

**ORIGINAL**

**RESOLUTION NO. 2017-28**

**A RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA  
DECLARING AN ECONOMIC REVITALIZATION AREA  
FOR REAL AND PERSONAL PROPERTY TAX ABATEMENT**

**Walter Payton Power Equipment, LLC**

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and "Town", respectively) has thoroughly studied and been advised by Walter Payton Power Equipment, LLC ("WP Equipment") of a proposed revitalization program which includes (i) construction of an 18,000 square foot office/facility shop at Heritage Drive in the Town (the "Site") to allow for sale and service of crane and heavy equipment by WP Equipment and (ii) installing new manufacturing equipment at the Site including two 20 ton overhead cranes to enable crane boom tear downs and reassembly (collectively, the "Project"); and

WHEREAS, the Site is located in the Town and is more particularly described in Exhibit A attached hereto (such Site, hereinafter, the "Area"); and

WHEREAS, the Town Council has received from WP Equipment for the Area (i) a Statement of Benefits Real Estate Improvements and Statement of Benefits Personal Property, each attached hereto as Exhibit B, and other supporting application documentation in connection therewith and incorporated herein by reference (collectively, the "WP Equipment Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, WP Equipment anticipates increases in the assessed value of such real property and personal property in the Area from the proposed redevelopment or rehabilitation of real property and installation of new manufacturing equipment, as described in the WP Equipment Application, and has submitted the WP Equipment Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds, based upon the WP Equipment Application, that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a 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 prevented normal development and use of the property and that the designation of the area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

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WHEREAS, the Town Council has reviewed the information brought to its attention, including the WP Equipment Application, and hereby determines that it is in the best interest of the Town to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing WP Equipment a real property tax deduction and personal property tax deduction for the Project for a period of ten (10) years pursuant to the Act and the schedules herein set forth; and

WHEREAS, this resolution shall be subject in all respects to adoption by the Town Council of a confirming resolution, following a public hearing thereon, all in accordance with the Act (the "Confirmatory Resolution");

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

1. The Area is hereby declared an "economic revitalization area" under Section 2.5 of the Act and designated the "Whitestown WP Equipment ERA #1", subject to a public hearing, the adoption of the Confirmatory Resolution by the Town Council and other requirements of the Act.

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that (i) WP Equipment shall be entitled to a real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, and (ii) WP Equipment shall be entitled to a personal property tax deduction for the Project, to be provided pursuant to Section 4.5 of the Act, for a period of ten (10) years with respect to real property which is constructed and improved and new manufacturing equipment which is installed as contemplated by and reflected in the WP Equipment Application as filed with the Town Council, with such abatements to be in accordance with the following schedules:

*Real Property*

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

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*Personal Property*

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

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, 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 creation of the economic revitalization area.

4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2030.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the WP Equipment Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- 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 described redevelopment or rehabilitation;
- 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 described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

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8. The Town Council hereby makes the following affirmative findings pursuant to Section 4.5 of the Act in regards to the WP Equipment Application:

- a. the estimate of the cost of the new manufacturing 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 installation of the new manufacturing 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 the new manufacturing equipment; and
- d. the totality of benefits is sufficient to justify the deduction

9. As an inducement for WP Equipment to invest in the Area, the WP Equipment Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

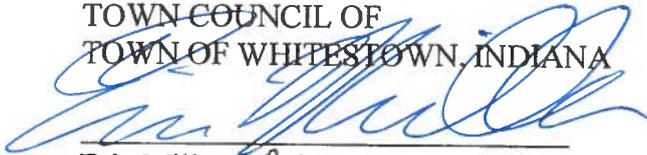
10. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

11. This Declaratory Resolution shall take effect upon its adoption.

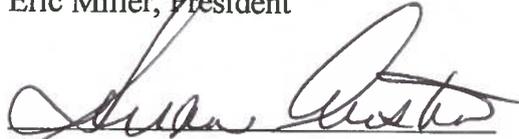
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ADOPTED this 13<sup>th</sup> day of September, 2017.

TOWN COUNCIL OF  
TOWN OF WHITESTOWN, INDIANA



Eric Miller, President



Susan Austin, Council Member



Clinton Bohm, Council Member



Jeff Wishek, Council Member



Kevin Russell, Council Member

ATTEST:



Matt Sumner, Clerk-Treasurer

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**EXHIBIT A**

***Description of the Area and Map***

Address:

Heritage Drive, Whitestown, Indiana

Tax Parcel Number:

020-33820-08

Description:

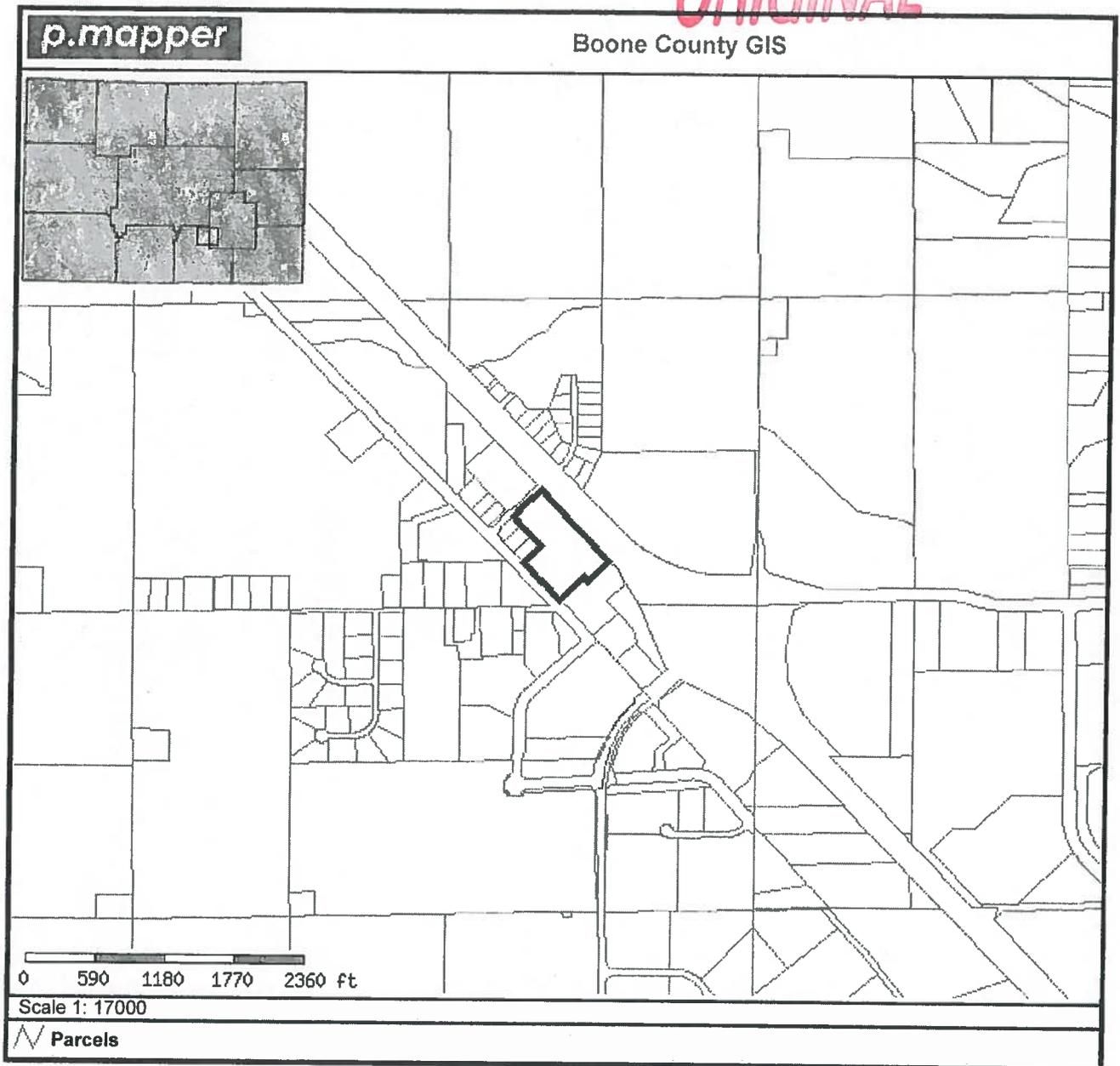
An approximate 4.00 acre parcel lying within the following describe real estate:

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

See attached map

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**Exhibit B**

***Statement of Benefits Real Estate Improvements and  
Statement of Benefits Personal Property, together with supporting applications***

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STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 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:

- 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.
- 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.
- 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.
- 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)
- 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 Walter Payton Power Equipment, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 920 S. State Rd. 39 Lebanon, IN 46052					
Name of contact person Richard Feldman			Telephone number ( 765 ) 482-4145	E-mail address Dfeldman@wppecrane.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town council of the Town of Whitestown				Resolution number	
Location of property Heritage Drive			County Boone	DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 18,000 square foot office/shop facility located on 4 acres				Estimated start date (month, day, year) November 1, 2017	
				Estimated completion date (month, day, year) August 30, 2018	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 6.00	Salaries \$309,920.00	Number retained 6.00	Salaries \$309,920.00	Number additional 6.00	Salaries \$289,120.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		840,000.00		354,169.49	
Plus estimated values of proposed project		2,200,000.00		1,462,200.00	
Less values of any property being replaced					
Net estimated values upon completion of project		3,040,000.00		1,816,369.49	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Richard N. Feldman</i>				Date signed (month, day, year) 9-7-17	
Printed name of authorized representative Richard N. Feldman			Title Regional Manager		

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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 \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- 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 \$ \_\_\_\_\_.
- 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 6-1.1-12.1-17?
  - 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)	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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 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 6-1.1-12.1-17 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.

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STATEMENT OF BENEFITS  
PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

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: Walter Payton Power Equipment, LLC
Name of contact person: Richard Feldman
Address of taxpayer: 920 S. State Rd. 39 Lebanon, IN 46052
Telephone number: (765) 482-4145
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT
Name of designating body: Town Council of the Town of Whitestown
Resolution number (s):
Location of property: Heritage Drive
County: Boone
DLGF taxing district number:
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.)
2 - 20 ton overhead cranes
ESTIMATED
START DATE: 11/01/2017
COMPLETION DATE: 08/30/2018
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT
Current number: 6
Salaries: 309,920
Number retained: 6
Salaries: 309,920
Number additional: 6
Salaries: 289,120
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: COST 0, ASSESSED VALUE 175,500
R & D EQUIPMENT: COST, ASSESSED VALUE
LOGIST DIST EQUIPMENT: COST, ASSESSED VALUE
IT EQUIPMENT: COST, ASSESSED VALUE
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER
Estimated solid waste converted (pounds)
Estimated hazardous waste converted (pounds)
Other benefits:
SECTION 6 TAXPAYER CERTIFICATION
I hereby certify that the representations in this statement are true.
Signature of authorized representative: Richard N. Feldman
Date signed (month, day, year): 9/7/17
Printed name of authorized representative: Richard N. Feldman
Title: Regional Manager

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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;
2. Installation of new research and development equipment;
3. Installation of new logistical distribution equipment.
4. Installation of new information technology equipment;

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:

- Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10
Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: \_\_\_\_\_
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

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? 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.

Table with 3 columns: Signature/Title, Telephone number, Date signed. Rows for authorized member and 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.

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**TOWN OF WHITESTOWN, INDIANA**

**APPLICATION FOR REAL PROPERTY TAX ABATEMENT**

*Instructions and Procedures*

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) 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 construction of real property improvements 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  
Whitestown, Indiana 46075  
Office: (317)732-4530  
Mobile: (317)495-5864  
Fax: (317)769-6871  
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/RP) 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 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" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

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applicant is submitting an application for a real 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 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real 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  
Whitestown, Indiana 46075  
Office: (317)732-4530  
Mobile: (317)495-5864  
Fax: (317)769-6871  
E-Mail: [dnorton@whitestown.in.gov](mailto:dnorton@whitestown.in.gov)**

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

1. Name of the company for which real 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: Eugene Larken, Jr., Director

Address: 17301 Palmer Blvd. Homewood, IL 60430

Telephone: (708) 596-5200

E-Mail Address: Elarken@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 real property at the project location:

Assessment estimate = \$18,676 (based on 4 acres proration out of a total of 8.46 acres of Block "I")

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6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the 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 46052 which will be relocated to Heritage Drive, Whitestown, IN 46075.

9. What is the size of the facility to be improved or constructed?  
18,000 square feet office/shop facility located on 4 acres

10. On a separate page, briefly describe the nature of the business of your company. Exhibit 2

11. On a separate page, briefly describe the proposed real estate improvements to be constructed by your company at the project location. Exhibit 3

12. Have the proposed real estate improvements been constructed (Please note that State statute requires applicants to delay construction until after abatement has been granted)?

Yes  No

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

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

15. If a facility is being improved, does the proposed improvement to the facility change the function of the current facility?

Yes  No (Not Applicable)

a) If yes, please describe the any new functions to be performed at the improved facility:

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ORIGINAL

- b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 2,200,000 Est. building cost only

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 show 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

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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 proposed real property improvement is not constructed (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 Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

ORIGINAL

8	20%
9	10%
10	5%

20. Complete the following schedule concerning the proposed real 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 Real Property Taxes:	\$ 475.14
B. Projected 10-Year Total:	\$ 4,751.39

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	\$ 463,026.20
B. Projected 10-Year Abatement:	\$ 229,197.97

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	\$ 229,197.97
B. Total Taxes to be Paid:	\$ 233,828.23

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 |
| (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

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. Personal 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.

Exhibit 8

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.

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. Exhibit 9

CHECKLIST OF ATTACHMENTS:

- \_\_\_\_\_ Application Fee (\$2,000)
- \_\_\_\_\_ Completed Memorandum of Understanding
- \_\_\_\_\_ Completed Form SB-1/RP
- \_\_\_\_\_ Legal Description of Project Site
- \_\_\_\_\_ Area Map of Project Site
- \_\_\_\_\_ Description of Business at Site
- \_\_\_\_\_ Description of Improvements to Site
- \_\_\_\_\_ Description of Impact on Business if Improvements not Constructed
- \_\_\_\_\_ Schedule of Annual Tax Abatement %
- \_\_\_\_\_ Worksheets for Abatement Calculation



**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real 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

ORIGINAL

Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 2**

NATURE OF BUSINESS

**Equipment Sales**

Walter Payton Power Equipment is the largest crane and heavy equipment distributor in the Midwest with full service facilities in Riverdale, IL, Lebanon, IN, Evansville, IN, Louisville, KY, and Taylor, MI. We offer new and pre-owned equipment from leading manufacturers including Manitowoc, Grove, National, Tadano Mantis, Maintex, Xtreme and Talbert.

**Equipment Service & Parts**

Walter Payton Power Equipment also has factory trained parts and service teams dedicated to providing the best customer experience in the industry. We carry a full line of parts for all equipment we sell. We also offer full service repairs including all hydraulic, electrical and electronic repairs/updates, boom repairs, structural repairs, and preventative maintenance.

**Welding Repair**

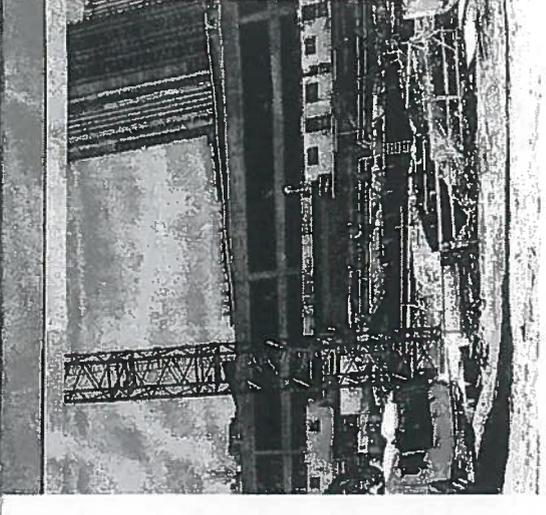
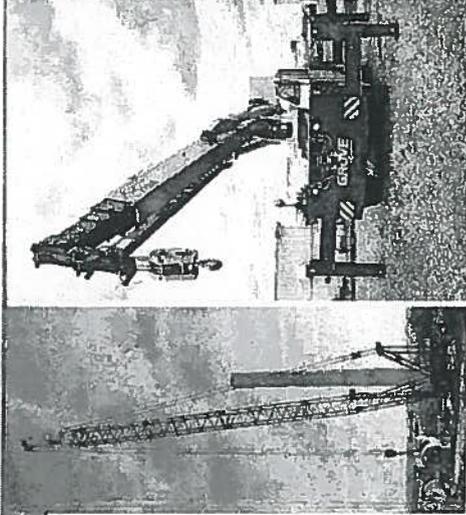
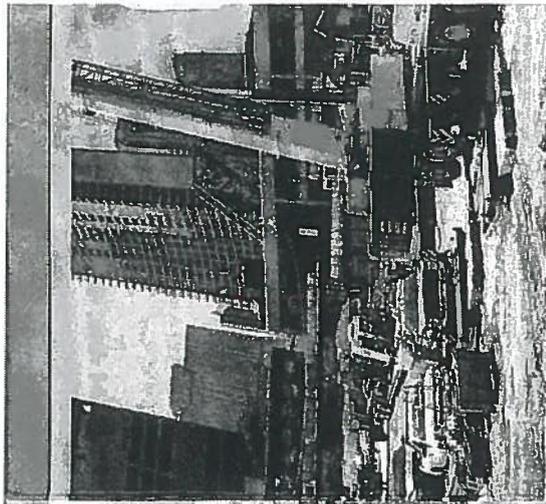
We can perform welding repair and/or modification in the field, at your shop, or at any of our facilities. We have a fully stocked service truck with 400 amp welder for a variety of applications. Our Certified Field Welder carries certificates for AWS D1.1 and Manitowoc Advanced Welding.

**Crane Inspection**

We offer factory authorized repair procedures to assure OSHA compliance in correcting deficiencies that are identified during a third-party crane inspection.

See Exhibits 2-1 and 2-2 for examples of equipment sold and serviced

The Walter Payton Power Equipment company carries on the name of our founder, the legendary great Chicago Bears running back and Hall of Famer Walter Payton a.k.a., Sweetness.



**GROVE NATIONAL CRANE**  
YARDBOSS

[www.wppeccrane.com](http://www.wppeccrane.com)

**Parts & Service Support**  
Our factory trained technicians are dedicated to providing the best service in the industry. We help you maintain your cranes with preventive maintenance programs and annual OSHA inspections. With a multimillion dollar parts inventory, we can assure fast turnaround on parts, and most are delivered within 24 hours.

Our technicians arrive at your jobsite with fully equipped service trucks to ensure excellent service and minimize downtime. No matter what challenges you face on the job, we have the technical expertise and experience to make sure your crane is running efficiently.

- Available Services
- 24/7 phone support
- Complete rebuild/reconditioning capabilities
- Component rebuilds and remanufacturing
- Crane assembly/disassembly assistance
- EnCORE Certified Partner
- Factory trained technicians
- Full service shop
- Inspections and repairs
- Paint booth
- Preventive maintenance programs
- Rental and rental purchase options
- On-site field service
- OSHA annual certified mobile crane inspections
- Structural welding

Exhibit 2-1

## About Walter Payton Power Equipment

Walter Payton Power Equipment Company is one of Manitowoc Crane's leading distributors in the U.S. We have focused on providing the best customer service in the business. Walter Payton Power Equipment understands the importance of delivering parts quickly and completing maintenance and repairs on schedule. We have five full service facilities, located in: Riverdale, Illinois; Lebanon, Indiana; Evansville, Indiana; Louisville, Kentucky; and Taylor, Michigan.

Our company is named after our founder, legendary Chicago Bears running back and Hall of Famer Walter Payton. We are part of the Lanco Group of Companies which includes 17 entities with specialties in intermodal, manufacturing and technology, equipment distribution, and sports and entertainment.

### Reliable Equipment

Walter Payton Power Equipment can satisfy all your lifting equipment needs. Our experienced sales team will help determine the right piece of equipment so you can complete your jobs efficiently. We maintain a large inventory of cranes to deliver the equipment you need when you need it. We carry the finest brands of cranes available, including Manitowoc, Grove, and Grove YardBoss to ensure performance and reliability.

## Lifting Equipment



[www.wppeccrane.com](http://www.wppeccrane.com)



**GROVE NATIONAL CRANE**  
YARDBOSS

Walter Payton Power Equipment, LLC  
920 South State Road 39  
Lebanon, IN 46052

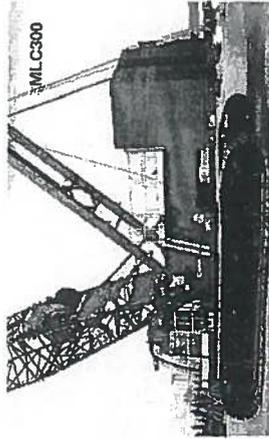
Ph: 765-482-4145/ Fx: 765-482-4928

[www.wppeccrane.com](http://www.wppeccrane.com)

Serving Illinois, Indiana, Michigan and Kentucky.

**ORIGINAL**

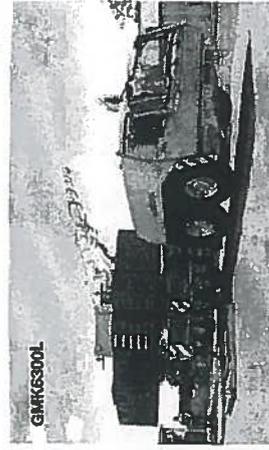
### Crawler Cranes



Model	Rated Lift Capacity	Main Boom Length	Fixed Jib on Main Boom
8500-1	85 ton	200'	250'
MLC300	330 ton	315'	—
MLC650	716 ton	341'	—
11000-1	110 ton	200'	250'
12000-1	120 ton	230'	270'
MLC165	182 ton	276'	306'
777	200 ton	270'	300'
999	275 ton	290'	380'
14000	220 ton	292'	323'
2250'	300 ton	300'	370'
18000	440 ton	315'	346.7'
18000	660 ton	320'	290'
21000'	834 ton	360'	640'
31000	2,535 ton	344'	400'

\*MAX-ER attachments available

### All Terrain Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
GMK3050-1	55 ton	125'	180'	78,200 lb
GMK3055	60 ton	141'	197'	78,200 lb
GMK3060	65 ton	32' - 141'	197'	79,366 lb
GMK4100B	100 ton	167'	246'	105,700 lb
GMK4115	115 ton	171'	269'	105,700 lb
GMK4115L	115 ton	197'	278'	105,700 lb
GMK5115	115 ton	197'	278'	141,700 lb
GMK5135	135 ton	166'	301'	141,700 lb
GMK5165-2	165 ton	197'	312'	105,700 lb
GMK5225	225 ton	210'	331'	141,700 lb
GMK6250L	300 ton	230'	360.9'	132,277 lb
GMK6275	275 ton	223'	354'	141,000 lb
GMK6300L	350 ton	263'	393'	158,800 lb
GMK6400	450 ton	197'	449'	158,700 lb
GMK7550	550 ton	197'	449'	185,100 lb

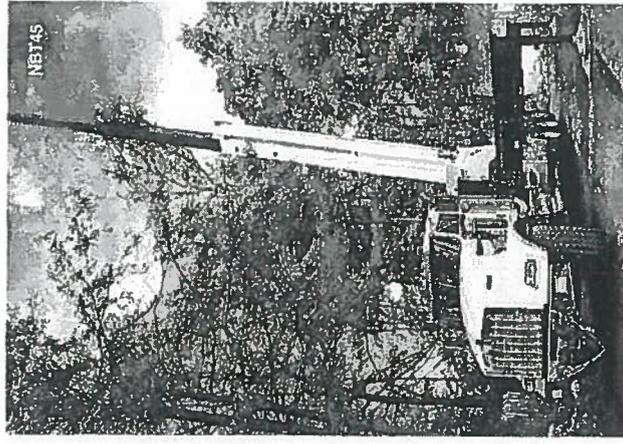
### Rough Terrain Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
RT530E-2	30 ton	29' - 95'	146'	60,415 lb
RT540E	40 ton	32' - 102'	154'	63,438 lb
RT600E	40 - 50 ton	33' - 105'	162'	76,027 lb
RT765E-2	65 ton	36' - 110'	214'	93,447 lb
RT770E	70 ton	36' - 138'	221'	96,628 lb
RT880E	80 ton	41' - 128'	232'	109,321 lb
RT890E	90 ton	38' - 142'	238'	117,937 lb
RT9130E-2	130 ton	42' - 160'	278'	175,178 lb
RT9150E	150 ton	42' - 197'	312'	193,539 lb

### GROVE

### NATIONAL CRANE



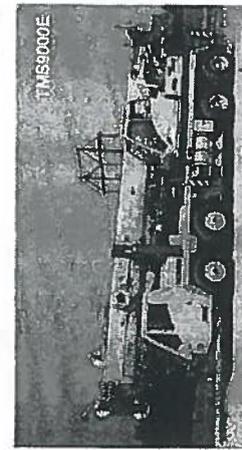
Model	Rated Lift Capacity	Main Boom Length	Max Tip Height
300C	8 ton	46'	56'
400B	10 ton	46'	66'
500E2	18 ton	71'	121'
600H	20 ton	90'	99'
600E2	20 ton	90'	121'
800D	23 ton	100'	152'
800H	23 ton	100'	152'
900A	28 ton	103'	155'
900H	27 ton	105'	158'
1300A	30 ton	110'	163'
1400A	33 ton	127'	172'
1400H	33 ton	127'	165'
NBT15	14 - 16 ton	60'	69'
NBT30H	30 ton	110'	163'
NBT36	36 ton	127'	190'
NBT40	40 ton	142'	190'
NBT45	45 ton	161'	206'
NBT50	50 ton	128'	179'
NBT55	55 ton	128'	179'
NBT60	60 ton	128'	179'

### Telescoping Crawler Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
GHG55	55 ton	99' 9"	149'	100,905 lb
GHG75	77 ton	118' 1"	173'	158,200 lb
GHG130	132 ton	131' 11"	229' 8"	250,840 lb

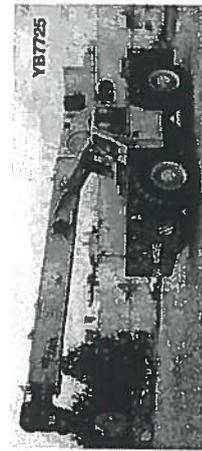
### Truck Mounted Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
TMS700E	50 - 60 ton	110'	212'	87,429 lb
TMS900E	80 ton	128'	230'	92,190 lb
TMS9000E	110 ton	142'	237'	89,972 lb

### GROVE

### Industrial Cranes



Model	Rated Lift Capacity	Main Boom Length	Max Tip Height	Weight
YB4409	8.5 ton	21'	25'	15,100 lb
YB4409XL	8.5 ton	12' - 30'	33'	16,560 lb
YB4409-2	9 ton	32'	38'	17,050 lb
YB4411	10.5 ton	13' - 32'	38'	17,520 lb
YB5515 Dual Fuel	15 ton	41'	56' 3"	27,743 lb
YB5515-2	15 ton	15' - 41'	67'	29,735 lb
YB5520	20 ton	54.5'	86'	35,758 lb
YB7725	25 ton	71'	79'	44,720 lb

### GROVE YARDBOSS

Exhibit 2-2

ORIGINAL

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Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 3**

Proposed Real Estate Improvements

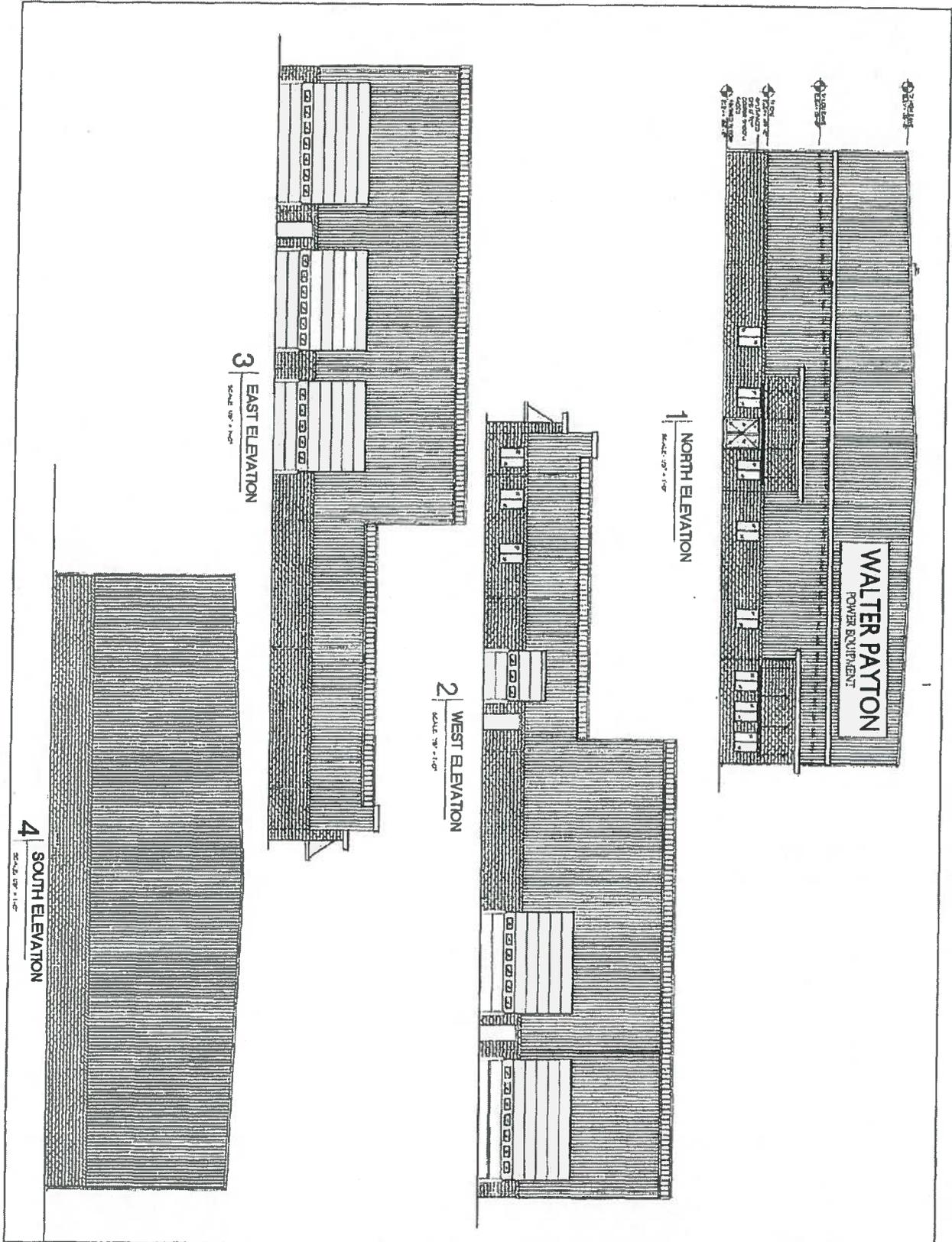
Please see attached proposed building architectural elevation (Exhibit 3-1), Floor Plan (Exhibit 3-2), and Civil Site Plan (Exhibit 3-3)

ORIGINAL

Exhibit 3-1  
Building design not final - subject to change

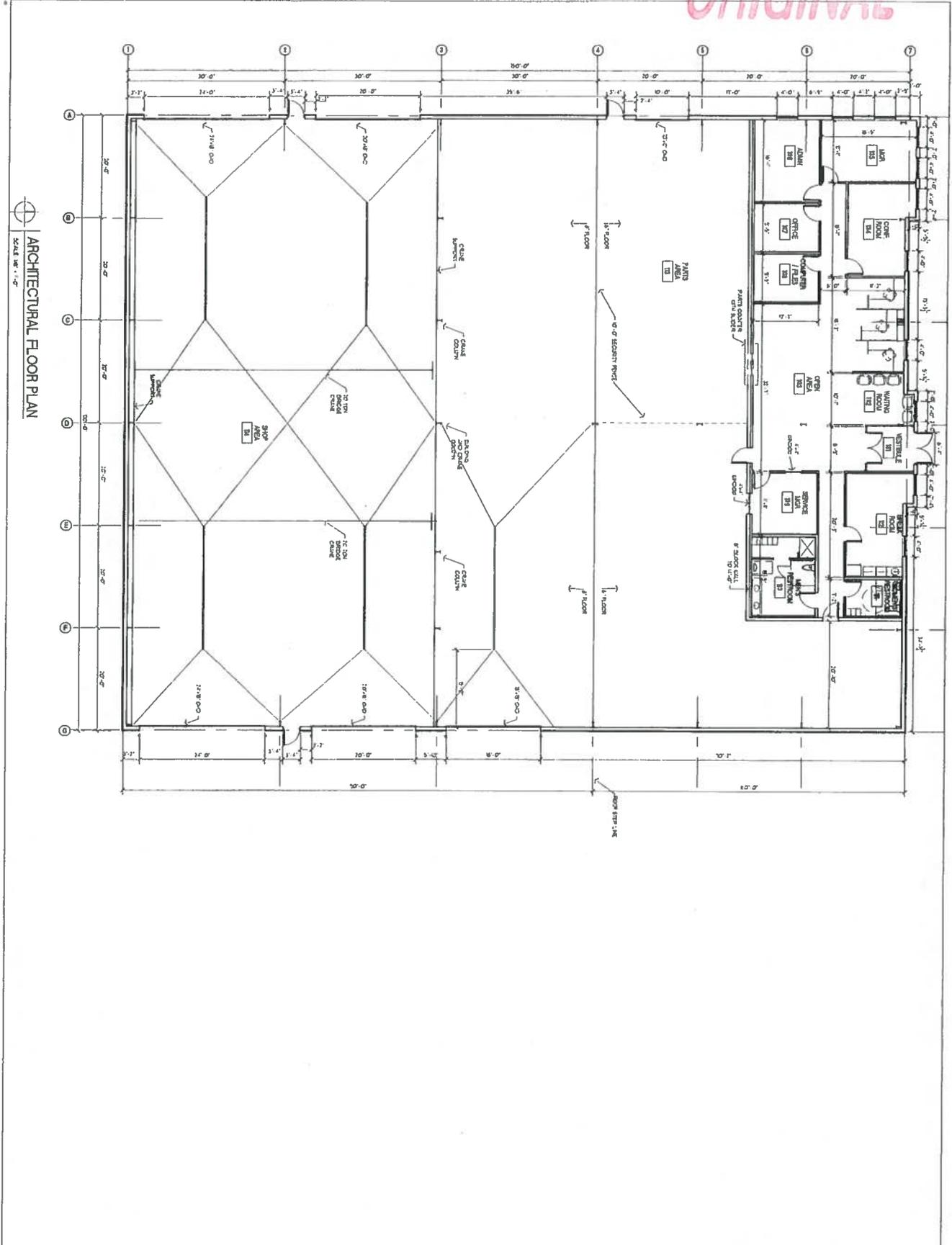
July 27, 2017

A201 EXTERIOR ELEVATIONS.dwg



<p>  <b>ARCHITECT</b>          209 South 10th Street          Fairport, NY 14455          Telephone: 607.324.1111          Fax: 607.324.1112          www.architect.com       </p>	<p> <b>NEW CONSTRUCTION</b>  <b>WALTER PAYTON POWER EQUIPMENT</b>  <small>UNITS 101 &amp; 102, PHASE II</small>  <small>WILSONVILLE, INDIANA</small>  <b>DESIGN &amp; BUILD CORP.</b> </p>	<p>         DATE: 07/26/17          BY: JTB/STP          PROJECT: WALTER PAYTON POWER EQUIPMENT          SHEET: A201  <b>A201</b>          EXTERIOR ELEVATIONS       </p>
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**ORIGINAL**



ARCHITECTURAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

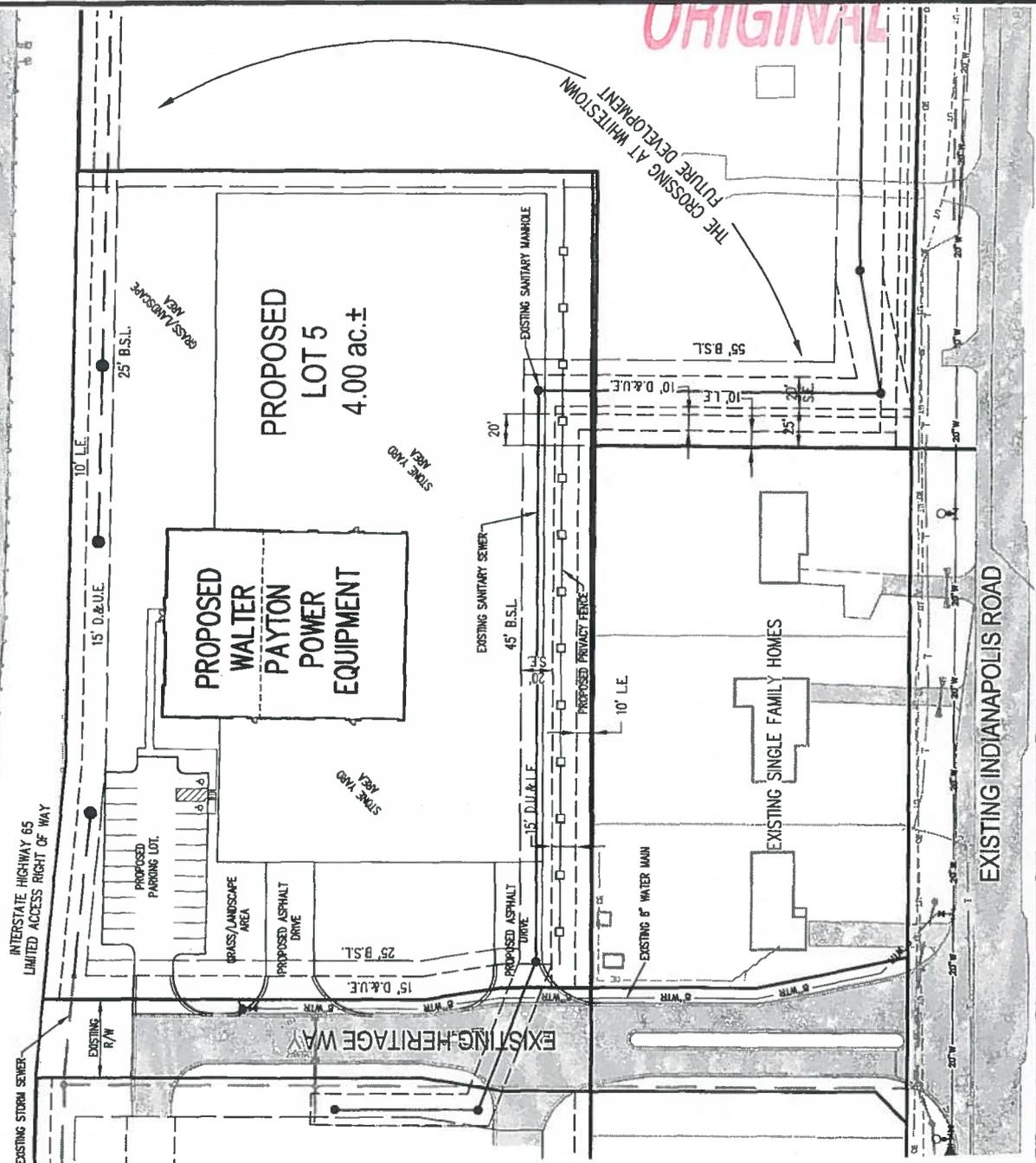
<p><b>A101</b></p> <p>NOT BE LOANED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.</p>	<p>CLIENT REVIEW</p> <p>DATE: 7/26/2017</p>
	<p>DESIGNED BY: J. W. WILSON</p> <p>CHECKED BY: J. W. WILSON</p> <p>PROJECT NUMBER: A101</p> <p>ARCHITECTURAL FLOOR PLAN</p>

**NEW CONSTRUCTION**  
**WALTER PAYTON POWER EQUIPMENT**  
 WHITESTOWN CROSSING PHASE III  
 WHITESTOWN, INDIANA  
**DESIGN & BUILD CORP.**

DEERSSAN ARCHITECTURE  
 238 SOUTH 10TH STREET  
 SUITE 500  
 MADISON, IN 47401  
 P 317.709.9174  
 F 317.709.9174  
 info@deersanarch.com

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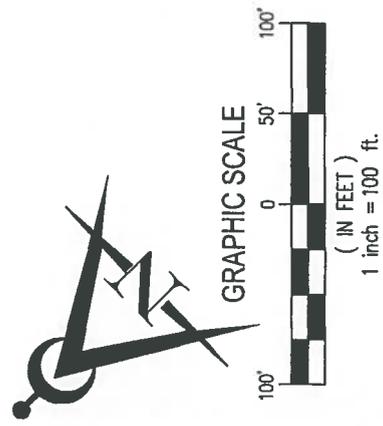
I-65 (NORTHBOUND LANES)  
I-65 (SOUTHBOUND LANES)



**THE CROSSING AT  
WHITESTOWN PHASE II  
PROPOSED LOT 5**

**WALTER PAYTON  
POWER EQUIPMENT  
CONCEPTUAL SITE  
PLAN**

08/31/17



**Innovative**  
ENGINEERING & CONSULTING

Whitestown, IN 46075  
www.innovativeeci.com

3961 Perry Boulevard  
Ph. 317-769-2916

**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 4**

Tax Abatement Hiring Schedule

<u>Calendar Year</u>	<u>Skilled</u>	<u>Semi- Skilled</u>	<u>Clerical</u>	<u>Salaried</u>	<u>Annual 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

**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 5**

**Impact on Business if Proposed Improvement Not Constructed**

Our vision for the new Walter Payton Power Equipment (WPPE) location is to grow our business internally and externally by building the only state of the art crane service facility in central Indiana located in Whitestown. We would be moving from a leased location in Lebanon that does not lend itself to future growth and profitability. The current location is inadequate in size and scope to accomplish our mission. Without this new facility, our business will remain stagnant. The new proposed location at the Whitestown Crossing development would allow WPPE to have a visual impact that will help to attract new customers as well as new employees, thus creating new jobs. Additionally, we will be able to generate new revenues which will be needed to help pay for our investment. By granting WPPE the tax abatement we would be able to accelerate our hiring process and lessen the financial burden of our expenditures as the taxes phase in over time.

*ORIGINAL*

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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real Property Tax Abatement

**Exhibit 7**

Tax Abatement Calculations Worksheet

The Total Estimated Assessed Value was calculated by using the actual assessed values (GCI price per square foot) from Lot 20's Property Record Card in Perry Industrial Park Section II (3961 Perry Blvd). The proposed new facility, although it will have a larger shop and smaller office footprint, will use similar construction materials as were used in the existing office/shop facility located on Lot 20 making Lot 20 a good proxy for the proposed facility. Lot 20 is a newer facility, built in 2015, with 8,000 square feet of shop and 9,518 square feet of office.

See Attached Spreadsheet Exhibit 7-1.

**ORIGINAL**

**Exhibit 7-1**

<b>ESTIMATED VALUATION</b>			
Proposed new office/shop facility located on Heritage Drive in The Crossing at Whitestown Phase III Amended Block "I".			
Assessment Year			2016
<b>Land</b>	Homestead C-1		-
	Residential C-2		-
	Non-Residential C-3		354,169.49
	<b>Total Land</b>		<b>354,169.49</b>
<b>Improvements</b>	Homestead C-1		-
	Residential C-2		-
	Non-Residential C-3		1,462,200.00
	<b>Total Improvements</b>		<b>1,462,200.00</b>
<b>Total Estimated Assessed Value - Rounded</b>			<b>1,820,000.00</b>
<b>Use</b>	<b>I:Commercial</b>	<b>I:Industrial Office</b>	<b>I:Industrial Mezzanine</b>
<b>S.F. Area</b>	<b>18,000</b>	<b>3,000</b>	<b>1,500</b>
<b>Section Level</b>	<b>HT. / RATE</b>	<b>HT. / RATE</b>	<b>HT. / RATE</b>
1 Shop	35 / 65.37		
1 Office 1st Floor		13 / 81.62	
2 Office 2nd Floor			13 / 27.12
<b>Total Estimated Value Improvements</b>	<b>1,176,660.00</b>	<b>244,860.00</b>	<b>40,680.00</b>

Total Estimated Assessed Value	1,820,000.00
Estimated Tax Rate (Based on pay 2017 actual rate)	<u>2.54410%</u>
Total Estimated Tax Liability	<u><u>46,302.62</u></u>

Note: The Total Estimated Assessed Value was calculated by using the actual assessed values (GCI price per square foot) from Lot 20's Property Record Card in Perry Industrial Park Section 2 (3961 Perry Blvd). The proposed new facility, although different in size, will use similar construction materials as were used in the existing office/shop facility located on Lot 20 making lot 20 a good proxy for the proposed facility. Lot 20 is new facility with 8,000 S.F. of shop and 9,518 S. F. of office.

**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real 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.

**ORIGINAL**

Town of Whitestown, Indiana  
Application for Real 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.

**ORIGINAL**

**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

**ORIGINAL**

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)**

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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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ORIGINAL

- 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

ORIGINAL

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: 0

II. Projected Conditions With Abatement

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

III. Projected Total (Assumes Abatement Granted)

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

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.

ORIGINAL

Exhibit 8

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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



**ORIGINAL**

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

**ORIGINAL**

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

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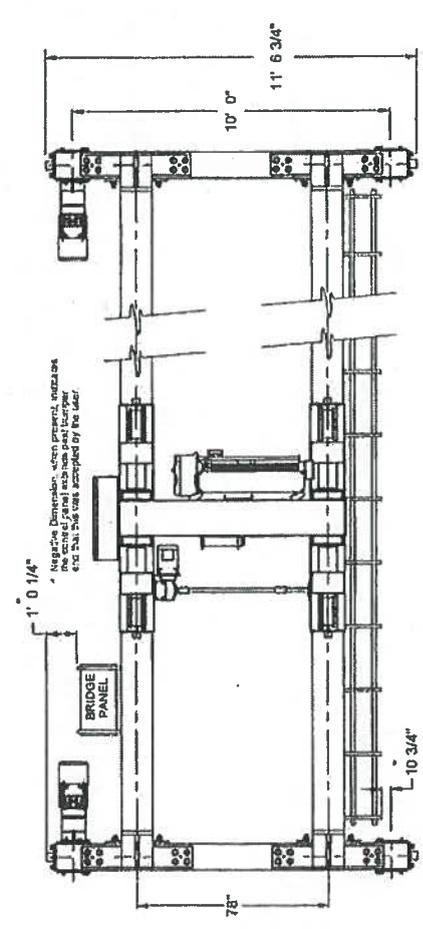
**TECHNICAL DATA**

CAPACITY .....	20 Ton(s)	HOISTING SPEED .....	12/3 fpm
SPAN .....	60' 0"	TROLLEY SPEED .....	75V fpm
LIFTING HEIGHT .....	26' 0"	BRIDGE SPEED .....	125V fpm
HOIST WEIGHT .....	3718 LB	HOIST AMP .....	27
BRIDGE WEIGHT .....	25728 LB	TROLLEY AMP .....	1.6
SERVICE CLASS .....	CMAA C	BRIDGE AMP .....	14.8
MAX ACT WHEEL LOAD .....	28746 LB	POWER SUPPLY .....	480V/3PH-50HZ
		REQUIRED GIRDER .....	W63X118 C18X51.9

**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.

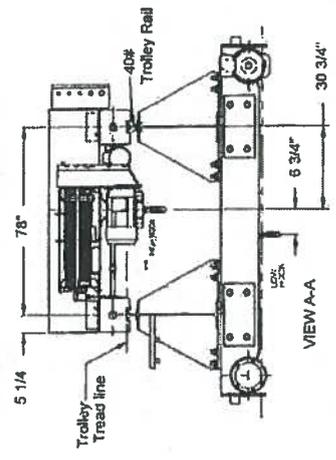
Modified \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Date \_\_\_\_\_



\* Negative Dimensions, when present, indicate that this was accepted by the user.

\* Missing Dimensions, when present, indicate that this was accepted by the user.

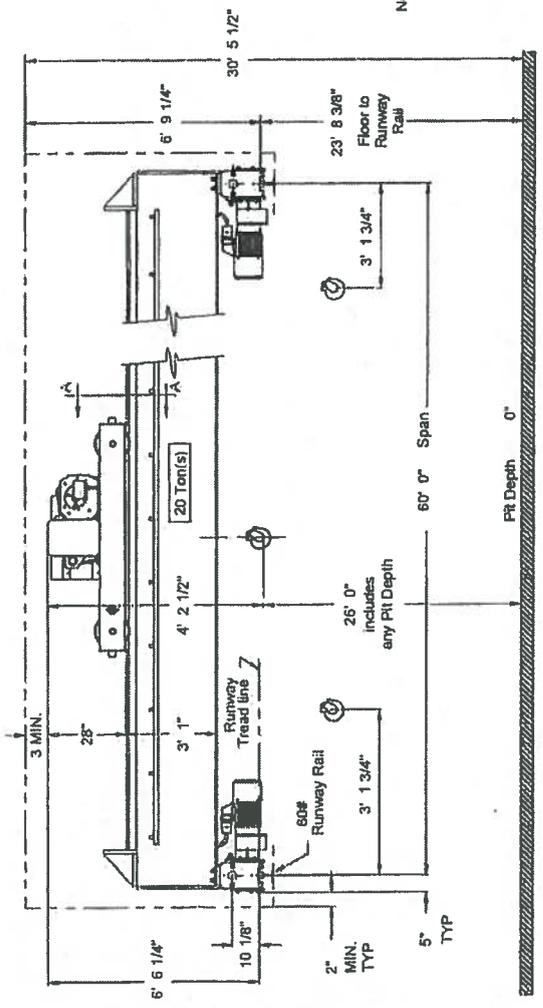
**NOTE:** If HIGH HOOK position is above bottom of beam it may be possible for load to strike beam. Set Hoist upper limit switch appropriately to prevent this condition!



**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

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