

## **TOWN OF WHITESTOWN, INDIANA**

### **APPLICATION FOR PERSONAL PROPERTY TAX ABATEMENT**

#### *Instructions and Procedures*

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) be submitted to the Town of Whitestown, Indiana (the “Town”) prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

**Town of Whitestown**  
**Attn: Mr. Dax Norton, Town Manager**  
**6210 Veterans Drive**  
**Room 500**  
**Whitestown, Indiana 46075**  
**Office: (317)732-4530**  
**Mobile: (317)495-5864**  
**E-Mail: [dnorton@whitestown.in.gov](mailto:dnorton@whitestown.in.gov)**

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/PP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and/or the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

#### *Fees*

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the “Town of Whitestown” 30 days following the approval of the abatement (the “Application Fee”). In addition, if the applicant is submitting an application for a personal property tax abatement that does not conform with the traditional tax abatement schedule (a “Modified Abatement Schedule”), the applicant may be required to pay an additional fee (the “Modified Abatement Application Fee”). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 30 days of notification in

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting personal property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

**Town of Whitestown  
Attn: Mr. Dax Norton, Town Manager  
6210 Veterans Drive  
Room 500  
Whitestown, Indiana 46075  
Office: (317)732-4530  
Mobile: (317)495-5864  
E-Mail: [dnorton@whitestown.in.gov](mailto:dnorton@whitestown.in.gov)**

Town of Whitestown, Indiana  
Personal Property Tax Abatement Application  
Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested: WALTER PAYTON POWER EQUIPMENT, LLC

2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:

Name and Title: Richard Feldman

Address: 920 S. State Rd. 39 Lebanon, IN 46052

Telephone: (765) 482-4145

E-Mail Address: DFeldman@wppecrane.com

3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Eden Vargas, Corporate Tax Supervisor

Address: 17301 Palmer Blvd. Homewood, IL 60430

Telephone: (708) 501-4070

E-Mail Address: EVargas@mjmc.com

4. Location of property for which personal property tax abatement is being sought:

a) Street Address: Heritage Drive, Whitestown, IN 46075

b) Tax Parcel Number(s): 020-33820-08

Attach a legal description and area map of the proposed project location. See Exhibit 1

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the equipment at the project location:

0

6. Has this project or tax abatement request been discussed with the President of the Whitestown Redevelopment Commission and/or President of the Whitestown Town Council?  Yes  No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?  
No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. 920 S. State Rd. 39 Lebanon, IN 46502 which will be relocated to Heritage Drive, Whitestown, IN 46075.

9. What is the size of the facility in which the equipment will be installed?  
18,000 square feet office/shop facility located on 4 acres

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company. Exhibit 2

11. On a separate page, briefly describe the equipment to be installed by your company at the project location. Exhibit 3

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?  
 Yes  No

13. What is the anticipated date for installation to begin? November 1, 2017

14. What is the anticipated date for project completion? August 30, 2018

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?  
 Yes  No

a) If no, please describe the new functions to be performed by the new equipment:

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b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$275,000

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested:

a) Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions \$30.00

Semi-skilled 1 Average hourly wage rate for semi-skilled positions \$20.00

Clerical 1 Average hourly wage rate for clerical positions \$19.00

Salaried 4 Average salary (per hour) for salaried positions \$25.00

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)  
6

b) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions \_\_\_\_\_

Semi-skilled 0 Average hourly wage rate for semi-skilled positions \_\_\_\_\_

Clerical 0 Average hourly wage rate for clerical positions \_\_\_\_\_

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)  
0

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) 30% of hourly rate

d) Summary of benefits for existing and new employees.

Holiday pay, paid vacation, paid personal days, bereavement leave, and jury duty. Educational assistance, factory training, safety shoe allowance. 401K company match, company contributed 401K plan, life insurance, short term disability. Health and vision insurance plans, HSA plan, prescription benefits, and dental plan.

e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 3 Average hourly wage rate for skilled positions \$30.00

Semi-skilled 2 Average hourly wage rate for semi-skilled positions \$20.00

Clerical   1   Average hourly wage rate for clerical positions  \$19.00 

Salaried   0   Average salary (per hour) for salaried positions           

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)

  6  

- f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled   0   Average hourly wage rate for skilled positions           

Semi-skilled   0   Average hourly wage rate for semi-skilled positions           

Clerical   0   Average hourly wage rate for clerical positions           

Salaried   0   Average salary (per hour) for salaried positions           

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

  0  

- g) What is the total dollar amount to be spent on new salaries?  289,120

- h) Provide schedule for when new employee positions are expected to be filled.

 Exhibit 4 

17. On a separate page, please give a detailed description of what the impact on your business will be if the new equipment is not installed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).  Exhibit 5 

18. What is the term of the tax abatement requested (maximum 10 years).  10 yrs 

19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).  Exhibit 6 

Example (note this is a traditional 10 year abatement schedule)

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%

7	30%
8	20%
9	10%
10	5%

20. Complete the following schedule concerning the proposed personal property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

I. Projected Current Conditions Without Abatement

A. Current Annual Personal Property Taxes:	0
B. Projected 10-Year Total:	<u>0</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes:	34,345.35
B. Projected 10-Year Abatement:	<u>20,950.66</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	20,950.66
B. Total Taxes to be Paid:	<u>13,394.69</u>

**Note:** Attach Worksheets Exhibit 7

21. Which approvals or permits will be required for the project?

- |                                                       |                                                      |
|-------------------------------------------------------|------------------------------------------------------|
| (a) zoning change                                     | (e) variance                                         |
| (b) annexation                                        | (f) special exception                                |
| <input checked="" type="radio"/> (c) plat approval    | <input checked="" type="radio"/> (g) building permit |
| <input checked="" type="radio"/> (d) development plan | (h) other _____                                      |

22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction.

No

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. Real Property Tax Abatement

24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, we plan to use local contractor and suppliers

26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. It has not applied for anything prior with the Town.

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27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?  
Yes

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28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.  
Exhibit 9

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CHECKLIST OF ATTACHMENTS:

- \_\_\_\_\_ Application Fee (\$2,000)
- \_\_\_\_\_ Completed Memorandum of Understanding
- \_\_\_\_\_ Completed Form SB-1/PP
- \_\_\_\_\_ Legal Description of Project Site
- \_\_\_\_\_ Area Map of Project Site
- \_\_\_\_\_ Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site
- \_\_\_\_\_ Description of Equipment to be Installed at Site
- \_\_\_\_\_ Description of Impact on Business if Equipment not Installed
- \_\_\_\_\_ Worksheets for Abatement Calculation



Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 1**

Legal Description

**An approximate 4.00 acre parcel, the real estate description of which is to be provided by an Indiana Registered Land Surveyor, lying within the following described real estate:**

Block "I" in The Crossing at Whitestown, Phase III, as per plat thereof recorded November 3, 2014 in Plat Book 23 Pages 17-19 as Instrument No. 201400009617, as amended by The Crossing at Whitestown Phase III, Amended Block "I", recorded July 11, 2016 in Plat Book 24, pages 40-41 as Instrument No. 201600006337, in the Office of the Recorder of Boone County, Indiana.

Note: 4 acres to be platted off of Block "I" to be the future Lot #5 in the Crossing at Whitestown, Phase III

Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 2**

**Products Manufactured, Research & Product Distribution**

Walter Payton Power Equipment (WPPE) is the exclusive factory authorized dealer in the State of Indiana for the Manitowoc, Grove, and National Crane lines. WPPE is also the exclusive dealer for Manitou MRT and MHT telehandlers, along with being the dealer for other crane lines. Being the sole dealer in the State for the Manitowoc, Grove, and National Crane lines, we not only sell and rent cranes, but we are required to repair, rebuild, and service them with factory trained technicians.

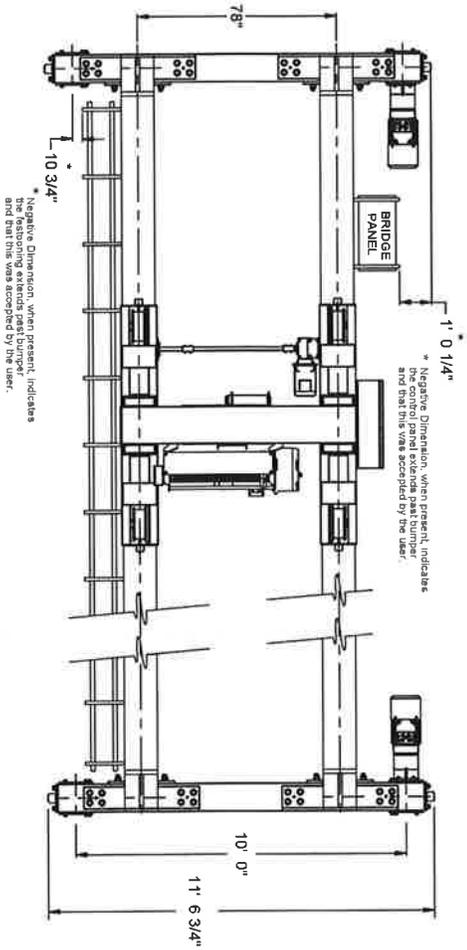
Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 3**

Equipment to be Installed

Please see attached crane specs (Exhibit 3-1 & Exhibit 3-2)

#11 Two (2) 20 ton Overhead Cranes for Walter Payton Power Equipment Facility at Whitestown Crossing



TECHNICAL DATA

CAPACITY .....	20 Ton(s)	HOISTING SPEED .....	12/3 fpm
SPAN .....	60' 0"	TROLLEY SPEED .....	75/V fpm
LIFTING HEIGHT .....	26' 0"	BRIDGE SPEED .....	125/V fpm
HOIST WEIGHT .....	3718 LB	HOIST AMP .....	27
BRIDGE WEIGHT .....	25729 LB	TROLLEY AMP .....	1.6
SERVICE CLASS .....	CMAA C	BRIDGE AMP .....	14.8
MAX ACT WHEEL LOAD .....	29746 LB	POWER SUPPLY .....	460V-3PH-60HZ
		REQUIRED GIRDER .....	W30X118 C-18X51.9

**IMPORTANT**

Drawing Date \_\_\_\_\_

Modify or Approve one set of prints and return within two weeks of drawing date. Any delay, in returning an approved print, may delay shipment.

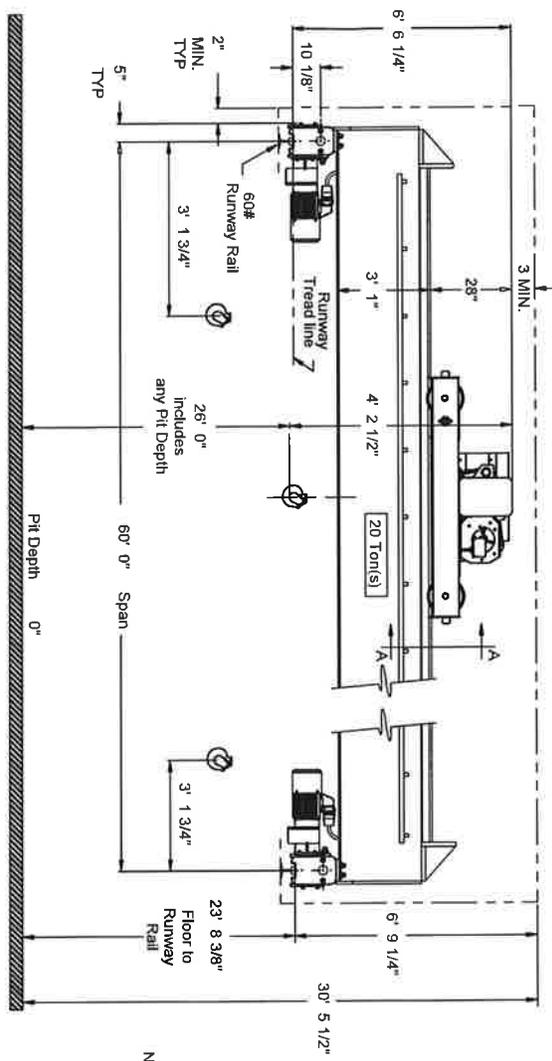
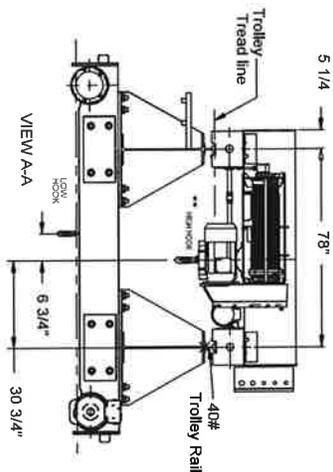
Modified \_\_\_\_\_

Approved \_\_\_\_\_

Date \_\_\_\_\_

Indicate NORTH Direction

NOTE: If HIGH HOOK position is above bottom of beam it may be possible for load to strike beam. Set Hoist upper limit switch appropriately to prevent this condition!



NOTE: Girder section listed requires girder steel to be ASTM A572 grade 50 or ASTM A992.

Crane Installer is responsible for providing the trapezoidal shaped girder end cap plates. These must be welded to the upper flange of the girder, girder web, and top edge of the girder connection plate.

Crane Installer is responsible for Trolley Stops.

QUOTE NUMBER: 20TRDG

DRAWING NOT IN SCALE



Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 4**

Tax Abatement Hiring Schedule

<u>Calendar</u> <u>Year</u>	<u>Skilled</u>	<u>Semi-</u> <u>Skilled</u>	<u>Clerical</u>	<u>Salaried</u>	<u>Annual</u> <u>Totals</u>
2018	0	0	0	0	0
2019	1	1	0	0	2
2020	1	1	0	0	2
2021	0	0	0	0	0
2022	1	0	1	0	2

Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 5**

**Impact on Business if New Equipment is not Installed**

The future hiring forecast is predicated on having the 2- 20 ton overhead cranes installed in the new facility. Safety for our employees is paramount and the overhead cranes will play an integral part in being able to safely perform crane boom tear downs and reassembly. The overhead cranes are necessary for the assembly of components for the various cranes and like equipment that we sell and repair. Because of the ability to perform this specialized type of work, we will be able to sell additional parts and service. Currently in our location we cannot offer that type of service. Thus we have no need to hire additional employees. But by having the 2- 20 ton overhead cranes, we will need to hire skilled, non-skilled and clerical employees to make it a reality.

Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 6**

Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt from Real Property Taxes</u>
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

Town of Whitestown, Indiana  
 Application for Personal Property Tax Abatement

## Exhibit 7

### Tax Abatement Calculations Worksheet

	Total Cost or Base Year Value	T.T.V. %	T.T.V.	Projected Tax Rate	Annual Property Tax
Year 1	270,000.00	65%	175,500.00	2.54410%	4,464.90
Year 2	270,000.00	65%	175,500.00	2.54410%	4,464.90
Year 3	270,000.00	65%	175,500.00	2.54410%	4,464.90
Year 4	270,000.00	65%	175,500.00	2.54410%	4,464.90
Year 5	270,000.00	40%	108,000.00	2.54410%	2,747.63
Year 6	270,000.00	40%	108,000.00	2.54410%	2,747.63
Year 7	270,000.00	40%	108,000.00	2.54410%	2,747.63
Year 8	270,000.00	40%	108,000.00	2.54410%	2,747.63
Year 9	270,000.00	40%	108,000.00	2.54410%	2,747.63
Year 10	270,000.00	40%	108,000.00	2.54410%	<u>2,747.63</u>

Total Estimated Personal Property Taxes	<u><u>34,345.35</u></u>
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	Annual Property Tax	Percent Abated	Amount Abated
Year 1		100%	4,464.90
Year 2		90%	4,018.41
Year 3		80%	3,571.92
Year 4		70%	3,125.43
Year 5		60%	1,648.58
Year 6		50%	1,373.81
Year 7		40%	1,099.05
Year 8		30%	824.29
Year 9		20%	549.53
Year 10		10%	<u>274.76</u>

Total Estimated Personal Property Taxes Abated	<u><u>20,950.66</u></u>
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Total Estimated Personal Property Taxes Paid	<u><u>13,394.69</u></u>
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Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 8**

Community Involvement/Contributions

Walter Payton Power Equipment (WPPE) has been a corporate donor with the People's Burn Foundation in association with Jeff Saturday's Camp for Kids. Currently WPPE is involved with DAMAR Autistic Services for Children in Central Indiana as a corporate donor. WPPE has also been a donor towards the Lebanon High School's Sports calendar.

Town of Whitestown, Indiana  
Application for Personal Property Tax Abatement

**Exhibit 9**

Description of “Green” Technology

Walter Payton Power Equipment, LLC is proposing an 18,000 square foot industrial building (approximately 3,000 square foot of office space plus 15,000 square foot of shop space and 1,500 square feet of mezzanine for parts distribution) at The Crossing of Whitestown Phase III on Heritage Way. This project will incorporate several items defined as sustainable design and operation. Our goal for this, as with all environmentally friendly new construction, is to increase efficient use of resources. This design includes, but is not limited to, the following items to increase the efficiency of design and operation of the site:

- LED lighting will increase efficiency of energy use over standard light bulbs.
- Motion sensing lighting control will reduce lighting of unoccupied spaces.
- Non-direct connection of roof run-off downspouts to storm drainage system.
- Translucent walls will maximize natural lighting in office and shop spaces.
- Recycled building materials.
- Locally produced building materials.

The above listed items will reduce the demand on the natural resources required for operation while maintaining efficiency.