

**WHITELAND TOWN COUNCIL**  
**RESOLUTION NO. 2022-10**

**A RESOLUTION CONFIRMING RESOLUTION 2022-09 DECLARING A CERTAIN**  
**AREA WITHIN THE TOWN OF WHITELAND AN ECONOMIC REVITALIZATION**  
**AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR**  
**TAX ABATEMENT**

**(Wrigley Real Estate Holdings LLC)**

WHEREAS, the Town of Whiteland, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Whiteland Town Council (“Council”) further recognizes that it is in the best interest of the Town of Whiteland to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1-1 *et. seq.* provides for a program of real property and personal property tax abatement within “economic revitalization areas” (“ERAs”) and provides for the adoption of such a program;

WHEREAS, Ind. Code § 6-1.1-12.1 empowers the Council to designate economic revitalizations areas by following a procedure involving adoption of an initial declaratory resolution (Whiteland Town Council Resolution No. 2022-09, hereafter “Resolution No. 2022-09”), providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution;

WHEREAS, on March 29, 2022, Wrigley Real Estate Holdings LLC (“Wrigley” or “Applicant”) filed its Statement of Benefits Real Estate Improvements as required by applicable law (the “Statement of Benefits”), which was included as part of the Application for Property Tax Abatement included as Exhibit B of Resolution No. 2022-09 (the “Application”);

WHEREAS, on April 12, 2022, the Council adopted a declaratory resolution, Resolution No. 2022-09, designating the area more particularly described and depicted on Exhibit A attached hereto and incorporated herein (the “Real Estate”) as an economic revitalization area and initially approving certain real property improvements for property tax abatement, and fixed 7:00 p.m. on May 10, 2022, at the Whiteland Town Hall 549 E Main Street, Whiteland, Indiana, for a final public hearing for the purpose of receiving any remonstrance or objections from any person in or affected by the Real Estate or its designation as an economic revitalization area;

WHEREAS, proper legal notice was published indicating the adoption of Declaratory Resolution No. 2022-09, and stating when and where the public hearing would be held; and

WHEREAS, the Council has held a public hearing as to whether the Real Estate should be designated as an economic revitalization area, and at such public hearing, any and all additional

evidence and testimony along with any and all remonstrances and objections presented were considered.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITELAND TOWN COUNCIL THAT:

Section 1. The Whiteland Town Council hereby takes “final action” as that phrase is contemplated in Ind. Code § 6-1.1-12.1 *et seq.* with regard to the designation of the Real Estate as an economic revitalization area, the request by Wrigley for real property improvements tax abatement, and the confirmation of the adoption of Whiteland Town Council Resolution No. 2022-09.

Section 2. The Whiteland Town Council hereby confirms certain findings made within Resolution No. 2022-09 and makes such additional findings and determinations as follows:

1. That the Real Estate is located within the jurisdiction of the Whiteland Town Council for purposes set forth in Ind. Code § 6-1.1-12.1-2;
2. That this Council has determined, based on the information provided by the applicant and other evidence before the Council, that the site has become undesirable for or impossible of normal development and occupancy inasmuch as normal development and growth has not occurred in the area during the past ten (10) years without additional financial incentives;
3. That the improvement of the Real Estate described herein would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the Town of Whiteland;
4. That the designation of the Property as an “Economic Revitalization Area” and providing property tax abatements will assist in the inducement of projects that will provide employment opportunities to residents of the Town of Whiteland and Johnson County;
5. That the Statement of Benefits Real Property Improvements filed on March 29, 2022 by Wrigley, included within the Application, are in acceptable form and comply with the standards set forth in Resolution No. 2022-09;
6. The estimate of the value of the redevelopment is reasonable for projects of this nature and type;
7. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment;
8. The estimate of the annual salaries of the individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment;

9. The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the installation of the real property improvements, creates benefits of the type and quality anticipated by the Whiteland Town Council within the ERA and can reasonably be expected to result from the proposed described redevelopment; and

10. The totality of benefits is sufficient to justify the deductions.

Section 3. The area legally described and depicted on the attached Exhibit A is designated an Economic Revitalization Area in the Town of Whiteland.

Section 4. The deductions allowed within the said ERA shall be as allowed under Ind. Code § 6-1.1-12.1-3 with respect to the real property improvements developed in substantial compliance with the descriptions, projections, and plans set forth in the Application.

Section 5. The Council hereby confirms Resolution No. 2022-09 adopted April 12, 2022 and hereby finally approves the Application for Property Tax Abatement included as Exhibit B of Resolution No. 2022-09.

Section 6. The President of the Council is hereby authorized to complete and execute Wrigley's Statements of Benefits consistent with this Resolution.

Section 7. Two (2) copies of Exhibit A, which legally describes and depicts the subject real estate, is on file in the office of the Clerk-Treasurer of Whiteland, Indiana, and the Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said Exhibit A in the files of the Clerk-Treasurer.

Section 8. A certified copy of this Resolution shall be sent to the Johnson County Auditor.

Section 9. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 10. This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through court action contemplated by Ind. Code § 6-1.1-12.1-2.5.


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ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 10<sup>th</sup> day of May, 2022.

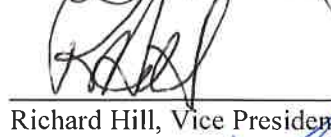
TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

Voting In Favor

Voting Opposed

  
\_\_\_\_\_  
Brad Goedeker, President


\_\_\_\_\_  
Brad Goedeker, President

  
\_\_\_\_\_  
Richard Hill, Vice President

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Richard Hill, Vice President

  
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Joseph Sayler, Member

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Joseph Sayler, Member

  
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Laura Fleury, Member

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Laura Fleury, Member

  
\_\_\_\_\_  
David Hawkins, Member

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David Hawkins, Member

Attest:

  
\_\_\_\_\_  
Debra L. Hendrickson, Clerk-Treasurer

**Exhibit A**

**Legal Description of Wrigley Economic Revitalization Area**

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 13, RANGE 4 EAST.

BEGINNING ON THE SOUTH LINE OF SAID HALF QUARTER SECTION AT A POINT 12  
CHAINS AND 4 LINKS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE  
NORTH, 5 CHAINS; THENCE EAST, 1 CHAIN; THENCE SOUTH 5 CHAINS; THENCE  
WEST, 1 CHAIN, TO THE PLACE OF BEGINNING.

AND:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF QUARTER SECTIONS  
THAT IS 287 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE  
DEFLECTING 91 DEGREES 21 MINUTES RIGHT FROM SAID LINE AND RUNNING  
NORTHERLY 477.70 FEET; THENCE WEST 154.0 FEET; THENCE SOUTH 147.7 FEET;  
THENCE WEST 14 FEET; THENCE SOUTH 330 FEET TO SAID SOUTH LINE THENCE  
EAST ON AND ALONG SAID SOUTH LINE 162.36 FEET TO THE PLACE OF  
BEGINNING, CONTAINING 1.76 ACRES MORE OR LESS.

AND:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,  
JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525.36 FEET WEST OF AND 398.00 FEET NORTH OF THE  
SOUTHEAST CORNER OF SAID HALF QUARTER SECTION SAID POINT BEING IN  
THE EAST LINE OF STATE STREET AND 272.0 FEET SOUTH OF THE NORTH LINE OF  
WALNUT STREET AS EXTENDED IN THE TOWN OF WHITE LAND, INDIANA;  
THENCE EAST PARALLEL TO THE NORTH LINE OF WALNUT STREET EXTENDED  
80.0 FEET; THENCE SOUTH 67.7 FEET PARALLEL TO THE EAST LINE OF STATE  
STREET; THENCE WEST 80.0 FEET PARALLEL TO THE SAID NORTH LINE; THENCE  
NORTH ON AND ALONG THE EAST LINE OF STATE STREET 67.7 FEET TO THE  
PLACE OF BEGINNING.

Depiction of Wrigley Economic Revitalization Area

