

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2014-44

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL PROPERTY
FOR TAX ABATEMENT – FORD MOTOR COMPANY.**

WHEREAS, the Town Council of the Town of Plainfield, Indiana (the “Town Council” and “Town,” respectively) adopted a Tax Abatement Procedures Ordinance on March 24, 1997 (the “Ordinance”); and

WHEREAS, pursuant to the Ordinance, Ford Motor Company (the “Applicant”) has filed with the Town Council on August 4, 2014, a Petition for Personal Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff, the Tax Abatement Committee and Town Council, and the Town has received from the Applicant the requisite filing fee.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA, AS FOLLOWS:

1. Declaration of Economic Revitalization Area. The Town Council declares that the location described in Exhibit A, attached to and made part of this resolution (the “Location”), is, and shall hereinafter be, preliminarily deemed an “economic revitalization area” as that phrase is used and intended under the provisions of Indiana Code Sections 6-1.1-12.1-1 et. seq.

2. Personal Property. The Town Council declares that any and all personal property purchased and installed at the Location after the date of the adoption of this resolution by the Town Council, including the personal property described in Exhibit B, shall be eligible for personal property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. Compliance with Applicable Resolution and Statutes. The Town Council declares that the Application complies in all respects with the Ordinance and all governing Indiana statutes, and that the Application, in all respects, is preliminarily granted and approved.

4. Findings of Fact. The Town Council states that the Location is now 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, substandard buildings or other factors that have impaired value or prevent normal development of property. The Town Council hereby finds the following:

- (a) The estimate of the value of the Applicant’s Project as stated in the Application is reasonable;

- (b) The employment numbers stated in the Application as a result of the Project, if any, are reasonably expected;
- (c) The salaries related to such employment, if any, are reasonable; and
- (d) The benefits to be received from the Applicant's Project are sufficient to justify the deduction.

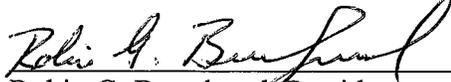
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a seven (7) year abatement duration meets the requirements of the Ordinance.

7. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the meeting of the Town Council on August 25, 2014, to wit: Plainfield Town Hall, 206 W. Main Street, Plainfield, Indiana, at 7 p.m. local time. At such meeting the Town Council shall take final action determining whether the qualifications for an economic revitalization area and the personal property abatement have been met, and shall confirm, modify and confirm, or rescind this resolution. Such determination and final action by the Council shall be binding upon all affected parties; subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et. seq.

8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the description of the previously described location and attached map, to be filed with the Hendricks County Assessor and/or such other Hendricks County Government officials as shall be necessary to make the Applicant eligible to file for personal property tax abatement as to the personal property contemplated by the Application.

Adopted by the Town Council of the Town of Plainfield, Indiana this 11th day of August, 2014.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



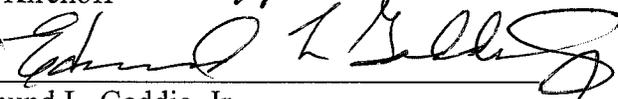
Robin G. Brandgard, President



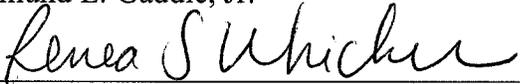
Kent McPhail



Bill Kirchoff

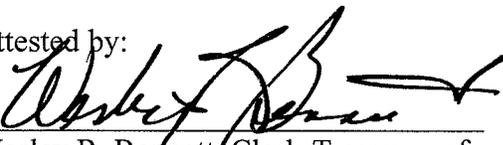


Edmund L. Gaddie, Jr.



Renea S. Whicker

Attested by:



Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A

[description of location deemed an economic revitalization area]

LAND DESCRIPTION

Part of the Northeast Quarter and part of the East Half of the Southeast Quarter of Section 6, Township 14 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter Section; thence South 89 degrees 02 minutes 58 seconds West (assumed bearing) along the north line of said Quarter Section and the north line of Incremental Lot 21 in Airwest Business Park, Section Five, as per plat thereof recorded in Plat Cabinet 2, Slide 85, Pages 2A,B & C in the Office of the Recorder of Hendricks County, Indiana, a distance of 510.32 feet to the east right of way line of Whitaker Road and to a non-tangent curve having a radius of 630.00 feet, the radius point of which bears South 81 degrees 47 minutes 03 seconds West; thence southerly along said curve, being along the west line of said Lot 21, an arc distance of 86.93 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along the west line of said Lot 21 a distance of 182.02 feet to the Point of Beginning; thence continuing South 00 degrees 18 minutes 25 seconds East along the west line of said lot a distance of 1518.04 feet to a point on the north right of way line of Frontage Road Number 4 of Interstate Highway Number 70 (the following four courses are along said north right of way line); (1) thence South 63 degrees 57 minutes 30 seconds West 47.03 feet; (2) thence South 51 degrees 35 minutes 28 seconds West 151.39 feet; (3) thence South 66 degrees 12 minutes 24 seconds West 137.06 feet; (4) thence South 86 degrees 07 minutes 35 seconds West 66.55 feet to a point on the south line of said Frontage Road; thence North 88 degrees 19 minutes 43 seconds East along said south line a distance of 181.97 feet; thence South 82 degrees 34 minutes 55 seconds East along said south line a distance of 3.39 feet to a point on the north right of way line of Interstate Number 70, said right of way being on a non-tangent curve having a radius of 34,277.56 feet, the radius point of which bears North 28 degrees 43 minutes 11 seconds West (the following four courses are along said north right of way line); (1) thence southwesterly along said curve an arc distance of 117.32 feet to a point which bears South 28 degrees 31 minutes 25 seconds East from said radius point; (2) thence South 63 degrees 57 minutes 47 seconds West 399.01 feet; (3) thence South 60 degrees 52 minutes 18 seconds West 199.40 feet; (4) thence South 62 degrees 33 minutes 31 seconds West 23.75 feet to a point on the west line of said Half Quarter Section; thence North 00 degrees 18 minutes 25 seconds West along said west line and the northerly extension thereof a distance of 2341.61; thence North 21 degrees 09 minutes 03 seconds West a distance of 23.87 feet; thence North 23 degrees 50 minutes 57 seconds East along said south line a distance of 631.24 feet to a curve to the right having a radius of 60.00 feet, the radius point of which bears South 21 degrees 09 minutes 03 seconds East; thence southeasterly along said curve an arc distance of 94.25 feet to a point on the west right of way line of Whitaker Road, said point bears North 68 degrees 50 minutes 57 seconds East from said radius point; thence South 21 degrees 09 minutes 03 seconds East along said west right of way line a distance of 176.10 feet to a point on a curve having a radius of 570.00 feet, the radius point of which bears South 68 degrees 50 minutes 57 seconds West; thence southerly along said curve an arc distance of 207.36 feet to a point which bears North 89 degrees 41 minutes 35 seconds East from said radius point; thence South 00 degrees 18 minutes 25 seconds East along said west right of way line a distance of 182.02 feet; thence North 89 degrees 41 minutes 35 seconds East a distance of 60.00 feet to the Point of Beginning. Containing 42.39 acres, more or less. Subject to right of way of County Road 975 East

EXHIBIT B



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)
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

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** 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.
2. 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.
3. 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 March 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 March 1 and the extended due date of that year.
4. 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)
5. 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 Ford Motor Company					Name of contact person Kelli Murphy							
Address of taxpayer (number and street, city, state, and ZIP code) 1 American Road - Room 612, Dearborn, MI 48126							Telephone number (313) 323-2067					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT												
Name of designating body Town of Plainfield							Resolution number (s)					
Location of property 2675 Reeves Rd., Plainfield, IN 46168				County Hendricks		DLGF taxing district number 32012						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) See Exhibit C - Equipment Listing Attachment					ESTIMATED							
										START DATE	COMPLETION DATE	
					Manufacturing Equipment							
					R & D Equipment							
					Logist Dist Equipment					09/01/2015	03/31/2015	
IT Equipment					09/01/2015	03/31/2015						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT												
Current number		Salaries		Number retained		Salaries		Number additional		Salaries		
								58		\$3,872,000		
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							0.00	0.00	0.00	0.00		
Plus estimated values of proposed project							2,175,300.00	870,120.00	911,400.00	364,560.00		
Less values of any property being replaced												
Net estimated values upon completion of project							2,175,300.00	870,120.00	911,400.00	364,560.00		
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 							Date signed (month, day, year) 7/31/14					
Printed name of authorized representative Kelli Murphy					Title State & Local Tax Counsel							

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 Seven (7) calendar years * (see below). The date this designation expires is August 2021.

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No
 - 2. Installation of new research and development equipment; Yes No
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ 2,175,300 cost with an assessed value of \$ 870,120.

F. The amount of deduction applicable to new information technology equipment is limited to \$ 911,400 cost with an assessed value of \$ 364,560.

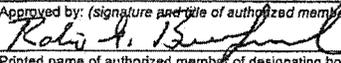
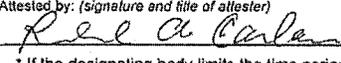
G. Other limitations or conditions (specify) _____

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:

- Year 1 Year 2 Year 3 Year 4 Year 5 (see below *)
 Year 6 Year 7 Year 8 Year 9 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)  Robin G. Brandgard, President Town Council	Telephone number (317) 839-2561	Date signed (month, day, year) August 7, 2014
Printed name of authorized member of designating body ROBIN G. BRANDGARD	Name of designating body TOWN OF PLAINFIELD	
Attested by: (signature and title of attester)  Richard A. Carlucci	Printed name of attester RICHARD A. CARLUCCI	
* 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.