#### TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

#### **RESOLUTION NO. 2019-06**

## RESOLUTION APPROVING DEDUCTION APPLICATIONS FOR AREA PREVIOUSLY DESIGNATED AN ECONOMIC REVITALIZATION AREA AND WITHIN ALLOCATION AREA

## **BROWNING/DUKE, LLC**

WHEREAS, the Town of Whitestown Redevelopment Commission (the "Commission") has received six (6) separate applications for deductions under Indiana Code 6-1.1-12.1, including for each application the Statement of Benefits Form SB-1 / Real Property, each as attached hereto as Exhibit A and incorporated herein by reference (collectively, the "Abatement Applications"), from Browning/Duke, LLC (the "Applicant"), for the projects as described in the Abatement Applications consisting of (i) the construction of a spec warehouse/distribution/office building in the approximate size of 252,000 square feet with parking (the "Building 6 Project") to be located at 4237-4251 Anson Boulevard in the Town of Whitestown, Indiana (the "Town") (the "Building 6 Site"), (ii) the construction of a spec warehouse/distribution/office building in the approximate size of 461,700 square feet with parking (the "Building 8B Project") to be located at 4255 S 500 E/4124 AllPoints Drive in the Town (the "Building 8B Site"), (iii) the construction of a spec warehouse/distribution/office building in the approximate size of 655,500 square feet with parking (the "Building 10 Project") to be located at 4350 S 575 E in the Town (the "Building 10 Site"), (iv) the construction of a spec warehouse/distribution/office building in the approximate size of 598,500 square feet with parking (the "Building 11 Project") to be located at 4502 S 575 E in the Town (the "Building 11 Site"), (v) the construction of a spec warehouse/distribution/office building in the approximate size of 120,000 square feet with parking (the "Building 13 Project") to be located at 5400 E 450 Sin the Town (the "Building 13 Site") and (vi) the construction of a spec warehouse/distribution/office building in the approximate size of 75,000 square feet with parking (the "Building 18 Project", together with the Building 6 Project, the Building 8B Project, the Building 10 Project, the Building 11 Project and the Building 13 Project, the "Projects") to be located at 4751 E 450 Sin the Town (the "Building 18 Site", together with the Building 6 Site, the Building 8B Site, the Building 10 Site, the Building 11 Site and the Building 13 Site, the "Sites"); and

WHEREAS, the Applicant will undertake the Projects on the respective Sites which are included in the previously designated Whitestown ERA #2, an economic revitalization area, and which are more particularly described in the Abatement Applications; and

WHEREAS, the Sites are also situated in an area that has been designated as an allocation area by the Board of Commissioners of Boone County, Indiana (the "Boone County Commissioners") in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Boone County Commissioners will consider one or more resolutions pursuant to Indiana Code 6-1.1-1 2. 1-2(k) approving the Abatement Applications; and

WHEREAS, in each of its Abatement Applications, the Applicant has requested a traditional 10 year real property tax abatement for each of the Projects; and

WHEREAS, absent extraordinary circumstances, the Town requires that applications for property tax deductions be approved by a resolution adopted by the Commission and the Commission hereby finds that each of the Abatement Applications should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION, THAT:

<u>Section 1</u>. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the Abatement Applications. The Commission hereby approves the Abatement Applications and recommends approval of the Abatement Applications by the Town Council of the Town (the "Town Council").

Section 2. Subject to approval by resolutions of the Town Council and the Boone County Commissioners, the Applicant shall be entitled to a traditional ten (10) year real property tax abatement for each of the Projects in accordance with the following schedule:

	% of Assessed Value
Year	Exem12t From Real Pro12erty Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

<u>Section 3</u>. The Secretary of the Commission is hereby directed to deliver a copy of this Resolution to the members of the Town Council, and to take all other necessary actions to carry out the purposes and intent of this Resolution.

<u>Section 4</u>. The recitals to this Resolution are essential and are incorporated herein by reference.

Section 5. Any part of this Resolution that is invalid, unenforceable or illegal shall be ineffective to the extent of such invalidity, enforceability or illegality without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality thereof.

<u>Section 6</u>. This Resolution shall take effect immediately upon adoption by the Commission.

Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 3<sup>rd</sup> day June, 2019.

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

Bryan Brackemyre, President

Kyle Weathers, Vice-President

Adam Hess, Secretary

April Witthoeft, Member

Michael Berg, Member

# Exhibit A

Abatement Applications

3647852vl



### 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-I/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

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-I/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

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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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 Hosfeld, Vice President, Industrial Leasing Bevelopment

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

\_\_\_\_\_\_

Telephone: 317-808-6847

E-Mail Address: mark.hosfeld@dukerealty.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: Megan Basore, Senior Property Manager

Address: \_6\_0\_0\_E\_\_9\_6\_th\_S\_tr\_ee\_t\_\_,S\_ui\_te\_10\_0\_, ln\_d\_ia\_n\_a-'-p\_ol\_is\_, IN\_46\_2\_4\_0\_\_\_\_\_

Telephone: 3\_1\_7-8\_0\_8-6\_8\_15

E-Mail Address: megan.basore@dukerealty.com

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

The parcel accessed from CR 500 South which is commonly known as AllPoints at

a) Street Address: <u>Anson Site 6. Per Property Record Card. the address is 4237-4251</u> Anson Boulevard, Whitestown, IN 46075.

b) Tax Parcel Number(s): <u>018-12521-00</u>

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 real property at the project location:

\$36,400 2018 AV

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?  $\underline{X}$  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. <u>No</u>

9. What is the size of the facility to be improved or constructed? +/- 252,000 square feet

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

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

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)?

14.

13. What is the anticipated date for construction to begin? \_T\_B\_D\_\_\_\_\_

What is the anticipated date for project completion? Approximatley 9 months after <u>construction commencement</u>

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?

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	Average hourly wage rate for skilled positions	
Semi-skilled	Average hourly wage rate for semi-skilled positions	_
Clerical	Average hourly wage rate forclerical positions	
Salaried	Average salary (per hour) for salaried positions	
TOTAL NUMBER OF N/A	F EXISTING EMPLOYEES (permanent and full-time)	

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

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

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

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

 TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

 \_\_\_\_\_

- d) Summary of benefits for existing and new employees.
   Uncertain as to the benefits as the <u>project</u> is a <u>spec building</u>.
- e) Number ofcreated full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 30	Average	hourly wage rate for skilled positions	<u>\$20.00</u>
Semi-skilled	Average	hourly wage rate for semi-skilled position	ons

Clerical	Average hourly wage rate for	clerical positions	

Salaried \_\_\_\_ Average salary (per hour) for salaried positions \_\_\_\_\_

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) 30

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

Skilled	Average hourly wage rate for skilled positions			
Semi-skilled	Average hourly wage rate for semi-skilled positions			
Clerical	Average hourly wage rate for clerical positions			
Salaried	Average salary (per hour) for salaried positions	_		
TOTAL NUMBER OF NEW EMPLOYEES (part-time)				

- g) What is the total dollar amount to be spent on new salaries? estimate of \$1,560,000
- h) Provide schedule for when new employee positions are expected to be filled. Uncertain as to <u>employee</u> schedule as the <u>project</u> is a <u>spec building</u>.

18. What is the term of the tax abatement requested (maximum 10 years). <u>10 years</u>.

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).

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

	% of Assessed Value
Year	Exemot From Real Prooerty Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

<sup>17.</sup> 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.).

8	1700/
9	$\frac{1200}{100}$
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

	А. В.	Current Annual Real Property Tax Projected 10-Year Total:	es: \$879.00 \$8,790.00
II.		ected Conditions With Abatement	
	А. В.	Projected 10-Year Real Property T Projected 10-Year Abatement:	axes: \$1,422,636 \$1.159.764
III.		Projected Total (Assumes Abateme Granted)	ent
	<b>А</b> . В.	Total Amount Abated: Total Taxes to bePaid:	
Note	e: Att	ach Worksheets	
21.	W	hich approvals or permits will be re-	quired for the project?
	(a (b (c	) annexation	<ul><li>(e) variance</li><li>(f) special exception</li><li>(g) building permit</li></ul>

(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.

It is anticipated that any additional public infrastructure required for this building will be funded by the Anson North TIF which is developer guaranteed.

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. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the

local area.

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.

<u>Yes - Building 17 (Polymer Technology Systems), Building 20 (Facility Concepts), Building 7B</u> (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

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.)?

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

Yes - the project will follow new energy code and use sustainable materials.

## 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

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

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

	Signature of Owner or Authorized Representative
	Title
	Date
STATEOF	SS:
COUNTY OF	

Before me, the undersigned Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_\_ 2019,, personally appeared\_\_\_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_,Notary Public Residing in\_\_\_\_\_County,\_\_\_\_\_

My commission expires:

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The fa ade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

		OF BENEFITS			
7 C C 2 C 2 C 2 C 2 C 4 C 4 C		IMPROVEMENTS			20_PAY20_
	Stale Fonn 51767 (R5 /				FORM S8•1 / Real Property
	<i>,</i> ,	artment of Local Government Finance			PRNACY NOTICE
D Redevelopm		for real property that qualifies under t of real estate Improvements (IC 6-1 C 6-1.1-12.1-4.1)		(check one box)	epro=and specific salaries paid to in ual emp ees by the
<ul> <li>INSTRUCTION</li> <li>This stateme Information fi submitted to:</li> <li>The statement the redevelo</li> <li>To obtain a do made ornot la failed to file a</li> <li>A property ow Property sho IC 6-1.1-12.</li> <li>For a Form S deduction all remains In e</li> <li>SECTIONI</li> <li>Name of taxpaye</li> <li>Brownin /Du Address of taxpaye</li> <li>Goo East 96</li> <li>Name of contact p</li> <li>Megan Bas</li> <li>SECTION 2</li> <li>Name of designa</li> </ul>	IS: Int must be submitted in rom Iha applicant In m the designating body in to fbenefits farm mus- poment or rehabilitation adeduction, a Form 32: aterthan thirty (30) da ideduction spp/lcatlor wher who tiles for the di- stream of the stream of the stream 1.5.1(b) SB-1/Real Property the lowed. For a Form SB effect. IC 6-1.1.121- er uke LLC er (number and smiet, city) Sbth Street, Indiana parson sore	to the body designating the Eoonomic R aking its decision about whether to design BEFORE the redevelopment or rehability st be submitted to the des/gnating body a confor which the person desires to clai 2/RE must be filed with the County Audit ysafter the assessment notice is maller in within the prescribed deadline may fil eduction must provide the County Audit Form 322/RE when the deduct/on Isfirst inst is approved after June 30, 2013, the P-1/Real Property that is approved prior 17 <b>TAXPAYE</b> y. stets, and ZJPccdfl) olis, IN 46240 LOCATION AND DESCRIF	gnate an Eoonomic Rev/tafiz tation of real property for whic and the area designated an ec im a deduction. litor before May 10 in the yee d to the property owner if Itwa ile an spplicallon between M or and designating body with a claimed snd than updated an e designating body Is require	ation Ares. Ötherv th the parson wish conomic revita/iza rin which the addi as malled after Apri arch 1 and Mey 10 a Form CF-1/Reai nually for each yea to establish an at schedule approv E-ma Me JECT	C 1. owner 18: 5.000000000000000000000000000000000000
Location of prope	cil of Whitestown		County	DLG	F taxing district number
	Anson Boulevard	Parcel# 018-12521-00	Boone		018
		nts, redevelopment, or rehabilitation (use a nouse/distribution/office facility wi		09/ Estin	nated start data (month, <i>day, year</i> ) 01/2019 nated completion data (month, <i>day</i> , }'llar) '31/2023
SECTION 3		ESTIMATE OF EMPLOYEES AND SAL	ARIES AS RESULT OF PRO		
Current number	Salaries	Number retained	Selaries	Number additional 30.00	
SECTION 4	nisten in der	ESTIMATED TOTAL COST A		L ESTATE IMPRO	
i.			COST	L EDIAIC IMPRU	ASSESSED VALUE
Current value	85				
Plus estimate	ed values of proposed	project			9450 000 00
	of any property being				
	d values upon comple				9,486,400.00
SECTION 5		WASTE CONVERTED AND OTHE	R BENEFITS PROMISED B	Y THE TAXPAYER	
Estimated so	olid waste converted (p	ounds}	Estimated hazardous wa	aste converted (po	unds)
Other beneftts					
SECTION 6		TAYDAVED	CERTIFICATION		
4	rlify that the repress	entations in this statement are true.			e en en anter en
	orized representative			Data	signed (month, day, year)
170	VIU 1	1 h l			5116119
Prinledname of a	uthorized nlp,esentallve		liltle		<u>×u×i, i</u>
Me an Baso			Senior Prop	erty Manager	

		FOR USE OF THE DE	SIGNATIN	g Body		
We find that the applicant meets the under IC 6-1.1-12.1, provides for			oted or to be	adopted	by this body. Sa	id resolution, passed or to be passed
A. The designated area hes be	en limiled to a pe	riod of time not to $e \times e$	ceed -	ca	lendar years• (se	e <i>below)</i> . The date this designation
<ul><li>B. The type of deduction that</li><li>1. Redevelopment or rehabil</li><li>2. ResidenUally distressed and</li></ul>	Itation of real esta	-	nited to: D Yes O Yes	□No □No		
C, The amount of the deduction	applicable Is limi	ited to\$				
D. Other limitations or co	nditions $(s_I)$	pecify)				
E. Number of <i>years</i> allowed:	OYeer1 OYesr6	☐ Year2 O Year7	O Year3 0 Year8	3	D Year4 D Year9	☐ Year5 (• see below) D Year10
<ul> <li>F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-177</li> <li>Yes No</li> <li>If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the designating body is required to establish an abatement schedule before the deduction can be determined.</li> </ul> We have also reviewed the Information contained in the statement of benefits end find that the estimates and expectations are reasonable ood have determined that the totality of benefits is sufficient to Justify the deduction described above.						
Approved (signature and title of authori	zed member of de	esignating body!	Telephone	number		Date signed (monlh, dsy, year}
Printed name of authorized member of	deslgnaUng body		Name of d	&IIIgnaUn	g body	
Attested by (signature and I/tJe of attester)     Printed name of attester						
<ul> <li>If the designating body limits the Ume period during which an area Is an economic revItalIzation area, that IImItaUon 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-U-12.1-17.</li> <li>A. ForresIdenIlally distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established In IC 6-1.1-12.1-4-1remain 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) <i>years</i>. (See IC 6-1.1-12.1-17 below.)</li> <li>B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, 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 alfowed. (See IC 6-1.1-12.1-17 below.)</li> </ul>						
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 revita!!zation area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the ronowing factors: (1) The total amount of the taxpayer's investmanl 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 af benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedure must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may r. ot exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July i, 2013, remains fn effect until the abatement schedule expires under the terms of iha resolution approving lha taxpayer's statement of benefits.						



### 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.

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#### 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

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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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: MarkHosfeld,VicePresident,IndustriaLLeasing&Development

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-684 7

E-Mail Address: mark.hosfeld@dukerealty.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 tenninated (the contact should be made aware of the compliance form's importance).

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-6815

E-Mail Address: megan.basore@dukerealty.com

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

- a) Street Address: 4255 S 500 E/ 4124 AllPoints Drive, Whitestown, IN 46075
- b) Tax Parcel Number(s): <u>018-03580-00 for 118 acres, subject property will be split</u> into a seperate <u>parcel</u>

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 real property at the project location:

The +/- 28 acres of land for this building is currently assessed at \$20,825.

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? X 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. No

9. What is the size of the facility to be improved or constructed?

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

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

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 X No

13. What is the anticipated date for construction to begin? \_T\_B\_D\_\_\_\_\_

14. What is the anticipated date for project completion?  $12_{13} \frac{1}{2} \frac{02_{3}}{2}$ 

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

\_\_\_\_ Yes \_\_\_\_ No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?\_\_\_\_\_

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	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER OI	F EXISTING EMPLOYEES (permanent and full-time)

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

N/A

Skilled	Average hourly wage rate for skilled positions
5 <b>6</b>	
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
TOTAL NUMBER O	F EXISTING EMPLOYEES (part-time)
N/A	

- 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.) <u>Uncertain as to the benefits as the project is a spec building</u>.
- d) Summary of benefits for existing and new employees.
   Uncertain as to the benefits as the <u>project</u> is a <u>specbuilding</u>.
- e) Number ofcreated full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 🖗	Average hourly wage rate for skilled positions	<u>\$20.00</u>
Semi-skilled	Average hourly wage rate for semi-skilled positi	ions

Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions

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

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

Skilled	Average hourly wage rate for skilled I	ositions		
Semi-skilled	Average hourly wage rate for semi-ski	lled positions		
Clerical	Average hourly wage rate for clerical	positions		
Salaried	Average salary (per hour) for salaried	positions		
TOTAL NUMBER OF NEW EMPLOYEES (part-time) <u>Uncertain as the project is a spec building</u> .				
What is the total dollar amount to be spent on new salaries?				

h) Provide schedule for when new employee positions are expected to be filled.
 Uncertain as to <u>employee</u> schedule as the <u>project</u> is a <u>spec building</u>.

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.).

18. What is the term of the tax abatement requested (maximum 10 years). <u>10 years</u>.

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).

Year	% of Assessed Value Exemnt From Real Pronertv Taxes	
1	100%	
2	95%	
3	80%	
4	65%	
5	50%	
6	40%	
7	30%	

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

g)

<b>h</b>	120%	
Ц	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

	А. В.	Current Annual Real Property Taxes: Projected 10-Year Total:	<u>\$519.42</u> <u>\$5 194 17</u>			
II.	Projected Conditions With Abatement					
	A. B.	Projected 10-Year Real Property Taxes: Projected IO-Year Abatement:	\$2,580,959 <u>\$2 124,853</u>			
I11.		Projected Total (Assumes Abatement Granted)				
	А. В.	Total Amount Abated:Total Taxes to bePaid:				
Not	e: Att	ach Worksheets				
21.	21. Which approvals or permits will be required for the project?					
	(a (b (c X (d	annexation(f) special explat approvalX (g) building p	*			

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

It is anticipated that any additional public infrastructure/facilities required for this building will be funded by the Anson North TIF.

For the proposed project, is the applicant requesting other incentives from the 23. Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes. numerous sub-contractors and labor from the local area.

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.

<u>Yes - Building 20 (Facility Concepts). Building 7B (Brooks). and Building 15 (Daimler Trucks)</u> among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

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.

Yes - the project will follow new energy code and use sustainable materials.

#### 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

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

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

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF >	SS:

Before me, the undersigned Notary Public, this \_\_\_\_ day of \_\_\_\_\_\_ 2019,\_\_ personally appeared \_\_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_\_,Notary Public Residing in\_\_\_\_\_\_County,\_\_\_\_\_\_

My commission expires:

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The fa ade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

	STATEMENTOFBENEFITS REALESTATE IMPROVEMENTS	20_PAY20
	State Form 51767 {R5 / 12·13}	FORM SB-1 / Real Property
	Prescribed by the Department of Local Government Finance	PRIVACY NOTICE
	It is being completed for real property that qualifies under the following Indiana Code ( <i>check one</i> box): prent or rehabilitation of real estate Improvements (IC 6-1.1-12.1-4)	An&IInfonnation concernil'IQ the cost or a prope and specifik: salaries paid to Indi ual empli::feees by the
DResidentia	ly distressed area (IC 6-1.1-12.1-4.1)	wog_ir,r. owner Is con entlal per
INCOTOLIOTIC		

INSTRUCTIONS:

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the pub/le hearing If the designating body requires Information from the epplicant in making its dsc/slan about whether to designate an Economic Revits lization Ares. Othsrwis 1t, this statement must be submitted to the d1tsign1tling body BEFORE the redevelopment or rehsbilitstion of rsa/ property for which the p1trson wishes to claim e deduction. 2.
- Th11 statement of benefits form must be submitted to the dssignsting 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. 3. 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
- mads or not later than thirty (30) days after the assessment notice is malled to the property owner if II was malled sitar April 10. A property owner who failed to file a deduction app/lcation within the prescribed deadline may file an application between Marr;; h1 and May 10 of s subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Rssl Properly. The Form CF-1/Real Property should be attached to thir 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 ta establish an abatement schedule for each deduction allowed. For a Form SB-1/Resl 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		ΙΑΧΡΑΤΙ	ER INFORMATION			
Name of taxpayer						
BrownIn /Duke	-					
	umberendsltfft, dtl(stals, a					
	Street, Indiana olis,	IN 46240			1	
Name of contact pers	on		Telephone number		E-mail addr	
Megan Basore			(317)808-68		megan.	basore@dukerealty.co
SECTION 2 Name of designating bo	der	LOCATION AND DESCRI	PTION OF PROPOSE	ED PROJECT	Resolution	
Town Council o	·				resolution (	number
Location Of property	i		County		DI GE tavi	ng disbict number
	J 124 AllPoInts Drive	Whitestown IN 46075	Boone		06-018	
		evelopment, or reha lltation <i>(use</i>		ual)/}		start date (month, day, year)
		tribuUon/office facl! Ity with p			06/01/2	
118.03 acre parc	el.					complellon date {monlh, day, year)
					12/31/2	
CEOTION 2	COTINA	TE OF EMPLOYEES AND SA			OIECT	
SECTION 3	Salaries	Number retained	Salaries	Number ed		Salaries
				50.00		\$2,600,000.00
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF PRO	POSED PROJECT		
				REAL ESTATE	TMPROVE	MENTS
			C	OST	4	ASSESSED VALUE
Current values					1	20 825.00
Plus estimated val	lues of proposed project					17 313 750.00
Less values of any	y property being replace	1				
Net estimated value	ues upon completion of p					17,334,575.00
SECTION 5	W	ASTE CONVERTED AND OTH	IER BENEFITS PROM	<b>MISED BY THE TAX</b>	PAYER	
Est Imated solidw	aste converted (pounds	)	- Fsl Imated haza	rdous waste convert	ed (nounds)	
	usic converted (poundo)		Esomated haza			
Other beneftts						
SECTION 6		ΤΛΥΡΛΥΕΘ	CERTIFICATION			
	bet the representation	is in this statement are true				
Signatore of puthorized			•		Data eigena	i (mon <u>i</u> h, day, y <del>a</del> ar)
pignaure or audurized					<11	
Printed name of author			- Title		-016	
	ivan tahisseumnaa			or Property Man	ader	
Megan Basore				or r toperty Man	ayei	

		FOR USE OF THE D	ESHENAIN	100-1010	<u> </u>	
We find that the applicant meets the under IC tM .1-12.1, provides for th			pted or to b	e adopteo	d by this body. Sa	iid resotution, passed or to be passed
A. The designated area has been expires Is	en Umlted to a pe	riod of time not to excee	ed	ca	alendar years• (Si	le <i>below)</i> . The date this designation
BThe type of deduction that Is 1. Redevelopment or rehabil			to: O Yes	QNo		
2. ResidentiaUy distressed ar	eas		O Yes	□No		
C. The amount of the deduction	applfcab1e ls lirr	nited to\$				
D. Other!Imitationsorcondition	s (specify)					
E. Number of years allowed;	OYear1 OYear6	O Year2 D Year7	O Year O Year		OYear4 D Year9	O Year5 (" see below) D Year10
D Yes □ No If yes, attach a copy of the a If no, the designating body is We have also reviewed the Informat detennined that the totality of benefit	abatement scheo s required to esta tion contained In fits Is sufficient to	dule to this form. ablish an abatement sc the statement of benefit o Justify the deduction d	hedule befores and find the scribed al	ore the de nat the est pove.	eduction can be c	ctations are reasonable and have
Approved (s/gnatu,u and title of authoriz	zed meminirof des	signating body)	Telephone	number		Data signed (month, day, )'tlarj
Printed name of aulhortzed member of o	designating body		Name of o	lesignatin	g <i>body</i>	
Attested by (signature and I/tie of attested	∍r)		Prinled na	ime of atte	ester	
6-1.1-12.1-4-1 remain In effe 2013, the designating body is (10) years. (See IC 6-1.1-12 B. For the redevelopment or reh	duction to a numb areas where the ct. The deduction s required to esta 1-17 below.) nabrntauon of rea esignaling body re	Form SB-1/Real Prope n period may not 6Xceet ablish an abatement sch alproperty where the For emains In effect For a Fo	han the nur rty was app d five (5) yea edule for ea rm SB-1/Re prm SB-1/R	nber of ye proved pri ars. For a ach deduc eal Proper eal Prope	ears designated u ior to July 1, 201: Fonn S8-1/Real l ction allowed. The ty was approved erty that Is approved	nder IC 6-1.1-12.1-17. 3, the deductions established In IC Property that Is approved after June 30, e deduction period may not exceed ten prior to July 1, 2013, the abatement ed after June 30, 2013, the designating
section 4 or 4.5 of this chapter an a (1) The total an (2) The number (3) The averag (4) The Infrast (b) This subsection applie for each deduction all the deducllon. An aba (c) An abatement schedu	batement SGheo nount of the taxp of new full-time ge wage of the nor ructure requirem as to a statement owed under this c atement schedul- le approved for a	dule based on the follow ayer's Investment in rea e equivalent Jobs create eW employees compare tents for the taxpayer's of benefits approved aff chapter. An abatement s e may not exceed ten (1	ving factors al and perso ed. ed to the sta Investmenl ter June 30, schedule m I0) yeers. pre July 1, 2	: nal prope ale minim 2013. Ac ust specif 013, rema	rty. um wage. designating body y the percentage	a and that receives a deduction under shall establish an abatement schedule amount of the deduction for each year of the abatement schedule expires under



### 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

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

applicant is submitting an application for a real property tax abatement that does not confonn 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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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 Hosfeld, Vice President, Industrial Leasing & Development
	• •

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: \_\_\_\_\_\_317-808-68

E-Mail Address: mark.hosfeld@dukerealty.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 tenninated (the contact should be made aware of the compliance form's importance).

Name and Title: Megan Basore, Senior Property Manager

Address: \_6\_0\_0\_E \_ 9\_6\_th\_S\_tr\_ee\_t\_, S\_ui\_te\_1o\_o\_, nl\_d\_ia\_n\_a-'-p\_ol\_is\_, Nl\_46\_2\_4\_0\_\_\_\_\_

Telephone: 3 1 7-808-6815

E-Mail Address: megan.basore@dukerealty.com

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

a) Street Address: <u>4350 S 575 E, Whitestown, IN 46075</u>

b) Tax Parcel Number(s): 018 03021 00

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 real property at the project location:

<u>The +/- 38 acres for this project are currently assessed at \$62.411</u>. This amount is <u>prorated</u> to <u>reflect the</u> existing  $\underline{69.35}$  acre <u>parcel</u>.

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?  $\underline{X}$  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. \_\_\_\_\_\_No\_\_\_\_\_

9. What is the size of the facility to be improved or constructed?

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

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

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 \_\_X\_\_\_No

TBD

13. What is the anticipated date for construction to begin?

Approximately 9 months after construction commences

<sup>14.</sup> What is the anticipated date for project completion?

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?

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	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER O	F EXISTING EMPLOYEES (permanent and full-time)

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

N/A

Skilled	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
TOTAL NUMBER OF	EXISTING EMPLOYEES (part-time)
N/A	

- 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.) Uncertain as to the benefits as the project is a spec building.
- d) Summary of benefits for existing and new employees.
   Uncertain as to the benefits as the <u>project</u> is a <u>spec building</u>.
- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

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

Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions

TOTAL NUMBER OF NE	EW EMPLOYEES	(permanent and full-time)
50		

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

Skilled	Average hourly wage rate for skilled positions		
Semi-skilled	Average hourly wage rate for semi-skilled positions		
Clerical	Average hourly wage rate for clerical positions		
Salaried	Average salary (per hour) for salaried positions		
TOTAL NUMBER OF NEW EMPLOYEES (part-time) 50			
	0 0		

- g) What is the total dollar amount to be spent on new salaries?  $\frac{1}{2}$ ,  $\frac{2}{2} \frac{6_{00}}{00}$ ,  $\frac{000}{000}$
- h) Provide schedule for when new employee positions are expected to be filled.
   Uncertain as to employee schedule as the project is a spec building.

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.).

18. What is the term of the tax abatement requested (maximum 10 years). <u>10 years</u>.

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).

Year	% of Assessed Value Exemot From Real Pronerty Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

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

1000	10%		
120%	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 Ta	rent Annual Real Property Taxes:	\$1,436	
		Projected 10-Year Total:		\$14,360	
II.	<u>Proje</u>	rojected Conditions With Abatement			
	A.	Projected 10-Year Real Property	Taxes:	\$3,649,153	
	B.	Projected 10-Year Abatement:		<u>\$3,016,766</u>	
I11.	Projected Total (Assumes Abatement Granted)		ment		
	А. В.	Total Amount Abated: Total Taxes to be Paid:	-		
Note: Attach Worksheets					
21.	21. Which approvals or permits will be required for the project?				
	(a)	zoning change	(e) variance		
	(b)	annexation	(f) special exe	ception	
	(c)	plat approval	X (g) building p	ermit	
	X (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.

It is anticipated that <u>any</u> additional <u>public</u> infrastructure/facilities required for this building will be funded by the Anson North TIF.

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. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. <u>Yes. numerous sub-contractors and labor from the local area</u>.

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 - Building 20 (Facility Concepts). Building 7B (Brooks). and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

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.

Yes - the project will follow new energy code and use sustainable materials.

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

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

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF	SS:
COUNTY OF	

Before me, the undersigned Notary Public, this day of \_\_\_\_\_\_, 2019.\_ personally appeared \_\_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_\_,Notary Public Residing in\_\_\_\_\_\_County,\_\_\_\_\_\_

My commission expires:

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square footbuilding
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The fa<;:ade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

ST. SA	STATEMENT OF BENEFITS	20	PAY20
	REAL ESTATE IMPROVEMENTS	20_	FAI20_
	State Form 51767 (RS 112•13)	FORM SE	3·1 / Real Property
1418	Prescribed by the Department of Local Government Finance	IIII+ PRI	VACY NOTICE
D Redevelo	nt Is being completed for real property that qualifies under the following Indiana Code (check one box pment or rehabilitalion of real estate Improvements (IC 6-1.1-12.1-4)	of e prop	lon concerning the cost and specific sillaries ual ees by the
D Residenti	atly distressed area (IC 6-1.1-12.1-4.1)	rot'l owne C 112.1-	r <b>Is</b> con ential per 5.1.

- 1. This statement must be submitted to the body dasIgnalIng the Economic Revitalization Area prior to the public hearing If the designalIng body requires Information from the applicant In making Its decision about whether to designate an Economic RevIlalIzatlan Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rahabilitation of real property 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 rev/lalizstlan ares before the InftlaUon of
- the redevelopment or rehabillation for which the person desires to claim a deduction.
- 3. To obtain a daducUon, a Form 322/RE must be filed with the County Auditor before May 10 In the year In which Iha add/Uon to assessed valuation Is mads or not later then thirty (30) days attar the assessment nolice Is ma/lad to the property owner if it was malled after April 10. A property owner who fa/lad to file a deduction applica Uon within the prescribed dead/Ina may file an app/Jcatlan between March 1 and May 10 of a subsequent year.
- A property owner who ff/es for the deduction must provide the County Auditor and designating body with a Form CF-1/Raal Property. The Form CF-1/Raal Property should be attached to the Form 322/RE when the deduction Is first c/almad and than updated annually for each year the deduction Is applicable. 4. IC 6-1.1-12.1-5.1(b)
- 5. For a Form SB-1/Rasl Property that Is approved allar June 30, 2013, the designating body Is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Raal Property that fs approved prior to July 1, 2013, the abatement schedule approved by the designating body ramalnsIneffect JCB-1.1-12.1-17

SECTION 1	
Name of taxpaye	r

#### TAXPAYER INFORMATION

Br	ownin	/Duke	LLC	

Address of taxpayer (number and street, cit}( stall, and ZIP axle) 600 East 06th Streat Indiana -1- 11 40040

	Street, Indiana_olis,	IN 46240				
Name of contact perso	n		Telephone number		E-mail addr	853
Megan Basore			( 317 ) 808-68	315	megan.	basore@dukerealty.co
SECTION 2		LOCATION AND DESCR	PTION OF PROPOSE	D PROJECT		
Name of designating b	•				Reaolution	numbe,
Town Council o	of Whitestown		0t.			
Location of property		Points at Anson Site 10	County Boone		OLGF taxin 06-018	g district number
		lopment. or rehabilitation (use add/		3		start data (month, <i>day.</i> year)
		strlbuUon/office facility with			06/01/2	
parcel						completion data (month, day. ye81)
Current AV refle	ects 69 acre parcel				12/31/2	1 ( , , , , , , , , , , , , , , , , , ,
SECTION 3	ESTIMA	TE OF EMPLOYEES AND SA	LARIES AS RESULT	OF PROPOSED PR		
Current number	Salarles	Number retained	Salaries	Number ad		Selaries
				50.00		\$2,600,000.00
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF PRO	POSED PROJECT		
			-	REAL ESTATE		
			CC	DST	A	SSESSED VALUE
Current values						62 411.00
Plus estimated v	alues of proposed project					24 581 250.00
	ny property being replace					
	lues upon completion of p					24,643,661.00
SECTION 5	W	ASTE CONVERTED AND OTH	IER BENEFITS PROM	IISED BY THE TAX	PAYER	
Estimated solld v	vaste converted (pounds)		Estimated haza	rdous waste conver	ted (pounds)	
Olher benefits	. ,				. ,	
Office benefits						
SECTION 6		TAXPAYER	CERTIFICATION			
I hereby certify	that the representation	ns in this statement are true	1			
Signature of putperize					Date signed	(month, day, year)
VIVL	CNR.	8			1516	IG
Printed name or author	rized representative		'TIIiiI		1	<u> </u>
Me an Basore			Senior Property Manager			

Me an Basore

FOR USE OF THE DI	-SIGNATING BODT				
We f111d that the applicant meets the general standards In the resolution adopted or to be adopted by this body. Said resoluUon, passed or tobe passed under IC 6-1.M2.1, provides for the following limitations:					
A. The designated area has been fimited to a period of time not to excee expires fs	edcalendar years• (see <i>below)</i> . The date this designation				
<ul> <li>B. The type of deduction that Is allowed In the designated area Is Um</li> <li>1. Redevelopment or rehabilitation of real estate Improvements</li> </ul>	nlted to: D Yes □No				
2. Rasldentlatly distressed areas	D Yes 🛛 No				
<b>C.</b> The amount of the deduction applicable is 11m11ed to \$	<u>-</u> -				
D. Other Imltations or conditions (specify)					
E. Number of years allowed: OYear1	□ Year3O Year4□ Year5 (* see below)D YearsD Year9D Year 10				
<ul> <li>F. Fora statement of benefits approved after June 30, 2013, did this design OYes ONo</li> <li>If yes, attach a copy of the abatement schedule to this form,</li> <li>If no, the designaling body is required to establish an abatement</li> <li>We have also reviewed the Information contained in the statement of benefits determined that the totality of benefits is sufficient to justify the deduction</li> </ul>	t schedule before the deduction can be determined. s and find that the estimates and expectations are reasonable and have				
Approved (s/g1111ture , md title of authorized member of designating body)	Telephone number     Date signed (month, day, year)				
Printed name of authorized member of dealgnaUng body	Name or designating body				
Attested by (s/gnaluru 11nd tJUe of att11slor)	Printed name of attester				
<ul> <li>If the designating body limits the time period during which an area iS an economic revitalization area, that IlmItation 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 ICS.1.1-12,1-17.</li> <li>A. For residentially distressed areas where the Form SB1/Real Property was approved prior to July 1,2013, the deductions established InIC S.1.1-12.1-4-1 remain In effect. The deduction period may not exceed live (5) years. For a Form SB1/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.)</li> <li>B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property was approved prior to July 1, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that Is approved after June 30, 2013, 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.)</li> </ul>					
for each deduction allowed under this chapter. An abatement s the deduction, An abatement schedule may not exceed te	owing factors: real and personal property, ared to the state minimum wage. 's Investment. er June 30, 2013, A designating body shall establish an abatement schedule chedule must specify the percentage amount of the deduction for each year of n (10) years. re July 1, 2013, remains 111 elfect until the abatement schedule expires under				



#### 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

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

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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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 Hosfeld'-, Vice President, Industria I Leasin, g'& Develo, pment

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-6847

E-Mail Address: mark.hosfeld@dukerealty.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-I, and whether the abatement will continue or be tenninated (the contact should be made aware of the compliance form's importance).

Name and Title: Megan Basore, Senior Property Manager

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

E-Mail Address: megan.basore@dukerealty.com

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

a) Street Address: <u>4502 S 575 E, Whitestown, IN 46075</u>

b) Tax Parcel Number(s): 018-13030-00

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 real property at the project location:

\$66,900

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? <u>X</u> 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. No

9. What is the size of the facility to be improved or constructed?

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

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

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 X No

TBD

13. What is the anticipated date for construction to begin?

14.

Approximately 9 months after construction commences

commence 15. If a facility is being improved, does the proposed improvement to

What is the anticipated date for project completion?

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?

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	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER OF	F EXISTING EMPLOYEES (permanent and full-time)

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

Skilled	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
TOTAL NUMBER OF	F EXISTING EMPLOYEES (part-time)

- d) Summary of benefits for existing and new employees.
   Uncertain as to the benefits as the <u>project</u> is a <u>spec building</u>.
- e) Number ofcreated full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

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

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

Salaried \_\_\_\_ Average salary (per hour) for salaried positions \_\_\_\_

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) 50

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

Skilled	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER OF 50	F NEW EMPLOYEES (part-time)

- g) What is the total dollar amount to be spent on new salaries? <u>\$2.600.000</u>
- h) Provide schedule for when new employee positions are expected to be filled. Uncertain as to employee schedule as the project is a spec building.

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.).

18. What is the term of the tax abatement requested (maximum IO years). <u>10 years</u>.

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).

Year	% of Assessed Value Exemnt From Real Prone1iy Taxes
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7	30%

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

	10%		
<u>120</u> %	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 Ta	xes:	\$1,616.00
	В.	B. Projected 10-Year Total:		<u>\$16,160.00</u>
II.	<u>Proj</u>	ected Conditions With Abatement		
	A.	Projected 10-Year Real Property	Taxes:	\$3,325,742
	B.	Projected 10-Year Abatement:		\$2.754,439
III.	. <u>Projected Total (Assumes Abatement</u> <u>Granted)</u>		ement	
	А. В.	Total Amount Abated: Total Taxes to be Paid:		
Note	e: Att	ach Worksheets		
21. Which approvals or permits will be required for the project?				
	(a	) zoning change	(e) variance	
	(b	) annexation	(f) special ex	ception
	(c	) plat approval	X (g) building p	ermit

X (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.

It is anticipated that <u>anv</u> additional <u>public</u> infrastructure/facilities required for this building will be funded by the Anson North TIF.

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. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. <u>Yes. numerous sub-contractors and labor from the local area.</u>

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 - Building 20 (Facility Concepts). Building 7B (Brooks). and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

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.

Yes - the project will follow new energy code and use sustainable materials.

#### CHECKLIST OF ATTACHMENTS:

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

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

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

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF )	SS:
COUNTY OF )	

Before me, the undersigned Notary Public, this \_\_\_\_ day of \_\_\_\_\_ 2019,\_ personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_,Notary Public Residing in\_\_\_\_\_County,\_\_\_\_\_

My commission expires:

(and from a		
	STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS	20_PAY20_
	Stale Form 51767 (RS / 12·13)	FORM SB-1 / Real Property
		Ant PRIVACY NOTICE
	nt Is being completed for real property that qualifies under the following Indlana Code (check one box) ment or rehabilitalion of real estate Improvements (IC 6-1.1-12.1-4)	of e proplind specifie salaries
D Residenti	paid lo Indi ual emplees by the CIUS C., owner Is con nllal per C 1, -12,1-5,1.	
INSTRUCTIO	NS:	

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 RevIts/Ization Ares. Othatwiss, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the parson 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 Initiation of the redevelopment or rehabilitation for which the parson desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor bafora 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 malled to the property owner If It was malled after April 10. A property owner who fa/led to fil& a d&duction epp/lcstion within the prescribed deed/in& may file an application betw&en March 1 end May 10 of a subsequent year.
   A prop&rty owner who fil&s for the deduction must provide the County Auditor end designating body with a Form CF-1/Real Property. The Form CF-1/Real
- 4. A prop&rty owner who fil&s for the deduction must provide the County Auditor end designating body with a Form CF-1/Real Properly. The Form CF-1/Real Property should b& attached to the Form 322/RE when the deduction Is first claimed and than updated annually for each year the deduction Is applicable. IC 6-1.1·12.1-5.1(b)
- 5. For a Form SB-1/Rea/ Property that Is approved after June 30, 2013, the designating body Is required to establish an abatement schedule for aach deduction allowed. For a Form SB-1/Reef Property that fs approved prior to July 1, 2013, the abatement schedule approved by the designating body remains fn effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYE	ER INFORMATION		
Name or taxpayer					
Brownin /Duke	LLC nbflr and sltefll, cit)! state, and	7/Reada)			
	Street, Indiana olis, IN				
Name or contact pers			Telephone number	E-n	nail address
Megan Basore			( 317 ) 808-681	5 <u>m</u>	egan.basore@dukerealty.co
SECTION 2		LOCATION AND DESCR	ION OF PROPOSED		
Name of designating bod	•			Re	esolullon number
Town Council of	Whitestown		County		LGF taxing district number
4502 S 575 E V	Vhiteston IN 46075	4t1t1 \\	Boone		6-018
Dasctiption of real proper	rty Improvemenis, evelopm	nent, or rehabilitalion (use addli	kInal \$hem Nnecessaty)	Fs	stimated start data (month, <i>day</i> , yea,?
+/- 598,500 squa	re foot warehouse/dlstrl	lbution/office facility with	parking +/- 40 acres	<sup>3</sup> 0	6/01/2020
					tfmaled completion data (month, day, yest)
					2/31/2024
SECTION 3	Salaries	OF EMPLOYEES AND SAL	ARIES AS RESULT O	F PROPOSED PROJE Number addition	
Current number	Salanes		088105	50.00	\$2,600,000.00
SECTION 4		STIMATED TOTAL COST	ND VALUE OF PROP		
				REALESTATEIM	IPROVEMENTS
			CO	ST	ASSESSED VALUE
Current values				<u> </u>	66 900.00 22 443 750.00
	ues of proposed project				22443730.00
	property being replaced				22,510,650.00
	es upon completion of proj	ECL TE CONVERTED AND OTH		SED BY THE TAYPAVI	
SECTION 5	WAS	IE CONVERTED AND OTH		SED DT THE TAAFAT	
Estimated solid wa	aste converted (pounds)		Estimated hazard	dous waste converted (	(pounds)
Olherbeneftts					
SECTION 6		TAXPAYER	CERTIFICATION		
I hereby certify the	hat the representations i	n this statement are true.			
Signature of anthonized	representative	2		Da	ite signed (month, day, year)
Printed name of authoriz	zed representative	<u>+</u>	l1tle		240/14

		FOR USE OF THE D	ESIGNATING	S 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 <i>below</i> ). The date this designation expires is						
<ul> <li>B. The type of deduction that I</li> <li>1. Redevelopment or rehabit</li> <li>2. Residential Jy distressed a</li> </ul>	itationofrealesta		D Yes	QNo QNo		
C. The amount of the deduction	applicable Is limit	ed to\$				
D. Other limitations or condition	s (specify),					
►Number of years allowed:	0Year1 0Year6	☐ Year2 D Year7	□ Year3 D YearB		D Year4 D Year9	$\square$ Year 5 (• see below) $D$ Year 10
OYes QNo If yes, attach a copy of the If no, the designating body	<ul> <li>F. Fora statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?</li> <li>OYes QNo</li> <li>If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the designating body Is required to establish an ebatament schedule before the deduction can be determined.</li> <li>We have also reviewed the Information contained In the statement of benefits and find that the estimates and expectations are reasonable and have</li> </ul>					
Approved (signature tmd IJt/a of author			Telephonen		•	Dale signed (month, day. year)
			)			
PrInI&d name of authorized member of	deslgMtIng body		Name of de	slgnaUn	g body	
Attested by (signature andlii/a of atteste	r)		Printed nar	ne of atte	ester	
<ul> <li>If the designating body llmlts the time period during which an area Is an economic revItalIzation area, that limitation does not llmlt 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.</li> <li>A, Forresidentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established InIC 6-1.1-12.1-4-1 remain in effect The deduction period may not exceed five (5) years. For a Forn 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.)</li> <li>B, Fortheredevelopment or rehabilitation of real property where the Form SB-1/Real Property that is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body remains In effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designaling body is required to establish an abatement schedule for each deduction allowed, (See IC 6-1.1-12.1-17 below.)</li> </ul>						
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 I <sub>0</sub> a revitalIzation area and that receives a deduction under secllon 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 mfnfmum 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 en abatement schedule for each deduction allowed under this chapler. 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 ontII the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.						

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
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- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The fa ade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.



## 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

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

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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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 Hosfeld, Vice President, Industrial Leasing & Development

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 3\_17 - 80 8 -6 8 4 7\_\_\_\_\_

E-Mail Address: mark.hosfeld@dukerealty.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-I) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-I, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Megan Basore, Senior Property Manager

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 3\_1\_7-8\_0\_8-6\_8\_15

E-Mail Address: megan.basore@dukerealty.com

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

a) Street Address: <u>5400 E 450 S, Whitestown, IN 46075</u>

b) Tax Parcel Number(s): \_\_\_\_\_018\_11820\_02\_\_\_\_\_

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 real property at the project location:

\$0.00

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? X 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. <u>No</u>

9. What is the size of the facility to be improved or constructed?

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

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

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 \_\_X\_\_\_No

13. What is the anticipated date for construction to begin?<u>TBD</u>\_\_\_\_\_

14. What is the anticipated date for project completion? <u>Approximately 9 months</u> after <u>construction</u> commences

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?

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	Average hourly wage rate for skilled positions			
Semi-skilled	Average hourly wage rate for semi-skilled positions			
Clerical	Average hourly wage rate for clerical positions			
Salaried	Average salary (per hour) for salaried positions			
TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time) N/A				

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

Skilled	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
TOTAL NUMBER OF N/A	F EXISTING EMPLOYEES (part-time)

- d) Summary of benefits for existing and new employees.
   <u>Uncertain as to the benefits as the project is a spec building</u>.
- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled20	Average hourly wage rate for skilled positions <u>\$20.00</u>
Semi-skilled	Average hourly wage rate for semi-skilled positions

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

Salaried \_\_\_\_ Average salary (per hour) for salaried positions \_\_\_\_

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) 20

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

Skilled	Average hourly wage rate for skilled positions	_		
Semi-skilled	Average hourly wage rate for semi-skilled positions			
Clerical	Average hourly wage rate for clerical positions			
Salaried	Average salary (per hour) for salaried positions	_		
TOTAL NUMBER OF NEW EMPLOYEES (part-time) 20				

- g) What is the total dollar amount to be spent on new salaries? <u>\$1,040,000</u>
- h) Provide schedule for when new employee positions are expected to be filled.
   Uncertain as to employee schedule as the project is a spec building.

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.).

18. What is the term of the tax abatement requested (maximum 10 years). <u>10 years</u>.

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).

	% of Assessed Value
Year	Exemnt From Real Pronerty Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

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

8	1200/2	
9	120/0	
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:	\$393.65			
	В.	Projected IO-Year Total:	\$3,936.50			
II.	<u>Proj</u>	ected Conditions With Abatement				
	A.	Projected 10-Year Real Property Taxes:	<u>\$689,555</u>			
	В.	Projected I 0-Year Abatement:	\$552 268			
III.	Projected Total (Assumes Abatement Granted)					
	А. В.	Total Amount Abated: Total Taxes to be Paid:				
Note	Note: Attach Worksheets					
21.	. Which approvals or permits will be required for the project?					
	(a	) zoning change (e) variance				
	(b		•			
	(c					
	X(d)	) development plan (h) other				

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

It is anticipated that any additional <u>public</u> infrastructure/facilities required for this building will be funded by the Anson North TIF.

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. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the

local area.

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.

<u>Yes - Building 20 (Facility Concepts). Building 7B (Brooks). and Building 15 (Daimler Trucks)</u> among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

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.

Yes - the project will follow new energy code and use sustainable materials.

## 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

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

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

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF >	SS:
COUNTY OF	55.

Before me, the undersigned Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_\_ 2019,\_\_ personally appeared \_\_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_,Notary Public Residing in \_\_\_\_\_\_County, \_\_\_\_\_

My commission expires:

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

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17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

	STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (RS/ 12·13) Prescribed by the Department or Local Government Finance	20_ PAY20_ FORM <b>SB-1</b> / Real Property
1618	Prescribed by the Department of Local Government Pinance	PRIVACY NOTICE
This statement Is being completed for real property that qualifies under the following Indiana Code ( <i>check</i> one box): D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4) D Residenlially distressed area (IC 6-1.1-12.1-4.1) INSTRUCTIONS:		Anfri'nrormation concerning the cost or epmpe:a{ and specific salaries paid to indivi ual empl ees by the woc.e owner is confi enHalper C 1. $\cdot 12.1$ -5.1.

 This statement must be submitted to the body designating the Econamfc RevItalIzation Area prior to the pub/le hearing if the designating body requires Information from the applicant in making its decision about whether to designate an Economic Revita/fzatian Area. Otherwise, this statement must be  $submitted {\it to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes ta claim a deduction.$ 

2. The statement of benefits farm must be submitted to the designating body and the area designated an economic ravital fzatlan area before the Initiation of the redevelopment or rehab/l/talion far which tha parson desires to claim a deduction.

To obtain a deduction, a Form 322/RE must be filed with Iha County Auditor before May 10In the year Inwhich the addition to assessed valuation Is 3 made or not later than thirty (30) days after the assessment notice Is ma/lad to the property owner Ifft was ma/lad after April 10. A property owner who fa/lad to file a deduction appl/catlon within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year. A properly owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Reaf 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.

4. IC 6-1.1-12.1-5.1(b)

5. For a Form SB-1/Real Property that Is approved aflar June 30, 2013, the designating body Is required to establish an abatement schedule for each deduction allowed. For a Farm SB-1/Raal Properly that Is approved prior to July t, 2013, the abatement schedule approved by the designating body remains In affect. IC 6-1.1•12.1-17

SEC111ION I		\TAXPAYE	R INFORMA111101\1		
N ama of taxpayer Brownin /Duke					
	umber and &treel, city. ⪭, a	and ZIP ccda)			
1 2 (	Street, Indiana olis, I	,			
Name of contact pers			Telephone number	E-n	nail address
Megan Basore			(317)808-6815	5 m	egan.basore@dukerealty
SECTION 2		LOCATION AND DESCR	PTION OF PROPOSED	PRO	
Name of designating bo				Ra	solution number
Town Council o	of Whitestown	1			0.5 4 14 15 4 1 4
Location of property	MI: to a taxan INL 4007	5 :' $7^{l}_{lle, ll'}$	County		GF talting district number
	Whitestown IN 4607	<u>5                                    </u>	Boone		5-018 timated start date <i>(month, day. yea</i>
		tribution/office facility with			5/01/2020
					imated completion date (month, day. y
					2/31/2024
SECTION 3	ESTIMA	TE OF EMPLOYEES AND SA	LARIES AS RESULT OF	PROPOSED PROJE	СТ
Current number	Salaries	Number retained	Salaries	Number addition	
				20.00	\$1,040,000.00
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF PROPO		
			COS	REAL ESTATE IMP	ASSESSED VALUE
Current values				· · · · · · · · · · · · · · · · · · ·	ASSESSED VALUE 16 300.
	alues of proposed project				4 500 000.
	ny property being replaced				
	lues upon completion of p				4,516,300.
SECTION 5		STE CONVERTED AND OTH	IER BENEFITS PROMIS	ED BY THE TAXPAY	
Estimated colldw	aste converted (pounds)		Estimated bazarda	us waste converted (p	ounde)
	aste converted (pounds)		- Estimateunazaruo	us waste convented (p	
Other benefits					
SECTION 6		TAXPAYER	CERTIFICATION		
	that the representation	s in this statement are true	•		
Signature of Authorized		>		Da	te signed (month, day, year)
VIN	11 noi	ne			71619
Printed name of autho	rized representative		lltle		
Me an Basore			Senior I	Property Manager	

FOR USE OF THE D	ESIGNATING BODY		
We find that the applicant meets the general standards In the rosolutIOI'I adounder IC 6-1.1-12,1, provides for the following limitations:	pted or to be adopted by this body. Said resolullon, passed or to be passed		
A. The designated area hes been ilmited to a period of lime not to excee expires is	dcalendar years• (see below). The date this designation		
<ul> <li>B. The type of deduction that is allowed in the designated area is limited</li> <li>1. Redevelopment or retiablitation of real estate improvements</li> </ul>	d to: O Yes □No		
2. Residentially distressed areas	D Yes □No		
C. The amount of the deduction applicable Is limited to \$			
D. Other limitations or conditions (specify)			
E. Number of years allowed: OYear1 O Year2 OYeer6 O Year7	□ Year3 D Year4 O Year5 ("see below) □ Years 0 Year9 O Year10		
<ul> <li>F. For a statement of benefits approved after June 30, 2013, did this designaling body adopt an abatement schedule per IC 6-1.1-12.1-17?</li> <li>Yes No</li> <li>If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the dasignaling body is required to establish an abatement schedule before the deduction can be determined.</li> </ul> We have also reviewed the infonnalion contained in the statement of benefits and find that lha esilmates and expectetions are reasonable and have determined that the totaUty of benefits is sufficient to Justify the deduction described above,			
Approved (slgnatu111 and /JIJe of authorized member of deslgn11ting body)	Telephone number         Data signed (month, day, year)		
Printed name or authorized member of designeting <i>body</i>	Name of dlll!Ignating body		
Attested by (signelvre and tJtle of attester)	Printed name of attester		
<ul> <li>If the designating body amits the Ume period during which an area is an economic: mvltalizallon area, that ilmitation 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.i•17.</li> <li>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 Forni 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 deducUon period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)</li> <li>B. For the redevelopment or rehabilitation of real property where in Form SB-1/Real Property was approved prior to July 1, 2013, the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, 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. The deducUon period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)</li> </ul>			
IC 6-1.1-12.1-17 Abatement schedules Sec. 1.7. (a) AdesignaUng body may provide to a business that is estabHshed 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 rnvestment in real and personal property, (2) The number of new full-time equivalent Jobs created. {3) Toe 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. Adesignating 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 taxpayar before July 1, 2013, remains In affect until the abatement schedule expires under the temis of the resolution approving the taxpayer's statement of benefits.			



#### 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

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

applicant is submitting an application for a real property tax abatement that does not confonn 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

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

1. Name of the company for which personal property tax abatement is being requested: <u>Browning/Duke LLC</u>

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 Hosfeld--,VicePresiden-'t, IndustrialLeasin,g'&Develo!pment

Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240

Telephone: 317-808-6847

E-Mail Address: mark.hosfeld@dukerealty.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-I) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-I, and whether the abatement will continue or be tenninated (the contact should be made aware of the compliance form's importance).

Name and Title: \_\_\_\_\_Megan Basore, Senior Property Manager

Address: \_6\_0\_0\_E\_\_9\_6\_th\_S\_tr\_ee\_t\_, s\_ui\_te\_10\_o\_, ln\_d\_ia\_n\_ac. p\_ol\_is\_, IN\_46\_2\_4\_0\_\_\_\_\_

Telephone: 317-808-6815

E-Mail Address: megan.basore@dukerealty.com

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

a) Street Address: <u>4751 E 450 S. Whitestown. IN46075</u>

b) Tax Parcel Number(s): \_\_\_\_\_018-05460-01

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 real property at the project location:

\$14,100.00

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?  $\underline{X}$  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. <u>N\_0</u>\_\_\_\_\_

9. What is the size of the facility to be improved or constructed?

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

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

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)?

13. What is the anticipated date for construction to begin?\_\_\_\_T\_BD\_\_\_\_\_

14. What is the anticipated date for project completion? <u>Approximately 9 months</u> after construction commencement

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested?

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	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER OF N/A	F EXISTING EMPLOYEES (permanent and full-time)

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

Skilled	Average hourly wage rate for skilled positions
Semi-skilled	Average hourly wage rate for semi-skilled positions
Clerical	Average hourly wage rate for clerical positions
TOTAL NUMBER OF	F EXISTING EMPLOYEES (part-time)

- d) Summary of benefits for existing and new employees.
   Uncertain as to the benefits as the <u>project</u> is a <u>specbuilding</u>.
- e) Number ofcreated full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled15	Average hourly wage rate for skilled positions <u>\$20.00</u>
Semi-skilled	Average hourly wage rate for semi-skilled positions

Clerical	Average hourly wage rate for clerical positions
Salaried	Average salary (per hour) for salaried positions
TOTAL NUMBER OF 15	F NEW EMPLOYEES (permanent and full-time)

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

Skilled	Average hourly wage rate for skilled positions	
Semi-skilled	Average hourly wage rate for semi-skilled positions	
Clerical	Average hourly wage rate for clerical positions	
Salaried	Average salary (per hour) for salaried positions	
TOTAL NUMBER OF NEW EMPLOYEES (part-time)		

- g) What is the total dollar amount to be spent on new salaries? \$780.000
- h) Provide schedule for when new employee positions are expected to be filled. Uncertain as to <u>employee</u> schedule as the <u>project</u> is a <u>spec building</u>.

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.).

18. What is the term of the tax abatement requested (maximum 10 years). <u>10 years</u>.

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).

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

Year	% of Assessed Value Exempt From Real Prone liv Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%



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:	\$340.52
	В.	Projected 10-YearTotal:	\$3 405.20
II.	<u>Proj</u>	ected Conditions With Abatement	
	А. В.	Projected 10-Year Real Property Taxes: Projected 10-Year Abatement:	\$462,455 \$345,168
III.		<u>Projected Total (Assumes Abatement</u> <u>Granted)</u>	
	А. В.	Total AmountAbated:	
Not	e: Att	ach Worksheets	
21.	21. Which approvals or permits will be required for the project?		
	(a (b (c X(d	) annexation (f) special ex ) plat approval X (g) building p	permit

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

It is anticipated that any additional public infrastructure required
for this building will be funded by the Anson North TIF.

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. The property is located in a developer-guaranteed TIF district.

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

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. <u>Yes. numerous sub-contractors and labor from the local area.</u>

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.

<u>Yes - Polymer Technology Systems, Building 20 (Facility Concepts), Building 7B (Brooks), and</u> <u>Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a</u> <u>developer-guaranteed</u> <u>TIF</u> area.

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.

Yes - the project will follow new energy code and use sustainable materials.

#### 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

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

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

	Signature of Owner or Authorized Representativ			
	Title			
	Date			
STATE OF	SS:			
COUNTY OF	55.			

Before me, the undersigned Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, 2019,, personally appeared \_\_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

> \_\_\_\_\_,Notary Public Residing in\_\_\_\_\_County,\_\_\_\_\_

My commission expires:

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square footbuilding

Each building will have car and truck parking areas. The fa<;:ade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.

24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

		ENT OF <b>BENEFITS</b> TATE IMPROVEME				20 PAY20_
( A. 19)	State Form 5	51767 (RS/ 12-13}				FORM SB•1/Real Property
	Prescribed	by the Department of Lo	cal Government Finan	ce		A pt PRIVACY NOTICE
D Redevelop D Residentia	pment <i>or</i> reh ally distresse	ompleted far real propert abilitation of real estate ir ed area (IC 6-1.1-12.1-4.	nprovements (IC 6-1.1		de <i>(check</i> one box	
Information submitted to 2. The statem the redeve 3. To obtain a made or no failed to file 4. A property Property Property IC 6-1.1-12 5. For a Form deduction	nent must ba n from the app to the designa nent of benefit dopment or rea a deduction, a ot later than the a deduction owner who fil hould be attaa 2.1-5.1(b) n SB-1/Real allowed. For o effect. IC 6-	blicant In making Its decision ting body BEFORE the red sform must be submitted to habf//lation for which the pa form 322/RE must be file hirty (30) days aner the asse application within the prase es for the deduction must pr ched to the Form 322/RE will Property that Is approved a Form SB-1/Rea/ Propert	n about whether to design evelopment or rehab/1/l the designating body and arson desires to claim <b>a</b> d with the County Audito essment notice Is malled cribed dead/Ina may file a rovide the County Auditon nen the deduction Is first attar June 30, 2013, the y that Is approved prior	hate <b>(III)</b> Economic Ravita/ atJon of real property for w it he area designated an 1. d1:1duction. to fore May 10 In the yea to the property owner ff It an application between Ma and designating body with claimed and than updated designating body Is requ	Jzalion Area. Other hich the person wish 1 conomic revitaliza r In which the additti was malled anar Ap arch I and May 10 c h a Form CF-1/Rea/ annually for each you uired to establish a	tion arua before the Initiation of on to assessed valuation Is ril 10. A property owner who
SECTION Name Of taxpa			TAXPAYER	INFORMATION		
	Duke LLC	and stmet, cit)( stab, and ZIP ce	de)			
-	_	, Indiana olis, IN 4624				
Name of corta		<u>, , ,</u> -				all address
					me	gan.basore@dukerealty.co
SECTIO	g body	1.00	CATION ANO DESCRIP	TION OF PROPOSED PR	Res	plution number
	L of Whi					
Location of prop	perty			County	OLC	GF taxing dlstrlct number
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						/31/2024
SECTION Current number		ESTIMATE OF E	MPLOYEES AND SAL	RIES AS RESULT OF PF	Number additiona	
Current number		08101103		Garanaa	15.00	\$780.000.00
SECTION		ESTIN	ATED TOTAL COST A	ID VALUE OF PROPOSE		
					EAL ESTATE IM	PROVEMENTS
				COST		ASSESSED VALUE
Current val	lues					14 100.00
Plus estim	ated values o	f proposed project				2812500.00
Less value	s of any prop	erty being replaced				
		on completion of project				2,826,600.00
SECTION	5	WASTE CO	DNVERTED AND OTHE	R BENEFITS PROMISED	BY THE TAXPAYE	R
EsUmated	d solid wasta c	onverted (pounds)		Estimated hazardous	waste converted (p	ounds)
Other beneftts	s					
	6		TAXPAYER C			

I hereby certify that the representations in this statement are true. Signature of authorized representative

Ú

4 Printed name of authorized representative

Me an Basore

lltle

Senior Property Manager

Date signed (month, day, year)

		FOR USE OF THE D	ESIGNATIN	g Body			
We find that the applicant meets the general standards In the resolution adopted or to be adopted by this body. Said resotullon, passed or to be passed under IC Ei-1.1-12.1, provides for the following limitations:							
A. The designated area has been limited to a period of time not to exceedcalendar years•(see below). The date this designation expires is,						ebelow). The date this designation	
<ul> <li>B. The type of deduction that Is</li> <li>1. Redevelopment or rehabil</li> <li>2. Residentially distressed and</li> <li>C. The amount of the deduction</li> </ul>	itation of real esta reas napplicable Islim	te Improvements	d to: D Yes O Yes	□No □No			
D. Other limitations or condition	ns (specify)						
E. Number of years allowed:	OYear1 OVear6	O Year2 O Vear7	O Vear3 O Years		O Year4 D Vear9	$\square$ Year 5 (• see below) $D$ Year10	
<ul> <li>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?</li> <li>Yes No</li> <li>If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the designating body is required to establish an abatement schedule before the deduction can be determined.</li> </ul> We have also reviewed the informaUon 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 (Iligna/Uru end ff1111 of authorized member of dellignalIng body)		Telephone I	umber		Data signed (month, day. yesrJ		
Printed name of aulh<>m:bd member of designating body		Name of deslgnaUno <i>body</i>					
Attested by (llignature and tille of ette:ster)		Printed nema of attester					
<ul> <li>If the designating body limits the time period during which an area 1s an economic revitalization area, that timitation does not limit the length of time a taxpayer is entilled 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.</li> <li><b>A</b>, For residentiaUy 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 en abatement schedule for each deduction allowed. The deduction period may not exceed ten (10)years, (Sea IC6-1.M2.1-17 below.)</li> <li><b>B</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 remains in effect For a 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.)</li> </ul>							
section 4 or 4.5 of this chapter an a (1) The total a (2) The numbe (3) The average (4) The Infrast (b) This subsection applied for each deduction all the deduction. An ab (c) An abatement schedu	batement schedu mount of the taxp er of new full-time ge wage of the ne ructure requireme es to a statement owed under this cl atement schedule ile approved for a	ule based on the followir ayer's Investment in re- equivaleni Jobs create w employees compare ents for the taxpayer's in of benefits approved after hapter. An abatement si e may not exceed ten (1	ng factors: al and perso d. d to the stat hvestment er June 30, chedule mu 0) years. re July 1, 20	nal prope e minimu 2013. Ad st specify	erty. m wage. esignating body s the percentage a	and that receives a deduction under shall establish an abatement schedule amount of the deduction for each year of ha abatement schedule expires under	

# Otten, Dennis

oints at Anson - Map.pdf

From: Molly Whitehead <a href="mailto:smithand:myblicka.com">myblicka.com</a>
Sent: Friday, May 17, 2019 9:31 AM
To: Jason Lawson <a href="mailto:smithand:myblicka.com">JLawson@whitestown.in.gov></a>
Cc: Rachel Huser <a href="mailto:smithand:myblicka.com">rhuser(dlbooneedc.org></a>
Subject: All Points Buildings - Briefing Doc & Map

Jason -

I am waiting on an edit from Duke on the last two buildings, so in the meantime, attached please find the Council briefing document plus an updated map of All Points which labels all of the buildings. I'll send the other information over ASAP, but let me know if you need anything else in the meantime.

Thanks, Molly

## **Molly Whitehead**

Executive Director

Boone County Economic Development Corporation 2030 Indianapolis Ave. Lebanon, IN 46052 317.719.5268

#BetterInBoone



# MEMO

- TO: Boone County Commissioners Boone County Redevelopment Commission Whitestown Town Council Whitestown Redevelopment Commission
- FROM: Molly Whitehead, Boone EDC 317-719-5268 / MWhitehead@BooneEDC.org
- DATE: May 15, 2019

RE: All Points at Anson Buildings 6, 8B, 10, 11, 13 and 18- Incentive Request

Duke Realty/Browning Investments are considering the construction of six new spec buildings in Whitestown in ALL Points at Anson -Buildings 6, 8B, 10, 11, 13 and 18. Please see below for approximate square footage and Location:

Site 6 is an approximately 252,000 square foot building, Located approximately at 4237-4251 Anson Boulevard in Whitestown

Site 8B is an approximately 461,700 square foot building, Located approximately at 4255 South 500 East and 4124 ALLPoints Drive in Whitestown

Site 10 is an approximately 655.500 square foot building, Located at 4350 South 575 East in Whitestown

Site 11 is an approximately 598,500 square foot building, Located at 4502 South 575 East in Whitestown

Site 13 is an approximately 120,000 square foot building, Located at 5400 East 450 South in Whitestown

Site 18 is an approximately 75,000 square foot building, Located at 4751 East 450 South in Whitestown

Please note, the buildings' square footage are an estimated size.

Duke Realty/Browning Investments have requested incentives for your approval. The following reveals the estimated values of the proposed projects per building. based on 2018's real property rate of 2.49% payable in 2019.

Site 6 estimates real property capital investment of approximately \$9.45 million

o Tax Levy for the Town estimates approximately \$1.19 million

o Tax savings for the Company estimates approximately \$1.17 million

Site 8B estimates real property capital investment of over \$17.31 million

- o Tax Levy for the Town estimates approximately \$2.18 million
- o Tax savings for the Company estimates approximately \$2.14 million

Site 10 estimates real property capital investment of over \$24.6 million

- o Tax Levy for the Town estimates approximately \$3.09 million
- o Tax savings for the Company estimates approximately \$3.03 million

Site 11 estimates real property capital investment of over \$22.4 million

- o Tax levy for the Town estimates approximately \$2.83 million
- o Tax savings estimates approximately \$2.77 million

Site 13 estimates real property capital investment of approximately \$4.5 million

- o Tax levy for the Town estimates approximately \$566,000
- o Tax savings for the Company estimates approximately \$555,000

Site 18 estimates real property capital investment of over \$2.81 million

- o Tax levy for the Town estimates approximately \$354,000
- o Tax savings for the Company estimates approximately \$347,000

In total. the estimated real property capital investment equates to over \$81 million, so a traditional 10-year real property tax abatement has been requested. This would save Duke/Browning more than an estimated \$10 million cumulative over the course of the 10 years, and we would anticipate the real property levy of over \$10.2 million cumulative over this 10-year period.



# **MASTER SITE PLAN**

AllPoints at Anson I Whitestown, IN



Browning · Du'keREALTY

browning investments.com dukereaity.com a11poi ntsindiana.com