

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2019-16**

**RESOLUTION APPROVING REAL PROPERTY TAX ABATEMENT APPLICATION-
ROCK CREEK PARTNERS, LLC FBO AMBROSE AND/OR RELATED ENTITIES**

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, Rock Creek Partners, LLC fbo Ambrose, or their assignee, (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 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

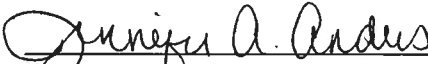
WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

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 AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on the 5th day of September, 2019.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION


Jennifer A. Andres, President

John C. Anderson, Vice President


Bill Kirchoff, Member


Kent McPhail, Member


Lance Angle, Member

Attested by:

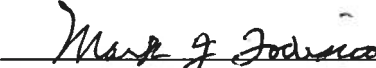

Mark J. Todisco, Clerk-Treasurer
Town of Plainfield

Exhibit A [Petition for Real Property Tax Abatement Consideration]

**TOWN OF PLAINFIELD
PETITION FOR 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:

Ambrose will be constructing a speculative warehouse/flex building in Plainfield located at the Southwest corner of S.R. 267 and E 700 S (aka Camby Road). The speculative building will be approximately 189,280 SF. This development will be located on approximately 16.14 acres.

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

This project is for speculative development. Job and wage levels remain to be determined.

3. Estimate the dollar value of the redevelopment or rehabilitation project:

Building is estimated to cost \$9,450,400

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
Rock Creek Partners, LLC fbo Ambrose and/or related entities	55 Monument Circle, Ste 450 Indianapolis, IN 46204	Owner

(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) : N/A

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

This project is for speculative development. The building and property are expected to be used as a Logistics/Distribution/Warehouse/Manufacturing type user, but could change based on the tenant of the building.

5. The commonly known address of the Property is:
8289 E County Road 700S (Camby Road)
Plainfield, IN 46168

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

<u>State Parcel No:</u>	<u>Legal Description:</u>
1. <u>32-15-13-100-001.000-012:</u>	PT NE NW 13-14 1E 1.00 AC 8 21-2-2 08/07 ANNEXED FROM 08-3-13-41E 100-001
2. <u>32-15-13-100-005.000-012:</u>	PT NE 1/4 NW 1/4 13-14-E 1.00 AC 4 21-2-8 08/07 ANNEXED FROM 08-3-13-41E 100-005
3. <u>32-15-13-100-025.000-012:</u>	PT NW 1/4 13-14-1E 5.51 AC ASSESS 87-88 C6/07 ANNEXED FROM 08-3-13-41E 100-025
4. <u>32-15-13-130-001.000-012:</u>	13-14 1E 7.63 AC 6.132-1 08/07 ANNEXED FROM 08-3-13-41F 130-001 18/18 VACATED PLAT 143 R VAC-16-002
5. <u>32-15-13-100-007.000-012:</u>	PT NE NW 13-14-1E 1.04 AC 08/07 ANNEXED FROM 08-3-13-41E 100-007

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

See attached – Exhibits B

7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement:

32-15-13-100-001.000-012:	no improvements
32-15-13-100-005.000-012:	no improvements
32-15-13-100-025.000-012:	no improvements
32-15-13-130-001.000-012:	no improvements
32-15-13-100-007.000-012:	no improvements

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:

YEAR	REAL PROPERTY TAXES	PERSONAL PROPERTY TAXES
2018 pay 2019	\$5,403	
2017 pay 2018	\$4,458	
2016 pay 2017	\$4,454	
2015 pay 2016	\$4,386	
2014 pay 2015	\$4,487	

9. What is your best estimate of the after - rehabilitation market value of the Property:
\$11,450,400 (including land)

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:

1541 – General Contractors – Buildings and Warehouses

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

TBD. This could change based on the tenant.

13. Describe actual or anticipated public financing for the project: N/A

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:

Real property tax abatement is a critical component in facilitating the development of this property and the project will not occur without the benefit of maximized real property tax abatement.

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

Not to our knowledge

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

Name: Katie Culp
Address: 800 E. 96th Street
City, State, Zip Code: Indianapolis, IN 46240
Telephone: 317-580-2000

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):

Rock Creek Partners, LLC

By: Asif M. Bade
(Signed Name)

Asif M. Bade, Manager
(Type or printed name and capacity of signed by agent or representative of the owner.)

Exhibit A – Plainfield Tech Park

Parcel Numbers with Associated Legal Descriptions:

1. 32-15-13-100-001.000-012: PT NE NW 13-14-1E 1.00 AC 6.21-2-2 08/07 ANNEXED FROM 06-3-13-41E 100-001
2. 32-15-13-100-005.000-012: PT NE 1/4 NW 1/4 13-14-E 1.00 AC 6.21-2-6 08/07 ANNEXED FROM 06-3-13-41E 100-005
3. 32-15-13-100-025.000-012: PT NW 1/4 13-14-1E 5.51 AC ASSESS 97-98 08/07 ANNEXED FROM 06-3-13-41E 100-025
4. 32-15-13-130-001.000-012: 13-14-1E 7.63 AC 6.132-1 08/07 ANNEXED FROM 06-3-13-41E 130-001 18/19 VACATED PLAT 143 PER VAC-16-002
5. 32-15-13-100-007.000-012: P1 NE NW 13-14-1E 1.0AC 08/07 ANNEXED FROM 06-3-13-41E 100-007

Beacon™ Hendricks County, IN

Exhibit B - Subject Aerial view



Overview



Legend

- Parcels
- Road Center Lines

Date created: 8/26/2019
Last Data Uploaded: 8/23/2019 10:04:16 PM

Developed by Schneider
GEOSPATIAL