

TOWN OF AVON

RESOLUTION NO. 202 6-02

**A RESOLUTION OF THE AVON TOWN COUNCIL
DECLARING AN ECONOMIC REVITALIZATION AREA**

Whereas, Hyster-Yale Materials Handling, Inc, a development company, has advised the Town of Avon (“Town”) that it desires to grow business in the town by establishing an approximately 712,800 SF warehousing, distribution and light manufacturing facility. The facility, which is owned by Granite LLC and will be leased by Hyster-Yale Materials Handling, Inc., will also be upgraded to accommodate enhanced client service and administrative functions including dedicated areas to showcase and demonstrate equipment; and

Whereas, in 2023, the Town created an Economic Development Area which includes the site of the proposed Hyster-Yale Materials Handling, Inc. project; and

Whereas, Hyster-Yale Materials Handling, Inc, has applied for the Town to find and reaffirm and designate the site owned by Granite LLC as an Economic Revitalization Area in accordance with Public Law 69, enacted by the Indiana General Assembly, and pursuant to Indiana Code § 6-1.1-12.1, and to grant to Granite LLC an amended 10-year real property tax abatement for the project; and

Whereas, Granite LLC and Hyster-Yale Materials Handling, Inc filed its Statement of Benefits Real Estate Improvements Form that is attached as Exhibit A and its application for real property tax abatement which contains the requested abatement schedule; and

Whereas, property maps and the property legal descriptions of the area are attached as Exhibit B and Exhibit C, respectively; and

Whereas, the site is located at 10144 Veterans Dr, and

Whereas, the Town of Avon has studied Granite LLC and Hyster-Yale Materials Handling, Inc. Application, Statement of Benefits of Real Estate Improvements Real Property, the property, and all other relevant factors of the area; and

Whereas, the Town finds that it is in the best interest of the Town, and its citizens, to declare and reaffirm that the property owned by Granite LLC and occupied by Hyster-Yale Materials Handling, Inc. qualifies as an Economic Revitalization Area.

Therefore, it is resolved, that the Town of Avon makes the following findings pursuant to Indiana Code § 6-1.1-12.1:

1. The site qualifies for and is found to be an Economic Revitalization Area because it is an area within the Town of Avon which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, standard building, or other factors which have impaired values or prevent a normal development of property or use of property;

2. The Economic Revitalization Area shall be the area depicted in map attached as Exhibit B;

3. Hyster-Yale Materials Handling, Inc, is not a retail business;

4. The Clerk-Treasurer of the Town of Avon shall file this Resolution and all attachments with the Hendricks County Assessor upon the passage of this Resolution.

5. The Clerk-Treasurer shall cause Notice of Adoption of this Resolution to be **made in accordance with Indiana Code § 5-3-1** and Indiana law.

6. The Town Council will conduct a public hearing and consider a confirmatory resolution regarding the reaffirmation and establishment of this Economic Revitalization Area and the granting of the amended real property tax abatement at its regularly scheduled meeting on February 12, 2026.

7. The Clerk-Treasurer shall, at least 10 days prior to the public hearing on this Resolution, file a copy of the Notice of Adoption and the attached Statement of Benefits Form with each taxing unit having the authority to levy property taxes in the economic revitalization area.

Resolved this 8th day of January, 2026;

Avon Town Council:

Dawn Lowden, Member

Jayson Puckett, Member

William Holland, Member

Robert Pope, Member

Greg Zusan, Member

Attest:

Julie Loker, Clerk-Treasurer