

**PLAINFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2018-11**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT  
APPLICATION-GRANITE REIT AMERICA INC.**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the "Commission" and "Town," respectively) has created the Ronald Reagan Corridor 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, Granite REIT America Inc. (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, attached hereto, has been reviewed by the staff of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

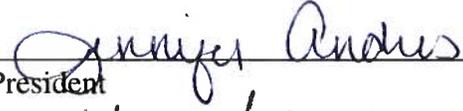
WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

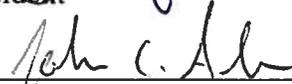
NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

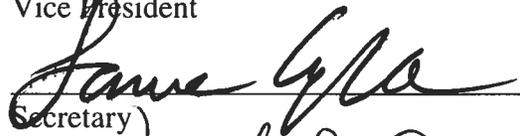
1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Tax Abatement Committee for review and recommendation to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED: September 6, 2018

PLAINFIELD REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

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:

There is approximately 30 acres of vacant land located immediately north of 1451 Allpoints Court in Plainfield. The project consists of improving the land with an approximately 512,000 sq. ft. industrial facility to be built on a speculative basis. There is no tenant for the project at this time. The industrial facility could be used for warehouse/distribution, manufacturing or e-commerce. It is our intention to build a shell facility and seek tenants before completing the interior. The total project cost including land is budgeted at \$27 million. Granite REIT is a long term holder of leased industrial facilities and this would become a core holding in our portfolio.

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

The jobs and salary level created by this project are unknown at this time until tenant(s) have been secured.

3. Estimate the dollar value of the redevelopment or rehabilitation project: \$27 million.

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
Granite REIT America Inc.	77 Kings St. West Toronto, ON Canada	100%
Parent companies are public entities:		
i) Granite REIT Inc. (CIK-0001564540)		99.99%
ii) Granite Real Estate Investment Trust (CIK-0001564538)		0.01%

(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
None		

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

Once tenant(s) have been secured, the nature of their business and operations will be known.

**5. The commonly known address of the Property is:**

Approximately 1201 Allpoints Court, Plainfield, IN

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

Tax ID 025-118521-200008

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

**7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement: \$63,100 2018**

**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:**

<b>YEAR</b>	<b>REAL PROPERTY TAXES</b>	<b>PERSONAL PROPERTY TAXES</b>
2018	1,283	
2017	1,304.90	
2016	1,398	
2015	\$1,400 (see Exhibit "C")	
2014	\$1,200	
2013	\$1,112	

**9. What is your best estimate of the after - rehabilitation market value of the Property: \$29 million once a tenant(s) is secured**

**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:**

SIC 6500 Description-Real Estate

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

Code 531100 Description-Lessors of Real Estate

**13. Describe actual or anticipated public financing for the project: None**

**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:**

To create opportunities for growing businesses and employment requires the construction of a modern class A industrial building. To attract these companies in a competitive market requires incentives or these companies will locate in other jurisdictions. The abatement is key to the success of this project.

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

Ronald Regan Corridor Economic Development Area

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

**Company:** Granite REIT America Inc.  
**Name:** Donald Mathew  
**Address:** 77 King Street West, Suite 4010, P.O. Box 159, Toronto-Dominion Center  
**City, State, Zip Code:** Toronto, Ontario, Canada M5K 1H1  
**Telephone:** 1 647 925-7528

**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):**

Granite REIT America Inc.

**By:**

  
Kevan Gorrie President

**By:**

  
Lorne Kumer Vice President

Exhibit 'A'

## **PROPERTY DESCRIPTION:**

### **PARCEL 2:**

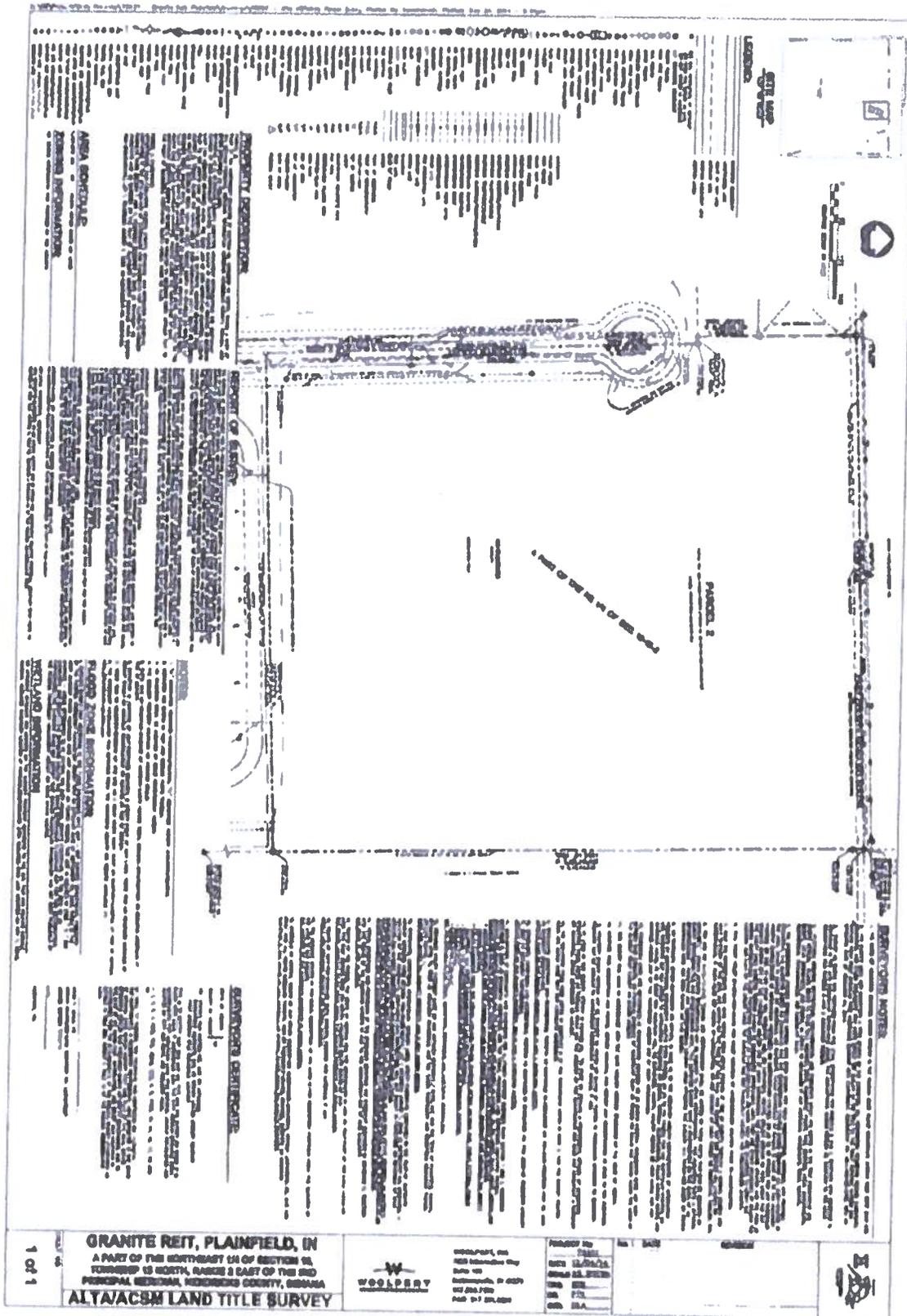
PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A HENDRICKS COUNTY SURVEYOR MONUMENT REPRESENTING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 01 MINUTES 31 SECONDS EAST (AN ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1,229.18 FEET TO THE NORTH LINE OF INCREMENTAL LOT 1 IN ALLPOINTS MIDWEST BUSINESS PARK SECTION 2; THENCE ALONG THE NORTH LINE OF SAID INCREMENTAL LOT 1, SOUTH 88 DEGREES 08 MINUTES 13 SECONDS WEST, 1,047.03 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 47 SECONDS WEST, 896.87 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 04 SECONDS WEST, 15.07 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 39 SECONDS WEST, 330.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 87 DEGREES 59 MINUTES 04 SECONDS EAST, 1075.69 FEET TO THE POINT OF BEGINNING, CONTAINING 29.873 ACRES, MORE OR LESS.

### **PARCEL 3 (EASEMENT):**

APPURTENANT, NON-EXCLUSIVE ACCESS, UTILITY, DRAINAGE AND IRRIGATION EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS AND EASEMENTS FOR ALLPOINTS MIDWEST BUSINESS PARK SECTION 1 AND 2, RECORDED DECEMBER 8, 2008 AS DOCUMENT NO. 200827078 AND AS DEPICTED ON THE PLAT OF ALLPOINTS MIDWEST BUSINESS PARK SECTION TWO-(INCREMENTAL) LOT 1, RECORDED AUGUST 1, 2008 AS INSTRUMENT NO. 200818455.

Exhibit 'A'



1 of 1

**GRANITE REEF, PLAINFIELD, IN**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 04,  
 TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 2ND  
 FEDERAL MERIDIAN, HENRIKSON COUNTY, INDIANA



WOOLPERT, INC.  
 2000 International Way  
 Suite 100  
 Indianapolis, IN 46204  
 317.250.7700  
 FAX 317.250.8800

PROJECT NO. 11111  
 DATE 11/11/11  
 SHEET 11 OF 11  
 JOB NO. 11111  
 JOB NAME



Exhibit 'B'



# MASTER SITE PLAN

AllPoints Midwest | Plainfield, IN

