

**PLAINFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2021-01**

**RESOLUTION APPROVING OF PERSONAL PROPERTY TAX ABATEMENT  
APPLICATION-STARKEY HEARING TECHNOLOGIES**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Consolidated I-70 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, Starkey Hearing Technologies., 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 4th day of January, 2021.

TOWN OF PLAINFIELD  
REDEVELOPMENT COMMISSION

DocuSigned by:  
*Jennifer Andres*  
Jennifer A. Andres, President

DocuSigned by:  
*Gary Everling*  
Gary Everling, Vice President

DocuSigned by:  
*Bill Kirchoff*  
Bill Kirchoff, Member

DocuSigned by:  
*Kent McPhail*  
Kent McPhail, Member

DocuSigned by:  
*Lance Angle*  
Lance Angle, Member

Attested by:  
DocuSigned by:  
*Mark J. Todisco*  
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 L.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:

*Relocation of a distribution center from Texas to Indiana (Plainfield). An ASRS (automated storage and retrieval system) unit will be installed at the new Plainfield site to achieve world-class order fulfillment capabilities. Cost of ASRS and supporting structure is projected to be in a range between \$1,000,000 to \$1,300,000.*

- 2. The project itself will create 50 new, full-time jobs and 50 contractor jobs, representing a new annual payroll of \$2,812,000 and will maintain 0 existing permanent full-time jobs with an annual payroll of \$0 and will maintain 0 existing permanent part-time jobs with an annual payroll of \$0.

The project annual salaries for each new position created are estimated to be as follows:  
See the above estimate for annual payroll between full-time and contractor positions

- 3. Estimate the dollar value of the equipment: See above.
- 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>
Starkey Hearing Technologies	6700 Washington Ave S Eden Prairie, MN 55344	

- (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>

(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:

*Global distribution of medical devices. The new distribution center in Plainfield will serve as the main global hub to support Starkey's network of customers, suppliers and internal affiliates.*

5. The commonly known address of the real property where the equipment is located is:

3810 Plainfield Road Plainfield, IN 46168

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:

Estimated purchase cost of a new automated storage and retrieval system is ~\$1,200,000 plus conveyors storage racks (\$100,000)

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>
None		
<u>Starkey does not currently have an operation in the State of Indiana and thus no taxes were due.</u>		

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

\$1,200,000 (automated storage and retrieval system) and \$100,000 (conveyors and racks)

11. The equipment has not been acquired as of the date of filing of this petition. The signature below is verification of this statement:

*Matt Iskubo*

12. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description:

4225 Description for 4225: General Warehousing and Storage

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

339110

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:

3810 Plainfield Road, Plainfield, IN 46168

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

N/A

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:

Starkey's current warehouse/distribution center, located in Texas, does not have automation and thus is labor-intensive. This makes Starkey less cost-competitive and less responsive operationally. In the new warehouse/distribution center, we will create new Indiana jobs and install automation to make Starkey operationally competitive.

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:

Matt Iikubo

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

Name: Matt Iikubo  
Address: 6700 Washington AVE S  
City, State, Zip Code: Eden Prairie, MN 55344  
Telephone: (800)328-8602

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):

Starkey Hearing Technologies

By: Matt Likubo  
(Signed Name)

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

## Exhibit A [Legal Description]

LAND DESCRIPTION

That portion of the Southeast Quarter of Section 29 and Northeast Quarter of Section 32, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, also consisting of Block "A" in Ronald Reagan Business Park as per plat thereof recorded as Instrument Number 200907740 and a portion of the former Lots 1 through 7, and the vacated Lynn Avenue in San Pablo Estates as per plat thereof recorded in Plat Book 8, pages 1 & 1A and in the Office of the Recorder of said county, being described as follows:

Commencing at a Hendricks County Surveyor's disk found marking the northwest corner of said Northeast Quarter of Section 32; thence South 00 degrees 51 minutes 47 seconds East along the west thereof 132.00 feet; thence North 89 degrees 03 minutes 00 seconds East parallel with the north line of said Northwest Quarter 116.26 feet to the east line of Ronald Reagan Parkway, being the land of The Town of Plainfield as described in Instrument Number 201403849 in said county records, and the POINT OF BEGINNING; thence the following four (4) courses are along said east line: 1) North 00 degrees 51 minutes 39 seconds West 141.54 feet to the beginning of a tangent curve to the left having a radius of 6,635.16 feet and a central angle of 07 degrees 00 minutes 00 seconds; 2) northerly along the arc of said curve 810.64 feet; 3) North 07 degrees 51 minutes 39 seconds West 50.03 feet to the beginning of a tangent curve to the right having a radius of 6,488.18 feet and a central angle of 00 degrees 13 minutes 41 seconds; 4) northerly along the arc of said curve 25.81 feet to the southwest corner of the land of the Town of Plainfield as described in Instrument Number 201021859 in said county records and the beginning of a curve to the right having a radius of 35.00 feet, a central angle of 93 degrees 30 minutes 38 seconds, and a radial line passing through said point which bears South 85 degrees 32 minutes 22 seconds West; thence northeasterly and easterly along the south line of said land and arc of said curve 57.12 feet; thence North 89 degrees 03 minutes 00 seconds East along said south line and the north line of said Block "A" 478.70 feet to the beginning of a tangent curve to the right having a radius of 35.00 feet and a central angle of 86 degrees 21 minutes 05 seconds (the following eight (8) courses are along the east line of said Block "A"); 1) thence southeasterly and southerly along the arc of said curve 52.75; 2) thence South 04 degrees 35 minutes 55 seconds East 551.93 feet to the beginning of a tangent curve to the right having a radius of 1,930.00 feet and a central angle of 03 degrees 44 minutes 17 seconds; 3) thence southerly along the arc of said curve 125.92; 4) thence South 00 degrees 51 minutes 38 seconds East 28.29 feet to the beginning of a tangent curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 5) thence southerly and southwesterly along the arc of said curve 60.13 feet to the beginning of a reverse curve to the left having a radius of 75.00 feet and a central angle of 137 degrees 47 minutes 59 seconds; 6) thence southwesterly, southerly, and southeasterly along the arc of said curve 180.38 feet to the beginning of a reverse curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 7) thence southeasterly and southerly along the arc of said curve 60.13 feet; 8) thence South 00 degrees 51 minutes 38 seconds East 91.73 feet; thence South 89 degrees 03 minutes 00 seconds West along the south line of Block "A" and its westerly extension 529.99 to the POINT OF BEGINNING, containing 12.820 acres, more or less.

Exhibit B [Map of Real Estate]

