

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2018-19**

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC  
REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND  
IMPROVEMENTS FOR TAX ABATEMENT – INDY GATEWAY BUILDING 5, 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, Indy Gateway Building 5, LLC (the “Applicant”) has filed with the Town Council on March 2, 2018, a Petition for Real Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1 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 real estate described in Exhibit A, attached to and made part of this resolution, 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., subject to the following limitations:

- a. The designation of said real estate as an “economic revitalization area” shall last for a period of ten (10) years;
- b. Only the deduction under I.C. 6-1.1-12.1-3 is allowed within the economic revitalization area;
- c. The deduction will be allowed with respect to redevelopment or rehabilitation occurring in the economic revitalization area relates to \$10,800,000 of redevelopment or rehabilitation; and

2. Real Property and Improvements. The Town Council declares that any and all improvements (up to \$10,800,000) placed upon the real estate described in Exhibit A hereto after the date of the adoption of this resolution by the Town Council, along with the said real estate, shall be eligible for property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. Maps and Location of Economic Revitalization Area. Exhibit B, attached to and made part of this resolution, is a map showing the real estate declared to be an “economic revitalization area” as a result of the adoption of this resolution.

4. 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.

5. Findings of Fact. The Town Council states that the property 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 described in the Application is reasonable;
- (b) The employment numbers described in the Application as a result of the Project, if any, are reasonably expected;
- (c) The salaries described in the Application related to such employment, if any, are reasonable; and
- (d) The benefits to be received from the Applicant’s project shown in the Application are sufficient to justify the deduction.

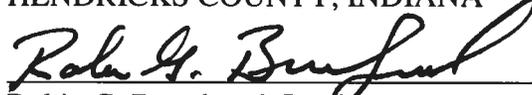
6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a ten (10) year abatement duration, as requested by Applicant, meets the requirements of the Ordinance.

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 March 26, 2018, 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 (as to the real estate and improvements) 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.

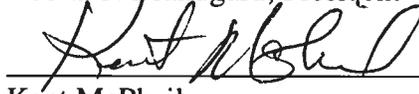
8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the legal description of the previously described real estate and attached map, to be filed with the Hendricks County Assessor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

Adopted by the Town Council of the Town of Plainfield, Indiana this 12th day of March, 2018.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA



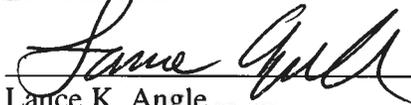
Robin G. Brandgard, President



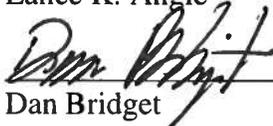
Kent McPhail



Bill Kirchoff

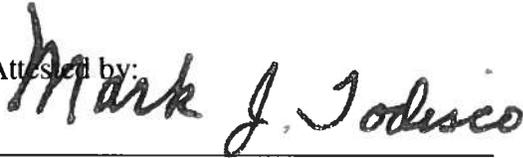


Lance K. Angle



Dan Bridget

Attested by:



Mark J. Todisco, Clerk-Treasurer of  
the Town of Plainfield, Indiana

## EXHIBIT A [description of real estate]



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3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916

### Gateway Business Park Building 5

#### Legal Description

Part of the West Half of the Northwest Quarter of the Southwest Quarter and part of the West Half of the Southwest Quarter of the Southwest Quarter, all in Section 32, Township 15 North of Range 2 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, more particularly described as follows:

BEGINNING at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 32, Township 15 North of Range 2 East, thence North 88 degrees 44 minutes 46 seconds East (Basis of Bearings: Indiana State Plane, West Zone, NAD 83) 665.72 feet along the North Line of said Northwest Quarter-Quarter to the Northeast Corner of the West Half thereof, thence South 00 degrees 36 minutes 08 seconds East 1195.00 feet along the East Line of said West Half to the northeastern corner of 1.2-acre tract of land granted to the Indianapolis Airport Authority ("Airport tract") (recorded as Deed Book 352, page 671, Instrument Number 9600018476 in said Recorder's Office), thence South 88 degrees 44 minutes 46 seconds West 328.91 feet parallel with the North Line of said Northwest Quarter-Quarter and along the northern line of said Airport tract to the northwestern corner thereof, thence South 00 degrees 38 minutes 13 seconds East 156.06 feet (156.5 feet – Airport Deed) along the western line of said Airport tract to the northern line of the 9.47-acre tract of land granted to the Indianapolis Airport Authority ("IAA tract") (recorded as Deed Book 348, pages 241 and 242 in said Recorder's Office), thence South 88 degrees 07 minutes 17 seconds West 337.00 feet along the northern line of said IAA tract to the West Line of the Southwest Quarter of the Southwest Quarter of said Section 32, thence North 00 degrees 33 minutes 30 seconds West 16.78 feet along the West Line of said Southwest Quarter-Quarter to the Northwest Corner thereof, being the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 32; thence continue North 00 degrees 33 minutes 30 seconds West 1337.96 feet along the West Line of said Northwest Quarter-Quarter to the POINT OF BEGINNING, containing 19.495 acres, more or less.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20 19 PAY 20 20
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-12-1-5.1

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)  
 Residentially distressed area (IC 6-1-1-12.1-4.1)

**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 the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1-1-12.1-5.1(b).
- For a Form SB-1/Real Property 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/Real Property 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>Indy Gateway Building 5, LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>c/o HSA Commercial Real Estate, 100 S. Wacker Drive, Suite 950, Chicago, Illinois 60606</b>					
Name of contact person <b>Adam C. Shields, Esq.</b>			Telephone number <b>( 317 ) 636-4341</b>	E-mail address <b>ashields@kdlegal.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>Plainfield Town Council</b>					Resolution number
Location of property <b>10215 W Stafford Road, Indianapolis, Indiana 46231</b>			County <b>Hendricks</b>	DLGF taxing district number <b>32-012</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Construction of 262,758 square foot industrial building located on approximately 19.4 acres to accommodate one (1) to four (4) tenants for planned warehouse/distribution use (or other uses permitted in the property's requested zoning reclassification) and associated land improvements for ancillary parking, landscaping and other amenities.</b>					Estimated start date (month, day, year) <b>May 1, 2018</b>
					Estimated completion date (month, day, year) <b>October 30, 2018</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00 *</b>	<b>\$0.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			0.00		55,500.00
Plus estimated values of proposed project			10,800,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			10,800,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0.00</b>			Estimated hazardous waste converted (pounds) <b>0.00</b>		
Other benefits					
* - Tenants of the building associated with the proposed project have not yet been identified. However, construction jobs will be created at the site during the construction of the proposed project and it is expected that tenants will create new jobs/payroll and/or maintain existing jobs/payroll in the Town of Plainfield in a manner similar to other similar types of properties in the surrounding area (after the completion of construction).					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <b>MARK TEGROSTENHAUIS</b>				Date signed (month, day, year) <b>2-27-18</b>	
Printed name of authorized representative <b>MARK TEGROSTENHAUIS</b>				Title <b>AGENCY</b>	

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be 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 (ten) calendar years\* (see below). The date this designation expires is March 2028.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. 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.

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) <i>Robin C. Blandgaard</i> Town Council President	Telephone number (317) 839-2561	Date signed (month, day, year) MARCH 9, 2018
Printed name of authorized member of designating body ROBIN C. BLANDGAARD	Name of designating body TOWN OF PLAINFIELD	
Attested by (signature and title of attester) <i>Anthony A. Pereda</i> DEPUTY TOWN MANAGER	Printed name of attester ANTHONY A. PEREDA	

\* 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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**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:

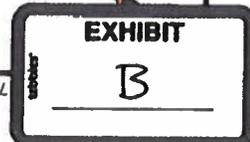
- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) 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.

EXHIBIT B [Map of Real Estate]



GATEWAY BUSINESS  
PARK BUILDING 5

AREA MAP

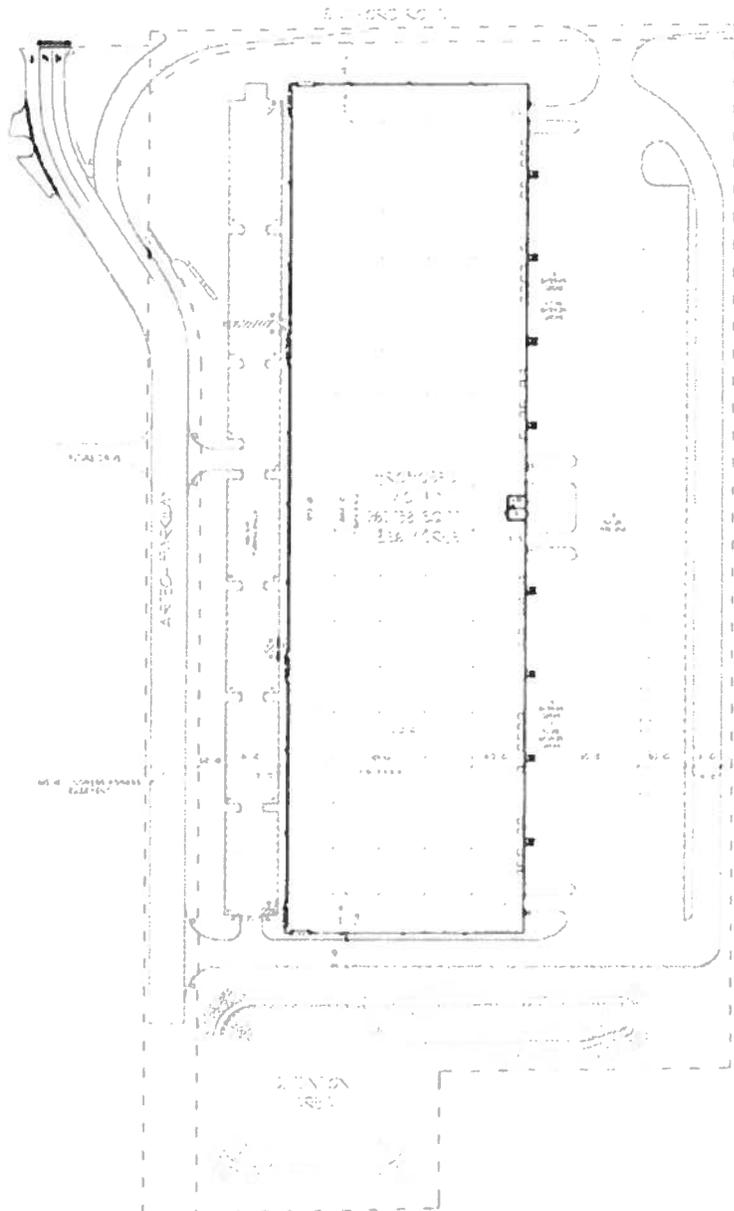


**Innovative**  
ENGINEERING & CONSULTING



3961 Perry Boulevard  
Whitestown, IN 46075  
www.innovativeci.com

Ph. 317-769-2916



**DATA:**

SITE AREA:	843,404 SQ. FT.
	19.36 ACRES
BUILDING AREA (GROSS):	262,758 SQ. FT.
EXTERIOR DOCKS:	30 DOCKS
FUTURE DOCKS:	72 DOCKS
DRIVE-IN DOORS:	4 DOORS
TRAILER POSITIONS:	70 POSITIONS
CAR PARKING:	185 CARS
CLEAR HEIGHT:	32 FEET
F.A.R.:	.31



**PROPOSED FACILITY**  
PLAINFIELD, INDIANA

MARCH 101, 2018 17104

