

ORIGINAL

RESOLUTION NO. 2020-038

A RESOLUTION OF THE DELAWARE COUNTY, INDIANA BOARD OF COMMISSIONERS MAKING A FINAL DETERMINATION TO ASSIGN A TAX SALE CERTIFICATES TO NONPROFIT ENTITIES PURSUANT TO IND. CODE § 6-1.1-24-6.7

WHEREAS, Ind. Code § 6-1.1-24-6.7 sets out the procedures the Board of Commissioners may utilize to assign a tax sale certificate to a nonprofit entity; and

WHEREAS, the Board of Commissioners previously adopted Resolution No. 2020-036, which identified tax sale certificates for which the Board of Commissioners now desires to assign to nonprofit entities for use for the public good; and

WHEREAS, the tax sale certificates the Board of Commissioners desires to assign to nonprofit entities for use for the public good are identified in Resolution 2020-036; and

WHEREAS, the Board of Commissioners accepted written applications from eligible nonprofit entities and, on October 5, 2020, conducted a public hearing to consider all applications and hear any opposition to a proposed assignment of the identified tax sale certificates; and

WHEREAS, having considered the submitted applications and public comments presented at the public hearing, the Board of Commissioners now desires to make a final determination on the assignment of the identified tax sale certificates.

IT IS THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF DELAWARE COUNTY, INDIANA THAT:

SECTION 1. Having received and considered the applications from nonprofit entities, copies of which are attached hereto, the Board of Commissioners issues the final determinations described in Exhibit A, attached hereto, regarding the proposed assignment to nonprofit entities of the tax sale certificates identified in Resolution 2020-036.

SECTION 2. The assignment of the identified tax sale certificates shall be completed according to the specific terms and conditions described in the Commissioners' final determination for each tax sale certificate.

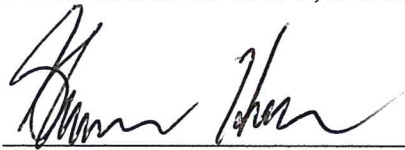
SECTION 3. If the assignee nonprofit entity fails to comply with the terms and conditions of the Commissioners' final determination, the applicable tax sale certificate shall revert to Delaware County to be retained or disposed of by the Board of Commissioners.

Resolution No. 2020-038

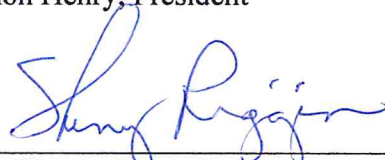
SECTION 4. The President of the Board of Commissioners is hereby authorized to execute all documents necessary to carry out the terms of this Resolution.

PASSED AND ADOPTED ON THIS, THE 5 DAY OF Oct, 2020
BY THE DELAWARE COUNTY, INDIANA BOARD OF COMMISSIONERS.


BOARD OF COMMISSIONERS OF
DELAWARE COUNTY, INDIANA



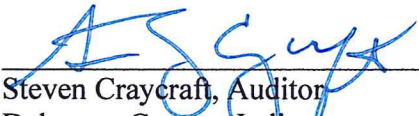
Shannon Henry, President



Sherry Riggin, Commissioner



James King, Commissioner

ATTEST:


Steven Craycraft, Auditor
Delaware County, Indiana

Exhibit A

Final Determination of the Delaware County, Indiana Board of Commissioners

Parcel 1 –

Parcel ID No.: 18-11-15-326-001.000-003
Parcel Address: 501 E. Willard St., Muncie, IN
Certificate No.: 181900603

Total Applications Submitted: 1

Applications Received From: **URBAN LIGHT CHRISTIAN DEVELOPMENT CORP.**

Tax Sale Certificate Number 181900603 is hereby awarded to:

_____ (the "Assignee")
and shall be assigned according to the following terms and conditions:

1. The property shall be used only for those purpose(s) described in the Assignee's application.
2. The use must be implemented and maintained within _____ days/months/years from the date the Assignee receives title to the property.
3. Other terms and conditions (optional): _____

4. Tax Sale Certificate Number 181900603 shall revert to Delaware County if the Assignee fails to comply with any of these terms and conditions and the Assignee shall execute any and all documents necessary to facilitate this reversion.

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Parcel 2 –

Parcel ID No.: 18-11-10-485-001.000-003
Parcel Address: 1302 E. Washington St., Muncie, IN
Certificate No.: 181900325

Total Applications Submitted: 1

Applications Received From: **EAST CENTRAL INDIANA (ECI) REGIONAL
PLANNING DISTRICT, INC.**

Tax Sale Certificate Number 181900325 is hereby awarded to:

_____ (the "Assignee")
and shall be assigned according to the following terms and conditions:

1. The property shall be used only for those purpose(s) described in the Assignee's application.
2. The use must be implemented and maintained within _____ days/months/years from the date the Assignee receives title to the property.
3. Other terms and conditions (optional): _____

4. Tax Sale Certificate Number 181900325 shall revert to Delaware County if the Assignee fails to comply with any of these terms and conditions and the Assignee shall execute any and all documents necessary to facilitate this reversion.

Parcel 3 –

Parcel ID No.: 18-11-10-479-002.000-003
Parcel Address: 319 N. Wolfe St., Muncie, IN
Certificate No.: 181900322

Total Applications Submitted: 1

Applications Received From: **EAST CENTRAL INDIANA (ECI) REGIONAL
PLANNING DISTRICT, INC.**

Tax Sale Certificate Number 181900322 is hereby awarded to:

_____ (the "Assignee")
and shall be assigned according to the following terms and conditions:

1. The property shall be used only for those purpose(s) described in the Assignee's application.
2. The use must be implemented and maintained within _____ days/months/years from the date the Assignee receives title to the property.
3. Other terms and conditions (optional): _____

4. Tax Sale Certificate Number 181900322 shall revert to Delaware County if the Assignee fails to comply with any of these terms and conditions and the Assignee shall execute any and all documents necessary to facilitate this reversion.

Parcel 4 –

Parcel ID No.: 18-11-10-479-006.000-003
Parcel Address: 1308 E. Gilbert St., Muncie, IN
Certificate No.: 181900323

Total Applications Submitted: 1

Applications Received From: **EAST CENTRAL INDIANA (ECI) REGIONAL
PLANNING DISTRICT, INC.**

Tax Sale Certificate Number 181900323 is hereby awarded to:

_____ (the "Assignee")
and shall be assigned according to the following terms and conditions:

1. The property shall be used only for those purpose(s) described in the Assignee's application.
2. The use must be implemented and maintained within _____ days/months/years from the date the Assignee receives title to the property.
3. Other terms and conditions (optional): _____

4. Tax Sale Certificate Number 181900323 shall revert to Delaware County if the Assignee fails to comply with any of these terms and conditions and the Assignee shall execute any and all documents necessary to facilitate this reversion.

Delaware County Board of Commissioners Nonprofit Application for Tax Sale Certificate

Name of Nonprofit Entity: Urban Light Christian Development Corporation d/b/a Urban Light Community Development Corp.

Description of the Nonprofit Entity's Nonprofit Purposes: It is the mission of Urban Light Community Development to develop healthy and thriving communities by partnering with our neighbors. We accomplish this mission through our 3-focus areas: Housing Revitalization, The Lighthouse Recovery Home, and Neighborhood Engagement.

Parcel ID of Desired Property: 1115326001000

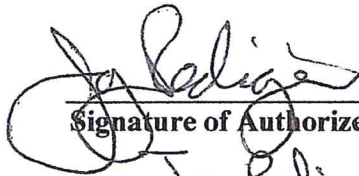
Common Address of Desired Property: 501 E. Willard St Muncie, IN 47302

Proposed Use of Desired Property: In collaboration with industry neighbors, Urban Light Community Development Corporation would develop this property as a beautification project. Specifically, ULCDC would work with industry neighbors to create a neighborhood gateway project. A gateway project would instill pride in current residents and welcome others to the neighborhood. Executive Director Joy Rediger has initiated conversations with BSU Architecture Professor Pam Harwood and Rick Zeigler with the Sherman and Marjorie Zeigler Foundation. This family foundation has taken the lead on and funded many (cont'd)

Time Period for Implementing Proposed Use: Next 6-9 months, planning & fundraising and
in 9-12 months, implementation

By signing below, I hereby affirm that I am a duly authorized representative of the above-referenced Nonprofit Entity and that the foregoing representations are true.

Dated as of this, the 30th day of September, 2020



Signature of Authorized Representative

Joy Rediger

Printed Name of Authorized Representative

Executive Director, Urban Light Community Development Corp.

Title of Authorized Representative

***** Documentation verifying the nonprofit status of the nonprofit entity must be included with each application. Applications that fail to include documentation verifying the nonprofit entity's nonprofit status will NOT be considered by the Board of Commissioners. *****

Completed applications may be submitted to the Board of Commissioners either in person, or by mail, and must be received on, or before the applicable deadline.

Delaware County Board of Commissioners Nonprofit Application for Tax Sale Certificate

Urban Light CDC application continued:

community enhancement projects of the natural public spaces within the City of Muncie. We hope both of these individuals and institutions would be interested in partnering with us in this project. Please find attached with this application examples of gateway projects in the other communities

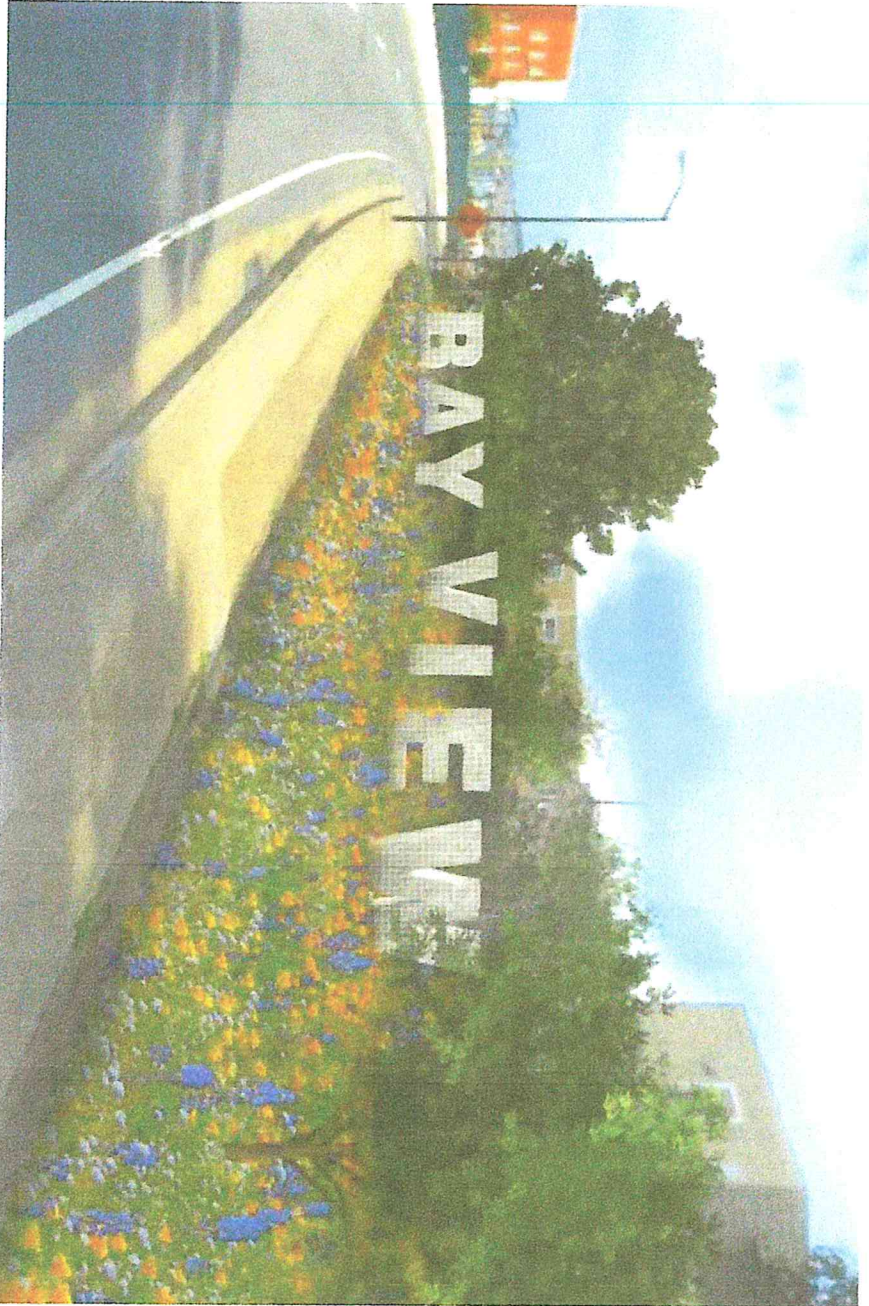
Lastly since mid-August, Urban Light Community Development has been maintaining the property at 501 E. Willard St by paying for it to be mowed every other week.

Many thanks for your consideration in this application, and in your partnership with many neighborhoods and non-profits as we work together to improve our community.

Example of a Gateway Project



Example of a Gateway Project



**State of Indiana
Office of the Secretary of State**

CERTIFICATE OF INCORPORATION

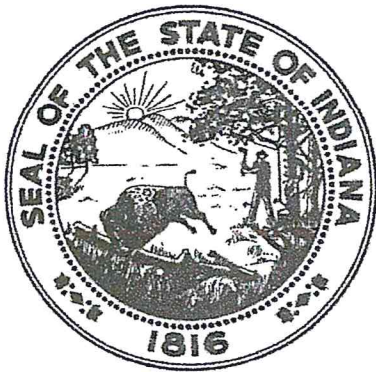
of

URBAN LIGHT CHRISTIAN DEVELOPMENT CORPORATION

I, Todd Rokita, Secretary of State of Indiana, hereby certify that Articles of Incorporation of the above Non-Profit Domestic Corporation have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented confirms to law as prescribed by the provisions of the Indiana Nonprofit Corporation Act of 1991.

NOW, THEREFORE, with this document I certify that said transaction will become effective Monday, June 15, 2009.

In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, June 15, 2009



A handwritten signature in black ink that reads "Todd Rokita".

TODD ROKITA,
SECRETARY OF STATE

APPROVED AND FILED
TODD ROKITA
INDIANA SECRETARY OF STATE
6/15/2009 9:09 AM

ARTICLES OF INCORPORATION

Formed pursuant to the provisions of the Indiana Nonprofit Corporation Act of 1991.

ARTICLE I – NAME AND PRINCIPAL OFFICE

URBAN LIGHT CHRISTIAN DEVELOPMENT CORPORATION

ARTICLE II – REGISTERED OFFICE AND AGENT

Andrew T Draper
221 E 9th Street, Muncie, IN 47302

ARTICLE III – INCORPORATORS

Andrew T Draper
221 E 9th Street, Muncie, IN 47302
Signature: Andrew T Draper

Joshua L Block
1722 S Jefferson Street, Muncie, IN 47302
Signature: Joshua L Block

Joshua R Arthur
1523 S Jefferson Street, Muncie, IN 47302
Signature: Joshua R Arthur

ARTICLE IV – GENERAL INFORMATION

Effective Date: 6/15/2009

Type of Corporation: Public Benefit Corporation

Does the corporation have members?: No

The purposes/nature of business

This entity is a "community development corporation." It will be involved in housing, green spaces, community centers, tree planting, tutoring, et al.

Distribution of assets on dissolution or final liquidation

All assets, upon dissolution, will be transferred to Urban Light Community Church, Inc., a 501(c)(3) in the state of Indiana.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

MAR 11 2010

Date:

URBAN LIGHT CHRISTIAN DEVELOPMENT
CORPORATION
C/O ANDREW T DRAPER
221 E 9TH ST
MUNCIE, IN 47302

Employer Identification Number:
27-0362676
DLN:
17053243322049
Contact Person:
CHERYL RICHMOND ID# 52492
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
October 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
June 15, 2009
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

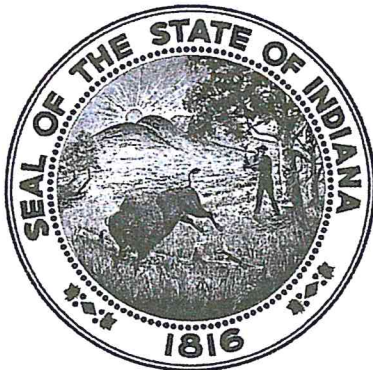
State of Indiana
Office of the Secretary of State
Certificate of Assumed Business Name
of
URBAN LIGHT CHRISTIAN DEVELOPMENT CORPORATION

I, CONNIE LAWSON, Secretary of State, hereby certify that a Certificate of Assumed Business Name of the above Domestic Nonprofit Corporation has been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

Following said transaction, the above named entity will transact business under the assumed business name(s) of:

URBAN LIGHT COMMUNITY DEVELOPMENT CORPORATION

NOW, THEREFORE, with this document I certify that said transaction will become effective **Wednesday, August 07, 2019.**



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, August 07, 2019.

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

2009061500147 / 8347888

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

**Delaware County Board of Commissioners
Nonprofit Application for Tax Sale Certificate**

Name of Nonprofit Entity: EAST CENTRAL INDIANA REGIONAL PLANNING DISTRICT

Description of the Nonprofit Entity's Nonprofit Purposes: ECONOMIC DEVELOPMENT DISTRICT

Parcel ID of Desired Property: 18-11-10-485-001, 000-003 / 18-11-10-479-006, 000-003

Common Address of Desired Property: CITY MACHINE 1302 E WASHINGTON


Proposed Use of Desired Property: 319 N WOLFE ST
1308 E GILBERT

Working with several different state & federal agencies to arrange & implement cleaning up property, & return to tax rolls

Time Period for Implementing Proposed Use: 2 years

By signing below, I hereby affirm that I am a duly authorized representative of the above-referenced Nonprofit Entity and that the foregoing representations are true.

Dated as of this, the 20 day of SEPT, 2020


Signature of Authorized Representative

William Walters
Printed Name of Authorized Representative

EXECUTIVE DIRECTOR
Title of Authorized Representative

***** Documentation verifying the nonprofit status of the nonprofit entity must be included with each application. Applications that fail to include documentation verifying the nonprofit entity's nonprofit status will NOT be considered by the Board of Commissioners. *****

Completed applications may be submitted to the Board of Commissioners either in person, or by mail, and must be received on, or before the applicable deadline.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **APR 26 2011**

ENERGIZE-ECI REGIONAL PLANNING
DISTRICT
C/O MARLENE PULLEY
PO BOX 1912
MUNCIE, IN 47308

Employer Identification Number:
27-3248175
DLN:
300326297
Contact Person:
MRS T FARR ID# 52404
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 19, 2010
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

ENERGIZE-ECI REGIONAL PLANNING

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink, reading "Lois G. Lerner". The signature is written in a cursive style with a large, looped initial "L".

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC