

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2020-08**

**RESOLUTION APPROVING OF PERSONAL PROPERTY TAX ABATEMENT
APPLICATION-GRUMA CORPORATION**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Ronald Reagan 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, Gruma Corporation., or their assignee, (the “Applicant”) filed with the Town 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, attached hereto as Exhibit A, 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

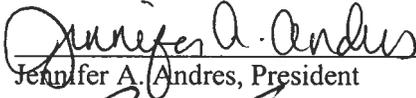
WHEREAS, the real estate described in Exhibit B attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

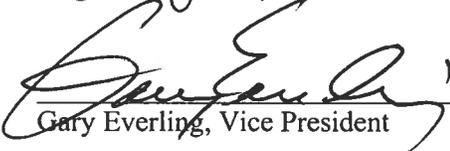
NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

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 AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on the 6th day of July, 2020.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION


Jennifer A. Andres, President


Gary Everling, Vice President


Bill Kirchoff, Member


Kent McPhail, Member


Lance Angle, Member

Attested by:


Mark J. Todisco, Clerk-Treasurer
Town of Plainfield

Exhibit A [Petition for Real Property Tax Abatement Consideration]

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.

Applicant: Gruma Corporation, dba Mission Foods

Project: Development and Construction of Tortilla Production Facility

Project Details and Background:

- (a) Mission Foods currently operates 19 tortilla plants in the United States.
 - (b) The total investment for the Mission Foods Midwest Plant is initially estimated to be \$140,000,000 (incurred over a four to five-year period).
 - (c) Mission's new Midwest plant is expected to employ up to 544 workers, having an average wage of approximately \$38,306 per year. Additionally, the plant is expected to generate at least 15 permanent indirect jobs (in addition to temporary construction jobs, which are initially estimated to be 300 to 400 FTE).
 - (d) Mission's Midwest plant employees will be offered the following benefits:
 - i. Full medical benefits with PPO, HRA, and FPO options
 - ii. Prescription drug coverage
 - iii. Vision coverage
 - iv. 401(k) retirement plan
 - v. Flexible Spending Accounts
 - vi. Employee Assistance Program
 - vii. Accidental Death Dismemberment Insurance
 - viii. Optional Short-Term Disability and Long-Term Disability Plans
 - (e) With a state-of-the-art design, Mission's new Midwest plant will incorporate the most advanced technological, quality, safety and food safety features in the baking industry.
 - (f) Mission's new Midwest plant will produce corn tortillas, flour tortillas, tortilla chips, flat breads, and other baked products.
 - (g) The new Midwest plant will complement Gruma's presence in Evansville, Indiana, where Gruma's "Azteca Milling" plant operates.
2. The project itself will create 544 new, full-time permanent direct jobs, and 15 new full-time permanent indirect jobs, representing a new annual payroll of approximately \$38,306 per year per job. The project will create 300 to 400 temporary construction jobs (stated on a FTE basis).

The project annual salaries for each new position created are estimated to be as follows: \$38,306, subject to reasonable annual increases of approximately 3%.

3. Estimate the dollar value of the equipment: \$79,500,000. Building improvements: \$57,915,000. New furniture: \$585,000. New computer/IT hardware: \$1,250,000. New software: \$250,000.
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) :

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
Gruma Corporation	5601 Executive Drive, Suite 800 Irving, Texas 75038	100%

(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) :

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
NA		

(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:
Production of corn tortillas, flour tortillas, tortilla chips, flat breads, and other baked products.

- The commonly known address of the real property where the equipment is located is: 1201 Allpoints Court, Plainfield, Indiana.
- A legal description of which is attached hereto, marked "Exhibit A", and incorporated herein. The Key Number of said property is: Not available.
- A map and / or plat describing the area for tax abatement consideration is attached hereto, marked "Exhibit B," and incorporated herein.
- The current assessed valuation of the tangible personal property to be replaced by the new manufacturing equipment: NA. No equipment is being replaced.
- 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>
NA		

10. What is your best estimate of the market value of the new equipment after installation:
See question 3 above.

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: 311830

13. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description: 311900

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:
Unknown to applicant.

15. Describe actual or anticipated public financing for the project: NA

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:

NA

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: Will Fisher

Address: c/o Gruma Corporation, 5601 Executive Drive, Suite 800

City, State, Zip Code: Irving, Texas 75038

Telephone: 214-285-5852

WHEREFORE, Applicant 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 Applicant:

Gruma Corporation

dba Mission Foods

By:



(Signed Name)

Dan Burke

Title: Treasurer

(Type or printed name and capacity of signed by an agent or representative of the owner.)

Exhibit A
Legal Description

LOT 2 OF THE AMENDED PLAT OF ALL POINTS MIDWEST BUSINESS PARK SECTION TWO - (INCREMENTAL) LOTS 1 & 2 RECORDED ON MAY 8, 2020 AS INSTRUMENT NUMBER 202011487, PLAT CABINET 18, SLIDE 293 1A, B, C, AND D IN THE OFFICE OF THE RECORDER OF HENDRICKS, INDIANA.

Exhibit B
Site Plan

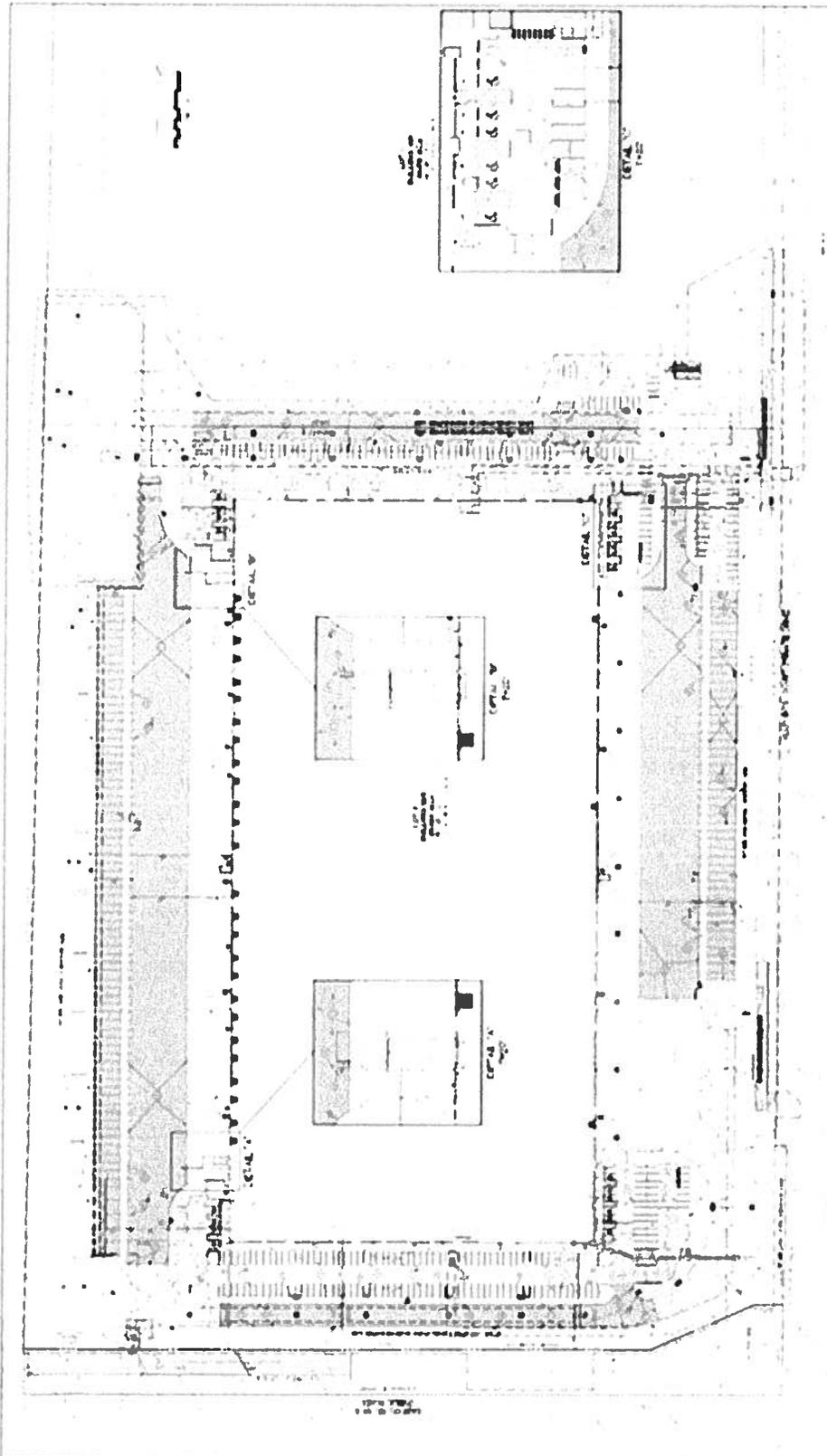


Exhibit B [Map of Real Estate]

