

**PLAINFIELD TOWN COUNCIL  
RESOLUTION NO. 2014-15**

**RESOLUTION SETTING FORTH FINAL ACTION IN  
DETERMINING THAT THE QUALIFICATIONS FOR AN  
ECONOMIC REVITALIZATION AREA HAVE  
BEEN MET AND CONFIRMING RESOLUTION NO. 2014-14 REGARDING  
AMBROSE PLAINFIELD, LLC**

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, Ambrose Plainfield, LLC (the "Applicant") has filed with the Town Council on February 13, 2014, a Petition for Real Property Tax Abatement Consideration (the "Application"), pursuant to I.C. 6-1.1-12.1-1 et. seq., which includes a completed Statement of Benefits for Real Estate Improvements; and

WHEREAS, at a duly constituted meeting of the Town Council held on March 24, 2014, the Town Council reviewed and approved the Application and preliminarily declared certain real estate within the Town to be an "Economic Revitalization Area" (the "Area") pursuant to the specifications of Resolution No. 2014-14, adopted and approved that date (the "Declaratory Resolution"); and

WHEREAS, pursuant to I.C. 6-1.1-12.1-1 et. seq. the Town Council has properly published "Notice of Public Hearing of the Town Council of Plainfield, Indiana on Preliminary Designation of Economic Revitalization Area and Real Property Tax Abatement – Ambrose Plainfield, LLC" in the *Hendricks County Flyer* on March 26, 2014 and filed the required information with the affected taxing units, as required in I.C. 6-1.1-12.1-2.5;" and

WHEREAS, such hearing was held on this night by the Town Council and all persons and organizations wishing to express their views were heard and consideration given to any such views; and

WHEREAS, no remonstrances, written or oral, have been filed stating opposition, of any type or character, to the Declaratory Resolution, or the designation of the Area as an "Economic Revitalization Area."

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

1. Findings of Fact. The Town Council states that the Area 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 in the Application of the value of the Applicant's project in the Application is reasonable;
- (b) The employment numbers in the Application, if any, are reasonably expected;
- (c) The salaries related to such employment, if any, are reasonable;
- (d) The benefits to be received from the Applicant's project are sufficient to justify the deduction; and
- (e) That, unless otherwise approved, any abatement for the Economic Revitalization Area shall have its abatement calculated in accordance with the standard abatement percentages shown on the chart attached as Exhibit A to this resolution and shall otherwise be in accordance with the Ordinance.

2. Compliance with the Ordinance and Indiana Law. It is hereby found by the Town Council that the Application complies with the Ordinance and Indiana Code 6.1.1-12.1-3.

3. Confirmation of the Declaratory Resolution. It is hereby declared by the Town Council that the Declaratory Resolution is in all respects hereby confirmed, and it is hereby stated that the qualifications for an economic revitalization area have been met by the Applicant as to the real estate described in Exhibit A of the Declaratory Resolution in accordance with the percentages shown for abatement on the attached Exhibit A.

4. Final Action. After legally required public notice, and after public hearing pursuant to such notice, the Town Council hereby takes "final action," as that phrase is defined in I.C. 6-1.1-12.1-1 et. seq., on the date hereof, with regard to designation of the Area, approval of the Application, and the previous adoption of the Declaratory Resolution.

5. Effective Date. This resolution shall be effective immediately upon its passage, subject to any right of appeal as provided by Indiana law.

6. 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 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 real estate tax abatement as to the real property improvements contemplated by the Application heretofore reviewed and approved by the Declaratory Resolution and ratified and confirmed by this resolution.

Adopted by the Town Council of the Town of Plainfield, Indiana this 14<sup>th</sup> day of April, 2014.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

Robin G. Brandgard  
Robin G. Brandgard, President

Kent McPhail  
Kent McPhail

Bill Kirchoff  
Bill Kirchoff

Edmund L. Gaddie, Jr.  
Edmund L. Gaddie, Jr.

Renea S. Whicker  
Renea S. Whicker

Attested by:

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

"I AFFIRM UNDER THE PENALTIES FOR PERJURY,  
THAT I HAVE TAKEN REASONABLE CARE TO REDACT  
EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW."

NAME

Wesley R. Bennett

**PREPARED BY**

Denise Barkduff





**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R3 / 12-11)  
Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

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)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

**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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERAN/BD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [(IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(f)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

| SECTION 1 TAXPAYER INFORMATION  |          |  |  |   |          |
|---|----------|--|--|---|----------|
| Name of taxpayer<br><b>Ambrose Property Group PLAINFIELD, LLC</b>   |          |  |  |   |          |
| Address of taxpayer (number and street, city, state, and ZIP code)<br><b>55 Monument Circle, Suite 450 Indianapolis IN 46204</b>  |          |  |  |   |          |
| Name of contact person<br><b>Aasif Bade, president</b>  |          | Telephone number<br><b>(317) 573-4600</b>  |  | E-mail address<br><b>abade@ambrosepg.com</b>                      |          |
| SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT  |          |  |  |   |          |
| Name of designating body<br><b>Plainfield Town Council</b>  |          |  |  | Resolution number   |          |
| Location of property<br><b>Airtech Parkway/ Metropolis Parkway</b>  |          | County<br><b>Hendricks County</b>          |  | DLGF taxing district number<br><b>21</b>                          |          |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)<br><b>Due to growth of Hanzo Logistics, a new facility will be built. To eliminate duplicate job counts, please see Hanzo Logistics SB-1 PP for job/ salary figures.</b> |          |  |  | Estimated start date (month, day, year)<br><b>03/01/2014</b>      |          |
|   |          |  |  | Estimated completion date (month, day, year)<br><b>12/30/2014</b> |          |
| 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  |          |  |  |   |          |
| NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.   |          | REAL ESTATE IMPROVEMENTS                   |  |   |          |
|   |          | COST                                       |  | ASSESSED VALUE  |          |
|   |          | Current values                             |  | 0.00  |          |
|   |          | Plus estimated values of proposed project  |  | 10,500,000.00   |          |
|   |          | Less values of any property being replaced |  | 0.00  |          |
| Net estimated values upon completion of project   |          | 10,500,000.00                              |  |   |          |
| 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<br>  |          | Title<br><b>President</b>                  |  | Date signed (month, day, year)<br><b>2/13/14</b>                  |          |

**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, provides for the following limitations:

- 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 Feb. 2024.
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |   |  |
|--|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$ 10,500,000.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. The deduction is allowed for 10 years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

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)<br><u>Robin G. Benford, PRESIDENT</u> | Telephone number<br><u>(317) 839-2561</u>         | Date signed (month, day, year)<br><u>4/20/14</u> |
| Attested by (signature and title of attester)<br><u>Rene A. Caracci, Town Manager</u>                         | Designated body<br><u>PLAINFIELD TOWN COUNCIL</u> |  |

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.