

PLAINFIELD TOWN COUNCIL
PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2017-51

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL
PROPERTY FOR TAX ABATEMENT – Integrated Distribution Services, 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, Integrated Distribution Service, Inc. (the “Applicant”) has filed with the Town Council on September 25, 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, the Redevelopment Commission 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 Statues. 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 five (5) 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 October 23, 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 9th day of October, 2017.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

Robin G. Brandgard
Robin G. Brandgard, President

Bill Kirchoff
Bill Kirchoff

Kent McPhail
Kent McPhail

Lance K. Angle
Lance K. Angle

Dan Bridget
Dan Bridget

Attested by:

Mark Todisco
Mark Todisco, Clerk-Treasurer of the Town of Plainfield

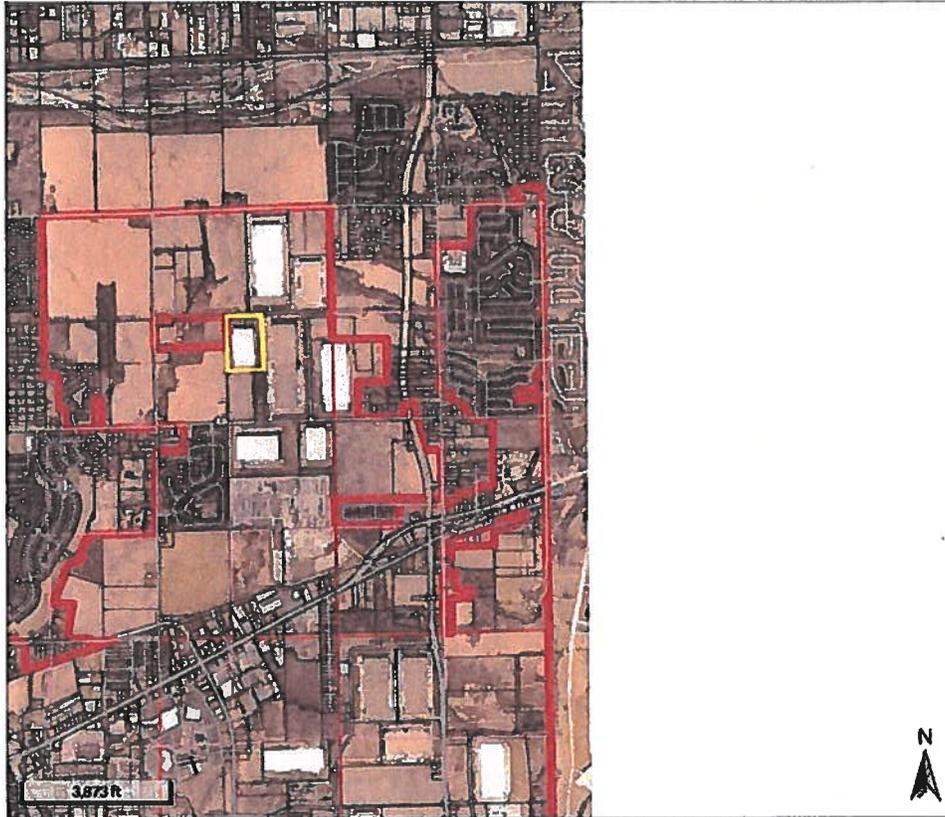
"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW."

NAME MARK J TODISCO

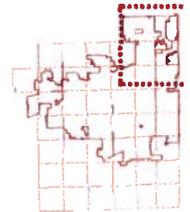
PREPARED BY
Melanie Noble

EXHIBIT A

Beacon™ Town of Plainfield, IN



Overview



Legend

- Roads
- Parcels
- USPLS Sections
- USPLS Quarters
- Corporate Bounda

Parcel ID	32-025-0000-0000350-027	Alternate ID	n/a	Owner Address	Integrated Distribution Services Inc
Sec/Twp/Rng	--	Class	n/a		9431 Allpoints Pkwy
Property Address	9431 Allpoints Pkwy	Acreage	n/a		Plainfield, IN 46168
	Plainfield				
District	Pfield-Washington Taxing District				
Brief Tax Description	n/a				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/28/2017
 Last Data Uploaded: 9/28/2017 12:40:34 AM

Developed by
 The Schneider Corporation

EXHIBT B

TOWN OF PLAINFIELD
PETITION FOR PERSONAL 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 personal 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 project, including information about the new manufacturing equipment personal property ("equipment") to be installed, the amount of land to be used, if any, an estimate of the cost of the project, the proposed use of the equipment, and a general statement as to the importance of the project to your business: Expansion for our growing organization to meet increased demand. Needs for pallet racking, bin shelving, conveyor equipment, forklifts and handless shrink-wrap equipment.
2. The project itself will create 6 new, full-time jobs, representing a new annual payroll of \$ 3,050,000 and will maintain 61 existing permanent full-time jobs with an annual payroll of \$ 2,800,000 and will maintain 10 existing permanent part-time jobs with an annual payroll of \$ 300,000.

The project annual salaries for each new position created are estimated to be as follows: 40,000 each

- 3. Estimate the dollar value of the equipment: \$ 1,350,000.
4. (a) The equipment 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) :

Table with 3 columns: NAME, ADDRESS, INTEREST. Row 1: Integrated Distribution Services, Inc., 9431 Allpoints Parkway, 100%. Row 2: Plainfield, IN 46168.

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

Table with 3 columns: NAME, ADDRESS, INTEREST. Multiple empty rows for data entry.

(c) A brief description of the overall nature of the business and of the operations occurring at the location for which tax abatement is requested:

Integrated Distribution Services, Inc., (IDS) is a third party logistics provider and order fulfillment company specializing in warehousing and parcel transportation from its headquarters located in Plainfield, Indiana.

5. The commonly known address of the real property where the equipment is located is:
6. A legal description of which is attached hereto, marked "Exhibit A ", and incorporated herein. The Key Number of said property is:

7. A map and / or plat describing the area for tax abatement consideration is attached hereto, marked "Exhibit B," and incorporated herein.
8. The current assessed valuation of the tangible personal property to be replaced by the new manufacturing equipment:
9. 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:

<u>YEAR</u>	<u>REAL PROPERTY TAXES</u>	<u>PERSONAL PROPERTY TAXES</u>
2012	227,158.00	11,224.50
2013	217,942.20	16,306.60
2014	221,011.42	12,942.20
2015	220,506.58	13,251.92
2016	150,090.84	18,892.18

10. What is your best estimate of the market value of the new equipment after installation:
\$1,350,000

11. The equipment has not been acquired as of the date of filing of this petition. The signature below is verification of this statement:
12. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description: 422509
13. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description: 49100 – Warehousing and Storage
14. The real property where the equipment will be installed is located in the following Allocation Area (if any) declared and confirmed by the Plainfield Redevelopment Commission: Six Points, TIF District
15. Describe actual or anticipated public financing for the project:

Traditional Financing

16. Describe how and why the manufacturing equipment to be replaced or the facility in which equipment will be added is currently technologically, economically or energy obsolete and how and why that obsolescence may lead to a decline in employment and tax revenue:

17. The new manufacturing equipment will be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property and that the equipment was never before used by its owner for any purpose in Indiana. The signature below is verification of this statement:

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

Name: Paul Brady
Address: 9431 Allpoints Pkwy
City, State, Zip Code: Plainfield, IN 46168
Telephone: 317-203-8704

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) :

Integrated Distribution Services, Inc.
9431 Allpoints Parkway, Plainfield
IN 46168

By: Paul M. Brady
(Signed Name)

Paul M. Brady, Controller
(Type or printed name and capacity of
signed by an agent or representative
of the owner.)



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51784 (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 6-1.1-12.1-5.8)
- 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 Integrated Distribution Services, Inc.				Name of contact person Mr. Paul Brady					
Address of taxpayer (number and street, city, state, and ZIP code) 9431 Alpoints Pkwy, Plainfield, IN						Telephone number (317) 203-8704			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Plainfield Town Council						Resolution number (s)			
Location of property Same				County Hendricks		DLGF taxing district number			
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.) Pallet racking, floor racks, bin shelves, conveyor equipment, forklifts, computers, scanners, handless shrink wrapping equipment.						ESTIMATED			
						START DATE	COMPLETION DATE		
						Manufacturing Equipment			
						R & D Equipment			
						Logist Dist Equipment	09/15/2017	10/01/2019	
IT Equipment	09/15/2017	10/01/2019							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number	Salaries	Number retained	Salaries	Number additional	Salaries				
61	2,800,000	61	2,800,000	6	250,000				
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						4,225,000	1,220,000	105,000	42,000
Plus estimated values of proposed project						1,100,000	400,000	250,000	100,000
Less values of any property being replaced									
Net estimated values upon completion of project						5,325,000	1,620,000	355,000	142,000
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>Paul M. Brady</i>						Date signed (month, day, year) 09/25/17			
Printed name of authorized representative Paul M. Brady						Title Controller			

LAND DESCRIPTION

AllPoints Midwest Building #11

A part of the Northeast and Southeast Quarters of Section 18, Township 15 North, Range 2 East, of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, more particularly described as follows:

BEGINNING at a stone found marking the Northwest corner of the Southeast Quarter of said Section 18, thence North 00 degrees 59 minutes 50 seconds West 18.80 feet along the West line of the Northeast Quarter of said Section 18; thence North 88 degrees 05 minutes 12 seconds East 643.25 feet to the Southerly extension of the Westerly right-of-way line of Allpoints Parkway as shown on the Amended Plat of Allpoints Midwest Business park Section One (Incremental) Lot 1 recorded as Instrument Number 200809789 (Plat Cabinet 7, Slide 2 A, B) in the Office of the Hendricks County Recorder; thence North 01 degree 54 minutes 48 seconds West 4.96 feet along said Southerly extension to the South right-of-way line of said Allpoints Parkway; North 88 degrees 05 minutes 59 seconds East 248.87 feet along said South right-of-way line to the Northwest corner of Lot Number 1 of said Amended Plat of Allpoints Midwest Business Park; thence South 01 degree 54 minutes 01 second East 1,358.74 feet along the West line of said Lot Number 1 to the South line of the Northwest Quarter of said Southeast Quarter; thence South 88 degree 01 minute 17 seconds West 912.91 feet along said South line to the Southwest corner of said Quarter-Quarter Section; thence North 01 degree 01 minute 17 seconds West 1,336.24 feet along the West line of said Quarter-Quarter to the POINT OF BEGINNING, containing 28.089 acres more or less.