

COUNTY COUNCIL OF DEKALB COUNTY, INDIANA

PRELIMINARY (DECLARATORY) RESOLUTION FOR  
THE CREATION OF AN ECONOMIC REVITALIZATION AREA

Resolution No. 2025-RCC-6

REAL AND PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, K.D. Carnahan Farms, Inc, and Carnahan Farms, LLC, ("**Carnahan**") have requested the County Council of DeKalb County, Indiana (the "**Council**") approve a personal and real property tax deduction schedule and for a proposed installation of new agricultural equipment and real property development (the "**Project**");

WHEREAS, **Carnahan** has advised the Council that it intends to construct the Project on property located in Smithfield Township, DeKalb County, such property being generally depicted on the map attached hereto as Exhibit A, and a legal description set forth in Exhibit B, said Exhibits incorporated herein by this reference (the "**Real Property**");

WHEREAS, **Carnahan** has further requested that the Real Property be designated an economic revitalization area for purposes of permitting such deduction;

WHEREAS, the Real Property is located within the jurisdiction of the Council for the purposes of Ind. Code §6-1.1-12.1-2 and Ind. Code §6-1.1-12.1-2.5;

WHEREAS, **Carnahan** has advised the Council that the Project will involve significant investment in new agricultural equipment and real property development on the Real Property;

WHEREAS, **Carnahan** has submitted to the Council a form SB-1/Real Property and SB-1/PP, Statement Of Benefits and an application for tax abatement, in connection with the Project, and provided information and documentation necessary for the Council to make an informed decision (the "**Statement Of Benefits**");

WHEREAS, the Council is authorized under the provisions of Ind. Code §6-1.1-12.1-1 et seq. to designate areas of the County as an economic revitalization area for the purposes described herein;



WHEREAS, the Council has considered the Statement Of Benefits submitted by **Carnahan** and has conducted a complete and proper investigation of the Real Property and determined that the area qualifies as an economic revitalization area under Indiana statutes; and,

WHEREAS, the Council has considered the following factors under Ind. Code §6-1.1-12.1-17 in connection with the Project:

1. The total amount of **Carnahan's** investment in personal property and real estate improvements in connection with the Project;
2. The number of new full-time equivalent jobs to be created under the Project;
3. The average wage of the new employees compared to the state minimum wages;
4. The infrastructure requirements for **Carnahan's** investment under the Project; and,

(collectively, the "**Deduction Schedule Factors**").

NOW, THEREFORE, IT IS FOUND, DETERMINED, AND RESOLVED by the Council that:

1. The estimate of the cost of the new agricultural equipment to be installed in connection with the Project is reasonable for projects of that type.
2. The estimate of the number of individuals who will be employed or whose employment will be created as a result of the proposed new agricultural equipment can reasonably be expected to result from the proposed installation of the new agricultural equipment and the real estate improvements.
3. The estimate of annual salaries of those individuals who will be employed arising from the Project can reasonably be expected to result from the proposed new agricultural equipment and real estate improvements.
4. The number of individual opportunities for employment, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create

benefits of the type and quality anticipated by the Council within the economic revitalization area and can reasonably be expected to result from the proposed Project and the proposed installation of new agricultural equipment and real estate development.

5. The benefits described in the Statement Of Benefits can reasonably be expected to result from the proposed installation of new agricultural equipment and real estate development.
6. The totality of benefits from the proposed installation of new agricultural equipment and real estate development is sufficient to justify a personal property and real estate tax deduction schedule.
7. The Deduction Schedule Factors in connection with the Project justify granting deduction schedules for personal property and real estate under Ind. Code §6-1.1-12.1-17.
8. The Real Property is within the County and constitutes an "economic revitalization area" as defined by Ind. Code §6-1.1-12.1-1(1).

NOW, THEREFORE, based on the foregoing, the Council further RESOLVES, FINDS, AND DETERMINES:

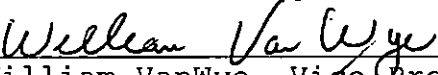
1. That all of the conditions for the designation of the economic revitalization area have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form;
2. That the Real Property is hereby designated as an "economic revitalization area" pursuant to Ind. Code §6-1.1-12.1-1 et seq.
3. That, pursuant to Ind. Code §6-1.1-12.1-2.5 and Ind. Code §6-1.1-12.1-11.3, notice hereof ("**Notice**") should be published according to law stating the following: (i) the adoption and substance hereof, (ii) a copy of the description of the affected area is available for inspection in the County Assessor's Office, and (iii) the setting of a subsequent date on which the Council will hear and receive remonstrances and objections and take final action ("**Hearing**"), all as required by law.

4. At least ten (10) days prior to the Hearing, pursuant to Ind. Code §6-1.1-12.1-2.5, the County Auditor shall file copies of the Notice and the Statement Of Benefits with the officers of each taxing unit that has the authority to fix budgets, tax rates, and tax levies under Ind. Code §6-1.1-17-5.

This Preliminary (Declaratory) Resolution is hereby adopted by the Council on May 14, 2025.

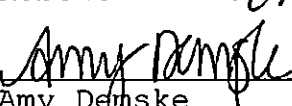
COUNTY COUNCIL OF  
DEKALB COUNTY, INDIANA

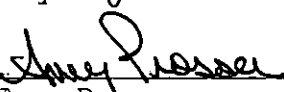
BY:   
David Yarde, President

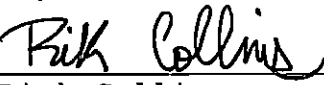
BY:   
William VanWye, Vice President

BY:   
Richard Ring

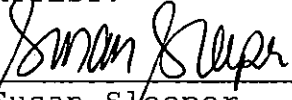
BY:   
Robert E. Kraft

BY:   
Amy Damske

BY:   
Amy Prosser

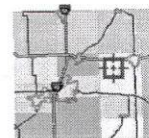
BY:   
Rick Collins

ATTEST:

  
Susan Sleeper  
DeKalb County Auditor

**Beacon™**

"EXHIBIT A"  
DeKalb County, IN

**Overview****Legend**

- Tax Parcel
- Street
- Alley
- Street
- Intersections

<b>Parcel ID</b>	15-07-16-100-013	<b>Alternate ID</b>	17-07-16-100-013.000-026	<b>Owner Address</b>	Carnahan Farms LLC
<b>Sec/Twp/Rng</b>	0016-0034-14	<b>Class</b>	AGRICULTURAL - CASH GRAIN/GENERAL FARM		3386 County Road 57
<b>Property Address</b>	3336 County Road 57	<b>Acreage</b>	37.44		Butler, IN 46721
	Butler				
<b>District</b>	Wilmington 026				
<b>Brief Tax Description</b>	Pt Nw1/4 Nw1/4				
	(Note: Not to be used on legal documents)				

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**"EXHIBIT B"**

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Sixteen (16), Township Thirty-four (34) North, Range Fourteen East, in DeKalb County, Indiana, and excepting therefrom, the following described parcel, to-wit: Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section Sixteen (16), Township and Range aforesaid; thence North (assumed) along the East line of the Northwest Quarter of said Northwest Quarter, said line also being the center line of County Road #57, a distance of 40.0 feet to the point of beginning; thence West a distance of 190.0 feet; thence North a distance of 230.0 feet; thence East a distance of 190.0 feet to the said East line; thence South along said East line a distance of 230.0 feet to the point of beginning, containing 1.00 acre of land more or less and subject to a public road right-of-way over the Easterly 20 feet thereof and all other easements of records.

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