

COPY

**WHITELAND TOWN COUNCIL
RESOLUTION NO. 2021-04**

**A RESOLUTION APPROVING CERTAIN PERSONAL PROPERTY FOR TAX
ABATEMENT
(Mohr Capital/Cooper Tire)**

WHEREAS, the Town of Whiteland, Indiana, (the “Town”), 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 *et. seq.* provides for a program of real and personal property tax abatement within Economic Revitalization Areas (“ERA”) and provides for the adoption of such a program;

WHEREAS, pursuant to Whiteland Town Council Resolutions Nos. 2020-03 and 2020-05, the Whiteland Town Council established the Mohr Whiteland Economic Revitalization Area as an ERA within the Town of Whiteland;

WHEREAS, Cooper Tire & Rubber Company (“Cooper Tire” and the “Applicant”) is leasing the approximately 121 acres of property located at the northeast corner of Whiteland Road and Graham Road, more particularly described and depicted on Exhibit A attached hereto and incorporated herein (the “Real Estate”), which is located within the Mohr Whiteland Economic Revitalization Area, which was developed by Mohr Whiteland, LLC (“Mohr”);

WHEREAS, the Real Estate is zoned for I-1 Industrial use according to the Official Zoning Map of the Town of Whiteland;

WHEREAS, Mohr has invested approximately \$44,705,000 in real property improvements via purchase of the Real Estate and construction on the Real Estate of an approximately 996,930 square foot industrial warehouse building and various supporting infrastructure and improvements, including roadways, parking areas, ponds, and landscaping (together, the “Project”);

WHEREAS, Cooper Tire intends to invest approximately \$10,000,000 in logistical distribution equipment to be installed on the Real Estate (the “Personal Property”), and which Project and personal property investments will create additional employment positions and additional payroll in the Town;

WHEREAS, Resolution No. 2020-03 expressly contemplates the extension of public facilities/infrastructure to serve the Project, with the potential for Mohr to recoup costs of such infrastructure, which the Council intended to further consider authorizing once more detailed information and cost estimates were provided to the Town, which recoupment could take the form of an agreement between Mohr and the Town concerning such recoupment and/or approval of a personal property tax abatement to provide the recoupment contemplated;

- WHEREAS, development of the Real Estate has resulted in Mohr or its affiliates installing certain infrastructure that will serve and benefit other property and development within the Town (the "Public Improvements"), for which the Town has agreed to provide \$340,000 in cost recoupment for the benefit of Mohr;

WHEREAS, the Town and Mohr agree that the Town should assist in the funding of the Public Improvements through the granting of the personal property tax abatement provided under this Resolution, subject to the execution of a Tax Abatement Agreement between the Town and Mohr and/or Cooper Tire consistent with the intent of this Resolution that requires Mohr and/or Cooper Tire to pay the Town a payment in lieu of taxes (PILOT) to the extent that the amount of tax abatement benefit exceeds the \$340,000 cost recoupment the Town has agreed to fund;

WHEREAS, the Town understands that Mohr and Cooper Tire have made or will make arrangements that will result in Mohr obtaining the financial benefit contemplated to result from the tax abatement provided pursuant to this Resolution;

WHEREAS, on February 1, 2021, Cooper Tire filed its Statement of Benefits Personal Property (SB -1 / PP) with the Town of Whiteland and submitted its Application for Personal Property Tax Abatement, which are attached hereto as part of composite Exhibit B (the "Application");

WHEREAS, the Whiteland Town Council has reviewed the Statement of Benefits Personal Property (SB -1 / PP) and been otherwise duly advised in the premise and has determined that it is in the best interests of the Town to allow the tax abatement for the Personal Property described in the Application for the period and at the percentages provided within this Resolution;

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

Section 1. The Real Estate in which the Personal Property will be installed is found to be within the Mohr Whiteland Economic Revitalization Area, and is within Whiteland Town Council jurisdiction.

Section 2. The Whiteland Town Council hereby determines that it is in the best interest of the Town to allow the abatement under Ind. Code § 6-1.1-12.1-4.5 within the said ERA, for the Personal Property described in the Application, based upon the following findings:

(1) The estimate of the cost of the value of the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment is reasonable for equipment of that type.

(2) The estimate of the number of individuals who will be employed can be reasonably expected to result from the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.

(3) 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 installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment.

(4) Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment. And,

(5) The totality of benefits is sufficient to justify the deductions.

Section 3. The Application for Personal Property Tax Abatement and Statement of Benefits (Form SB-1 / PP) as submitted is hereby approved for the period and at the percentages provided within this Resolution.

Section 4. The owner of the Personal Property installed within the above-designated ERA shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-4.5 for a period of two (2) years with respect to Personal Property installed as contemplated by and reflected in the Application, according to the following schedule, and subject to Mohr and/or Cooper Tire entering into a Tax Abatement Agreement consistent with the intent of this Resolution:

Year 1: 100%

Year 2: 100%

Section 5. In partial consideration of the value of the property tax deductions granted to Cooper Tire by the Town, Cooper Tire hereby agrees and commits, for itself and future owners of the Personal Property, to not file any personal property tax assessment appeal, review, or other challenge ("Appeal") of the personal property tax assessments made for the Personal Property during the time periods for which personal property tax deductions are authorized under this Resolution, unless the Personal Property tax return is modified by the Assessor or Auditor from the original filing. In the event Cooper Tire or another owner of the Personal Property desires to file such an Appeal, Cooper Tire or the owner of the Personal Property shall provide the Town with a copy of the Appeal no later than the date the Appeal is filed. Violation of the restrictions on and conditions applicable to an Appeal shall permit the Town to terminate the property tax deductions authorized under this Resolution. This paragraph shall run with the Real Estate and be binding on future owners of the Personal Property.

Section 6. In the event that the ERA designation should terminate, the termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes relative to equipment installation activities completed before the date the ERA designation is terminated.

Section 7. The Council hereby delegates to the Whiteland Town Manager all authority necessary to negotiate and execute, in consultation with the Town Attorney, all agreements and associated documents necessary or desirable to effectuate the understandings and intentions of this Resolution.

Section 8. The President of the Council is hereby authorized to complete and execute the Applicant's Statement of Benefits form consistent with this Resolution.

Section 9. A copy of this Resolution and any required supporting information shall be filed with the Johnson County Auditor.

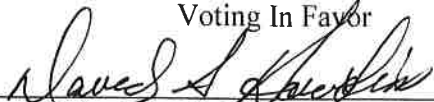
Section 10. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Resolution, and a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

Section 11. This Resolution shall be effective immediately upon its passage.

ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 9th day of February, 2021, by a vote of 4 in favor and 0 against. 1 abstains

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

Voting In Favor


David Hawkins, President

Voting Opposed

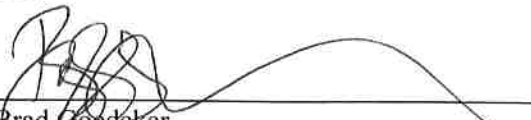
David Hawkins, President

X _____
Joseph Sayler

Joseph Sayler


Scot Ford

Scot Ford


Brad Goedeker

Brad Goedeker


Laura Fleury

Laura Fleury

Attest:

Debra L. Hendrickson, Clerk-Treasurer

Exhibit A

Legal Description of Mohr Whiteland Economic Revitalization Area

Part of the East half of the SWQ and part of the West half of the SEQ of S23, T13N, R4E of the Second Principal Meridian described as follows:

Beginning at a P-K nail found at the SWC of the East half of the SWQ section; thence North 0 degrees 00 minutes 00 seconds East (assuming bearing) on and along the West line thereof 2227.01' to a R.R. spike found; thence North 89 degrees 59 minutes 48 seconds East 1375.50'; thence North 0 degrees 00 minutes 08 seconds West 1.40'; thence North 89 degrees 42 minutes 19 seconds East 1276.82' to the East line of the West half of the SEQ of the said Section 23; thence South 0 degrees 13 minutes 15 seconds West on and along the said East line 1792.60'; thence South 89 degrees 24 minutes 26 seconds West parallel to the South line of the said half quarter section 1224.10'; thence South 0 degrees 22 minutes 34 seconds East 416.14' to the said South line; thence South 89 degrees 24 minutes 26 seconds West on and along the said South line 107.50'; thence South 89 degrees 27 minutes 31 seconds West on and along the South line of the East half of the SWQ of the said section 1330.47' to the Point of Beginning, containing 123.486 acres, more or less.

Except

A part of the East Half of the Southwest Quarter of Section 23, Township 13 North, Range 4 East, Johnson County, Indiana, and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning at the Southwest Corner of said east half designated as point "201" on the Location Control Route Survey plat recorded as Instrument Number 2014-009639, in the Office of the Recorder of said County; thence North 00 degrees 17 minutes 57 seconds West a distance of 450.00 feet, along the west line of said east half, to the point designated "30" on said Location Control Route Survey plat; thence North 89 degrees 42 minutes 03 seconds East a distance of 40.00 feet to the point designated "621" on said Parcel Plat; thence South 00 degrees 17 minutes 57 seconds East a distance of 125.00 feet to the point designated "622" on said Parcel Plat; thence South 08 degrees 25 minutes 45 seconds East a distance of 212.13 feet to the point designated "623" on said Parcel Plat; thence South 40 degrees 56 minutes 40 seconds East a distance of 44.92 feet to the point designated "624" on said Parcel Plat; thence South 83 degrees 23 minutes 45 seconds East a distance of 115.97 feet to the point designated "625" on said Parcel Plat; thence South 87 degrees 45 minutes 00 seconds East a distance of 465.67 feet to the point designated "626" on said Parcel Plat; thence North 89 degrees 10 minutes 22 seconds East a distance of 45.00 feet to the point designated "627" on said Parcel Plat; thence South 00 degrees 49 minutes 38 seconds East a distance of 40.00 feet to the south line of said east half; thence South 89 degrees 10 minutes 22 seconds West a distance of 725.00 feet, along said south line, to the point beginning and containing 1.423 acres, more or less, inclusive of the presently existing right of way, which contains 0.281 acres, more or less.

Depiction of Mohr Whiteland Economic Revitalization Area

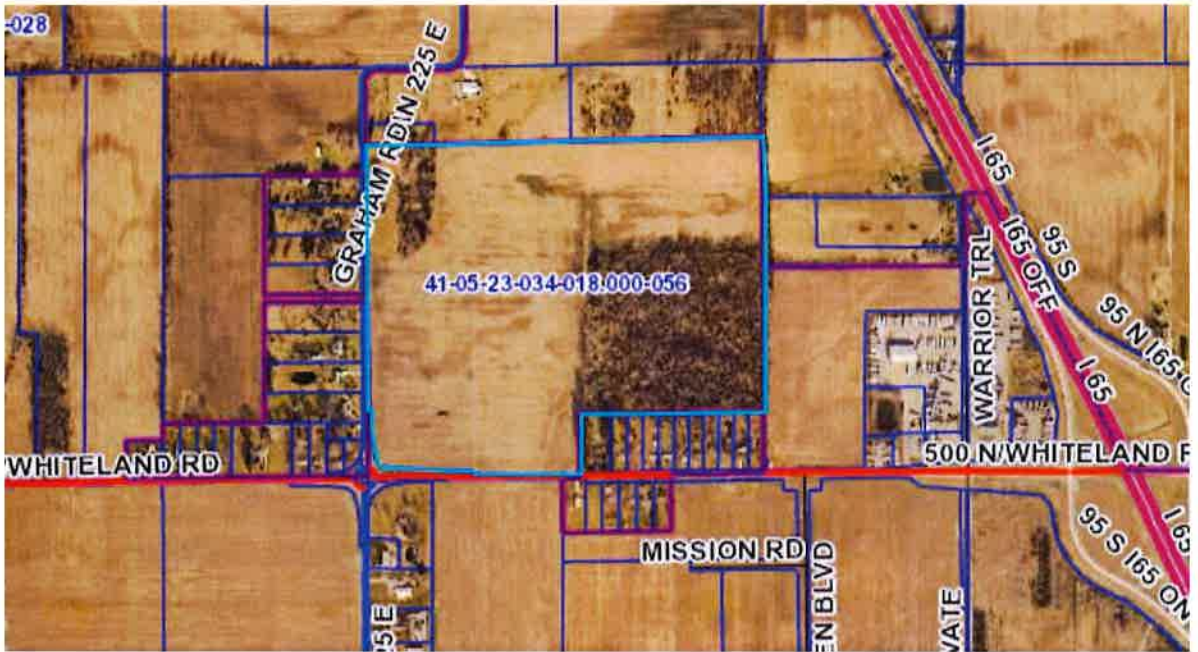


Exhibit B
Application for Property Tax Abatement

[See attached]

APPLICATION FOR PROPERTY TAX ABATEMENT

Organization/Entity Requesting Abatement

Name: Cooper Tire & Rubber Company

Address: 701 Lima Avenue

City: Findlay State: IN Zip: 45840

Primary Contact: Mark Plesec Title: Sn Mgr

Phone: _____ Email: MEPLESEC@coopertire.com

Property Owner (if different)

Name: Mohr Whiteland, LLC

Address: c/o Mohr Capital 14643 Dallas Pkwy Ste 1000

City: Dallas State: TX Zip: 75254

Primary Contact: Gary Horn Title: _____

Phone: (214) 273-8656 Email: gary@mohrcap.com

Description of Project

Project Location/Address: Northeast corner Whiteland Road and Graham Road

Parcel Number: 41-05-23-034-018.000-056

Brief Description of Project: Light Industrial;

Warehouse Distribution Facility

Current Zoning of Property: I-1

Current Assessed Value of Property:

Land: 174,700

Building: 0

Equipment: 10,000,000

Brief Company History: Manufacturer & Distributor of Passenger Car, Truck & Commercial Vehicle Tires

Project Details

Requested Abatement: 1) Real Property 2) Personal Property 3) Both

4) Vacant Building

Length of Abatement Requested: 10 years

Abatement Schedule Requested: 1) Standard 2) Custom (please attach)

Type of Facility: Industrial Warehouse

Facility Size (Sq. Ft.): 996,930 (approx) Site Size (acres): 121 (approx)

Will Real Estate be Leased or Purchased: Ultimately will lease improvements to an industrial tenant

Anticipated Closing Date: N/A

Projected Construction Start Date: 2/2021

Projected Operations Start Date: 8/2021

Latest Date Shell of Building will be completed: N/A

Project will be: (a) new business (c) relocation in Indiana
(b) new expansion (d) relocation from out of state
(e) Other: _____

Will project be developed in stages: (a) yes (b) no
If yes, explain: _____

What are the projected investments and jobs goals?

Land: \$174,700
Improvements: Yet-to-be-determined
Machinery/Equipment: 10,000,000
Jobs Retained: Transferring from other IN Distribution Facility
Jobs Created: See Exhibit A to SB-1

If applicant is a corporation:

What is the State of incorporation: Delaware
In what states is the corporation licensed to do business: _____
49 States, including Indiana, with the sole exception of Hawaii

Which approvals or permits will this project require?

- (a) Zoning change
- (b) Annexation
- (c) Plat approval
- (d) Development plan
- (e) Variance
- (f) Special exception
- (g) Building permit
- (h) Other _____

Will additional public facilities/infrastructure be required? 1) YES (2) NO
If yes, please describe and state who is installing: _____

Provide names of any parent, subsidiary, and/or affiliated entities: _____
Not Applicable

Do you have legal counsel: 1) YES 2) NO

If yes:

Firm: Dentons Bingham Greenebaum LLP

Contact: Matthew M. Price, Partner

Address: 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204

Phone: (317) 686-5225

Email: matt.price@dentons.com

Explain why abatement is necessary for this project: _____

In order to be competitive with other markets, a standard tax abatement is necessary. The project will not occur but for the granting of tax abatement.

WORKSHEET NO. 1

(Note: If the requested abatement is for other than the standard 10 year schedule, this Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name: see attached summary table

Location: _____

Current Date: _____

CURRENT

R.E. Tax Rate \$ _____

Land: _____ Acres
 : \$ _____ Assessed Value
 : \$ _____ Assessed Taxes Paid

Bldg(s): _____ Square Feet
 : \$ _____ Assessed Value
 : \$ _____ Assessed Taxes Paid

PROPOSED

R.E. Tax Rate \$ (Same as current)

Land: _____ Acres
 : \$ _____ Est. Assessed Value
 : \$ _____ Est. Annual Taxes

Bldg(s): \$ _____ Projected Investment
 : \$ _____ Est. Assessed Value
 : \$ _____ Est. Annual Taxes

Mfg. Equipt. Investment: \$ _____

Non Mfg. Equipt. Investment: \$ _____

BUILDINGS

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	TOTALS
Abatement Rate:	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%	-----
Amount Abated:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taxes Dues:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Manufacturing Equipment

Abatement Rate:	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	-----
Amount Abated:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taxes Dues:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taxes w/o Abatement											
Ten Year Total:	\$ _____										
Taxes w/ Abatement											
Ten Year Total Paid:	\$ _____										
Ten Year Total Abatement:	\$ _____										

Other Taxes

Increased Taxes on Land After Development: \$ _____
 Taxes on New Non-Manufacturing Equipment: \$ _____
 Ten Year Total Other Taxes: \$ _____

**Summary of Tax and Abatement Projections for Abatement
Over 10 Year Period**

(Should be based on Worksheet No. 1)

Duration of Abatement: 10 Years

I. Current Conditions:

A.	Current Annual Real Estate Taxes:	<u>n/a</u>
B.	Current Annual Personal Property Taxes:	<u>0</u>
C.	Combined Total:	<u>n/a</u>
D.	Projected Combined Total (Over 10 Year Period):	<u>0</u>

II. Projected Project Property Taxes Without Abatement, Over 10 Year Period:

A.	Projected Annual Real Estate Taxes:	<u>n/a</u>
B.	Projected Annual Personal Property Taxes:	<u>\$213,940</u>
C.	Combined Annual Total:	<u>\$213,940</u>
D.	Combined Total Over 10 Year Period:	<u>\$2,139,400</u>

III. Calculation of Projected Project Property Taxes With Abatement, Over 10 Year Period:

A.	Projected Real Estate Taxes (without Abatement):	<u>n/a</u>
B.	Less Projected Real Estate Tax Abatement:	<u></u>
C.	Projected Personal Property Taxes:	<u>\$2,139,400</u>
D.	Less Projected Personal Property Tax Abatement:	<u>\$1,059,003</u>

Projected Totals Over 10 Year Period

E.	Total Taxes to be Paid:	<u>\$1,080,397</u>
F.	Total Taxes Abated:	<u>\$1,059,003</u>

I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

[Handwritten Signature]
Signature of Applicant

State of Indiana)
)
County of Marion) SS:

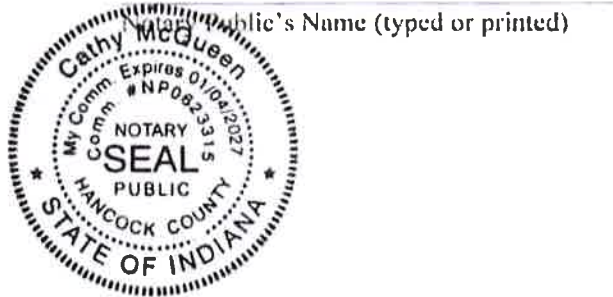
Subscribed and sworn to before me this 1st day of February, 2021

Cathy McQueen
Signature of Notary

County of Residence:

Hancock

My Commission Expires:



Indiana Tax Abatement Results

- Johnson County, Taxing District 056 Whiteland Town- PL TWP-10YR MTE
- District Tax Rate (2021): 2.1394
- Project Name: Cooper Tire

Personal Property: \$10,000,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0	\$0	\$0	\$213,940	\$0	\$213,940	\$213,940
Year 2	95%	\$10,697	\$0	\$10,697	\$213,940	\$0	\$213,940	\$203,243
Year 3	80%	\$42,788	\$0	\$42,788	\$213,940	\$0	\$213,940	\$171,152
Year 4	65%	\$74,879	\$0	\$74,879	\$213,940	\$0	\$213,940	\$139,061
Year 5	50%	\$106,970	\$0	\$106,970	\$213,940	\$0	\$213,940	\$106,970
Year 6	40%	\$128,364	\$0	\$128,364	\$213,940	\$0	\$213,940	\$85,576
Year 7	30%	\$149,758	\$0	\$149,758	\$213,940	\$0	\$213,940	\$64,182
Year 8	20%	\$171,152	\$0	\$171,152	\$213,940	\$0	\$213,940	\$42,788
Year 9	10%	\$192,546	\$0	\$192,546	\$213,940	\$0	\$213,940	\$21,394
Year 10	5%	\$203,243	\$0	\$203,243	\$213,940	\$0	\$213,940	\$10,697
Totals		\$1,080,397	\$0	\$1,080,397	\$2,139,400	\$0	\$2,139,400	\$1,059,003



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION										
Name of taxpayer Cooper Tire & Rubber Company					Name of contact person Mark Plesec MEPLESEC@coopertire.com					
Address of taxpayer (number and street, city, state, and ZIP code) 701 Lima Avenue, Findlay, OH 45840							Telephone number ()			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT										
Name of designating body Whiteland Town Council							Resolution number (s)			
Location of property Northeast corner of Whiteland Road and Graham Road				County Johnson		DLGF taxing district number 056				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. <i>(Use additional sheets if necessary.)</i> Steel racking, IT hardware and infrastructure, floor striping, and other equipment utilized for the operation of an industrial warehouse distribution facility					ESTIMATED					
							START DATE		COMPLETION DATE	
					Manufacturing Equipment					
					R & D Equipment					
					Logist Dist Equipment		02/09/2021		07/31/2021	
IT Equipment										
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT										
Current number See Exhibit A	Salaries	Number retained	Salaries	Number additional	Salaries					
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT										
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT			
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Current values					0					
Plus estimated values of proposed project					10,000,000					
Less values of any property being replaced					0					
Net estimated values upon completion of project					10,000,000					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER										
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____					
Other benefits:										
SECTION 6 TAXPAYER CERTIFICATION										
I hereby certify that the representations in this statement are true.										
Signature of authorized representative <i>[Signature]</i>							Date signed (month, day, year) 01/30/2021			
Printed name of authorized representative Mark A. Young					Title VP, Chief Accounting Officer					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is _____ . *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|---|------------------------------|--|--|
| 1 . Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 2 . Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| 3 . Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| 4 . Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) See exhibit B for abatement schedule
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|--|--|--|--|---|---|
| <input checked="" type="checkbox"/> Year 1 | <input checked="" type="checkbox"/> Year 2 | <input checked="" type="checkbox"/> Year 3 | <input checked="" type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
<i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <input checked="" type="checkbox"/> Year 6 | <input checked="" type="checkbox"/> Year 7 | <input checked="" type="checkbox"/> Year 8 | <input checked="" type="checkbox"/> Year 9 | <input checked="" type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body Whiteland Town Council	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit A to SB-1/Personal Property

The project consists of one building with a total anticipated investment of \$40,000,000 in real property improvements and \$10,000,000 in new logistical distribution equipment (the "Project"). While the Project may create jobs of a quantity and wage range similar to comparable projects in the geographic vicinity, the exact number of projected jobs and total salaries will not be known until the buildings are occupied. Comparable projects in the geographic vicinity have often involved logistical users with a range of employees between 50 and 100 and predominant wages of \$12-\$15 per hour with managers earning higher wages and the possibility of office positions (i.e. sales and marketing) and/or technical positions also earning higher wages. As a result, the Project investment, and not the estimated job creation and wages, supports the decision to create an economic revitalization area and grant tax abatement for the Project.

Exhibit B to SB-1/Personal Property

<u>Year</u>	<u>% of Assessed Value Abated Personal Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

