retained <b>46.00</b>	Salaries <b>\$2,833,000.00</b>	Number additional <b>4.00</b>	Salaries <b>\$270,400.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00		
Plus estimated values of proposed project			1,000,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			1,000,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0.00</b>			Estimated hazardous waste converted (pounds) <b>0.00</b>		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>[Signature]</i>				Date signed (month, day, year) <b>5/7/16</b>	
Printed name of authorized representative <b>Patrick McCrite</b>			Title <b>V.P.</b>		

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- 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. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |   |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |   |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |   |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) \_\_\_\_\_
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- |                                 |                                 |                                 |                                 |                                  |  |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5  | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Number of years approved: _____<br>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 |  |
- I. 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.

Also we have 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 by: (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.

**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. 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.

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## **McCrite Training Needs 2016 - 2017-2018-2019**

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As far as training needs are concerned here are our future projections:

2016 – Because the building we are going to be leasing isn't projected to be completed until the end of 2016 will do not anticipate any training in 2016.

2017 – Although are growth major spurts were in 2013, 2014, and 2015 we do anticipate because of our expansion to be training 2 new future operators for 2017.

2018 - Again in 2018 we project 2 additional trainees.

2019 - None

Training – Most all our field employees are registered to attend classes in Nashville Tennessee at Wirtgen America's North American Head Quarters. These classes vary in training categories. Electrical and Hydraulic trouble shooting, Proper Machine Maintenance and Operator's Training. These classes encompass all classes of machinery we own. W-150, W-2100, W-210, W-220.

We also field train all our employees for the balance of the first year to bring to them up to our standards of competence. This includes shop training.

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Overview: McCrite Milling & Construction Co. Inc.

MMC Incorporation: February 1997

Officers: Leaha McCrite – President

Pat McCrite - Vice President

#### Our Business

McCrite Milling is an Asphalt Milling (Mining) Corporation conducting work for State and Federal Funded Projects, Cities, Towns, and private businesses in the States of Indiana and Kentucky. Our Machines Mine asphalt off roadways to be reclaimed and recycled at present and future projects. In essence we manufacturer raw asphalt from existing roads.

McCrite Milling has been leasing since inception in 1997 in the New Albany Industrial Park. Over the last 3-4 years, and especially the last 2 years we have out grown our present site both in building size and business size. We have been looking for a larger facility in Floyd County, Clark County, and the Louisville Jefferson Co. areas.

#### Real Property

The site at 810/820 Industrial Blvd. in New Albany is a perfect location for our company to expand and still stay in New Albany. We want to continue our presence in the community we love and hope to always be here.

#### Personal Property

It is in our Plan over the next 3 years (2017-2018-2019) to purchase and or replace 3 new Milling Machines to our fleet. 2017-(1) New W-210 or W-220. \$600,000.00 =net \$ 400,000.00 cost. 2018-(1) New- W-210 or W-220. \$600,000.00 =net \$ 400,000.00 cost. 2019 -(2) New – W-210 or W-220. \$1,200,000.00 =net \$ 800,000.00. Total = \$ 2,400,000.00. This figure does not include incidental equipment such as trucks and trailers.