

**WHITELAND TOWN COUNCIL  
RESOLUTION NO. 2024-05**

**A RESOLUTION APPROVING CERTAIN REAL PROPERTY IMPROVEMENTS FOR  
TAX ABATEMENT  
(Exel Inc. d/b/a DHL Supply Chain)**

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 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 Council Resolution 2019-07, the Whiteland Town Council established the Whiteland Logistics Center Economic Revitalization Area as an ERA within the Town of Whiteland;

WHEREAS, the approximately 17.766 acres of property located in the Master-Planned Whiteland Logistics Center southeast of the intersection of Whiteland Road and Graham Road within the Town of Whiteland, more particularly identified on Exhibit A attached hereto and incorporated herein (the “Real Estate”), is located within the Whiteland Logistics Center Economic Revitalization Area, and is owned or to be owned by Exel Inc. d/b/a DHL Supply Chain (USA) (“DHL”), which desires to construct an approximately 167,000 square foot Class-A warehouse on the Real Estate;

WHEREAS, DHL has filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form with the Town of Whiteland and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit B (the “Application”), on July 30, 2024;

WHEREAS, DHL intends to redevelop the Real Estate as the term is contemplated by Ind. Code § 6-1.1-12.1-1(5) and requests approval of its Application;

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

WHEREAS, DHL intends to invest approximately \$14,195,000 in the economic revitalization area in real property improvements via the construction of the proposed building (the “Project”), and which Project will create additional employment positions and additional payroll in the Town, estimated at 60 additional positions with an average salary of \$47,392 per year;

WHEREAS, the Whiteland Town Council has reviewed DHL’s Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and been otherwise duly advised in the premise

and has determined that it is in the best interest of the Town to allow the deductions as described in the Application;

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

Section 1. The Real Estate identified on the attached Exhibit A is found to be an area within Whiteland Town Council jurisdiction and has been previously designated as an economic revitalization area.

Section 2. The Whiteland Town Council hereby determines that it is in the best interest of the Town to allow the deduction under Ind. Code § 6-1.1-12.1-3 within the said ERA, as requested in the Application, based upon the following findings:

- (1) The estimate of the value of the redevelopment of the Real Estate is reasonable for projects of that nature.
- (2) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
- (3) The estimate of the annual salaries of the individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
- (4) The nature of the improvements and the projected property taxes to be paid, create 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.
- (5) The totality of benefits is sufficient to justify the deductions.

Section 3. The Application for Real Property Tax Abatement and Statement of Benefits Real Estate Improvements (Form SB-1 / Real Property) as submitted and attached hereto as composite Exhibit B are hereby approved.

Section 4. The owner of the real estate improvements comprising the construction within the Real Estate shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of ten (10) years with respect to real estate improvements constructed as contemplated by and reflected in the Application, according to the following schedule:

|              |             |
|--------------|-------------|
| Year 1: 100% | Year 6: 40% |
| Year 2: 95%  | Year 7: 30% |
| Year 3: 80%  | Year 8: 20% |
| Year 4: 65%  | Year 9: 10% |
| Year 5: 50%  | Year 10: 5% |

Section 5. In partial consideration of the value of the property tax deductions granted to DHL by the Town, DHL hereby agrees and commits, for itself and future owners of the Real

Estate, to not file any real property tax assessment appeal, review, or other challenge (“Appeal”) of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized under this Resolution, unless the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs of any improvements). In the event DHL or another owner of the Real Estate desires to file such an Appeal, DHL or the owner of the Real Estate 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 Real Estate.

Section 6. The Council hereby delegates to the Whiteland Director of Administration all authority necessary to effectuate the intentions of this Resolution.

Section 7. The President of the Council is hereby authorized to complete and execute DHL’s Statement of Benefits form consistent with this Resolution.

Section 8. A copy of this Resolution and any required supporting information shall be filed with the Johnson County Auditor.

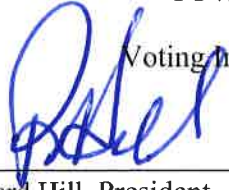
Section 9. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid, or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and 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 10. This Resolution shall be effective immediately upon its passage.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 13<sup>th</sup> day of August, 2024.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

  
Voting In Favor  
\_\_\_\_\_  
Richard Hill, President

Voting Opposed  
\_\_\_\_\_  
Richard Hill, President

  
\_\_\_\_\_  
Tim Brown, Vice President


\_\_\_\_\_  
Tim Brown, Vice President

  
\_\_\_\_\_  
Brad Goedeker

\_\_\_\_\_  
Brad Goedeker

  
\_\_\_\_\_  
Joseph Sayler

\_\_\_\_\_  
Joseph Sayler

  
\_\_\_\_\_  
Debra Hendrickson

\_\_\_\_\_  
Debra Hendrickson

Attest:

  
\_\_\_\_\_  
Melissa Fraser, Clerk-Treasurer

**Exhibit A**

**Identification of the Real Estate**

In Johnson County, Indiana, being Lot 6 of the Replat of Lot 5 of Whiteland Logistics Center recorded as Instrument number 2024-009055 and filed in Plat Cabinet E, pages 691 A-B in the office of the Recorder of Johnson County, Indiana.

Containing 17.766 acres, more or less.

