

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2022-09**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT
APPLICATION-PLD/BROWNING VENTURE LLC- ALLPOINTS MIDWEST 16**

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, PLD/Browning Venture or affiliate thereof, 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 7th day of July, 2022.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION

DocuSigned by:
Gary Everling
4B63820795B04A0
Gary Everling, President

DocuSigned by:
Jean Renk
388608DFE564CE
Jean Renk, Vice President

DocuSigned by:
Bill Kirchoff
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Bill Kirchoff

DocuSigned by:
Kent McPhail
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Kent McPhail

DocuSigned by:
Lance Angle
32E36A005F74BD...
Lance Angle

Attested by:
DocuSigned by:
Mark Todisco
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Mark J. Todisco, Clerk-Treasurer
Town of Plainfield

Exhibit A

**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 this petition states 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, an 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:

Description & Use:	The project consists of an approximately 551,837 square foot warehouse and distribution facility with related office space. AllPoints Midwest Site 16.
Amount of Land:	Approximately 32.14 acres.
Estimated Cost:	Approximately \$27,591,850 (or \$50 PSF)
Importance to Business:	This project is very significant to PLD/Browning and the Plainfield community. This will be the fifth building to be constructed in the last 48 months at AllPoints Midwest.

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

Please note that the project is a speculative warehouse and distribution facility and, as such, the number and types of jobs to be created and the corresponding salary ranges are unknown at this time.

3. Estimate the dollar value of the redevelopment or rehabilitation project: Approximately \$27,591,850 (or \$50 PSF).

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
PLD/Browning Venture LLC	8940 River Crossing Blvd Suite 300 Indianapolis, IN 46240	100%

(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): Not applicable.

(c) A brief description of the overall nature of the business and of the operations occurring at the Property: Warehouse and distribution facility for a single tenant or multiple tenants.

5. The commonly known address of the Property is: Please note that the Town of Plainfield has not yet issued an official street address confirmation letter. A legal description of the Property is attached hereto as Exhibit A and incorporated herein.

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

7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement: The current assessed valuation of the real property is set forth on Exhibit C attached hereto and incorporated herein.

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: Please see Exhibit C attached hereto and incorporated herein.

9. What is your best estimate of the after-rehabilitation market value of the Property: Approximately \$27,591,850 (or \$50 PSF).

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, except as previously disclosed to Town representatives. 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: 4225 – General Warehouse & Storage.

12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description: 493100 – Warehousing and Storage.

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: Certain physical and economic conditions exist that limit the potential development of the Property. The Property has been used as farmland in the past.

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

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

Name: John Cohoat
Address: 8940 River Crossing Blvd, Suite 300
City, State and Zip: Indianapolis, Indiana 46240
Telephone: 317-344-7300

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 herein 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):

PLD/Browning Venture LLC,
an Indiana limited liability company

By: Browning Consolidated, LLC

Its: Manager

By: 
John T. Cohart

Legal Description of the Property

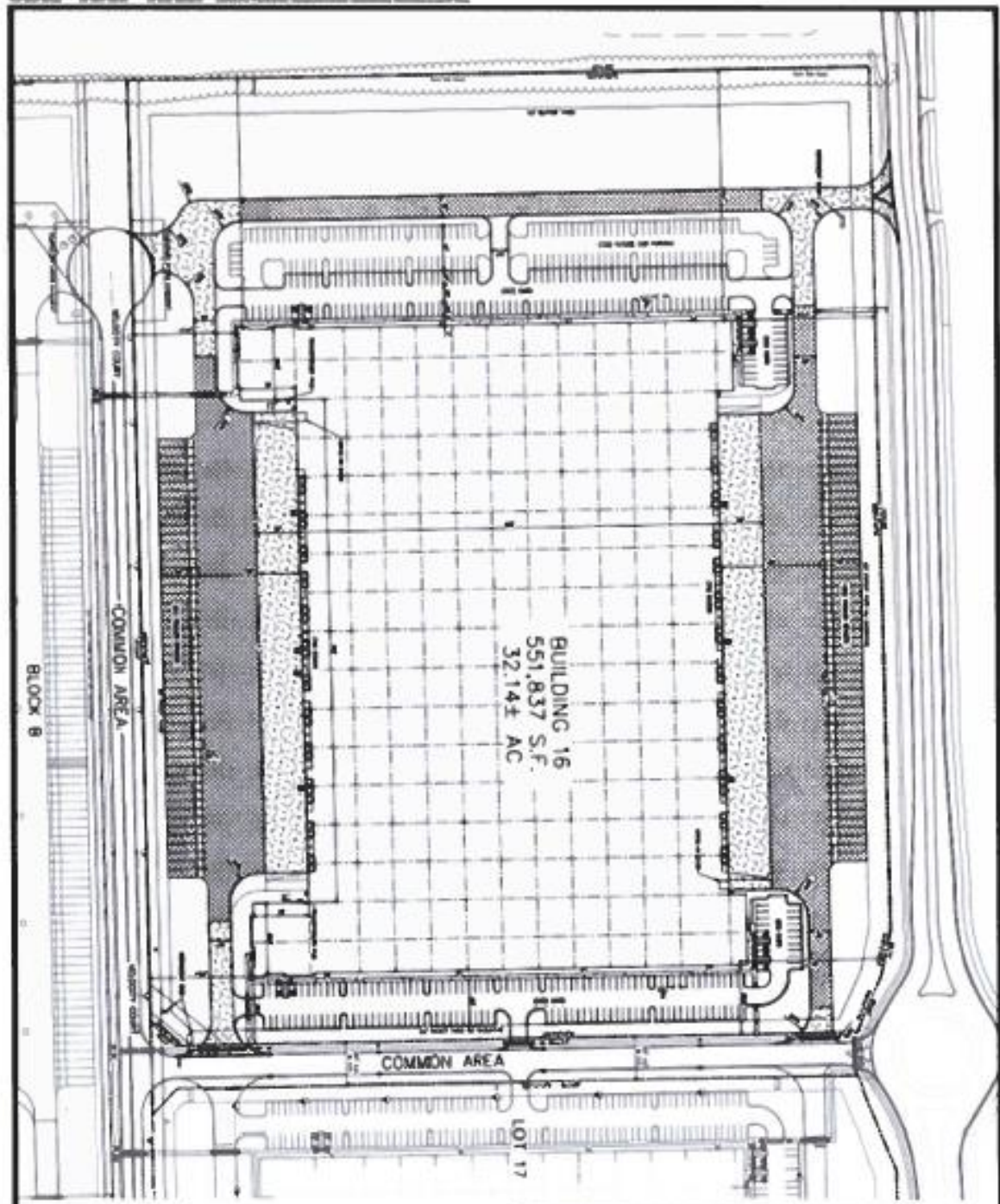
AllPoints Midwest Lot 16 as recorded in the Office of the Recorder of Hendricks County, Indiana as Instrument Number _____.

Metes & Bounds Description follows:

Part of the Northeast Quarter of Section 13, Township 15 North, Range 1 East of the Second Principal

Meridian, Hendricks County, Indiana, being that 36.193-acre tract of land shown on the ALTA/NSPS Land Title Survey dated December 3, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.02360, more particularly described as follows:

Commencing at a Hendricks County Surveyor's Disk at the northwest corner of said Northeast Quarter; thence South 01 degree 04 minutes 55 seconds East 60.00 feet along the west line of said Northeast Quarter (assumed basis of bearings) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094 set flush (hereafter referred to "set rebar") on the south right-of-way line of County Road 100 South as described in Instrument Number 202031662, on file in the Office of the Recorder of Hendricks County, Indiana, being the POINT OF BEGINNING, the following three (3) courses are along said south right-of-way line; 1) thence North 88 degrees 47 minutes 45 seconds East 1,204.88 feet to a set rebar; 2) thence South 78 degrees 12 minutes 34 seconds East 66.71 feet to a set rebar; 3) thence South 66 degrees 00 minutes 11 seconds East 83.62 feet to a set rebar; thence South 00 degrees 59 minutes 00 seconds East 1,126.61 feet to a set rebar; thence South 89 degrees 01 minute 00 seconds West 1,343.71 feet to a set rebar on the west line of said Northeast Quarter; thence North 01 degree 04 minutes 55 seconds West 1,172.03 feet along said west line to the POINT OF BEGINNING. Containing 36.193 acres, more or less.



ALLPOINTS MIDWEST BUILDING 16
 O.A. 100 E & 6TH ROAD
 PLAINFIELD, INDIANA
 CRYSTAL SITE PLAN
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE DATA TABLE FOR DIMENSIONS AND ELEVATIONS.
3. THE SHADING INDICATES THE EXISTING AND PROPOSED PAVING AREAS.
4. THE PROPOSED PAVING AREAS ARE TO BE CONCRETE OR ASPHALT.
5. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.
6. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.
7. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.
8. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.
9. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.
10. THE PROPOSED PAVING AREAS ARE TO BE FINISHED TO THE FINISH ELEVATION.

EXISTING LEGEND

[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING SAND
[Symbol]	EXISTING DIRT
[Symbol]	EXISTING GRASS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING ROADS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATIONS
[Symbol]	EXISTING SPACES
[Symbol]	EXISTING WALLS
[Symbol]	EXISTING WINDOWS
[Symbol]	EXISTING DOORS
[Symbol]	EXISTING ROOFS
[Symbol]	EXISTING FOUNDATIONS
[Symbol]	EXISTING STRUCTURES
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING PLANTINGS
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING ROADS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATIONS
[Symbol]	EXISTING SPACES
[Symbol]	EXISTING WALLS
[Symbol]	EXISTING WINDOWS
[Symbol]	EXISTING DOORS
[Symbol]	EXISTING ROOFS
[Symbol]	EXISTING FOUNDATIONS
[Symbol]	EXISTING STRUCTURES
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING PLANTINGS

SITE DATA TABLE

NO.	DESCRIPTION	AMOUNT	REMARKS
1	TOTAL AREA	32.14± AC	
2	BUILDING AREA	551,837 S.F.	
3	PARKING AREA		
4	COMMON AREA		
5	LANDSCAPE AREA		
6	UTILITIES AREA		
7	ROADS AREA		
8	DRIVEWAYS AREA		
9	SIDEWALKS AREA		
10	STAIRS AREA		
11	ELEVATIONS		
12	SPACES		
13	WALLS		
14	WINDOWS		
15	DOORS		
16	ROOFS		
17	FOUNDATIONS		
18	STRUCTURES		
19	LANDSCAPE		
20	PLANTINGS		

PROPOSED LEGEND

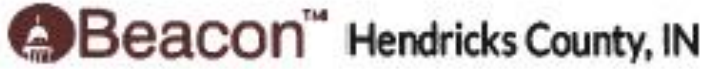
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED SAND
[Symbol]	PROPOSED DIRT
[Symbol]	PROPOSED GRASS
[Symbol]	PROPOSED TREES
[Symbol]	PROPOSED SHRUBS
[Symbol]	PROPOSED FENCES
[Symbol]	PROPOSED UTILITIES
[Symbol]	PROPOSED ROADS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED SIDEWALKS
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[Symbol]	PROPOSED FOUNDATIONS
[Symbol]	PROPOSED STRUCTURES
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[Symbol]	PROPOSED PLANTINGS

C200
 ALLPOINTS MIDWEST BUILDING 16
 O.A. 100 E & 6TH ROAD
 PLAINFIELD, INDIANA
 CRYSTAL SITE PLAN
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ALLPOINTS
 MIDWEST
 ALLPOINTS MIDWEST BLDG 16

Browning
 ARCHITECTURAL
 ENGINEERING & INTERIOR DESIGN
 1000 W. 10TH AVENUE
 DENVER, CO 80202

Real Estate Tax Information



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	32-10-13-205-005.000-027	Alternate ID	25-1-13-51E-205-005	Owner Address	PLD/BROWNING VENTURELLC
Sec/Twp/Rng	0013-0015-1E	Class	AGRICULTURAL - VACANT LAND		6100 W 96TH ST Ste 150
Property Address	Plainfield	Acreage	32.835		Indianapolis, IN 46278
District	Pfield-Washington Taxing District				
Brief Tax Description	BLK A SECONDARY PLAT OF ALLPOINTS BUSINESS PARK SEC 2 LOT 17 32.835 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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