

WHITELAND TOWN COUNCIL
RESOLUTION NO. 2021-12

A RESOLUTION MODIFYING AND CONFIRMING RESOLUTION 2021-11
DECLARING A CERTAIN AREA WITHIN THE TOWN OF WHITELAND AN
ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL
PROPERTY IMPROVEMENTS FOR TAX ABATEMENT WITH AN AMENDED SB-1

(ABC Economic Revitalization Area)

WHEREAS, the Town of Whiteland, Indiana, 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 § 6-1.1-12.1-1 *et. seq.* provides for a program of real property and personal property tax abatement within “economic revitalization areas” (“ERAs”) and provides for the adoption of such a program;

WHEREAS, Ind. Code § 6-1.1-12.1 empowers the Council to designate economic revitalization areas by following a procedure involving adoption of a preliminary declaratory resolution (Whiteland Town Council Resolution No. 2021-11, hereafter “Resolution No. 2021-11”), providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution;

WHEREAS, on April 2, 2021, ABC, LLC (“ABC” or “Applicant”) filed its Statements of Benefits Real Property as required by the Council (the “Statement of Benefits”), which was included as part of the Application for Property Tax Abatement included as Exhibit B of Resolution No. 2021-11 (the “Application”);

WHEREAS, on April 13, 2021, the Council adopted a declaratory resolution, Resolution No. 2021-11, designating the area more particularly described and depicted on Exhibit A attached hereto and incorporated herein (the “Real Estate”) as an economic revitalization area and approving certain real property improvements for property tax abatement, and fixed 7:00 p.m. on May 11, 2021, at the Whiteland Town Hall 549 E Main Street, Whiteland, Indiana, for a final public hearing for the purpose of receiving any remonstrance or objections from any person in or affected by the Real Estate or its designation as an economic revitalization area;

WHEREAS, the Applicant has submitted an Amended SB-1 dated May 3, 2021, with updated cost estimates, a copy of which is attached and incorporated herein as Exhibit C (the “Amended SB-1”);

WHEREAS, proper legal notice was published indicating the adoption of Declaratory Resolution No. 2021-11, and stating when and where the public hearing would be held; and

WHEREAS, the Council has held a public hearing as to whether the Real Estate should be designated as an economic revitalization area, and at such public hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirmed the Council's determination that the said real estate is an economic revitalization area qualified for property tax abatement or did not refute that determination.

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

Section 1. The Whiteland Town Council hereby takes "final action" as that phrase is contemplated in Ind. Code § 6-1.1-12.1 *et seq.* with regard to the designation of the Real Estate as an economic revitalization area, the request by ABC for real property improvements tax abatement, and the confirmation of the adoption of Whiteland Town Council Resolution No. 2021-11.

Section 2. The Whiteland Town Council hereby confirms certain findings made within Resolution No. 2021-11 and makes such additional findings and determinations as follows:

1. That the Real Estate is located within the jurisdiction of the Whiteland Town Council for purposes set forth in Ind. Code § 6-1.1-12.1-2;
2. That this Council has determined, based on the information provided by the applicant and other evidence before the Council, that the site has become undesirable for or impossible of normal development and occupancy inasmuch as normal development and growth has not occurred in the area during the past ten (10) years without additional financial incentives;
3. That the improvement of the Real Estate described herein would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the Town of Whiteland;
4. That the designation of the Property as an "Economic Revitalization Area" and providing property tax abatements will assist in the inducement of projects that will provide employment opportunities to residents of the Town of Whiteland and Johnson County;
5. That the Amended SB-1 is in acceptable form and complies with the standards set forth in Resolution No. 2021-11;
6. The estimate of the value of the redevelopment is reasonable for projects of this nature and type;
7. The estimate of the number of individuals who will be employed or whose

employment will be retained can be reasonably expected to result from the proposed described redevelopment;

8. 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 described redevelopment;
9. The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the installation of the real property improvements, creates benefits of the type and quality anticipated by the Whiteland Town Council within the ERA and can reasonably be expected to result from the proposed described redevelopment; and
10. The totality of benefits is sufficient to justify the deductions.

Section 3. The area legally described and depicted on the attached Exhibit A is designated an Economic Revitalization Area in the Town of Whiteland.

Section 4. The deductions allowed within the said ERA shall be as allowed under Ind. Code § 6-1.1-12.1-3 with respect to the real property improvements developed in substantial compliance with the descriptions, projections, and plans set forth in the Application.

Section 5. The Council hereby modifies and confirms Resolution No. 2021-11 adopted April 13, 2021 and hereby finally approves the Application for Property Tax Abatement included as Exhibit B of Resolution No. 2021-11, subject to the SB-1 contained therein being replaced with the Amended SB-1.

Section 6. The President of the Council is hereby authorized to complete and execute ABC's Statement of Benefits forms consistent with this Resolution.

Section 7. Two (2) copies of Exhibit A, which legally describes and depicts the subject real estate, is on file in the office of the Clerk-Treasurer of Whiteland, Indiana, and the Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said Exhibit A in the files of the Clerk-Treasurer.

Section 8. A certified copy of this Resolution shall be sent to the Johnson County Auditor.

Section 9. 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 sections of this Resolution.

Section 10. This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through court action contemplated by Ind. Code § 6-1.1-12.1-2.5.

ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 11 day of May, 2021.

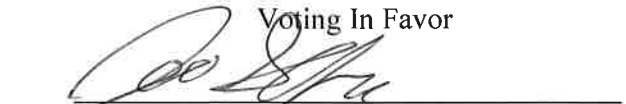
TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Joseph Saylor, President

Voting In Favor

Voting Opposed



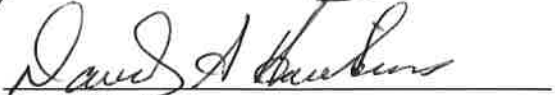
Joseph Saylor, President

Joseph Saylor, President




Laura Fleury, Vice President

Laura Fleury, Vice President




David Hawkins

David Hawkins



Scot Ford

Scot Ford



Brad Goedeker

Brad Goedeker

Attest:



Debra L. Hendrickson, Clerk-Treasurer

Certification

I, Debra L. Hendrickson, Clerk-Treasurer of the Town of Whiteland, hereby certify that the attached copy of Whiteland Town Council Resolution No. 2021-12 is a true and complete copy of such resolution adopted by the Whiteland Town Council on the 11 day of May, 2021.

A handwritten signature in cursive script that reads "Debra L. Hendrickson". The signature is written in black ink and is positioned above a horizontal line.

Debra L. Hendrickson, Clerk-Treasurer
Town of Whiteland, Indiana

Exhibit A

Legal Description of ABC Economic Revitalization Area

Lot 1 in Brightwell Industrial Park, as per plat thereof, recorded December 2, 2020, as instrument Number 2020-03454, in Plat Cabinet "E", Slide A48, pages 2ab, in the Office of the Recorder of Johnson County, Indiana.

Depiction of ABC Economic Revitalization Area



Exhibit C

[See Amended SB-1 on the Attached Following Pages]



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM SB-1 / Real Property

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.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. 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** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property 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/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-7

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer ABC, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 4520 N Newbern Road, Columbus, IN 47203					
Name of contact person Mark Hege		Telephone number (317) 538-9287		E-mail address mhege@abccuttingindy.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Whiteland Town Council				Resolution number	
Location of property 5200 Warrior Trail, Whiteland, IN		County Johnson		DLGF taxing district number 30	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The building will contain 6,000 SF of office space facing onto Warrior Trail, and 12,000 SF maintenance area for machinery used to cut concrete and a 6,000 SF warehouse area, a total of 24,000 SF.				Estimated start date (month, day, year) April 2021	
				Estimated completion date (month, day, year) September 2021	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		500,000.00			
Plus estimated values of proposed project		4,174,286.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		4,674,286.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits Abatement savings will be passed through to tenant.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Patrick A. Sherman, CPA</i>				Date signed (month, day, year) 5-3-2021	
Printed name of authorized representative Patrick A Sherman, CPA			Title on behalf of Mark Hege, Member		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ 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. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. 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.

We have also 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 (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	
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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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. Except as provided in IC 6-1.1-12.1-18, 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.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

AMENDED

20 <u>21</u> PAY 20 <u>22</u>
FORM SB-1 / Real Property
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.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

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** the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property 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/Real Property 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 ABC, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 4520 N Newbern Road, Columbus, IN 47203		
Name of contact person Mark Hege	Telephone number (317) 538-9287	E-mail address mhege@abccuttingindy.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Whiteland Town Council		Resolution number 2021-11 and 2021-12
Location of property (41-05-23-044-001.000-028) 5200 Warrior Trail, Whiteland, IN	County Johnson	DLGF taxing district number 028
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The building will contain 6,000 SF of office space facing onto Warrior Trail, and 12,000 SF maintenance area for machinery used to cut concrete and a 6,000 SF warehouse area, a total of 24,000 SF.		Estimated start date (month, day, year) April 2021
		Estimated completion date (month, day, year) September 2021

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT		
	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	500,000.00	
Plus estimated values of proposed project	4,174,286.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	4,674,286.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits Abatement savings will be passed through to tenant.	

SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 5-3-2021
Printed name of authorized representative Patrick A Sherman, CPA	Title on behalf of Mark Hege, Member

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed N/A calendar years* (see below). The date this designation expires is N/A. *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. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ N/A
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. 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. See attached Abatement Schedule.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also 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 (signature and title of authorized member of designating body) <i>Joseph Saylor, President</i>	Telephone number (317) 535-5531	Date signed (month, day, year) 5-11-21
Printed name of authorized member of designating body Joseph Saylor	Name of designating body Whiteland Town Council	
Attested by (signature and title of attester) <i>Debra L. Hendrickson</i>	Printed name of attester Debra L. Hendrickson	

* 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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**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. Except as provided in IC 6-1.1-12.1-18, 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 TO SB-1/REAL PROPERTY

ABC, LLC

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



WILLIAMS BARRETT & WILKOWSKI
L L P

Jon E. Williams (1943-2020)
William W. Barrett §
John P. Wilkowski

J. Lee Robbins,
Of Counsel

§ Also Admitted in Florida and Ohio

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John M. White
Stephen K. Watson
Daniel J. Paul
Daniel J. Layden
Bridget M. McDaniel
Jeremy P. Fisk

April 26, 2021

Via First Class Mail

Town of Whiteland
549 Main Street
Whiteland, IN 46184
Attn: Debra Hendrickson, Clerk-Treasurer

Re: Establishment of Economic Revitalization Area and Approval of Tax Abatement for ABC, LLC

Dear Debra:

Pursuant to IC 6-1.1-12.1-2.5(c), please find enclosed the following documents relating to the establishment of an economic revitalization area and the initial approval of a tax abatement for ABC, LLC by the Whiteland Town Council:

- A copy of the Notice of Adoption of Resolution 2021-11 approving the establishment of an economic revitalization area and the approval of a tax abatement for ABC, LLC; and
- A Statement Regarding Benefits of the economic revitalization area and tax abatement.

Please distribute these documents to the Town Council members. Thank you.

Sincerely,

WILLIAMS BARRETT & WILKOWSKI, LLP

Stephen K. Watson
Attorney for the Town of Whiteland

Enclosure: Notice
Statement Regarding Benefits

cc: Kevin McGinnis, Town Manager, via email
Debra Hendrickson, Clerk-Treasurer, via email

NOTICE

NOTICE IS HEREBY GIVEN that the Whiteland Town Council, Whiteland, Indiana, at a meeting on the 13th day of April, 2021, adopted Resolution 2021-11 declaring approximately 10 acres of property located at approximately 5200 Warrior Trail, an Economic Revitalization Area, qualifying certain real property and improvements for property tax abatement, approving a tax abatement application from ABC, LLC for a ten year scaled tax abatement on the construction of one (1) light industrial, warehouse, and/or office facility with a total area of approximately 24,000 square feet, and setting the time and place for a public hearing thereon as set out and defined in IC 6-1.1-12.1-1 et seq. A description of the affected area is available and can be inspected in the office of the Johnson County Assessor, Courthouse Annex, 86 West Court Street, Franklin, Indiana, and the office of the Whiteland Clerk-Treasurer, 549 Main Street, Whiteland, Indiana. The Whiteland Town Council, Whiteland, Indiana will hold a public hearing at 7:00 p.m. on May 11, 2021 at the Whiteland Town Hall, 549 Main Street, Whiteland, Indiana, to receive and hear from interested persons any and all remonstrances and objections to Resolution 2021-11, and then and there to take final action confirming, modifying and confirming, or rescinding Resolution 2021-11.

Dated April 26, 2021

Stephen K. Watson
Whiteland Town Attorney

**STATEMENT REGARDING BENEFITS
(ABC, LLC)**

Ten-year tax abatement requested by ABC, LLC, whose offices are located at 4520 N. Newbern Road, Columbus, IN 47203, for the following property and improvements:

Location of Property: 5200 Warrior Trail, Whiteland, IN 46184.
Location of Taxing District: 28
Resolution Number: Whiteland Town Council Resolution 2021-11
Real property improvements: Construction of an office/maintenance building on a 10 acre site. The building will contain 6,000 SF of office space facing onto Warrior Trail, and 12,000 SF maintenance area for machinery used to cut concrete and a 6,000 SF warehouse area, a total of 24,000 SF.

Estimated starting date for construction of real property improvements: April 2021

Estimated completion date for construction of real property improvements: September 2021

Estimated Additional Employees: 0

Estimated Salaries: 0

Estimated Cost of proposed real property improvement project: \$3,000,000.

Estimated assessed value of proposed real property improvements: Not Provided.

Schedule of Deductions over ten year period of real property improvements:

1 st	100%
2 nd	95%
3 rd	80%
4 th	65%
5 th	50%
6 th	40%
7 th	30%
8 th	20%
9 th	10%
10 th	5%