

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2016-06**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT
APPLICATION—AMBROSE PLAINFIELD INDUSTRIAL, LLC**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Klondike Economic Development Area (the “Area”) and one or more allocation areas within the Area, and adopted one or more economic development plans for the Area; and

WHEREAS, Ambrose Plainfield Industrial, LLC (the “Applicant”) filed with the Town a Petition for Real 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 and the Tax Abatement Committee of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED: August 29, 2016

PLAINFIELD REDEVELOPMENT COMMISSION

President

Attest:

Secretary

EXHIBIT A

Exhibit A

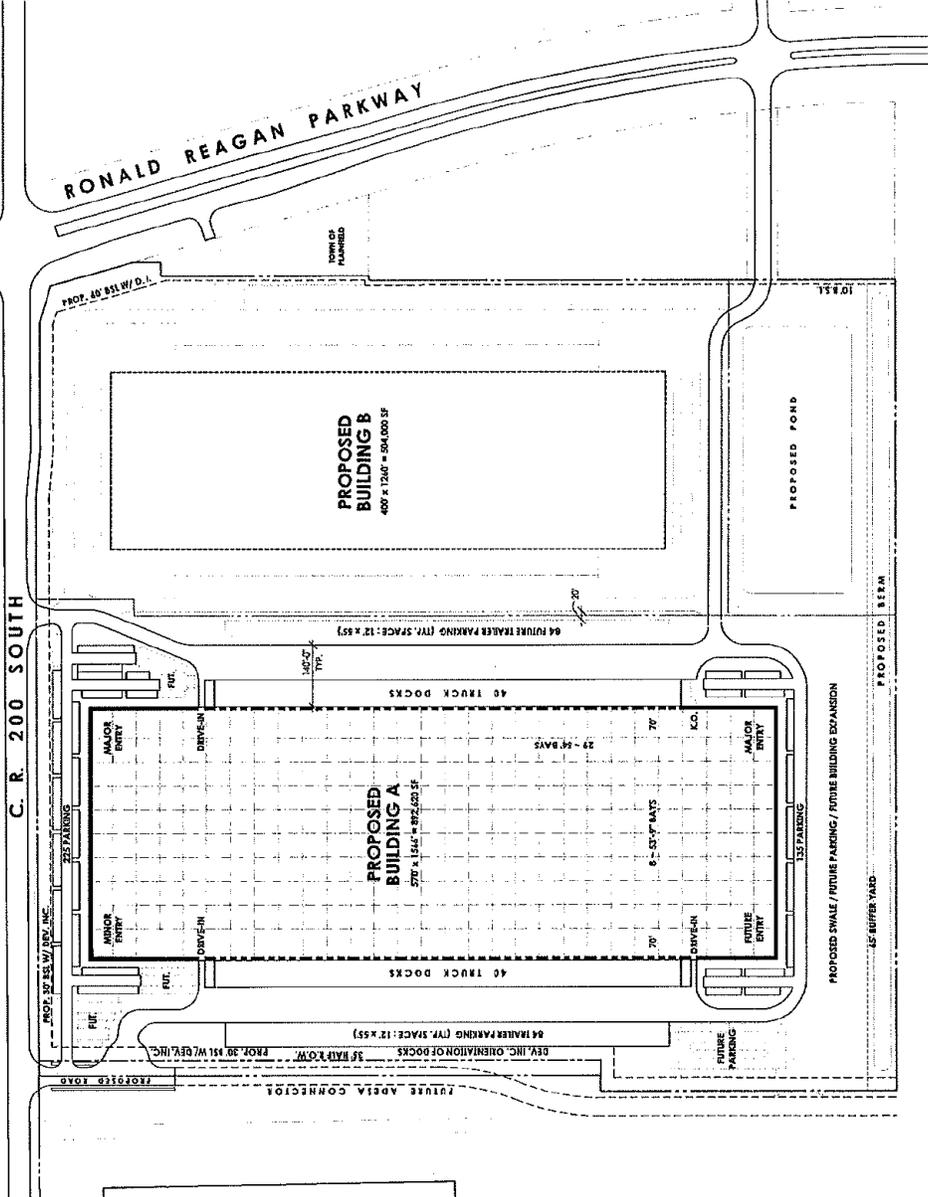
Parcel Numbers with Associated Legal Descriptions:

1. 32-09-20-100-001.000-027: PT NW 20-15-2E 78.897 AC 15/16 CAME FROM 025-120521-1000003 & 001 16/17 COMBIN
2. 32-09-20-135-001.000-027: PT LOST 1, 2 & 3 OAKLAWN ADDITION 3.03 AC 15/16 ANNEX PER ORD 11-2014 FROM 012-
3. 32-09-20-100-033.000-027: PT NW 20-15-2E .06 AC 16/17 CAME FROM 025-120521-100032

Exhibit B



Exhibit C



Parking Data
 Office (2%): 17,852 sf
 3.5 spaces per 1000 sf = 63
 Warehouse: 874,788 sf
 1 space per 3000 sf = 292
Total: 892,620 sf
 Total parking required = 355
 Total parking shown = 360

Site Plan Scale: 1" = 100'-0" (24" x 36")
 0 10 20 30 40 50



Plainfield Logistics Center

C.R. 200 SOUTH &
 RONALD REAGAN PARKWAY
 PLAINFIELD, INDIANA

15 JULY 2016



ARCUR AUREL
 7700 N. STATE ROAD 137
 PLAINFIELD, INDIANA 46168
 TEL: 317.770.1000 FAX: 317.770.1001 # 12725-Y
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Exhibit A [Petition for Real Property Tax Abatement Consideration]

**TOWN OF PLAINFIELD
PETITION FOR REAL PROPERTY TAX ABATEMENT CONSIDERATION**

The undersigned owner (s) of real property, located within the Town of Plainfield, Hereby petition the Town Council of the Town of Plainfield for real property tax abatement consideration and pursuant to I.C., 6 - 1.1 - 12. 1 - 1, et. Seq, and Town of Plainfield Ordinance No. 5 - 97 for this petition state the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, and estimate of the cost of the project, the proposed use of the improvements, and a general statement as to the importance of the project to your business:

Ambrose will be constructing two speculative distribution buildings. Building A will be approximately 892,620 SF and Building B will be approximately 504,000 SF. This development will be located on approximately 82 acres.

2. The redevelopment or rehabilitation project itself will create TBD new, permanent jobs within the first year, representing a new annual payroll of \$ TBD and will maintain TBD existing permanent part-time jobs with an annual payroll of \$ TBD. The project annual salaries for each new position created are estimated to be as follows:

This project is for speculative development. Job and wage levels remain to be determined.

3. Estimate the dollar value of the redevelopment or rehabilitation project:

Building A is estimated to cost \$24.5M
Building B is estimated to cost \$18.5M

4. (a) The real property for which tax abatement consideration is petitioned (Property) is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

NAME	ADDRESS	INTEREST
Ambrose Plainfield Industrial LLC	55 Monument Circle, Ste 450 Indianapolis, IN 46204	Owner

(b) The following other persons lease, intend to lease, or have an option to buy the Property(include corporate information as required in (4 (a) above, if applicable) :

NAME	ADDRESS	INTEREST
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(c) A brief description of the overall nature of the business and of the operations occurring at the Property:

This project is for speculative development. The buildings and property are expected to be used as a distribution center but could change based on the tenant of the building.

5. The commonly known address of the Property is:

10017 E County Road 200S
Avon, IN 46123

A legal description of which is attached hereto, marked "Exhibit A", and incorporated herein. The Key Number of said property is: See attached

<u>State Parcel No:</u>	<u>Legal Description:</u>
32-09-20-100-001.000-027	PT NW 20-15-2E 78.897 AC 15/16 CAME FROM 025-120521-1000003 & 001 16/17 COMBIN
32-09-20-135-001.000-027	PT LOST 1, 2 & 3 OAKLAWN ADDITION 3.03 AC 15/16 ANNEX PER ORD 11-2014 FROM 012-
32-09-20-100-033.000-027	PT NEW 20-15-2E .06 AC 16/17 CAME FROM 025-120521-100032

6. A map and / or plat describing the Property is attached hereto, marked "Exhibit B", and incorporated herein.

See attached - Exhibits B & C

7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement: \$1,112,200

8. List the real and personal property taxes paid at the location during the previous

Five years, whether paid by the current owner or a previous owner:

YEAR	REAL PROPERTY TAXES	PERSONAL PROPERTY TAXES
2015 pay 2016	\$28,645.66	
2014 pay 2015	\$3,003.00	
2013 pay 2014	\$2,942.00	

Per the Hendricks County Treasurer, these parcels did not exist prior to 2013 pay 2014.

9. What is your best estimate of the after - rehabilitation market value of the Property:

Building A - \$32M
Building B - \$22.5M

10. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.

11. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description:

1541 - General Contractors - Buildings and Warehouses

12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description:

TBD. This could change based on the tenant.

13. Describe actual or anticipated public financing for the project:

N/A

14. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevent a normal development of the property or property use:

Real property tax abatement is a critical component in facilitating the development of this property and the project will not occur without the benefit of maximized real property tax abatement.

15. The Property is located in the following Allocation Area (if any) declared and confirmed by the Plainfield Redevelopment Commission:

Not to our knowledge

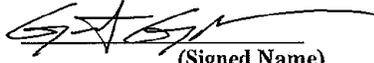
16. The following person (s) should be contacted as the petitioner's agent regarding additional information and public notifications:

Name: Katie Culp
Address: 800 E. 96th Street
City, State, Zip Code: Indianapolis, IN 46240
Telephone: 317-580-2000

WHEREFORE, Petitioner requests that the Town Council of the Town of Plainfield, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs pursuant to Ordinance 5 - 97 of the Town of Plainfield has been paid in full.

Name of Property Owner (s):

Ambrose Plainfield Industrial, LLC

By: 
(Signed Name)

Grant Goldman, SVP
(Type or printed name and capacity of signed by agent or representative of the owner.)

EXHIBIT B

**MEMORANDUM OF AGREEMENT REGARDING REAL PROPERTY TAX
ABATEMENT BETWEEN THE TOWN OF PLAINFIELD AND
AMBROSE PLAINFIELD INDUSTRIAL LLC**

WHEREAS, Ambrose Plainfield Industrial, LLC (the "Applicant") submitted to the Town of Plainfield, Indiana (the "Town") a complete Petition for Real Property Tax Abatement Consideration (the "Application") pursuant to I.C. 6-1.1-12.1-1, et. seq. and Town of Plainfield Ordinance No. 5-97; and

WHEREAS, the Town Council of the Town adopted Declaratory Resolution 2016-42 on September 22, 2016 in relation to the Applicant's petition.

NOW THEREFORE, in exchange for approval of the requested tax abatement by the Town Council, the Applicant hereby agrees as follows:

1. Improvements. The Applicant agrees to construct a warehouse and distribution facility that is approximately 892,620 square feet (the "Project") to be located as described in the Application.
2. Investment. The Applicant's investment in the Project shall not be less than \$24,500,000.
3. Employment. The jobs and salary level affected by this project are unknown at this time because a definitive tenant has not been secured.

Dated: _____

AMBROSE PLAINFIELD INDUSTRIAL, LLC

By: _____

Printed: _____

Title: _____

TOWN OF PLAINFIELD, INDIANA

By: _____

Printed: Andrew J. Klinger

Title: Town Manager