

RESOLUTION NO. 2018-33

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING PERSONAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1**

KUEHNE + NAGEL

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the “Town Council” and the “Town”), pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”), and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the Allpoints at Anson development, as an economic revitalization area and designated such area as the Whitestown ERA #2 (the “ERA #2”); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by Kuehne + Nagel (the “Applicant”) of a proposed personal property revitalization expansion program (the “Project”) on a site within the ERA #2 at 4255 S 500 E in the All Points at Anson Building 8A in the Town, which is more particularly described in the hereinafter defined Abatement Application (the “Site”); and

WHEREAS, the Project consists of the installation of additional new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment on the Site for the operations of a distribution center, which equipment includes, but is not limited to, material handling equipment, warehouse equipment, IT-hardware, office and communication equipment; and

WHEREAS, the Applicant anticipates an increase in the assessed value of its personal property by reason of its Project and has requested property tax abatement with respect to such anticipated increase; and

WHEREAS, the Town Council has received from the Applicant an Application for Personal Property Tax Abatement, including the Statement of Benefits on Form SB-1/Personal Property, attached hereto as Exhibit A and incorporated herein by reference (the “Abatement Application”); and

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Board of Commissioners of Boone County, Indiana (the “Board of Commissioners”) and the Board of Commissioners has adopted, or is expected to adopt, a resolution approving the Abatement Application; and

WHEREAS, on June 4, 2018, the Town of Whitestown Redevelopment Commission adopted its resolution approving the Abatement Application;

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a six (6) year personal property tax deduction for the Project as set forth in the schedule herein, all pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, as follows:

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the Application:
 - a. the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
 - b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment; and
 - e. the totality of benefits is sufficient to justify the deductions.
3. As an inducement for the Applicant to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions:
 - a. The Applicant shall annually file with the Town Council the required Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/ Personal Property) as presented to and approved by the Town Council;
 - b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project.
4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for personal property taxes for the Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of six (6) years in accordance with the following abatement schedule:

Personal Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
1	100%
2	85%
3	66%
4	50%
5	34%
6	25%

Consistent with Indiana law, the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/ Personal Property (such form included in the Application attached hereto as Exhibit A).

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 13th day of June, 2018.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL



Eric Miller, President



Susan Austin, Council Member



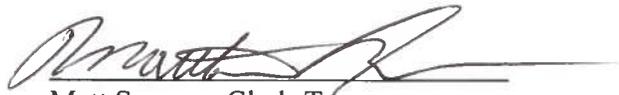
Clinton Bohm, Council Member

Jeff Wishek, Council Member



Kevin Russell, Council Member

ATTEST:



Matt Sumner, Clerk-Treasurer

EXHIBIT A

Abatement Application



ORIGINAL

TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the day of _____, 2018, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by
("Applicant")

to perform the steps necessary for the appropriate consideration of Applicant's request for tax abatement.

RECITALS

A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").

B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

AGREEMENT

Section 1. Tax Abatement. The Applicant hereby submits the Property for tax abatement. The Applicant's completed Application, including the Statement of Benefits (i.e. Form(s) SB-1), are submitted contemporaneously herewith and attached hereto as Exhibit A. This Memorandum constitutes a part of the Application.

Section 2. Application Fee. The parties recognize that Whitestown (including its Redevelopment Commission) will incur expenses, including financial advisory, legal and other fees, as a result of the Applicant's submission of its Application for tax abatement. In light of the expenses Whitestown will incur through the tax abatement process, the Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). The Applicant will pay the Two Thousand Dollars (\$2,000.00) Application Fee within 7 days following the approval of its Application, including this Memorandum.

Section 3. Final Application Fee. The parties recognize that Whitestown is required to provide governmental services to its inhabitants and properties located in Whitestown, including the Property, and has and will continue to incur expenses in connection with the provision of such services. In light of such expenses, the Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application Fee to Whitestown within seven (7) days of the resolution of Whitestown finally approving the Application.

Section 4. Failure to Pay Application Fee. In the event the Application is approved by Whitestown and Applicant fails to make timely payment of the Application Fee to Whitestown, Applicant shall be deemed to be in noncompliance with its Application and Whitestown may take immediate action by resolution to rescind its approval of the Application. If Whitestown adopts such a resolution, any deductions approved by Whitestown for the Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

Section 5. Payment of Application Fee. The Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 6. Disclaimer of Liability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria, including but not limited to certain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covenants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

APPLICANT

Signed:  _____

Printed: Dan Osterberg

Its: CFO

Address: 10 Exchange Place, Jersey City, NJ, 07320

TOWN OF WHITESTOWN

Eric Miller, Town Council President

Exhibit A

Tax Abatement Application

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 S 700 E
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
E-Mail: 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 S 700 E
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
E-Mail: 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: **Kuehne + Nagel ("K+N") as part of a project associated with Rockwell Automation Inc. ("Rockwell").**
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: **Rockwell: Randy Pielsnik / K+N: Steve Kaplan, CPA, National Tax Director**

Address:

Rockwell: 1201 S. 2nd St., Milwaukee, WI 53204 / K+N: 10 Exchange Place, Jersey City, NJ 07320

Telephone: **Rockwell: (414) 382- 2000 / K+N: (201) 499-3027**

E-Mail Address: **Rockwell: RJPielsnik@ra.rockwell.com / K+N: steve.kaplan@kuehne-nagel.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: **Rockwell : Randy Pielsnik / K+N: Steve Kaplan, CPA, National Tax Director**

Address:

Rockwell: 1201 S. 2nd St., Milwaukee, WI 53204 / K+N: 10 Exchange Place, Jersey City, NJ 07320

Telephone: **Rockwell: (414) 382- 2000 / K+N: (201) 499-3027**

E-Mail Address: **Rockwell: RJPielsnik@ra.rockwell.com / K+N: steve.kaplan@kuehne-nagel.com**

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

a) Street Address: **All Points Anson 8A, 4255 S. 500 E, Whitestown, IN 46075**

b) Tax Parcel Number(s): 018-035-80-00

Attach a legal description and area map of the proposed project location. **Please see Attachment 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:

There is no recent assessment attributable to the equipment at the project location.

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 X No

Project has been discussed with Town Manager and Boone EDC.

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?

The company does not currently conduct operations at this location

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. **Rockwell operates a repair facility in Munster and a sales office in Indianapolis. K+N has Indiana operations in Plainfield and Indianapolis.**

9. What is the size of the facility in which the equipment will be installed?

369,499 square feet

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. **Please see Attachment 2.**

11. On a separate page, briefly describe the equipment to be installed by your company at the project location. **Please see Attachment 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 X No

13. What is the anticipated date for installation to begin? September/October 2018

14. What is the anticipated date for project completion? April 2019

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?

_____ Yes X No

a) If no, please describe the new functions to be performed by the new equipment:
There is currently no equipment at the facility. The new equipment would serve to operate the distribution center, providing for storage and conveyance of products for distribution.

- b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$10 Million

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: \$0

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

Clerical: 0 Average hourly wage rate for clerical positions: \$0

Salaried: 0 Average salary (per hour) for salaried positions: \$0

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time): 0

- 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: \$0

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

Clerical: 0 Average hourly wage rate for clerical positions: \$0

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.): **Between 25% and 44% of hourly wages depending on position.**

- d) Summary of benefits for existing and new employees.

Benefits include medical, dental, vision, retirement savings plan, life and disability insurance.

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

Skilled: 30 Average hourly wage rate for skilled positions: \$20.00

Semi-skilled: 162 Average hourly wage rate for semi-skilled positions: \$14.90

Clerical: 7 Average hourly wage rate for clerical positions: **\$18.90**

Salaried: 32 Average salary (per hour) for salaried positions: **\$37.90**

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) : 231 total employees anticipated at the end of 5 years. Approximately 9 staff will be Rockwell employees, with the remainder being employees of K+N.

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: **\$0**

Semi-skilled: 0 Average hourly wage rate for semi-skilled positions: **\$0**

Clerical: 0 Average hourly wage rate for clerical positions: **\$0**

Salaried: 0 Average salary (per hour) for salaried positions: **\$0**

TOTAL NUMBER OF NEW EMPLOYEES (part-time) : 0

g) What is the total dollar amount to be spent on new salaries? **\$9 million (excluding benefits)**

h) Provide schedule for when new employee positions are expected to be filled.
Please see Attachment 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.). **Please see Attachment 5.**

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

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). **Please see Attachment 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:	<u>\$0</u>
B. Projected 10-Year Total:	<u>\$0</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes:	<u>\$1,272,050</u>
B. Projected 10-Year Abatement:	<u>\$719,980</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$719,980</u>
B. Total Taxes to be Paid:	<u>\$552,070</u>

Note: Attach Worksheets Please see Attachment 7.

21. Which approvals or permits will be required for the project? **No approvals or permits required. The building has already obtained permitting to house operations.**

- | | |
|----------------------|-----------------------|
| (a) zoning change | (e) variance |
| (b) annexation | (f) special exception |
| (c) plat approval | (g) building permit |
| (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 additional public infrastructure is anticipated**

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. **No additional incentives expected at this time.**

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

There are no current community involvement efforts in Whitestown, but volunteerism is part of K+N's commitment to making a positive impact in the community. Some partner organizations include Junior Achievement, United Way and Habitat for Humanity.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. **It is anticipated that approximately 30% of the expenditure for the project will be spent with Indiana businesses.**

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.

No

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

28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain. **Please see Attachment 8.**

CHECKLIST OF ATTACHMENTS:

- _____ Application Fee (\$1,000)
- _____ 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

I hereby certify that the information and representations on and included with this application for Personal Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/PP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Signature of Owner or Authorized Representative

CFO

Title

APRIL 25, 2018

Date

STATE OF NEW JERSEY)

)

SS:

COUNTY OF BERGEN)

Before me, the undersigned Notary Public, this 25 day of April, 2018, personally appeared Dan Osterberg and acknowledged the execution of the foregoing application for personal property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public

Residing in New Jersey County, Bergen

My commission expires:

3-21-2023

MICHELLE REYES
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2431483
MY COMMISSION EXPIRES MARCH 21, 2023



ORIGINAL

**Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation**

Attachment 1

Legal Description: PT W1/2 NW 25-18-1E 118.03A

p.mapper Boone County GIS



-  Parcels
-  Subdivisions
-  Townships
-  Buildings
- Roads**
 -  Roads
 -  Road Center
 - Road Labels
-  Rail
-  Sections



ORIGINAL

**Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation**

Attachment 2

Description of Product Distribution

K+N will be running a Central Distribution Center on behalf of Rockwell Automation ("Rockwell"). This center will receive products both from Rockwell manufacturing sites as well as third party suppliers (domestic and international) and will be mainly sourcing Rockwell North America plants, Rockwell Regional Distribution Centers, and Rockwell North America Customers. The center will also house a return center and a late point configuration center.

**Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation**

Attachment 3

Equipment to be installed at location:

The following categories of equipment are expected to be installed at the distribution center facility:

Category	Cost
Material Handling Equipment	\$270,000
Warehouse Equipment	\$9,000,000
IT – Hardware	\$665,000
Office and Communication Equipment	\$175,000
Other	\$40,000
Total	\$10,150,000

Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation

Attachment 4

Hiring Schedule

Calendar Year	Skilled	Semi-Skilled	Clerical	Salaried	Total
2019	17	138	7	29	190
2020	13	12	0	1	27
2021	0	4	0	0	4
2022	0	4	0	1	5
2023	0	4	0	1	5
Total	30	162	7	32	231



ORIGINAL

**Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation**

Attachment 5

Impact on business if new equipment not installed

Rockwell is considering consolidating the operations of two existing distribution centers in Illinois and Tennessee into a single distribution facility in Indiana. Rockwell anticipates utilizing a third-party logistics provider, Kuehne + Nagel, to operate the facility, purchase assets, and hire the employees. As part of the consolidation plan the two parties are considering Whitestown, Indiana as one potential location. A personal property tax abatement would assist Rockwell by making the overall return on investment more appealing, lowering annual operating costs, and helping expand overall operations in the surrounding area. If the equipment is not installed the distribution center would be unable to operate.

**Town of Whitestown, Indiana
Application for Personal Property Tax Abatement
Kuehne + Nagel / Rockwell Automation**

Attachment 8

"Green" technology

The project will incorporate several green considerations as follows:

1. The implementation of AutoStore technology has by definition allowed K+N to reduce the space requirements to store and process Rockwell Automation inventory. It is estimated that the solution will reduce the required footprint by approximately 100,000 square feet resulting in a positive environmental impact.
2. Part of the product conveyor system (Zipline) runs on an energy efficient 24V DC energy source which has an auto shut off function where both the power configuration and shut down function save considerable wattage over time.
3. The facility is equipped with Clerestory windows for improved natural lighting which helps reduce energy consumption.
4. The facility will be equipped with advanced T5 LED power saving light fixtures that work off of motion sensors which drives down considerably the energy consumption of the site during working hours.
5. The site will use the most modern electrical material handling equipment that was engineered to maximize battery usage as well as for allowing for quick recharging operations, both driving down power consumption.
6. The site will use a white roof with high reflectivity for energy savings.
7. The site is served by CITRA bus service which should reduce the need for personal vehicles.
8. The site is built with drought resistance landscaping with no irrigation system to reduce water usage.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance



ORIGINAL

FORM SB-1 / PP

PRIVACY NOTICE

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.

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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP 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/PP 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 Kuehne + Nagel					Name of contact person Steve Kaplan, National Tax Director						
Address of taxpayer (number and street, city, state, and ZIP code) 10 Exchange Place, Jersey City, NJ, 07320							Telephone number (201) 499-3027				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Whitestown Town Council						Resolution number (s)					
Location of property 4255 S. 500 E, Whitestown, IN 46075				County Boone		DLGF taxing district number 06019					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Material Handling Equipment, Warehouse equipment, IT-Hardware, Office and Communication Equipment related to the operations of the distribution center.						ESTIMATED					
								START DATE		COMPLETION DATE	
						Manufacturing Equipment					
						R & D Equipment					
						Logist Dist Equipment		09/01/2018		04/01/2019	
IT Equipment		09/01/2018		04/01/2019							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number 0		Salaries 0		Number retained 0		Salaries 0		Number additional 231		Salaries \$9,082,857	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values			0	0	0	0	0	0	0	0	
Plus estimated values of proposed project			0	0	0	0	9,270,000	0	880,000	0	
Less values of any property being replaced			0	0	0	0	0	0	0	0	
Net estimated values upon completion of project			0	0	0	0	9,270,000	0	880,000	0	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds) N/A					Estimated hazardous waste converted (pounds) N/A						
Other benefits:											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative							Date signed (month, day, year)				
Printed name of authorized representative Dan Osterberg					Title CFO						

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|------------------------------|-----------------------------|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
<i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? 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.

Also we have 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 by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* 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.

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.