

RESOLUTION NO. 2020-03

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING PERSONAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #1 UNDER INDIANA CODE 6-1.1-12.1**

SCHAFFER POWDER COATING, INC.

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 (the "Act") and Resolution No. 2005-01, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, State Road 267 and I-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has received from Schaffer Powder Coating, Inc. and or its affiliates ("Schaffer Powder Coating") the Application for Personal Property Tax Abatement, including a Statement of Benefits on Form SB-1 / PP, attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, the Town Council has been advised by Schaffer Powder Coating of a proposed project consisting primarily of the installation of new manufacturing, distribution and IT equipment including but not limited to painting and washing lines, conveyors, generators, work tables, packaging, computers and IT infrastructure (wiring, server racks, switched, etc.) (collectively, the "Project"), all of which is more particularly described in the Abatement Application; and

WHEREAS, pursuant to and as more particularly described in the Abatement Application, Schaffer Powder Coating will undertake the Project on real estate leased or owned by it consisting of the building at Perry Industrial Park III, Section 1, Lot 5 (Parcel# 06-07-35-000-002.001-020) (the "Site"), which Site is included in the ERA #1; and

WHEREAS, Schaffer Powder Coating anticipates increases in the assessed value of its personal property by reason of the Project and has requested a six (6) year personal property tax abatement with respect to such anticipate increases; and

WHEREAS, the Town of Whitestown Redevelopment Commission (the "Commission") has reviewed the Abatement Application and has adopted a resolution approving the Abatement Application; and

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 abatement for the Project 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 Abatement 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 Schafer Powder Coating to invest in the Project, the Abatement Application is hereby approved effective upon adoption of this resolution and subject to Schafer Powder Coating meeting the following conditions:

- a. Schafer Powder Coating 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 the Statement of Benefits (Form SB-1/PP) as presented to and approved by the Town Council; and
- b. Schafer Powder Coating 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 Schafer Powder Coating 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 abatementscheduled:

Year	% of Assessed Value Exem:Qt From Personal Pro:Qerty Taxes
1	100%
2	85%
3	70%
4	55%
5	40%
6	25%

Consistent with Indiana law, the first year of abatement for personal propeliy 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/PP (such form included in the Abatement Application attached hereto as Exhibit A).

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 12th day of February, 2020.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL

Clinton Bohm, President

Susan Austin, VicePresident

Eric Miller, Council Member

Jeff Wishek, Council Member

Rob Worl, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

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. Jason Lawson, Town Manager
6210 Veterans Drive
Room 500
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
E-Mail: jlawson@whitestown.in.2ov

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. Jason Lawson, Town Manager
6210 Veterans Drive
Room 500
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
E-Mail: jlawson@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: Schafer Powder Coating, Inc and/or affiliated entities

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: Mark Schafer, President

Address: 4518 West 991!! Street, Carmel, IN 46032

Telephone: 317-228-9987

E-Mail Address: MPSchafer@schaferpowdercoating.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: Mark Schafer, President

Address: 4518 West 991!! Street, Carmel, IN 46032

Telephone: 317-228-9987

E-Mail Address: MPSchafer@schaferpowdercoating.com

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

a) Street Address: 5446, 5448, and 5450 Industrial Court, Whitestown, IN 46075

b) Tax Parcel Number(s): 020-02280-05, Alt Parcel: 06-07-35-000-002.001-020

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

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: N/A

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? [f so, how long has your company been at this location?

No, the company does not current conduct manufacturing operations at this location.

8. Does your business have other operations in Indiana? ff so, please list the location of the other operations.

Yes. Schafer Powder Coatings currently operates out of a facility in Carmel, IN.

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

Per the real estate marketing brochure (attached), the building size is I 00,051 SF

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 the attachment.

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

Please see the attachment.

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? 4/1/2020

14. What is the anticipated date for project completion? 12/31/2021

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

_____ Yes _____ No ☒ N/A

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

- b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$5,500,000

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 N/A Average hourly wage rate for skilled positions N/A

Semi-skilled N/A Average hourly wage rate for semi-skilled positions N/A

Clerical N/A Average hourly wage rate for clerical positions N/A

Salaried N/A Average salary (per hour) for salaried positions N/A

TOTAL NUMBER OF EXISTING EMPLOYEES (pennanent 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 N/A Average hourly wage rate for skilled positions N/A

Semi-skilled N/A Average hourly wage rate for semi-skilled positions N/A

Clerical N/A Average hourly wage rate for clerical positions N/A

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.) The value of benefits are approximately 20% of one's hourly wages.

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

Schafer provides medical, dental, vision, 401(k) and life insurance benefits as well as substantial training and development, and paid time off.

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

Skilled 2	Average hourly wage rate for skilled positions <u>\$31.65</u>
Semi-skilled <u>56</u>	Average hourly wage rate for semi-skilled positions <u>\$17.29</u>
Clerical 1	Average hourly wage rate for clerical positions <u>\$18.00</u>
Salaried <u>2</u>	Average salary (per hour) for salaried positions <u>190.87</u>

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

64

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

Skilled <u>N/A</u>	Average hourly wage rate for skilled positions <u>N/A</u>
Semi-skilled <u>N/A</u>	Average hourly wage rate for semi-skilled positions <u>N/A</u>
Clerical <u>N/A</u>	Average hourly wage rate for clerical positions <u>N/A</u>
Salaried <u>N/A</u>	Average salary (per hour) for salaried positions <u>N/A</u>

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

0

- g) What is the total dollar amount to be spent on new salaries? \$2,481,356.80

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

2021 - 64 Employees

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 the attachment.

18. What is the term of the tax abatement requested (maximum 10 years). 6 Years

I 9. 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).

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	85%
3	70%
4	55%
5	40%
6	25%

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: \$0.00
 B. Projected 10-Year Total: \$0.00

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes: \$478,700
 B. Projected 10-Year Abatement: \$210,770

III. Projected Total (Assumes Abatement
Granted)

A. Total Amount Abated: \$210,770
 B. Total Taxes to be Paid: \$267,930

Note: Attach Worksheets

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

- | | |
|----------------------|-----------------------|
| (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. ____, No.-----
24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide **in** the future. Please see the attachment.
25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Minimal purchases will be made from local vendors as it relates to the personal property to be purchased.
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. Yes
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. Powder Coating is a green technology as the process does not generate harmful solvents or airborne pollutants.

CHECKLIST OF ATTACHMENTS:

1. Application Fee (\$2,000)
2. Completed Memorandum of Understanding Completed Form SB 1/PP
3. Legal Description of Project Site Area Map of Project Site
4. Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site
5. Description of Equipment to be Installed at Site
6. 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 Fann SB. I/PP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Michael P. Schaefer
Signature of Owner or Authorized Representative

President, Schaefer Powder Coating
Title

01-20-20
Date

STATE or Indiana
COUNTY OF Acxnoh.

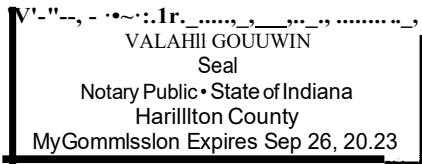
SS:

Before me, the undersigned Notary Public, this 00 day of April, 2020, personally appeared Michael P. Schaefer 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.

Afvp&G--
VoJo.n G-oodu..>1'.) Notary Public
Residing in IncA\CI n0 County, H-e1m, Il-c.f"

My commission expires:

9/26/23



My commission # 572811

ATTACHMENT TO PERSONAL PROPERTY TAX ABATEMENT APPLICATION

Schafer Powder Coating, Inc.

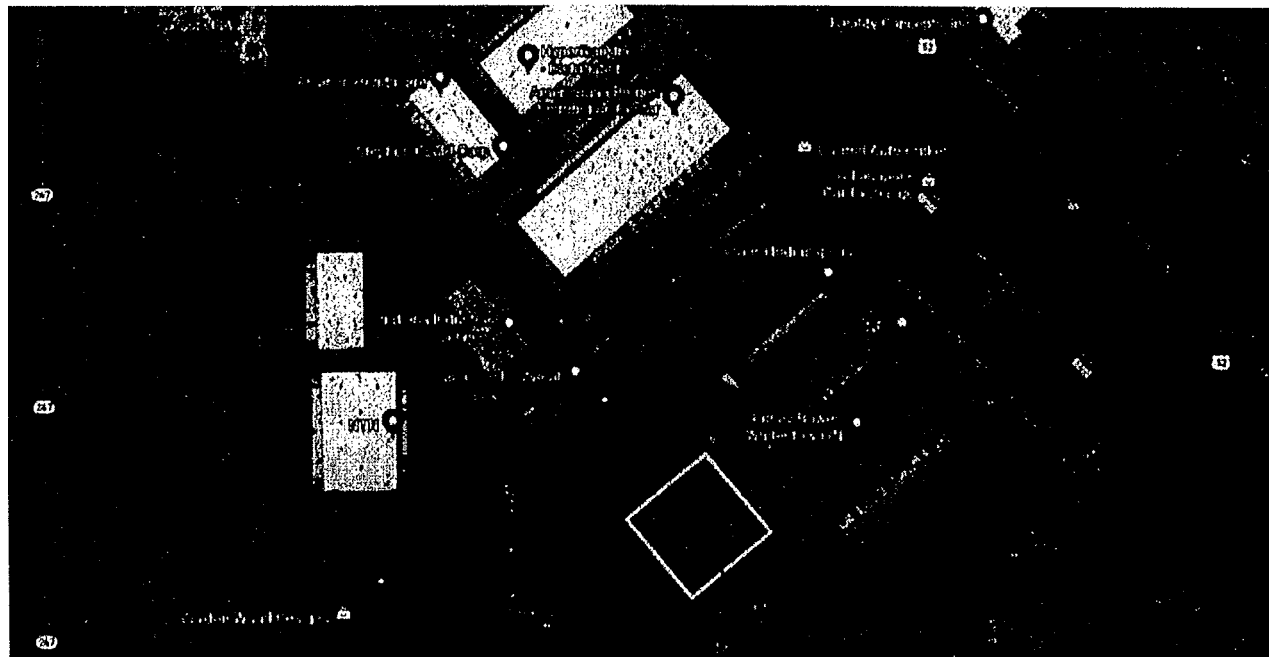
1/17/2020

Question #4 - Legal Description of the Property

Parcel Number 06-07-35-000-002.001-020

PERRY INDUSTRIAL PARK III SEC 1 LOT 5

Question #4- Map of the Property



Industrial court-where new
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Question #10 - Brief Description of Business Operations Conducted by the Company

Schafer Powder Coating, Inc. offers its customers a consistent, high-quality, powder coating service. Specializing in medium to large production runs, Schafer combines technical expertise with modern equipment to meet customers' toughest requirements. Frequently the parts Schafer coats have critical surfaces that must be kept free of coating, in which case Schafer will purchase, and/or design and acquire masking materials that will ensure coatings are applied only where required.

The Schafer process includes a six-stage iron phosphate pretreatment washer - the stages are: Alkaline Clean, Rinse, Iron Phosphate, Rinse, Non-Chrome Seal Rinse, and Deionized Water Halo Rinse. These stages ensure optimal long-term coating adhesion and corrosion resistance. Industries and components Schafer works with include: Automotive, Pipe/Tubing, Ornamental Railing and Fence, Computer Cabinets, Stampings, Sheet Metal Fabrications and Weldments, Lighting, Furniture, Die Cast parts, Sports equipment, Lawn And Garden Equipment, any metal substrate that will withstand a 350° temperature.

Question It11 - Proposed Personal Property Purchases and Installation

In Whitestown, Schafer is considering leasing the Becknell owned building at 5450 Industrial Court. Schafer is currently at maximum capacity at the existing facility in Carmel. This project would allow Schafer to immediately increase production capacity and also have room to add additional production lines and service offerings to accommodate increased demand for their processes. In addition to the real estate investment, Schafer will be investing an estimated \$5.5M in new production lines and distribution equipment to accommodate growing business needs.

Question #17- Impact on business if new equipment is not installed

Schafer is currently at maximum capacity at its existing facility in Carmel. Without the possibility of expansion into a new location and making a significant investment in production equipment, the business risks becoming stagnant and unsustainable. In addition to the property investment, this project will also bring 64 jobs to Whitestown.

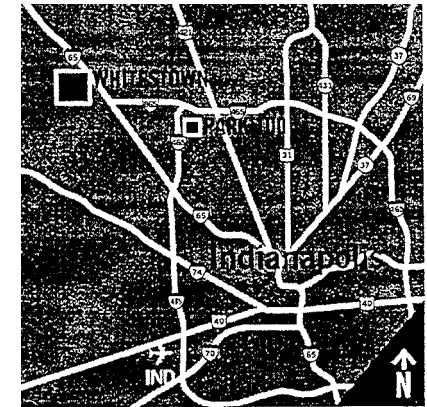
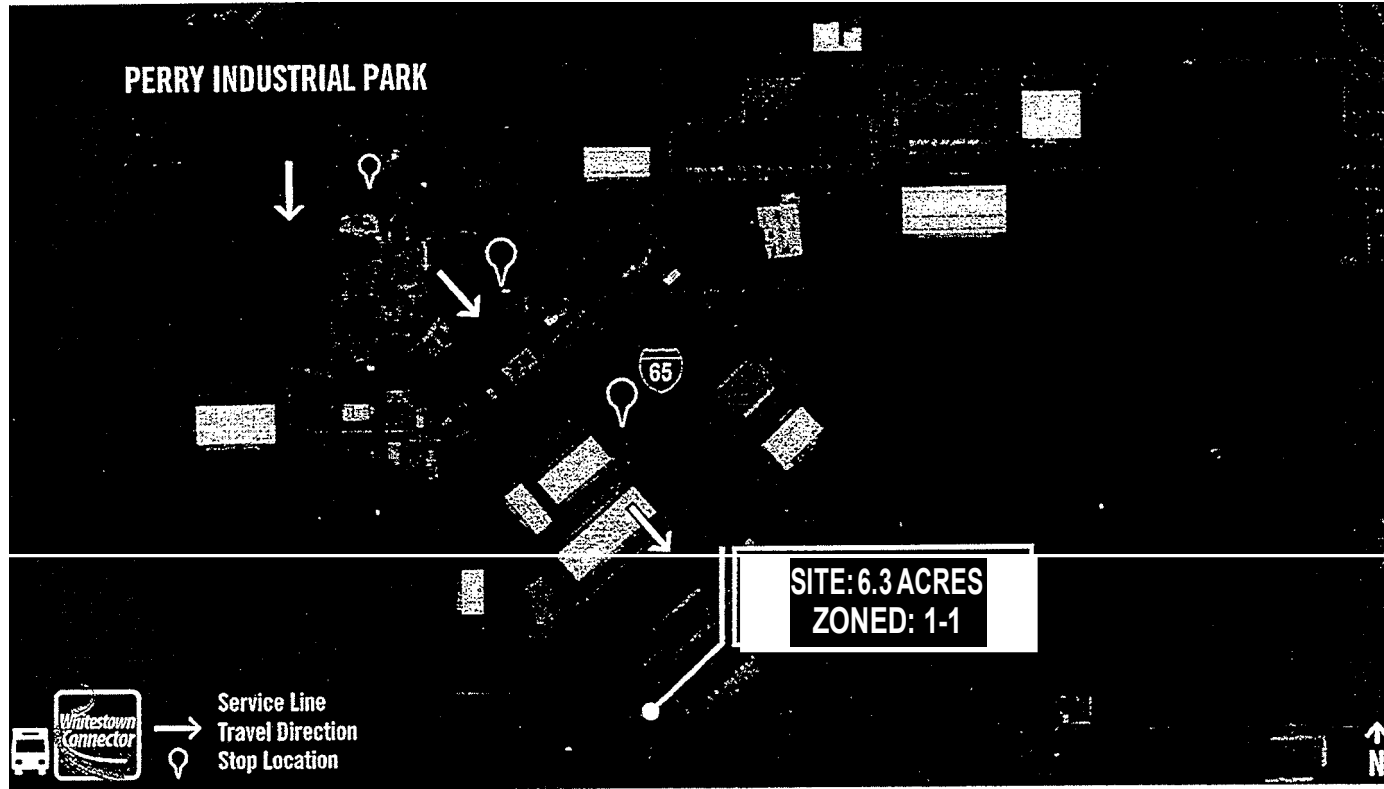
Question It24 Community Involvement and Funding

Schafer Powder Coating is an environmentally conscious business that strives to be a model corporate citizen and that has as one of its goals to be a company its production team appreciates being a part of.

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WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

5450 Industrial Court | Whitestown, IN 46075



FOR MORE INFORMATION CONTACT:

Pete Anderson
EVP Investments
Becknell Industrial
T: 317.669.6013 C: 317.213.5125
panderson@becknellindustrial.com

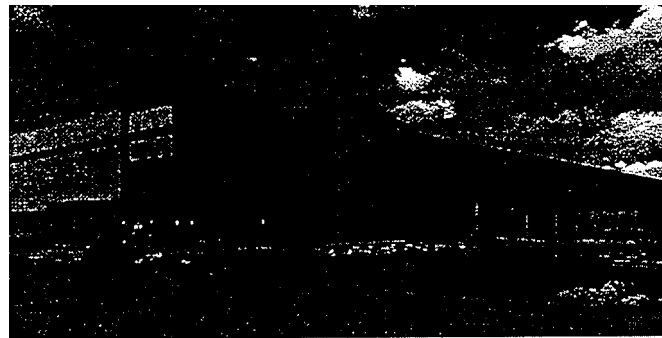
Derek Hawkins
SVP - Development
Becknell Industrial
T: 317.669.6007 C: 317.223.5388
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Michael W.M. Weishaar, SDR
Managing Director
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T: 317.639.0494 C: 317.413.6459
michael.weishaar@cushwake.com

Todd T. Vannatta, SDR
Senior Director
Cushman & Wakefield
T: 317.639.0455 C: 317.752.7556
todd.vannatta@cushwake.com

ProQfilty_ Features:

- Building Size: 100,051 SF (Available July, 2019)
- Zoned: 1-1
- Located just 25 miles from the Indianapolis International Airport
- Easy access to I-65
- Convenient Access to the Whitestown Connector Bus Service



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WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

Whitestown, IN 46075

BUILDING SPECIFICATIONS

- Building Size: 100,051 SF Total
- Building Dimensions: 450' x 210'
- Office: Build-to-Suit
- Site: ±6.3 acres
- Zoned I-1
- Pre-cast Concrete Construction
- Column Spacing: 50' x 50'
- Clear Height: 32'
- 30,000 # Airbag Dock Levelers
- Exterior Docks: 10 (Expandable to 21)
- Drive-in Doors: 2
- Truck Court: 135'
- Car Parking: 84 Spaces
- Sprinkler: ESFR System
- Roof: 45 mil white TPO
- Floor: 7" Unreinforced Slab
- Electrical: Two Separate 800 Amp
- Lighting: LED Lighting with Motion Sensors

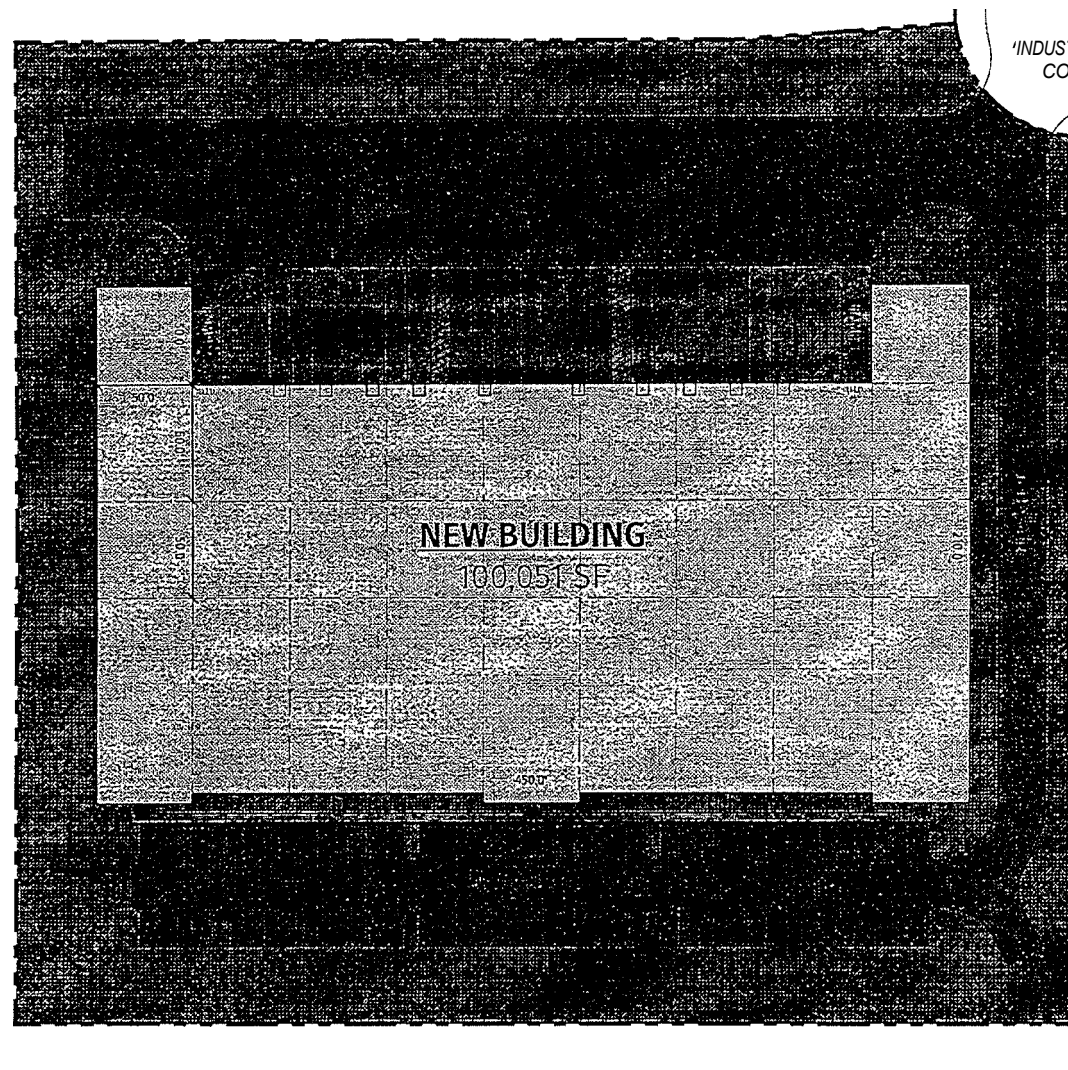
SITE UTILITIES

(All utilities available onsite)

Electric: Indianapolis Power and Light

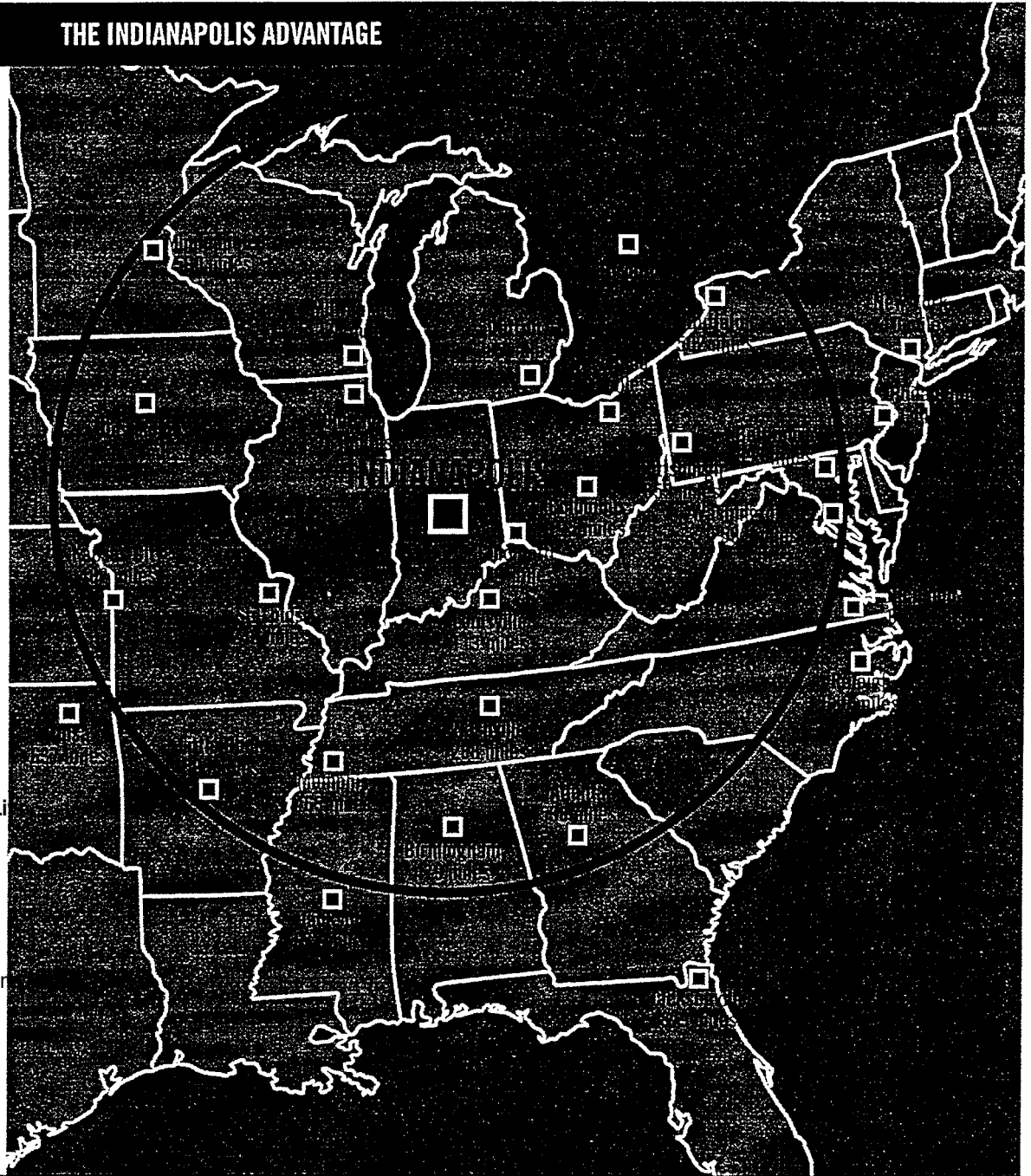
Gas: Vectren

Water: Whitestown Municipal Utilities

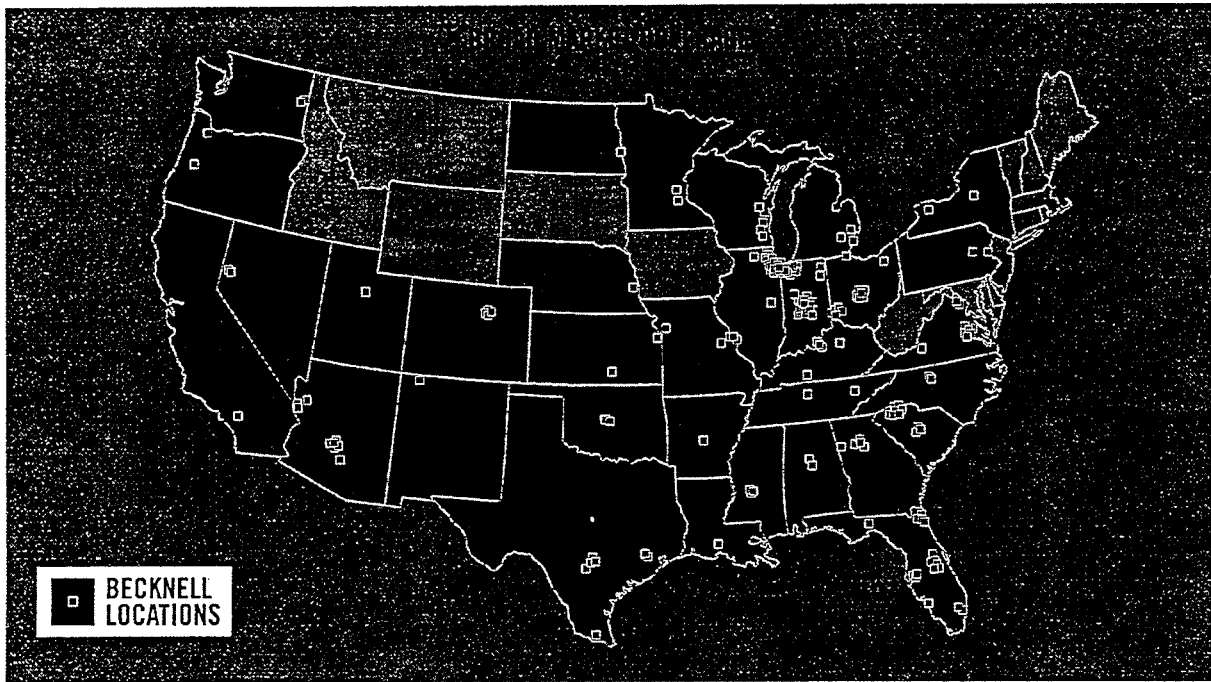


THE INDIANAPOLIS ADVANTAGE

- Known as the Crossroads of America, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation-truck, rail, air and water. Indianapolis is home to the second largest FedEx hub in the world.
- The new **intermodal facility** in downtown Indianapolis allows cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week-having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the **Best State for Business** in the Midwest and #5 in the nation. (Chief Executive Magazine, 2018)
- Indiana is #1 in the Midwest and #2 in the nation for **Best Infrastructure**. (CNBC, 2018)
- Indianapolis is #5 on the list of **Best Affordable Places to Live** in the U.S. (U.S. News and World Report, 2018)
- Indiana is #2 in Cost of Doing Business (CNBC, 2018)
- Indiana is #1 in the Midwest and #7 in the nation in the Top States for Doing Business. (Chief Executive magazine, 2015)
- Indiana offers the **Best Business Tax Climate** in Midwest and #10 in the Nation. (Tax Foundation, 2018)
- Indiana is one of the **Top 10 Most Entrepreneur Friendly States**. (SBE Council, 2017)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)



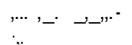
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REPRESENTATIVE CLIENTS:



(KRAFT), '1,0 nd lez
International



SUNBELT®
RENTALS

Drivetrain

MATTRESSEIR:

Automotive

Vveritiv

USG

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GRAHAM
COMPAG

MAGNA
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ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 24 million square feet of industrial properties representing over \$1.7 billion
- Long-term owners-not merchant builders
- Portfolio Characteristics
 - 148 industrial properties
 - Located in 33 states
 - 96.4% leased (in-service)
 - Average building age 15 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$100 million unsecured line of credit

BECKNELL INDUSTRIAL 317.669.6000 WWW.BECKNELLINDUSTRIAL.COM



STATEMENT OF BENEFITS PERSONAL PROPERTY

Slate Form 51764 (R4/11-15)

Prescribed by the Department of Local Government Finance

FORM S8-1 / 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

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing or 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.
- 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.
- To obtain a deduction, a person must file a completed deduction schedule with the person's personal property return on a completed deduction schedule (Form 103-ERAJ 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.
- Properly 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, M2, 1-5.6)
- For a Form S8-1/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 S8-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1012.1, 17)

Name of taxpayer Schafer Powder Coating, Inc. and/or affiliated entities		Name of contact person Mark P. Schafer	
Address of taxpayer (number and street, city, state, and ZIP code) 4518 West 99th Street, Carmel, IN 46032		Telephone number (317) 228-9987	
Name of designating body Whitestown Town Council		Resolution number (s)	
Location of property 5446, 5448, and 5450 Industrial Court, Whitestown, IN 46075		County Boone	
DLGF taxing district number 06020			
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.) Investment of manufacturing, distribution and IT equipment will include but not limited to painting and washing lines, conveyors, generators, work tables, packaging, computers and IT infrastructure (wiring, server racks, switched, etc.). The exact breakdown between the three categories is not known at this time - total budget is \$5,500,000.		ESTIMATED START DATE COMPLETION DATE	
		Manufacturing Equipment	04/01/2020 12/31/2021
		R & D Equipment	
		Logist Dist Equipment	04/01/2020 12/31/2021
		IT Equipment	04/01/2020 12/31/2021
Current number 0	Salaries 0	Number retained 0	Salaries 0
Number added 64		Salaries \$2,481,356.80	
NOTE: Pursuant to IC 6-1.1-12.1-5.1(d)(2) the COST of the property is confidential.		LOGIST DIST EQUIPMENT	
		IT EQUIPMENT	
		COST	ASSESSED VALUE
Current values			
Plus estimated values of proposed project			
Less values of any property being replaced			
Net estimated values upon completion of project			
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)	
Other benefits:			
I hereby certify that the information in this statement is true.			
Signature Mark P. Schafer		Date signed (month, day, year) C>1-1b-"20	
Printed name of authorized representative Mark P. Schafer		Title President	

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.*

8. 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-U-12.j-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 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	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-16 Number of years approved: _____ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
<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		()
Attested by: (Signature and title of attester)		Printed name of attester
<p>• 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;</p>		

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. No 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.