

**TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2020-03**

**RESOLUTION APPROVING A SECOND ENLARGEMENT OF  
WHITESTOWN FISHBACK CREEK ERA #1 AND APPROVING  
A DEDUCTION APPLICATION**

**GDI HOLDINGS, LLC**

WHEREAS, pursuant to its Resolution No. 2017-25 adopted on June 29, 2017 (the “Confirmatory Resolution”), the Town Council of the Town of Whitestown, Indiana (the “Town Council” and the “Town”, respectively) declared an area of the Town, as described in the Confirmatory Resolution, as an “economic revitalization area” in accordance with Indiana Code 6-1.1-12.1, as amended (the “Act”), and designated such area as the “Whitestown Fishback Creek ERA #1” (the “Original ERA”); and

WHEREAS, pursuant to its Resolution No. 2018-34 adopted on July 11, 2018 (the “Second Confirmatory Resolution”), the Town Council designated such additional area and enlarged the Original ERA as described in the Second Confirmatory Resolution (the “Current ERA”); and

WHEREAS, a list of parcels included in the Current ERA and a map thereof are attached as Exhibit A and incorporated herein by reference; and

WHEREAS, the Town Council has received an application for deductions under the Act, including the Statement of Benefits on Form SB-1 / Real Property, attached hereto as Exhibit B and incorporated herein by reference (collectively, the “Abatement Application”) from GDI Holdings, LLC (the “Applicant”), for a project as described in the Abatement Application consisting primarily of the construction of an institutional-grade warehouse and distribution building of approximately 15,000 square feet in size that will accompany a future 400,000 SF building, which is already eligible for deductions under the Act, at the adjacent Fishback Creek Business Park (the “Project”) and would be located near the intersection of County Road 400 South and County Road 450 East on parcels # 06-07-23-000-018.000-018, 06-07-23-000-017.000-018, 06-07-23-000-016.000-018, and 06-07-23-000-016.001-018 (the “Site”); and

WHEREAS, absent extraordinary circumstances, the Town requires that applications for property tax deductions be approved by a resolution adopted by the Commission; and

WHEREAS, the Town Council has also received petitions from each of the property owners at the Site requesting the super-voluntary annexation of the Site by the Town; and

WHEREAS, the Town of Whitestown Redevelopment Commission (the “Commission”) believes that following the annexation of the Site by the Town, in order to promote revitalization and redevelopment in the Town in accordance with the Act, the Current ERA should be enlarged to include the additional parcels listed and depicted on Exhibit C attached hereto and incorporated herein by reference (“Additional Area”), the Abatement Application should be approved, and the Town Council should take all actions necessary in accordance with the Act consistent therewith.

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

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the enlargement of the Current ERA to include the Additional Area and to approve the Abatement Application. A map of the Current ERA as enlarged to include the Additional Area is attached hereto as Exhibit D and incorporated herein by reference. The Commission further recommends approval by the Town Council of the enlargement of the Current ERA and the Abatement Application as herein provided.

Section 2. Subject to approval by resolution of the Town Council, the Applicant should be eligible to receive a ten (10) year real property tax abatement for the Project in accordance with the following schedule:

*Real Property Property Tax Abatement Schedule*

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

Section 3. The Secretary of the Commission is hereby directed to take all necessary actions to carry out the purposes and intent of this Resolution, including delivering a copy of this Resolution to the Town Council.

Section 4. 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.

Section 6. 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 4<sup>h</sup> day of May, 2020, by a vote of **5** in favor and **0** against

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TOWN OF WHITESTOWN  
REDEVELOPMENT COMMISSION

DocuSigned by:

*Bryan Brackemyre*

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President

DocuSigned by:

*[Signature]*

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Vice President

DocuSigned by:

*Adam Hess*

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Secretary

DocuSigned by:

*April Wittloft*

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Member

DocuSigned by:

*Rob Wort*

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Member

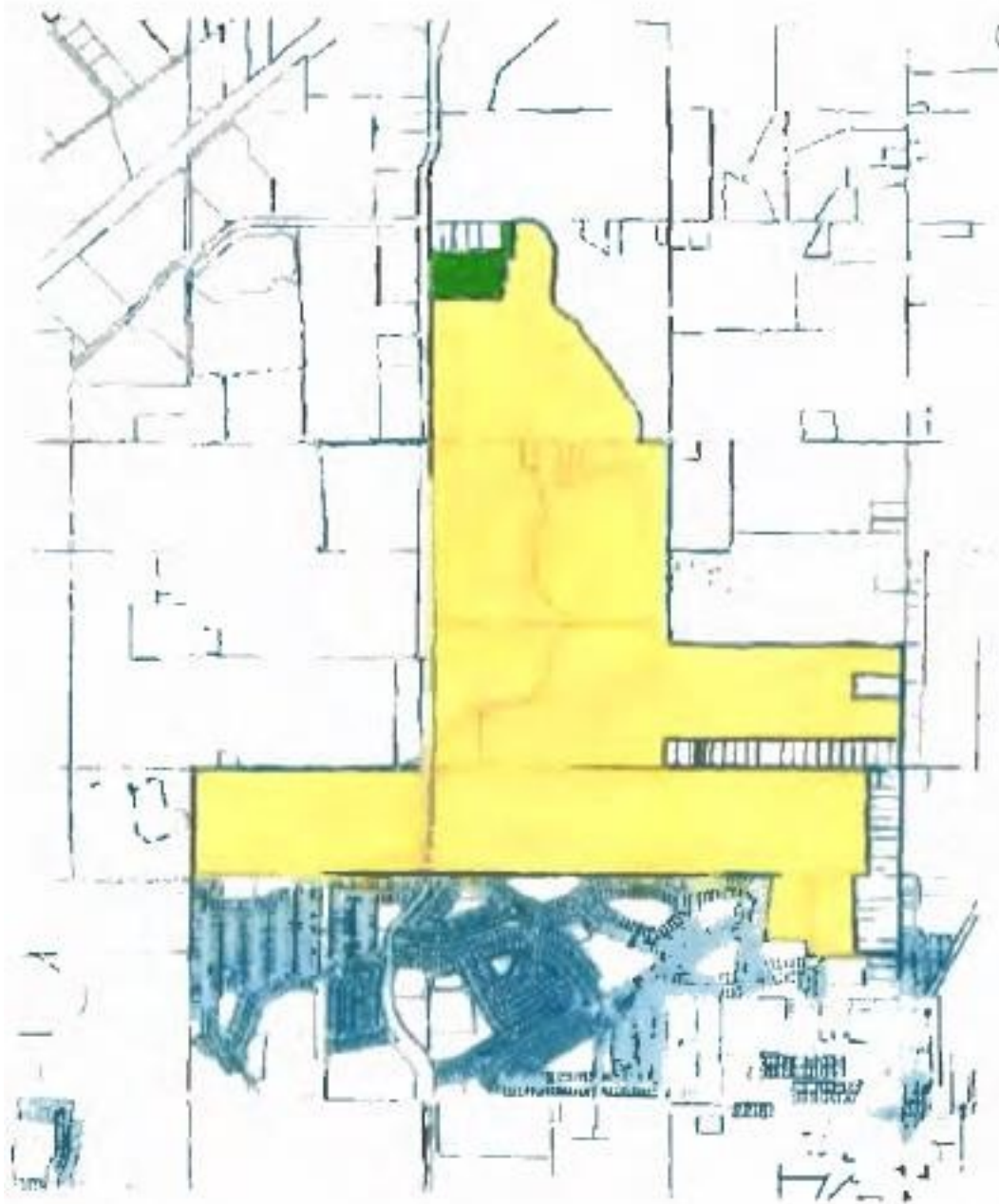
**Exhibit A**

*List of Parcels and Map of Current ERA*

| <b>County Parcel No.</b> | <b>Parcel List</b> | <b>State Parcel No.</b>  |
|--------------------------|--------------------|--------------------------|
| 0180373000               |                    | 06-07-25-000-001.006-019 |
| 0180370000               |                    | 06-07-24-000-001.001-019 |
| 0180287000               |                    | 06-08-19-000-001.222-019 |
| 0180050000               |                    | 06-08-19-000-001.170-019 |
| 0180370001               |                    | 06-07-24-000-001.002-019 |
| 0180370000               |                    | 06-07-24-000-001.001-019 |
| 0180370007               |                    | 06-07-24-000-001.008-019 |
| 0180322003               |                    | 06-07-24-000-003.000-019 |
| 0120319000               |                    | 06-07-24-000-032.000-018 |
| 0181320000               |                    | 06-07-24-000-004.000-019 |
| 0120322000               |                    | 06-07-24-000-031.000-018 |
| 0120293000               |                    | 06-07-24-000-044.000-018 |
| 0120293001               |                    | 06-07-24-000-044.001-018 |
| 0120322001               |                    | 06-07-24-000-031.001-018 |
| 0120139001               |                    | 06-07-24-000-011.001-018 |
| 0120213003               |                    | 06-07-23-000-012.003-018 |
| 0180313100               |                    | 06-08-30-000-001.007-019 |
| 0180213001               |                    | 06-07-23-000-001.001-019 |

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Map of Current ERA (original ERA highlighted in yellow, with first expansion area of ERA highlighted in green)



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**Exhibit B**

*Abatement Application*

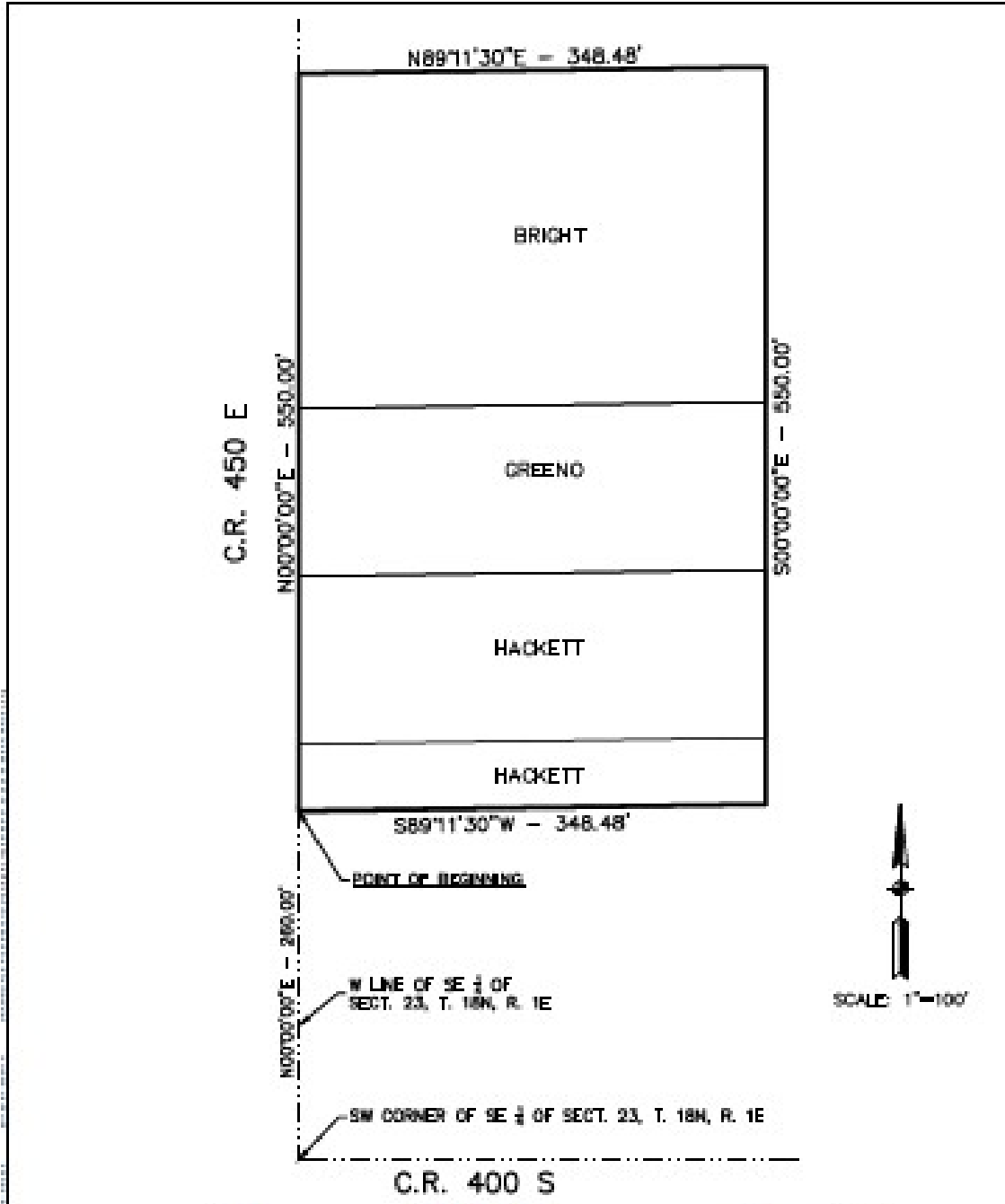
**Exhibit C**

*List of Parcels and Map of Additional Area*

| <b>County Parcel No.</b> | <b>Parcel List</b><br><b>State Parcel No.</b> |
|--------------------------|---|
| 0120023000               | 06-07-23-000-018.000-018                      |
| 0120512000               | 06-07-23-000-017.000-018                      |
| 0120264000               | 06-07-23-000-016.000-018                      |
| 0120264001               | 06-07-23-000-016.001-018                      |

C-1

Map of Additional Area



|   |   |                      |               |
|---|---|----------------------|---------------|
|  | Fishback Creek<br>Building 3<br>Additional Parcels<br>Boone County, Indiana | Scale: 1" = 100'     | <b>1 of 1</b> |
|   |   | Drawn By: MJD        |               |
|   |   | Checked By: MJD      |               |
|   |   | Date: 4-8-20         |               |
|   |   | Job No.: 2018.007.01 |               |



**Exhibit D**

*Map of Current ERA (yellow and green) as enlarged with Additional Area (red)*

