

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2017-26**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL PROPERTY  
FOR TAX ABATEMENT – UNITED PARCEL SERVICE, INC.**

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, United Parcel Service, Inc. (the “Applicant”) has filed with the Town Council on May 31, 2017, 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 the 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 June 26, 2017, 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.

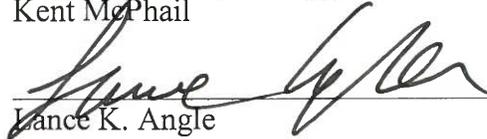
Adopted by the Town Council of the Town of Plainfield, Indiana this 12<sup>th</sup> day of June, 2017.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
\_\_\_\_\_  
Bill Kirchoff

  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Lance K. Angle

\_\_\_\_\_  
Dan Bridget

Attested by:

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



EXHIBIT A [description of location deemed an economic revitalization area]

**EXHIBIT A**

**LEGAL DESCRIPTION**

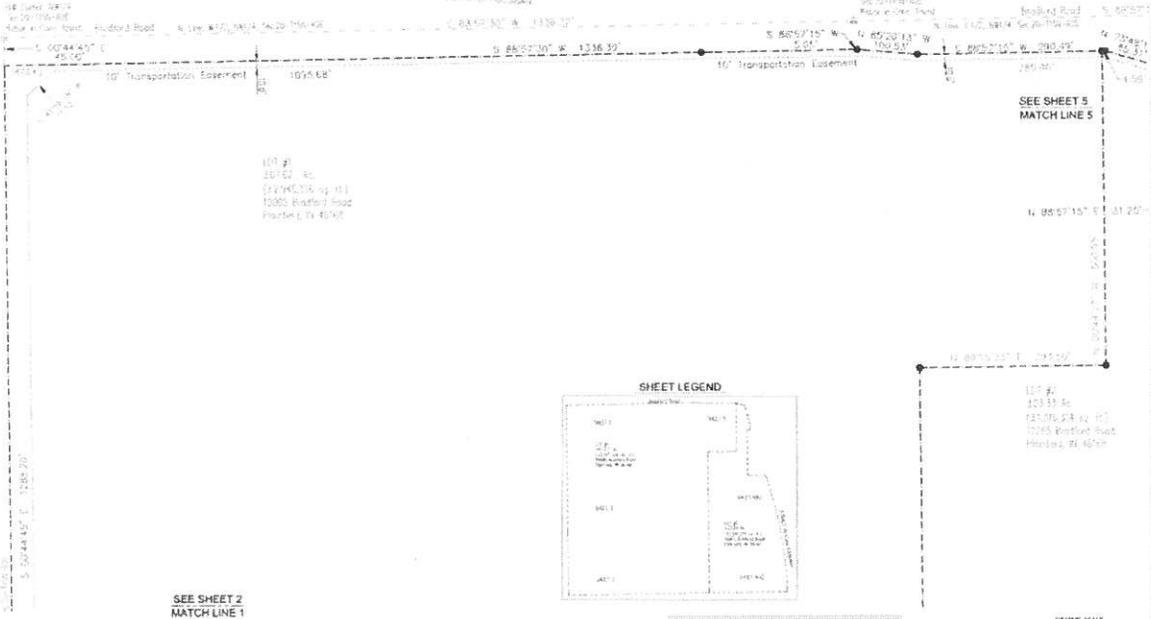
Land Description (Overall Plat)

A part of the Northwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Section 20, marked by a rebar in concrete proceed thence South 00 degrees 44 minutes 45 seconds East 45.00 feet along the west line of said section to a rebar with cap stamped "Banning Eng Firm #0060" (hereafter referred to as capped rebar) and the POINT OF BEGINNING; thence continue along said line South 00 degrees 44 minutes 45 seconds East 1,288.20 feet to the southwest corner of the north half of the northwest quarter of said section, marked by a rebar with cap stamped, "Wilson Eng & Survey S-0225"; thence South 00 degrees 44 minutes 11 seconds East along said west line 662.16 feet to the north line of Medallion Meadows as recorded in Plat Book 4, Page 143, marked by a capped rebar; thence North 89 degrees 05 minutes 44 seconds East along said north line 2,227.07 feet to the west line of Ronald Reagan Parkway as described in Instrument Number 200500028176 and marked by a capped rebar, also to a curve concave southwesterly, having a radius of 3,822.17 feet and a chord which bears North 09 degrees 12 minutes 34 seconds West, 993.82 feet; thence northwesterly along said curve an arc distance of 996.63 feet; thence continuing along said west line North 16 degrees 40 minutes 46 seconds West a distance of 223.95 feet to the south line of a parcel owned by the Town of Plainfield as described in Instrument Number 200706046, marked by a capped rebar; thence South 88 degrees 57 minutes 15 seconds West along the south line thereof a distance of 183.30 feet; thence North 00 degrees 46 minutes 30 seconds West along the west line of said Town of Plainfield parcel 471.33 feet to the northwest corner of said parcel, marked by a capped rebar; thence North 88 degrees 57 minutes 15 seconds East along the north line of said Town of Plainfield parcel 31.20 feet to the western right of way of Ronald Reagan Parkway, marked by a capped rebar; thence proceed along said right of way for the following three (3) calls: 1) North 00 degrees 46 minutes 32 seconds West 62.72 feet to a capped rebar; 2) thence North 16 degrees 39 minutes 33 seconds West 194.16 feet to a concrete right of way marker; 3) thence North 73 degrees 48 minutes 17 seconds West 85.31 feet to the southern right of way for County Road 200 South, marked by a capped rebar; thence proceed along said southern right of way for the following four (4) calls: 1) thence South 88 degrees 57 minutes 15 seconds West 290.49 feet to a capped rebar; 2) thence North 85 degrees 20 minutes 13 seconds West 100.53 feet to a capped rebar; 3) thence South 88 degrees 57 minutes 15 seconds West 5.05 feet; 4) thence South 88 degrees 57 minutes 30 seconds West along said right of way 1,336.39 feet to the POINT OF BEGINNING, and containing 90.95 acres of land, more or less.

# PLAINFIELD LOGISTICS CENTER

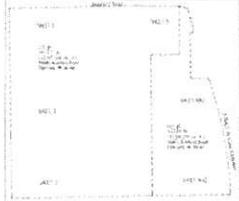
A subdivision of land located in the Northeast Quarter of Section 10, Township 15 North, Range 3 East, Washington Township, Town of Plainfield, Hendricks County, Indiana



SEE SHEET 2  
MATCH LINE 1

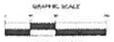
SEE SHEET 3  
MATCH LINE 5

### SHEET LEGEND



**DRAWING LEGEND**

- 20" STEEL REBAR WITH YELLOW PLASTIC CAP SOUNDS  
"SEA GROUP FIRM JESSE" SET RUSH WITH GRADE
- MONUMENT LEGAL - "FURNACE" REBAR
- SECTION LINE
- 8" x 8" BRICK-OF-WEST CONCRETE
- 6" x 6" BRICK-OF-WEST CONCRETE
- PEAT SANDCAST LINE



**Professional Engineer Seal**

No. 1520600029

Indiana State Board of Engineers

Professional Engineer Seal

Prepared by: **SEA Group Land Surveyors**

AM License No. 17902  
Indiana, IN #1022  
www.seagroup.com

Prepared for: **Ambrose Plainfield Industrial II, LLC**

NOTE: All monument locations are shown and shall be maintained by the property owner.

This document represents a preliminary survey. It is not intended to be used as a legal document. The surveyor's liability is limited to the accuracy of the data provided by the client.

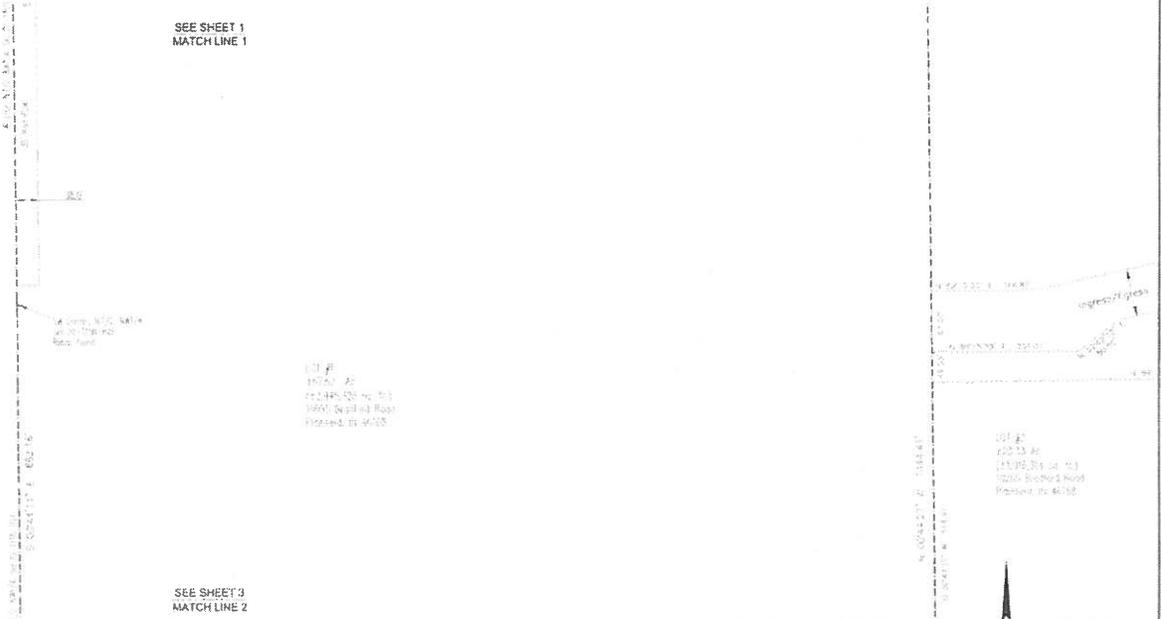
This document was prepared by Jason W. Helms

Drawing Prepared By: JWH  
Drawing Scale: 1" = 40'  
Drawing Date: 10/20/17  
Field Work Date: 05/16/18  
Site Location: 10305 Bradford Road, Plainfield, IN 46160  
Project Number: 17-100  
Field Number: 1 of 4

# PLAINFIELD LOGISTICS CENTER

A subdivision of real estate in the North-west quarter of Section 29, Township 17 North, Range 2 East, Middlesex Township, Town of Plainfield, Monmouth County, New Jersey.

SEE SHEET 1  
MATCHLINE 1



SEE SHEET 3  
MATCHLINE 2

LOT 2  
10742 SQ. FT.  
22,149 SQ. FT. (1)  
10650 Square Feet  
Plotted: 05-04-08

LOT 3  
10742 SQ. FT.  
22,149 SQ. FT. (1)  
10650 Square Feet  
Plotted: 05-04-08

Prepared By  
**EAGLE Group**  
**Land Surveyors**  
441 Garden State  
Lansdale, PA 19382  
www.EAGLEgroup.com

For Client By  
**Ambrose Plainfield Industrial II, LLC**

NOTE: All areas, streets, easements shall be marked in the survey only.

Many of the public agencies and the State of New Jersey, under the penalties he imposes, that I have taken reasonable care to make a true and correct copy of this document, unless required to the contrary by law.

This document is prepared by John M. Frick

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North Arrow

GRAPHIC SCALE  
Feet - 0 10 20

Drawing Prepared By: JMF  
Drawing Scale: 1" = 80'  
Drawing Date: 10/13/17  
Township Date: 08/04/19  
Site Location:  
Project Name: Ambrose Plainfield Industrial II, LLC  
Project Number: 15-1005  
Page Number: 2 of 6

Professional Seal: JOHN M. FRICK, No. 1527860029, State of New Jersey, Professional Engineer, License No. 1527860029











**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)  
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**

- 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.
- 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.
- 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 January 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 January 1 and the extended due date of that year.
- 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).
- 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 <b>United Parcel Service, Inc.</b>		Name of contact person <b>Aadarsha Basavarajurs</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>Attn: Tax Dept. - 6th Floor, 55 Glenlake Pkwy NE, Atlanta, GA 30328</b>		Telephone number <b>( 404 ) 828-8245</b>						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body <b>Town of Plainfield</b>		Resolution number (s)						
Location of property <b>10095 Bradford Road, Plainfield, IN 46123</b>		County <b>Hamilton</b>						
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) <b>Conveyor Equipment and Computer Equipment</b>		GLCF taxing district number <b>32027</b>						
		<b>ESTIMATED</b>						
		START DATE	COMPLETION DATE					
		<b>06/01/2017</b>	<b>12/31/2019</b>					
		<b>06/01/2017</b>	<b>12/31/2019</b>					
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number <b>1,319 Full Time</b>	Salaries <b>\$84,774,768.00</b>	Number retained <b>1,319 Full Time</b>	Salaries <b>\$84,774,768.00</b>	Number additional <b>578 Full Time</b>	Salaries <b>\$37,521,910.40</b>			
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.	<b>MANUFACTURING EQUIPMENT</b>		<b>R &amp; D EQUIPMENT</b>		<b>LOGIST DIST EQUIPMENT</b>		<b>IT EQUIPMENT</b>	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0						0	
Plus estimated values of proposed project	139,390,538						1,331,097	
Less values of any property being replaced	0						0	
Net estimated values upon completion of project	139,390,538						1,331,097	
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 <i>Aadarsha Basavarajurs</i>				Date signed (month, day, year) <b>5/26/17</b>				
Printed name of authorized representative <b>Aadarsha Basavarajurs</b>				Title <b>UPS Central Region Tax Director</b>				