

TOWN OF DANVILLE

Town Council Agenda

July 17, 2024

7:00 PM

- I. Establish Quorum, Call Meeting to Order**
- II. Pledge of Allegiance**
- III. Approval of Minutes (x2)**
- IV. Public Comment** – 3 minutes per person
- V. Public Meeting**
 - A. Wishes to be Heard: Amend Street Closure – Tri-Kappa**
 - B. Sink Hole Discussion – Utilities Director**
 - C. CF-1 Reporting – Hendricks County Economic Development Partnership**
 - D. Ordinance 15-2024: Amend Off-Road Vehicle Ordinance – Town Manager**
 - E. Ordinance 16-2024: Additional Appropriation (Library) – Town Manager**
- VI. Staff and Council Comments**
- VII. Claim Docket**
- VIII. Payroll Docket**
- IX. Adjournment**

NOTICE: The public meetings of the Danville Town Council conducted within these chambers shall be video recorded. Said recording will be part of the public records of the Town of Danville and shall be published upon the Town of Danville's website for public access. All individuals attending public meetings hereby give to the Town of Danville, their permission for said publication, which may contain their image or statements.

TOPIC SUMMARY

Approval of Minutes:

7/3/24: Executive Session. *Will require a Vote.*

7/3/24: Council Meeting. *Will require a Vote.*

- A. Wishes to be Heard: Amend Street Closure** – Danville Tri-Kappa would like to amend their request for street closure (approved in 2023) for Fair on the Square (9/8/24). They would like to include North Washington Street from U.S. 36 to Clinton Street. *Will require a Vote.*
- B. Sinkhole Discussion** – Utilities Director will discuss possible mitigation of Sink Holes on U.S. 36. To be included will be discussions with the Town Manager and Legal Counsel. *Will require a Vote.*
- C. CF-1 Reporting** – Representatives from the Hendricks County Economic Development Partnership will present annual updates on the CF-1's for certain businesses in the Town of Danville. *Each CF-1 will require a Vote.*
- D. Ordinance 15-2024: Amendment to Off-Road Vehicle Ordinance** – Town Manager will present an ordinance that will amend the Off-Road Vehicle Ordinance to provide proof of insurance by operator/owners. This was introduced on 7/3/24 and is up for adoption tonight. *Will require a Vote.*
- E. Ordinance 16-2024: Additional Appropriation (Library)** – Town Manager will present an ordinance, along with representatives from the Danville/Center Township Library, for an additional appropriation in the library budget. This was introduced on 7/3/24 and a Public Hearing was held with no comments and is up for adoption tonight. *Will require a Vote.*

Staff and Council Comments

Claim Docket

Payroll Docket

Motion to Adjourn

*****Council Members are requested to stay and sign documents after the close of the meeting*****

Mark Morgan

From: Blaine Rout
Sent: Monday, July 8, 2024 1:47 PM
To: Mark Morgan
Cc: Madison Henderson
Subject: SEP 23-001 - Fair On The Square
Attachments: SEP 23-001 - Final.pdf

Mark,

This special event permit was approved last year to include both 2023 and 2024. Since then, they've wanted to modify the map layout of the event space to include North Washington Street up to Clinton Street at The Kickstand to help accommodate more vendors. Please let me know if we can amend this administratively or if it should go for a full vote on an upcoming agenda. Thank you.



Blaine E. Rout

Town of Danville
Code Enforcement Officer
317-745-4180 x1004

Town of Danville Administration
49 N Wayne St. Suite 120
Danville, IN 46122
Phone: (317) 745-4180


TOWN OF DANVILLE
SPECIAL EVENT/FOR-PROFIT PARTY APPLICATION
Minimum 30-Day Notice Prior to Event Date



APPROVED

Fees:
\$100 Per Road - Street Closure
\$25 Per Hour - Trash Cleanup (Labor)
\$200 Non-refundable - For-Profit Party
\$50 Non-refundable - Admin Fee

GENERAL EVENT INFORMATION

Event Name: Danville Tri Kappa Fair on the Square
Event Location: Danville Town Square

Event organizer has permission of property owner to host this event on his/her property.
(Letter granting permission is attached/included.)

Event Date(s): 9/10-11/23 & 9/7-8/24 Event Hours of Operation: 8am-6pm (varies by day)

Set-Up for Event: Date(s): 9/9/23 & 9/6/24 Hours: 4pm-9pm

Dismantling Event: Date(s): 9/11/23 & 9/8/24 Hours: 3pm-7pm

Alternate Date (if applicable): n/a Admission Fee (if applicable): n/a

Estimated Attendance: 2500 Private or Public Event: Public

Type of Event: (Check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> Festival | <input type="checkbox"/> Parade | <input type="checkbox"/> Car Wash for Fundraising |
| <input type="checkbox"/> Sporting Event/Run/Walk | <input checked="" type="checkbox"/> Arts and Craft Fair | <input type="checkbox"/> Circus |
| <input type="checkbox"/> Raffle | <input type="checkbox"/> Concert | <input type="checkbox"/> Grand Opening |
| <input type="checkbox"/> Carnival/Rides | <input checked="" type="checkbox"/> Fundraiser/Charitable Event- | |
| <input checked="" type="checkbox"/> Annual/Recurring Event | <input checked="" type="checkbox"/> Other, please describe: <u>Handmade Markey</u> | |

General Description of Event Handmade market with juried crafts. This is the main fundraiser of Tri Kappa which we use the proceeds to support community events, grants, and scholarships throughout the year

ORGANIZATION INFORMATION

Sponsoring/Planning Organization: Danville Tri Kappa

Organization is registered with the State of Indiana as a Non-Profit Organization

Address: PO Box 254 Danville, IN 46122

Phone: 317-217-0933 Fax: _____

Web Site: www.danvilletrikappa.com

Event Manager: Brittany Titus and Lori Bradley

Address: 4438 Londenderry Ct Avon, IN 46123

Phone: 317-217-0933 Cell Phone: 317-217-0933

*Email: TKFaironthesquare@gmail.com

Onsite Contact: Brittany Titus Phone: 317-217-0933

Address: 4438 Londenderry Ct Avon, IN 46123

Cell Phone: 317-217-0933 Email: Bntitus09@gmail.com

Permit No. SEP 23-001

(to be completed by staff)



Please check all that will apply to your special event. If you are unsure, please checkmark and add any necessary notes/comments.

- PROPOSED LAYOUT AND/OR ROUTE INCLUDED *(Mandatory)*
- SECURITY PLANS *(Mandatory)*
- TRAFFIC CONTROL/EMERGENCY EVACUATION PLANS *(Mandatory)*
- STREET CLOSURES (DPW) * Closures on Washington, Jefferson, and Marion as of 4pm on that Friday
- MUSICAL ENTERTAINMENT (Bands, DJ) * We will have a DJ
- OTHER ENTERTAINMENT (Rides, inflatables, etc.) _____
- MASS GATHERING (OVER 5000 PEOPLE)
- TENT(S) OVER 200 SQUARE FEET
- FOOD VENDOR(S) * we have roughly 3-4 food trucks/vendors
- LIQUOR- SOLD OR GIVEN AWAY *Possible, still exploring this avenue and working with health dept
- MERCHANDISE/CRAFT VENDORS
- BANNERS (DPW)

Total Assessed Fees: \$700⁰⁰ (to be completed by staff)

The undersigned affirms under penalty for perjury that the answers, representations and information provided in this application are true and correct. Furthermore the undersigned agrees to abide by all ordinances and law regulating the described activities.

Brittany Titus
Signature

Brittany Titus
Name Printed
Town of Danville Administration
Special Event/For-Profit Party Application

1/23/2022
Date

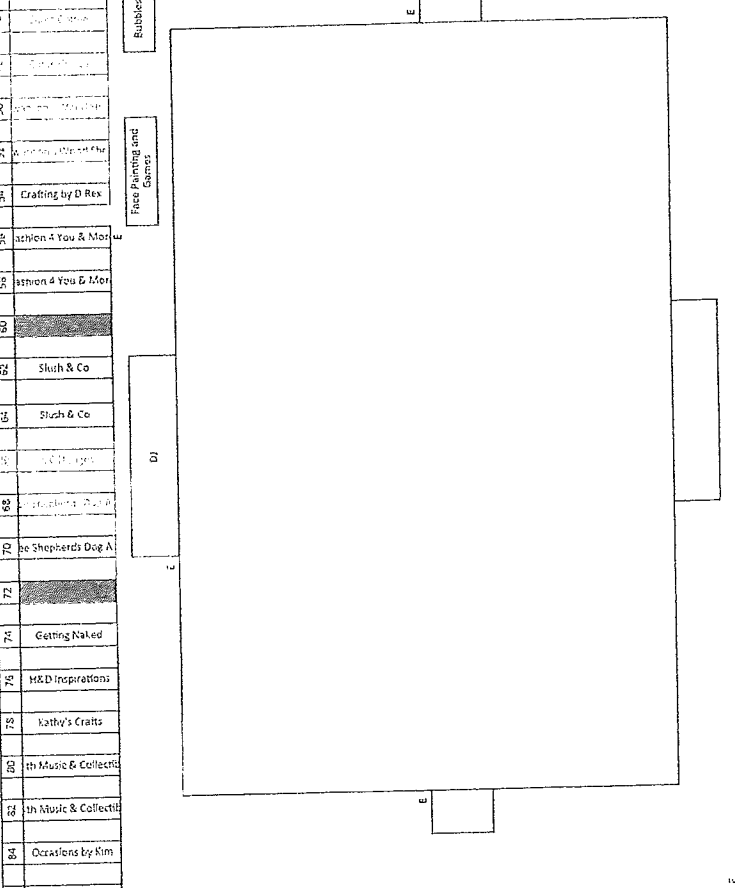
Permit No. SEP 23-001 (to be completed by staff)

Lumpia Creations	A				
Kona Ice				D	E
Garmacha Spot		C			
El Fuzgo		B			

Perleats (5 Percutible Handcaps)	CRRG				
CRRG					
CRRG-Sat only					
Brick and Belle	80				
Brick and Belle	81				
Born & Raised	82				
Born & Raised	83				
Just Taylor Things	84				
The Sign Shop	85				
The Sign Shop	86				
Garden Sparklers	87				
Hurricane Hill Botanicals	88				
Hurricane Hill Botanicals	89				
Gen Soze for Flight and Flower Shop	90				
31 Bags	91				
Gilbert Soap Works	92				
Blissful Creations	93				
Homemade & KC Creations	94				
Homemade & KC Creations	95				
Reasonable Home Décor	96				
Tri Kappa	43				

41	Boba Time				
42	Bubbly Lady R. Jones				
43	Antique Plus				
44	Antique Plus				
45	Eden's Cakes				
46	5 ft. for Smokey Fire, Side Brits Blooming Boutique				
47	Eden's Blooming Boutique				
48	Sweet Pea & Co				
49	5ft for Edie				
50	The Green Prints				
51	Miscellaneous Mamas Boutique				
52	Orly Bee Creations				
53	Prints & Saw Wark				
54	Ember and Sage				
55	Laney Madison				
56	Edie Ray Co				
57	Stephanie's Collections				
58	Reilly's Stitches				
59	Creative Designs				
60	Pop A. Remel				
61	Paper Cup Bakeshop				
62	My Honey? Honey				
63	My Honey? Honey				

40	Indy Sweet Treats Truly				
41	Fused Fabric				
42	Tied with Love by Molly V				
43	Just a Lil' Crafting				
44	Laine's Goss & Company				
45	Tuned Crafts				
46	It's A Red Life Day, Treats				
47	Teats and Cookies				
48	Handmade Honey				
49	Whiskin Meek				
50	Stages Art and Garden				
51	Greco Art and Garden				
52	Greco Art and Garden				
53	Enthem Dreams				
54	Enthem Dreams				
55	Emily's Pur Parfaitelle				
56	Crafts by Janis				
57	Well Greek-Sat Gully				
58	Well Greek-Sat Gully				



87	Hend City Humane Society				
88	Hend City Humane Society				
89	Hend City Humane Society				
90	Seamless Apparel				
91	Seamless Apparel				
92	Rhonda's Sparkle Designs				
93	Central Top				
94	Creative Inspiration				
95	Crafted with Hearts				
96	The Woodland & River Killeen				
97	The 7 Anzies @ Almer Acres				
98	The Dainty Day Shop				
99	The Dainty Day Shop				
100	Coopert's Creations and Gift Centers on 24th				
101	Gift Centers on 24th				
102	Gift Centers on 24th				
103	Mad & May Co				
104	Chick's Cakes, Candy & Crafts				
105	Funkey House				
106	Funkey House				
107	Funkey House				
108	Funkey House				
109	Funkey House				
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123	Funkey House				
124	Funkey House				
125	Funkey House				
126	Funkey House				
127	Funkey House				

Purposed Layout: Attached please find our map of the square. We utilize the 3 main streets of the square allowing a fire line previously approved by the Danville Fire Department.

Security Plans: During the event on Saturday from 9am-6pm and Sunday from 10am-4pm there will always be members on site from the Tri Kappa organization who can handle any issues that arise. During the overnight hours, we hire private security to watch the area and report any issues. If there is anything that arise which would result in injury or is outside of the scope of the event, Danville Police will be called.

Traffic Control/Evacuation Plans: Traffic to the streets on which the event is held is shut down to the public beginning at 4pm on Friday (of note that is the time we requested but DPW said they only had signs for 6am and 10am, I told them we didn't need it till 4pm to provide minimal disturbance to the business on the square, but they said they would have to follow their new signs). Between the hours of 4pm to 8am on Friday/Saturday we only allow traffic of our event personal and vendors requiring all vehicles be off the street by 8am for our 9am event. During the event no vehicles are permitted on the streets unless in the case of an emergency as deemed by local authorities or event Chairman. Due to the nature of our event, in the case of an emergency we will advise all participants and public of directions via our PA system.



Department Approval Routing Slip

Department

Signature

Date

POLICE

1-27-2023

FIRE

Robert L. Roberts

01-27-2023

PUBLIC WORKS

1/27/2023

ADMINISTRATION

01/27/23

Permit No. SEP 23-001 (to be completed by staff)



Hendricks County
Economic Development
Partnership

MEMO

To: Danville Town Council Members
From: Joseph Jasin, Project Manager
Subject: 2023 CF-1 Tax Abatement Review and Recommendations

The following companies have filed CF-1 documents and are being recommended for renewal.

Companies in Full Compliance:

1. Bio Response LLC
 - a. Sb-1 estimates: payroll estimates at \$1,255,612 and real property improvements at \$800,000
 - b. Cf-1 actual : actual payroll at \$1,588,514.51 and real property improvements at \$1,581,300
 - c. HCEDP recommendation: the company continues to grow and meet their obligation listed on the Sb-1 and is in their last year. HCDP recommends the council, find the company in compliance.
2. Well NPSL Landlord LLC (aka Welltower)
 - a. Sb-1 estimates: payroll estimates at \$1,082,000 and real property improvements at \$25,000,000
 - b. Cf-1 actual : actual payroll at \$1,699,443 and real property improvements at \$25,853,261
 - c. HCEDP recommendation: the company continues to meet their obligation listed on the Sb-1. HCDP recommends the council, find the company in compliance.
3. Pig Lot LLC
 - a. Sb-1 estimates: payroll estimates at \$242,000 and real property improvements at \$3,800,00
 - b. Cf-1 actual : actual payroll at \$346,580 and real property improvements assessed at \$3,679,300
 - c. HCEDP recommendation: the company continues to meet their obligation listed on the Sb-1. HCDP recommends the council, find the company in compliance.



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

20 24 PAY 20 25
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Bio-Response Properties, LLC		County Hendricks
Address of Taxpayer (number and street, city, state, and ZIP code) 200 Colin Court, Danville, IN 46122		DLGF Taxing District Number 003
Name of Contact Person Adam Bland	Telephone Number (317) 386-3500	Email Address adam@bioresponsesolutions.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Danville	Resolution Number	Estimated Start Date (month, day, year) 06/01/2013
Location of Property 200 Colin Court, Danville, IN 46122		Actual Start Date (month, day, year) 06/01/2013
Description of Real Property Improvements 14,250 sq. ft. steel building, solar heated. Includes 4,250 sq. ft. office; 10,000 sq. ft. manufacturing (finished 1/1/14); 12,320 sq. ft. steel building (finished 12/31/19)		Estimated Completion Date (month, day, year) 12/31/2019 Actual Completion Date (month, day, year) 12/31/2019
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		21
Salaries		\$1,588,514.51
Number of Employees Retained		16
Salaries		\$1,309,794.51
Number of Additional Employees		5
Salaries		\$278,720.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ 800,000.00	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 800,000.00	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$ 1,581,300.00
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title CFO	Date Signed (month, day, year) 06/12/2024

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 06/12/2024
Attested By		Designating Body Town of Danville	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 06/12/2024
Attested By		Designating Body Town of Danville	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Pig Lat LLC		County Hendricks
Address of Taxpayer (number and street, city, state, and ZIP code) 291 E Main St Danville, IN 46122		DLGF Taxing District Number 32003
Name of Contact Person Duane Lane	Telephone Number (317) 227-9923	Email Address rentals.ipm@gmail.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Town of Danville	Resolution Number	Estimated Start Date (month, day, year) 9-1-2019
Location of Property 1741 E CR 75 S Danville, IN 46122		Actual Start Date (month, day, year) 9-1-2019
Description of Real Property Improvements		Estimated Completion Date (month, day, year) 9-1-2021
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	5	8
Salaries	\$ 242,000	\$ 346,580
Number of Employees Retained	5	8
Salaries	\$ 104,000	\$ 346,580
Number of Additional Employees	4	0
Salaries		

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values Before Project	\$ 100,000	\$ 3,679,300
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL		
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 3,800,000	\$

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted	-	
Amount of Hazardous Waste Converted	-	
Other Benefits:	-	

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative Duane Lane	Title Owner	Date Signed (month, day, year) 6-24-24
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OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

2024 PAY 2025
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer WELL NPSL LANDLORD LLC	County HENDRICKS		
Address of taxpayer (number and street, city, state and ZIP code) 4500 DORR STREET TOLEDO OH 43615-4040	DLGF taxing district number 32-002		
Name of contact person BOBBY BROSNAHAN, ASST. VP, INVESTMENTS	Telephone number 734-474-8026		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body DANVILLE TOWN COUNCIL	Resolution number 2018-03-05	Estimated start date (month, day, year) 09/01/2019	
Location of property 200 ARBOR LN. DANVILLE IN 46122		Actual start date (month, day, year)	
Description of real property improvements: See attached		Estimated completion date (month, day, year) 03/31/2024	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			58
Salaries			1699443
Number of employees retained			
Salaries			
Number of additional employees		50	
Salaries		1,750,000	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	25,000,000		
Less: Values of any property being replaced			
Net values upon completion of project	25,000,000		
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	25853261		
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Argan Novacynk</i>	Title Co-CEO	Date signed (month, day, year) 5/8/24	

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

WELL NPSL LANDLORD LLC

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Company plans to develop a 154-unit retirement and assisted living community in Danville. This development will include independent living homes, independent and assisted suites, licensed assisted living units, and licensed memory care units. The project will also include infrastructure, land.

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 4 above)			
Reasons for determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

ORDINANCE NO. 15-2024

AN ORDINANCE AMENDING ORDINANCE NO. 15-2021 (AN ORDINANCE REGULATING OFF-ROAD VEHICLES IN THE TOWN OF DANVILLE)

WHEREAS, pursuant to Ind. Code § 9-21-1-3, the Town of Danville, Indiana (“Town”) has the authority to regulate Off-Road Vehicles on highways under the Town’s jurisdiction;

WHEREAS, the Town passed Ordinance No. 15-2021 (An Ordinance Regulating Off-Road Vehicles in the Town of Danville), which allows the use of Off-Road Vehicles on Town streets and establishes requirements and regulations for such use; and

WHEREAS, it is in the best interest of public safety and efficiency to amend Ordinance No. 15-2021 to require all Off-Road Vehicles operating in the Town of Danville to be insured and to show proof of insurance upon request.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DANVILLE, INDIANA, THAT:

(1) The above recitals are incorporated herein by reference.

(2) The “Additional Regulations” section under Section 2 of Ordinance No. 15-2021 (An Ordinance Regulating Off-Road Vehicles in the Town of Danville) is amended to add the following bolded provisions:

Additional Regulations.

(a) Each occupant shall have and use a separate seat in or on a Permitted Off-Road Vehicle.

(b) No person shall operate a Permitted Off-Road Vehicle on Town Roads in such a manner as to cause damage to the street or disturb the surface of the roadway.

(c) **All Off-Road Vehicles operating on Town Roads must be insured in an amount equal to or greater than the minimum insurance requirements prescribed by state statute for operators of automobiles on public roads.**

(d) **The operator or owner of an Off-Road Vehicle must produce proof of insurance when requested by any law enforcement officer.**

(3) Violations of this Ordinance shall be punishable as provided in the Penalty Section of Ordinance No. 15-2021.

(4) Prior Ordinances and provisions of the Danville, Indiana Code of Ordinances are repealed only to the extent inconsistent with the terms of this Ordinance. Provisions consistent with this Ordinance and not repealed remain in full force and effect.

(5) This Ordinance shall take effect upon adoption and publication in accordance with Indiana law.

ADOPTED by the Town Council of the Town of Danville, Indiana, on this 17th day of July, 2024.

DANVILLE TOWN COUNCIL

FOR:

AGAINST:

_____	Chris Gearld	_____
_____	Michael Chatham	_____
_____	Greg Irby	_____
_____	Bret Doub	_____
_____	Dave Potter	_____

ATTEST:

Carrie Lofton, Clerk-Treasurer

ORDINANCE 16-2024
ADDITIONAL APPROPRIATION RESOLUTION/ORDINANCE

Whereas, it has been determined that it is now necessary to appropriate additional money than was originally appropriated in the annual budget of the Danville-Center Township Public Library; now, therefore:

Sec. 1. Be it ordained (resolved) by the Town Board of the Town of Danville, Hendricks County, that for the expenses of the Danville-Center Township Public Library the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name: General Fund	Amount
<i>Major Budget Classification:</i>	
Personal Services	\$ <u>20,000</u>
Supplies	\$ <u>1,000</u>
Other Services and Charges	\$ <u>38,000</u>
Capital Outlays	\$ <u>10,320</u>
 Total for General Fund	 \$ 69,320

Adopted this 17th day of June, 2024

AYE

NAY

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ATTEST:

(Secretary of Governing Body)