

**PLAINFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2015-10**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT  
APPLICATION-AMBROSE METROPOLIS, LLC**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the "Commission" and "Town," respectively) has created the U.S. 40 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, Ambrose Metropolis, LLC (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 has been reviewed by the staff and the Tax Abatement Committee 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 Allocation 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 Town Council.
2. This resolution shall be effective upon passage.

ADOPTED: May 7, 2015

PLAINFIELD REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
John W. Himmelheber, President

Attest:

  
\_\_\_\_\_  
Lance K. Angle, Secretary



# EXHIBIT A



## STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (RG / 10-14)  
Prescribed by the Department of Local Government Finance

20__ PAY 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 6-1-1-12-1.5-1

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**

1. 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.
2. 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.
3. To obtain a deduction a Form 322/RE 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.
4. 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 322/RE 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).
5. 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>Ambrose Metropolis LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>55 Monument Circle Suite 450, Indianapolis, IN 46204</b>					
Name of contact person <b>Aasif Bade, President</b>		Telephone number <b>( 317 ) 573-4600</b>		E-mail address <b>abade@ambrosepg.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>450 Airtech Parkway</b>		County <b>Hendricks</b>		DLGF taxing district number <b>32012</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Expanding existing warehouse 316,800 sf</b>				Estimated start date (month, day, year) <b>June 1 2015</b>	
				Estimated completion date (month, day, year) <b>May 30 2016</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>69.00</b>	Salaries <b>\$1,426,575.00</b>	Number retained <b>69.00</b>	Salaries <b>\$1,426,575.00</b>	Number additional <b>55.00</b>	Salaries <b>\$1,144,000.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
<b>REAL ESTATE IMPROVEMENTS</b>					
<b>COST</b>					
<b>ASSESSED VALUE</b>					
Current values		10,000,000.00			
Plus estimated values of proposed project		15,000,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		25,000,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits The existing building was completed in 2014 and has yet to receive a Form 11 / Assessed Value, therefore we listed the estimated investment of that project as Current Value					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>4/30/2015</b>	
Printed name of authorized representative <b>Aasif Bade</b>			Title <b>President</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 May, 2025.
- 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 \$ 15,000,000.
- 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 6-1-12-1-17?  
 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>John G. Brandgard</i>	Telephone number <u>(317) 839-2561</u>	Date signed (month, day, year) <u>5/4/2015</u>
Printed name of authorized member of designating body <u>ROBIN G. BRANDGARD, PRESIDENT</u>	Name of designating body <u>PLAINFIELD TOWN COUNCIL</u>	
Attested by (signature and title of attester) <i>Richard A. Carlucci</i> , Town Manager	Printed name of attester <u>RICHARD A. CARLUCCI</u>	

\* 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 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 6-1-12-1-17 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.