

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").

<u>Section 2</u>. 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.

Section 4. The recitals to this Resolution are essential and are incorporated herein by reference.

<u>Section 5</u>. 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 3rd 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:

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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: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title: Mark Hosfeld, Vice President, Industrial Leasing Revelopment
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 fonn's importance).
Name and Title: Megan Basore, Senior Property Manager
Address: _6_0_0_E 9_6_th_S_tr_ee_tS_ui_te_10_0_, ln_d_ia_n_ap_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:
The parcel accessed from CR 500 South which is commonly known as AllPoints at a) Street Address: Anson Site 6. Per Property Record Card, the address is 4237-4251 Anson Boulevard, Whitestown, IN 46075.
b) Tax Parcel Number(s): 018-12521-00
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:
\$36,400 2018 AV

	Has this project or tax abatement request been discussed Whitestown Redevelopment Commission, the Whitestown of the Whitestown Town Council? X Yes	ed with either the President wn Town Manager or the No
7. develo how lo	Does your company currently conduct manufactur opment, distribution and/or information technology resong has your company been at this location?	ing operations, research and search at this location? If so,
8. locatio	Does your business have other operations in Indon of the other operations. No	iana? If so, please list the
9. +/-	What is the size of the facility to be improved or cor 252,000 square feet	nstructed?
10.	On a separate page, briefly describe the nature of the b	usiness of your company.
11. constru	On a separate page, briefly describe the proposed real of acted by your company at the project location.	estate improvements to be
12. State s	Have the proposed real estate improvements been c statute requires applicants to delay construction unt d)?	
	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?	Approximatley 9 months after construction commencement
15. change	If a facility is being improved, does the proposed improved the function of the current facility? N/A	ovement to the facility
	Yes No	
a)	If yes, please describe the any new functions to be perffacility:	formed at the improved

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?					
16. which	Complete the follow tax abatement is being	ring profile of the Company that will occupy the property for agrequested:				
a)		ll time permanent hourly employees by skill level (include 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 C	OF 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 O	F EXISTING EMPLOYEES (part-time)				
c)	(e.g. benefits are valued at an additional \$3.00 per hour, etc.)					
d)	Uncertain as to the benefits as the project is a spec building. Summary of benefits for existing and new employees. Uncertain as to the benefits as the project is a spec building.					
e)	Number ofcreated full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)					
	Skilled30	Average hourly wage rate for skilled positions \$20.00				
	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 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) <u>Uncertain as the project is a spec building</u> .					
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 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). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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%		

8	1200/	
9	140%	
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:

Projected Current Conditions Without Abatement					
A. Current Annual Real Property TaxesB. Projected 10-Year Total:	\$879.00 \$8,790.00				
II. Projected Conditions With Abatement					
A. Projected 10-Year Real Property Ta.B. Projected 10-Year Abatement:	\$1,422,636 \$1.159.764				
III. Projected Total (Assumes Abatemental Granted)	<u>t</u>				
A. Total Amount Abated:B. Total Taxes to be Paid:					
Note: Attach Worksheets					
21. Which approvals or permits will be requ	aired for the project?				
(b) annexation ((c) plat approval (e) variance f) special exception g) building permit h) other				
22. Will additional public infrastructure/fadetail costs/funding source and schedule for co	cilities be required? If so, please explain in				
It is anticipated that any additional public infrastruc					
by the Anson North TIF which is developer guarant					

- 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-quaranteed 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
- 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 17 (Polymer Technology Systems), Building 20 (Facility Concepts), Building 7B

(Brooks), a	nd Building 15 (Daimler Trucks) among others have received Tax Abatement and in a developer-guaranteed TIF area.
27. Is the County (e.g.	e applicant current on all of its payment obligations to the Town and the , property taxes, utility (gas, water, sewer, electric) fees (such as capacity y services charges), guaranties on any debt obligations, etc.)?
adverse envi	the proposed project take advantage of any "green" technology to reduce ronmental impact? If so, please explain. project will follow new energy code and use sustainable materials.
CHECKLIST	Γ 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 ofImprovements 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:
2019, personally appeared the foregoing application for real property.	Notary Public, this day of and acknowledged the execution of roperty tax abatement for the Town of Whitestown, hereunto subscribed my name and affixed my
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 footbuilding
- 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.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Stale Fonn 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

20_PAY20

FORM S8-1 / Real Property

PRNACY NOTICE

Information concerning the cost e pro=and specific salaries of pln ual emp ees by the raid to in ual emp ees to confinitial per

D Residentiany distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

This statement must be submitted to the body designating the Economic Revitalization Ares prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Rev/tafization Ares. Otherwise, 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.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box

- The statement of benefits farm must be submitted to the des/gnating body and the area designated an economic revita/ization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
 To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the yeerin which the addition to assessed valuation is made onto later than thirty (30) days after the assessment notice is malled to the property owner if it was malled after April 10. Aproperty owner who failed to file a deduction spp/ication within the prescribed deadline may file an spplicallon between March 1 and Mey 10 of asubsequent year.
 Aproperty owner who tiles for the deduction must provide the County Auditor and designating body with a Form CF-1/Reai Property. The Form CF-1/Real
- Property should be attached to the Form 322/RE when the deduct/on Is first claimed snd than updated annually for each year the deduction Is appl/cabie. IC 6-1.1-12.1-5.1(b)
- 5. 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

remains in effec	d. For a Form SB-1/Rea at. IC 6-1.1•1Z1-17	al Property that Is approved prior	ta July 1, 2013, the abateme	ent schedule	approved b	y the d11slgnaUng body
SECTION 1 Name of taxpayer	records control to the last transfer when	TAXPAYE	R INFORMATION			
Brownin /Duke	LLC					
Address of taxpayer (nu	ımber and srniet, citystets,	and ZJP ccdfl)				
600 East 96th 9	Street, Indiana olis,	IN 46240				
Name of contact person	1		lelaphona number		E-mall add	reas
Megan Basore			(317) 808-6815		The second second second	basore@dukerealty.c
SECTION 2		LOCATION AND DESCRI	PTION OF PROPOSED PRO	MECT	mogan.	basore@dukerealty.ca
Name of designating	body		TOTAL TRUE BULBING	,ucu 1	Resolution	number
Town Council o	of Whitestown					
Location of property 7	G,		County		DLGF taxi	ng district number
4237-4251 Anso	n Boulevard Par	rcel# 018-12521-00	Boone		06-018	
Description of real pro	pperty Improvements, red	evelopment, or rehabilitation (use	eddllional sheets Ifneces:sary)		Estimated s	start data (month, day, year)
+/- 252,000 squa	are foot warehouse/	distribution/office facility w	ith parking		09/01/2	
					Estimated	completion data (month, day,)'llar)
					12/31/2	
SECTION 3	ESTIM (ATE OF EMPLOYEES AND SAL	ARIES AS RESULT OF PRO	DOUGED DD		
Current number	Salaries	Number retained	Selaries	Number add		Salarias
N-10-10-00-00-00-00-00-00-00-00-00-00-00-	Carried Cons	HART STATE OF LOCATION AND A	E323503000	30.00	110100000000000000000000000000000000000	\$1,560,000.00
SECTION 4	SVEED TO THE TOTAL OF THE TOTAL	ESTIMATED TOTAL COST A	NO VALUE OF PROPOSED		Many State of	Ψ1,000,000.00
	The same of the sa			AL ESTATE I	MDDOVEM	ENTE
25			COST	ALESIAIEI		SSESSED VALUE
Current values			1		1	36400.00
	lues of proposed project					9450 000 00
	property being replace		1			9450 000 00
	use upon completion of p		 			0 400 400 00
SECTION 5	CANAL CONTRACTOR OF THE PARTY O	ASTE CONVERTED AND OTHE	P PENEEITE BROMISER B	V THE TAVE	AVCE	9,486,400.00
aconon a	- 8 2 5 - 6 B C C I	ASTE CONVERTED AND OTHE	EN BENEFITS PROMISED E	T THE TAXE	AYEK	
Estimated solid wa	iste converted (pounds)		Estimated hazardous w	vaste converte	ed (pounds)	
Other benefits						
Other benefits						
No.		AND THE RESIDENCE OF THE PARTY		//		
SECTION 6	1080 - 0-301020 - 12502		CERTIFICATION	Commence of the Commence of th		HER THE HEALTH SET
		ns in this statement are true.				
Signature of authorized	representative	S			Date signed	(month, day, year)
Prinledname of authoriz	zed nlp,esentalive		'iltle		911	211
Me an Basore	-		Senior Prop	erty Mana	ger	

A. A		FOR USE OF THE D	ESIGNATING BOI	DΥ		
We find that the applicant meets the under IC 6-1.1-12.1, provides for	general standar the following Ilm	ds In the resolution add	opted or to be adop	ted by this body. Sa	id resolution, passed or to be passed	
A. The designated area hes been	en limiled to a per	riod of time not to ex	ceed	calendar years• (so	ce below). The date this designation	
B. The type of deduction that Is atlowed In the designated area is timited to: 1. Redevelopment or rehabilitation of real estate Improvements D Yes No 2. ResidenUally distressed areas O Yes						
C, The amount of the deduction						
D. Other limitations or cor	iditions (SE	ecify)				
E. Number of years allowed:	OYeer1 OYesr6	☐ Year2 O Year7	O Year3 0 Year8	D Year4 D Year9	☐ Year5 (• see below) D Year10	
F. For a statement of benefits a Yes No If yes, attach a copy of the If no, the designating body We have also reviewed the Informal determined that the totality of benefits a	abatement sch Is required to e	edule to this form. establish an abateme	nt schedule befor	re the deduction ca		
Approved (signature and title of authoriz			Telephone number		Date signed (monlh, dsy, year)	
Printed name of authorized member of c	leslgnaUng body		Name of d&Illgna	Ung body		
Attested by (signature and I/IJe of attested			Printed name of a	attester		
 If the designating body limits the Ume period during which an area is an economic revitalization area, that ilmita Uon 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. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction alfowed. (See IC 6-1.1-12.1-17 below.) 						
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the 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 of 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 fine effect until the abatement schedule expires under the terms of Iha resolution approving Iha taxpayer's statement of benefits.						



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

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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: Browning/Duke LLC						
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:						
Name and Title:M_a_rk_H_os_f_e_ld_,V_ic_e_P_re_s_id_e_n_t,I_nd_u_s_tr_ia_I_L_ea_s_ing&_D_e_v_el_opm_e_nt_						
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 fonn's importance).						
Name and Title: _M_e g_a_n_B_a_so_r_e_,S_e_n_io_r_P_r_o_pe_rt_y_M_an_a_g_e_r						
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 Presiden 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 development, distribution and/or information technology research at this location? If how long has your company been atthis 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 t State statute requires applicants to delay construction until after abatement has be 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_1/2_02_3	
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. which	Complete the followi tax abatement is being	ng profile of the Company that will occupy the property for requested:				
a)	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 C	OF EXISTING EMPLOYEES (permanent and full-time)				
b)	rt-time hourly employees by skill level (include average uding 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 O	OF EXISTING EMPLOYEES (part-time)				
c)	(e.g. benefits are valu	of benefits for existing and new employees on a per hour basis and at an additional \$3.00 per hour, etc.)				
d)	Uncertain as to the benefits as the project is a spec building. Summary of benefits for existing and new employees. Uncertain as to the benefits as the project is a spec building.					
	7					
e)		l-time permanent hourly employees by skill level (include rate excluding benefits and overtime)				
	Skilled6	Average hourly wage rate for skilled positions \$20.00				
	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 NEW EMPLOYEES (permanent and full-time)			
f)		rt-time hourly employees by skill level (include average ading 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 Uncertain as the project	F NEW EMPLOYEES (part-time) ct is a spec building.			
g)	What is the total dolla	r amount to be spent on new salaries? \$2,600,000			
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). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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

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

11	1000/	
	146%	
	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. B.	Current Annual Real Property Taxes: Projected 10-Year Total:	\$519.42 \$5 194 17		
II.	Proj	ected Conditions With Abatement			
	A. B.	Projected 10-Year Real Property Taxes: Projected IO-Year Abatement:	\$2,580,959 \$2 124.853		
Ill		Projected Total (Assumes Abatement Granted)			
	A. B.	Total Amount Abated: Total Taxes to be Paid:	2		

Note: Attach Worksheets

- 21. Which approvals or permits will be required for the project?
 - (a) zoning change

(e) variance

(b) annexation

- (f) special exception
- (c) plat approval
- X (g) building permit
- 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 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-quaranteed TIF district.
- 24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

Discon and attached	
Please see attached.	
- 2500 000 000	

- 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.

Yes - Buildin among other area,	g 20 (Facility Concepts). Building 7B (Brooks), and Building 15 (Daimler Trucks) s have received Tax Abatement and are located in a developer-guaranteed TIF
County (e.g.,	applicant current on all of its payment obligations to the Town and the property taxes, utility (gas, water, sewer, electric) fees (such as capacity services charges), guaranties on any debt obligations, etc.)?
adverse envir	the proposed project take advantage of any "green" technology to reduce onmental impact? If so, please explain. 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:
2019, personally appeared the foregoing application for real property.	Notary Public, this day of — and acknowledged the execution of roperty tax abatement for the Town of Whitestown, hereunto subscribed my name and affixed my
	,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 REAL ESTATE IMPROVEMENTS State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

FORM SB-1 / Real Property

20 PAY20

PRIVACY NOTICE

An & Infonnation concernil'i Qthe cost or a prope and specific salaries paid follouf ual emplicifees by the wog ir.r. owner is con ential per C 1,-12,1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box): D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

DResidentially distressed area (IC 6-1.1-12.1-4.1)

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 Revitalization Area. Otherwis1t, this statement must be submitted to the d1tslgn1tllng body BEFORE the redevelopment or rehabilitation of rsa/ property for which the p1trson wishes to claime edduction.

 Th1t statement of benefits form must be submitted to the dsslgnstlng body and the area designated an economic revitalization area before the Initiation of the redevelopment or rehabilitation for which the person designated and dduction.

 Toobtain a deduction, a Form 322/RE must be filled with the County Auditor before May 10 In the year In which the addition to assessed valuation is modeled as a constitution which the addition to assessed valuation is modeled as a constitution which the addition to assessed valuation is modeled as a constitution which the assessed valuation is modeled.
- 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;; h 1 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.
- 5. For a Form SB-1/Real Property that Is approved after June 30, 2013, the designating body Is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Resi Property that Is approved prior to July 1, 2013, the abatement schedule approved by the designating body

remains in enect.	10 0-1.1-12.1-17						
SECTION 1			TAXPAYER	INFORMATION			
Name of taxpayer							
Brownin /Duke L		.7.0					
Address of taxpayer (num			,				
Name of contact person	eet, Indiana olis, I	N 46240) 			T	
(1971 (9193 (1989 6))) - 1 - 1 - 1				Telephone number		E-mail addr	
Megan Basore		district to		(317) 808-6815		megan.	basore@dukerealty.co
SECTION 2 Name of designating body		LOCA	TION AND DESCRIPT	ION OF PROPOSED PRO	JECT	Resolution	FILE AND TO LEGISLATION OF THE PERSON OF THE
Town Council of	Whitestown					resolution i	number
Location Of property	1			County		DI GE tavi	ng disbict number
4255 S 500 E/412	4 AllPoints Drive V	Vhitesto	wn IN 46075	Boone		06-018	ng displot number
Description of real prope	rty Improvements, redev	elopment,	or reha litation (use add	dlt/onaf shffls // neceual)/}		000.0	start date (month, day, year)
+/-461,700 square	foot warehouse/dlsti	ibuUon/d	office facl!Ity with par	king- +/- 28 acres of the	e current	06/01/2	
118.03 acre parcel.						Es11mated	completion date (month, day, year)
						12/31/2	
SECTION 3	ESTIMAT	E OF EM	PLOYEES AND SALA	RIES AS RESULT OF PRO	DEUSED BE		ALL BUT BAR DO
Current number	Salaries		Number relained	Salaries	Number add		Salaries
	PROTECTION COMMAN	- 1		Chest water and a	50.00		\$2,600,000.00
SECTION 4		ESTIMA'	TED TOTAL COST AN	D VALUE OF PROPOSED			
					AL ESTATE	IMPROVE	MENTS
				COST		A	ASSESSED VALUE
Current values				20140 - 20140			20 825.00 17 313 750.00
Plus estimated value	s of proposed project						1/313/50.00
Less values of any p	roperty being replaced						
Net estimated values	upon completion of pr	oject					17,334,575.00
SECTION 5	WA	STE CON	VERTED AND OTHER	BENEFITS PROMISED B	Y THE TAXE	PAYER	
FsI Imated solid wast	econverted (pounds)			EsUmated hazardous w	racto converte	d (nounda)	
	e convented (pounds)_			Esomateu nazaruous w	aste convente	a (pourius)_	
Other beneftts							
SECTION 6			TAXPAYER C	RTIFICATION	====	To UK HILL	a Charle anarity
	t the representations	in this c	~	-KIN IDANON		III SALVE	
Signature of authorized rep		INI UNS S	taternerit ale nue.			Oata alassad	formath, day, and
Ananta or annualized Let	1111	1				Care esqued	(month, day, year)
Printed name of authorized	VVV 1	_		Title		-016	<u> </u>
	(abuaseumna				oorly Mess	~~	
Megan Basore				Senior Prop	perty Mana	iger	

		FOR USE OF THE D	ESIGNATING BC	DY.	使用的思想性对对外,是性性的
We find that the applicant meets the general standards !n the resolution adopted or to be adopted by this body. Said resotution, passed or to be passed under IC tM .1-12.1, provides for the foQowlng limitations:					
A. The designated area has been Umited to a period of time not to exceedcalendar years• (Sille below). The date this designation expires is*					
BThe type of deduction that Is ∫. Redevelopment orrehabil	BThe type of deduction that Is allowed In the designated area Is limited to: 1. Redevelopment or rehabilitation of real estate Improvements O Yes QNo				
2. ResidentiaUy distressed areas O Yes □No					
C. The amount of the deduction applicab1e is limited to\$					
D. Other!Imitations or condition	s (specify)				
E. Number of years allowed;	OYear1 OYear6	O Year2 D Year7	O Year3 O Years	OYear4 D Year9	O Year5 ("see below) D Year10
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? D Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the Information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to Justify the deduction described above.					
Approved (s/gnatu,u and title of authoriz	ed meminirof des	signating body)	Telephone numbe	er Pr	Data signed (month, day,)'tlarj
Printed name of aulhortzed member of o	designating body		Name of designa	ating <i>body</i>	
Attested by (signature and I/tie of attested	er)		Printed name of a	attester	
• If the designating body limits the time period during which an area Is an economic revitalization area, that Umitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is fess than the number of years designated under IC 6-1.1-12.1-17. A- For residentially distressed areas where the Form SB-1/Real Property was approved prior to July I, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not 6Xceed five (5) years. For a Fonn S8-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabrntauon of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below,)					
(2) The numbe (3) The averag (4) The Infrastr (b) This subsection applie for each deduction allo the deductlon. An aba (c) An abatement schedul	patement SGhed nount of the taxpar of new full*time the wage of the ne- cucture requirem is to a statement wed under this cit tement schedule e approved for a	iule based on the following ayer's Investment in real equivalent Jobs created when you want of the taxpayer's Ir of benefits approved after apter. An abatement seemay not exceed ten (16 approved ten (16 approve	ing factors: land personal production do to the stale minus tender or June 30, 2013. chedule must spectory yeers. re July 1, 2013, re	perty. imum wage. Adesignating body s cify 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: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title: Mark Hosfeld, Vice President, Industrial Leasing & Development
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 tenninated (the contact should be made aware of the compliance fonn's importance).
Name and Title: Megan Basore, Senior Property Manager
Address: 600E.96thStreet,Suite10o,nldianapolis,Nl46240
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: 4350 S 575 E, Whitestown, IN 46075
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:

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

		Does your company currently conduct manufacture opment, distribution and/or information technology resong has your company been at this location? No	
10. On a separate page, briefly describe the nature of the business of your constructed by your company at the project location. 12. Have the proposed real estate improvements been constructed (Please of State statute requires applicants to delay construction until after abatement granted)?			iana? If so, please lis
11. On a separate page, briefly describe the proposed real estate improvements constructed by your company at the project location. 12. Have the proposed real estate improvements been constructed (Please r State statute requires applicants to delay construction until after abatement granted)?	9.	What is the size of the facility to be improved or con	structed?
constructed by your company at the project location. 12. Have the proposed real estate improvements been constructed (Please of State statute requires applicants to delay construction until after abatement granted)? Yes _XNo 13. What is the anticipated date for construction to begin? Approximately 9 more construction comme 14. What is the anticipated date for project completion? Approximately 9 more construction comme 15. If a facility is being improved, does the proposed improvement to the fachange the function of the current facility? N/A Yes No a) If yes, please describe the any new functions to be performed at the improvement at the improvement of the current facility.	10.	On a separate page, briefly describe the nature of the	business of your con
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What is the anticipated date for project completion? construction comme 15. If a facility is being improved, does the proposed improvement to the fachange the function of the current facility? N/A Yes No a) If yes, please describe the any new functions to be performed at the improvement.	constr 12. State	Have the proposed real estate improvements been c statute requires applicants to delay construction unted)?	onstructed (Please no
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 improvement of the current facility? N/A	12. State grante	Have the proposed real estate improvements been c statute requires applicants to delay construction unted)? Yes _XNo	onstructed (Please no il after abatement h
a) If yes, please describe the any new functions to be performed at the impr	12. State grante	Have the proposed real estate improvements been c statute requires applicants to delay construction unted)? Yes _XNo What is the anticipated date for construction to begin?	onstructed (Please no il after abatement h
	12. State grante	Have the proposed real estate improvements been c statute requires applicants to delay construction unted)? Yes _XNo What is the anticipated date for construction to begin? What is the anticipated date for project completion? If a facility is being improved, does the proposed im	onstructed (Please notice of the second of t
	12. State grante	Have the proposed real estate improvements been c statute requires applicants to delay construction unted)? YesXNo What is the anticipated date for construction to begin? What is the anticipated date for project completion? If a facility is being improved, does the proposed im gethe function of the current facility? N/A	onstructed (Please notice of the second of t

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?			
16. which	Complete the follow tax abatement is being	ing profile of the Company that will occupy the property for g requested:		
a)		Il time permanent hourly employees by skill level (include 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)		rt-time hourly employees by skill level (include average uding 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 O	F EXISTING EMPLOYEES (part-time)		
c)	(e.g. benefits are valu	of benefits for existing and new employees on a per hour basis at an additional \$3.00 per hour, etc.)		
d)	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>			
	\(\begin{align*}			
e)		ll-time permanent hourly employees by skill level (include 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 =
		F NEW EMPLOYEES (permanent and full-time)
f)	7	rt-time hourly employees by skill level (include average ading 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
		OF NEW EMPLOYEES (part-time)
g)	What is the total dollar	r amount to be spent on new salaries? $\$$, $^2 - \frac{6}{00}$, $\frac{000}{000}$
h)		when new employee positions are expected to be filled.

- 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). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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

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

. It a	10%	
()%		

Complete the following schedule concerning the proposed real property taxes to 20. be abated and include on a separate page the worksheets for calculating the figures provided below:

I.	Projected Current Conditions Without Abatement			
	A. B.	Current Annual Real Property Taxes: Projected 10-Year Total:	\$1,436 \$14,360	
II.	<u>Proj</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>	
III.		Projected Total (Assumes Abatement Granted)		
	A. B.	Total Amount Abated: Total Taxes to be Paid:		
Note	: Att	ach Worksheets		
21.	W	hich approvals or permits will be required for the	he project?	
	(a) (b) (c) X (d)	annexation (f) special (f) plat approval (g) building	exception	
22.	W	ill 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/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-quaranteed 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.

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.			
adverse enviro	the proposed project take advantage of any "green" technology to reduce onmental impact? If so, please explain. 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 S	SS:
Before me, the undersigned 2019 personally appearedthe foregoing application for real process.	Notary Public, this day of, and acknowledged the execution of roperty tax abatement for the Town of Whitestown, 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 footbuilding
- 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.

STATEMENT OF BENEFITS

REAL ESTATE IMPROVEMENTS

State Form 51767 (RS 112-13)

D Residentially distressed area (IC 6-1.1-12.1-4.1)

Prescribed by the Department of Local Government Finance

D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

This statement Is being completed for real property that qualifies under the following Indiana Code (check one box

20_ PAY20_

FORM \$B·1 / Real Property

PRIVACY NOTICE

Information concerning the cost of e prop and specific sillaries peld to Indi ual ees by the rot I owner is con ential per

INSTRUCTIONS:

- 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 Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rahabilitalion 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 rehabilllation 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 the 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 applicaUon within the prescribed dead/Ina may file an app/Jcatlan between March I and May 10 of a subsequent year.
- 4. 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. IC 6-1.1-12.1-5.1(b)
- 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 is approved prior to July 1, 2013, the abatement schedule approved by the designating body ramainsineffect JCB-1.1-12.1-17

SECTION 1 Name of taxpayer		TAXPAYE	R INFORMATION			
Brownin /Duke	LLC					
	umber and street, cit}(stall, and Z	(IPaxle)				
	Street, Indiana olis, IN 4	<i>'</i>				
Name of contact perso			Telephone number	H	E-mail addres	59
Megan Basore	1		(317) 808-6818	5	megan.b	asore@dukerealty.co
SECTION 2		LOCATION AND DESCRI	PTION OF PROPOSED	PROJECT		
Name of designating b					Reaclution no	umbe,
Town Council of Location of property	or vvnitestown		County		01.051	P. C. C.
110000000000000000000000000000000000000	Whitestown IN AlfPoint	s at Anson Site 10	Boone		06-018	district number
Description or real pro	perty Improvements, redevelopme	ent. or rehabilitation (use add/li	ons/ sheels If necessary)			art data (month, day, year)
	are foot warehouse/distrib	uUon/office facility with	parking - +/- 38 acres	s of a larger	06/01/20	
parcel					Estimated co	mpletion data (month, day. ye81)
Current AV refle	cts 69 acre parcel				12/31/20	24
SECTION 3		F EMPLOYEES AND SAL				Market I to State of the State
Current number	Salaries	Number retained	Selaries	Number e	dditional	Salaries
SCOTION 4		THATER TOTAL GOST (NO MALUE OF BOOD	50.00	espharitaines	\$2,600,000.00
SECTION 4		STIMATED TOTAL COST A	IND VALUE OF PROPO	REAL ESTATE		NTC
			cos			SSESSED VALUE
Current values						62 411.00
Plus estimated va	sives of proposed project					24 581 250.00
Less values of an	y property being replaced					
THE RESERVE TO A STATE OF THE PARTY OF THE P	ues upon completion of projec	Contract of the last of the la				24,643,661.00
SECTION 5	WASTI	CONVERTED AND OTH	ER BENEFITS PROMIS	ED BY THE TAX	(PAYER	Applied Heading Long
Estimated solld w	aste converted (pounds)		Estimated hazardo	us waste conve	rted (pounds)	
Olle ve bo a ofita					Mississis	
Estimated solld w	raste converted (pounds)		Estimated hazardo	ous waste conve	rted (pounds)_	
SECTION 6	2389 A. S.		CERTIFICATION		dijotol – a – v	
1 1	that the representations in	this statement are true.	_			
Signature of authorized	representative Dr.				Date signed (month, day, year) / C
Printed name or authori	zed representative		Thii			
Me an Basore			Senior F	Property Man	ager	

		FOR USE OF THE D	ESIGNATIN	GEODY		
Wef111d that the applicant meets th under IC 6-1.M2.1, provides for th			opted or to b	e adopte	d by this body. Sa	id resoluUon, passed or to be passed
A. The designated area has been fimited to a period of time not to exceedcalendar years * (see below). The date this designation expires is					e below). The date this designation	
B. The type of deduction that I 1. Redevelopment or rehabili			nlted to: D Yes	□No		
2. Rasldentlatly distressed are	eas		D Yes	□No		
C. The amount of the deduction a	1ed to \$					
D. Otherlimitations or conditions	s (specify)					
E. Number of years allowed:	OYear1 OYear6	☐ Year2 O Year7	☐ Year D Years		O Year4 D Year9	☐ Year5 (* see below) D Year 10
F. Fora statement of benefits ap OYes ONo If yes, attach a copy of the If no, the designaling body	abatement sch Is required to es ion contained In t	nedule to this form, stablish an abatemer he statement of benefit	nt schedule	before to	he deduction ca	n be determined.
Approved (s/g1111ture, md title of author			Telephone			Date signed (month, day, year)
Approved (arg 111 mare , ma mile of autho	nzed member or t	designating body)	reiephone	Idilibei		Date signed (month, day, year)
Printed name of authorized member of dealgnaUng body Name or designating body						
Attested by (s/gnaluru 11nd IJUe of att11slor) Printed name of attester						
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. 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.) 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						
(10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB•1/Real Property was approved prior to July 1, 2013, the abatement						



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: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:MarkHosfeld'-,V_ic_e_P_re_s_id_e_nt,I_nd_u_s_tr_ia_I_L_ea_s_in_,g'-&_D_e_v_el_o_,pm_e_nt_
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 fonn's importance).
Name and Title: Megan Basore, Senior Property Manager
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: 4502 S 575 E. Whitestown, IN 46075
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 of the Whitestown Redevelopment Commission, the Whitesto President of the Whitestown Town Council? X Yes	wn Town Manager or the
7. Does your company currently conduct manufactur development, distribution and/or information technology reshow long has your company been at this location? No	
8. Does your business have other operations in Indlocation of the other operations. No	
9. What is the size of the facility to be improved or con	nstructed?
10. On a separate page, briefly describe the nature of the b	usiness of your company.
11. On a separate page, briefly describe the proposed real constructed by your company at the project location.	estate improvements to be
12. Have the proposed real estate improvements been of State statute requires applicants to delay construction ungranted)?	,
Yes X No	
13. What is the anticipated date for construction to begin?	TBD ————————————————————————————————————
14. What is the anticipated date for project completion?	Approximately 9 months after construction commences
15. If a facility is being improved, does the proposed improchange the function of the current facility? NIA	ovement to the facility
Yes No	
a) If yes, please describe the any new functions to be perfacility: ———————————————————————————————————	formed at the improved
	

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?			
16. which	Complete the followitax abatement is being	ing profile of the Company that will occupy the property for g 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 avera 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 O	F EXISTING EMPLOYEES (part-time)		
c)d)	(e.g. benefits are valu Uncertain as to the ben	f benefits for existing and new employees on a per hour basis and additional \$3.00 per hour, etc.)efits as the project is a spec_building. For existing and new employees.		
	Uncertain as to the be	nefits as the <u>project</u> is a <u>spec building.</u>		
	9			
e)		-time permanent hourly employees by skill level (include rate excluding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
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	Clerical	Average hourly wage rate for clerical positions		
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	TOTAL NUMBER OF	F NEW EMPLOYEES (permanent and full-time)		
f)	-	rt-time hourly employees by skill level (include average ading benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
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	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	TOTAL NUMBER OF NEW EMPLOYEES (part-time) 50			
g)	What is the total dollar	ar amount to be spent on new salaries? \$2.600.000		
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 IO years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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

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1	100%	
2	95%	
3	80%	
4	65%	
5	50%	
6	40%	
7	30%	

1 4	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 Ta Projected 10-Year Total:	axes:	\$1,616.00 \$16,160.00		
II.	<u>Proj</u>	ected Conditions With Abatement				
	A. B.	Projected 10-Year Real Property Projected 10-Year Abatement:	Taxes:	\$3,325,742 \$2,754.439		
III.		Projected Total (Assumes Abate Granted)	ement			
	A. B.	Total Amount Abated: Total Taxes to be Paid:				
Note	: Att	ach Worksheets				
21.	W	hich approvals or permits will b	e required for th	ne project?		
	(a) zoning change (e) variance (b) annexation (f) special exception (c) plat approval X (g) building permit 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 any additional public infrastructure/facilities required for this building will be funded by the Anson North TIF.						
	n (e.g	or the proposed project, is the apg., tax increment financing, econo explain. The property is located in a	omic developme	ent revenue bond financing)? If		

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
- 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.

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-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %	area.	and the food for the food food for the food food for the food food food food food food food foo			
Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description of Improvements to Site Schedule of Annual Tax Abatement %	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 - 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-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %	28. Do	bes the proposed project take advantage of any "green" technology to reduce			
CHECKLIST OF ATTACHMENTS: Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %					
Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %	Yes -	the project will follow new energy code and use sustainable materials.			
Completed Form SB-I/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %	СНЕСКЬ	Application Fee (\$2,000)			
Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site Description ofImpact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %					
Area Map of Project Site Description of Business at Site Description of Improvements to Site Description of Impact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %		•			
Description of Business at Site Description of Improvements to Site Description of Impact on Business ifImprovements not Constructed Schedule of Annual Tax Abatement %					
Description of Improvements to Site Description of Improvements to Site Description of Improvements if Improvements not Constructed Schedule of Annual Tax Abatement %					
Description of Impact on Business if Improvements not Constructed Schedule of Annual Tax Abatement %	-				
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) COUNTY OF)	SS:
2019,_ personally appeared the foregoing application for real	and acknowledged the execution of property tax abatement for the Town of Whitestown, we hereunto subscribed my name and affixed my
	,Notary Public Residing inCounty,
My commission expires:	
	_



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Stale Form 51767 (RS / 12-13)

Prescribed by the Department of Local Government Finance

This statement Is being completed for real property that qualifies under the following Indiana Code (check one box) O Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

D Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

Information concomily lithe cost of e propind specific salaries paid is Indi ual empees by the U.S. where is connillal per C.1. -12.1-5.1. 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

20 PAY20

FORM SB-1 / Real Property

PRIVACY NOTICE

- submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the parson wishes to claim a deduction.

 The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the Initiation of the redevelopment or rehabilitation for which the parson desires to claim a deduction.
- 3, 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 files 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 is approved prior to July 1, 2013, the abatement schedule approved by the designating body

remains fn effec	t. IC 6-1.1-12.1-17		to can, ., 2010, and abat	5,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,pp.0000 A	,, are assignating body
SECTION 1		TAXPA	YER INFORMATION			
Name or taxpayer						
Brownin /Duke	e LLC					
	umbflr and sltefll, cit)! state,					
	Street, Indiana olis,	IN 46240				
Name or contact pe	rson		Telephone number		-mall addres	221
Megan Basore			(317)808-6815		negan.b	asore@dukerealty.co
SECTION 2		LOCATION AND DESC	ION OF PROPOSED P	and the same of th		
Name of designating b	8				Resolullon	number
Town Council o	of Whitestown		Country			
con-come and all agreement	Whiteston IN 46075	5 4t1t1 \\	County Boone		OLGF taxin 06-018	g district number
Dasctiption of real prop		opment, or rehabilitation (use ad				start data (month, day, yea,?
		strlbutlon/office facility wi			06/01/20	
				ļ		npletion data (month, day, yest)
					12/31/20	
SECTION 3	COTINA	TE OF EMPLOYEES AND S	ALADIES AS DESILLEAD D	BUBUSED BBUT		
Current number	Salaries	Number retained	Splaries	Number addition		Salaries
				50.00		\$2,600,000.00
SECTION 4	## 15 J. B. 10 N. P. S.	ESTIMATED TOTAL COST	TAND VALUE OF PROPOSI		91 W.A	THE PERSON NAMED IN
				REALESTATEI	MPROVE	MENTS
			COST		AS	SSESSED VALUE
Current values			T	Ť		66 900.00
Plus estimated ve	alues of proposed project					22443750.00
Less values of an	y property being replace	d				
Net estimated val	lues upon completion of p	project				22,510,650.00
SECTION 5	SALES NO W	ASTE CONVERTED AND OT	HER BENEFITS PROMISE	BY THE TAXPA	YER	
Estimated solidu	vaste converted (pounds)		Estimated hazardou	s wasta convertor	d (nounda)	
	vaste converted (pounds)		LStilliated liazardou	3 Waste Convented	ı (pourids)_	
Olherbeneftts						
	IS TWO STATES	DIR THE MEDICAL TANDAY	O CERTIFICATION	SELECTION OF THE	elect vilia	second lighted in the
SECTION 6	AL AM		R CERTIFICATION	W	// S=1 =1=	WILL THE WASSERS ST.
	Contract of the Contract of th	ns in this statement are tru	e.			
Signature of arthorizen	representative	A		10	ate signed	(month, day, year)
V /	0000				311B	119
Printed name of author	nzed representative		I1tle	%	6776711	#50 D/
Megan Basore			Senior P	roperty Manag	er	

	With the second	FOR USE OF THE DE	SIGNATING	BODY		
We find that the applicant meets the under IC 6-1.1-12.1, provides for			pted or to be a	adopted	bythisbody, Said	d resolution, passed or to be passed
A. The designated area has be expires is	enlimited to a peri	od of time not to excee —	ed	cale	endar years• (see	below). The date this designation
B. The type of deduction that leaderelopment or rehabile Residentially distressed a	itationofrealestate		D Yes	QNo QNo		
C. The amount of the deduction	applicable Is limite	d to\$				
D. Other limitations or conditions	s (specify),					
I ENumber of years allowed:	0Year1 0Year6	☐ Year2 D Year7	☐ Year3 D YearB		D Year4 D Year9	☐ Year 5 (• see below) D Year 10
F. Fora statement of benefits ap OYes QNo If yes, attach a copy of the If no, the designating body	abatement sched	lule to this form.				•
We have also reviewed the Informat determined that the totality of ben	ion contained In the efits Is sufficient t	e statement of benefit o Justify the deduction	s and find that on described	the estir above.	mates and expect	ations are reasonable and have
Approved (signature tmd IJt/a of authori	zed member of das	lgnatlng body)	Telephone nu	mber		Dale signed (month, day. year)
Prini&d name of authorized member of o	desigMtIng body		Name of des	lgnaUng	body	
Attested by (signature andlii/a of attester	7		Printed name	e of atte	ster	
If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17. A, For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect The deduction period may not exceed five (5) years. For a Fonn SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B, Fortheredevelopment 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 designaling body is required to establish an abatement schedule for each deduction allowed, (See IC 6-1.1-12.1-17 below.)						
schedule approved by the designating body remains In effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designaling						

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 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: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title: 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 fonn's importance).
Name and Title:Megan Basore, Senior Property Manager
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: 5400 E 450 S. Whitestown, IN 46075
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

	Does your company currently conduct manufacturing operations, research at lopment, distribution and/or information technology research at this location? If slong has your company been at this location? No
8. locat	Does your business have other operations in Indiana? If so, please list the ion 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. const	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.
const	ructed by your company at the project location. Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been
const 12. State	ructed by your company at the project location. Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been
const 12. State	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)?
12. State grant	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)? YesXNo
12. State grant 13. 14.	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)? YesXNo What is the anticipated date for construction to begin? TBD What is the anticipated date for project completion? Approximately 9 months after
12. State grant 13. 14.	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has beet ed)? Yes _XNo What is the anticipated date for construction to begin? TBD What is the anticipated date for project completion? Approximately 9 months after construction commences If a facility is being improved, does the proposed improvement to the facility
12. State grant 13. 14. 15. chang	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has beet ed)?

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?					
16. which	Complete the following tax abatement is being	ng profile of the Company that will occupy the property for requested:				
a)	a) Number of current full time permanent hourly employees by skill level (includerage 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)	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 O	F EXISTING EMPLOYEES (part-time)				
c)	(e.g. benefits are valu	f benefits for existing and new employees on a per hour basis and additional \$3.00 per hour, etc.)efits as the project is a spec building.				
d)	Summary of benefits	for existing and new employees. enefits as the project is a spec building.				
		TIONE 45 the project to a good pallottia.				
e)		Il-time permanent hourly employees by skill level (include rate excluding benefits and overtime)				
	Skilled ² 0	Average hourly wage rate for skilled positions \$20.00				
	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 NEW EMPLOYEES (permanent and full-time)				
f)	•	t-time hourly employees by skill level (include average ading 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 NEW EMPLOYEES (part-time)				
g)	What is the total dollar	r amount to be spent on new salaries? \$1.040.000				
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). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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

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

8	120%	
9	170%	
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. B.	Current Annual Real Property Taxes: Projected IO-Year Total:	\$393.65 \$3,936.50			
II.	<u>Proj</u>	ected Conditions With Abatement				
	A. B.	Projected 10-Year Real Property Taxes: Projected I 0-Year Abatement:	\$689.555 \$552 268			
III.		Projected Total (Assumes Abatement Granted)				
	A. B.	Total Amount Abated: Total Taxes to be Paid:				
Note	: Att	ach Worksheets				
21.	W	hich approvals or permits will be required for the	project?			
	(a) (b) (c) X(d)	annexation (f) special explanation (f) special explana				
	il cos It	itional public infrastructure/facilities be required ts/funding source and schedule for construction is anticipated that any additional public infrastructure quired for this building will be funded by the Anson N	on. e/facilities			
	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.					
		n the past and/or expects to provide in the future. Please see attached.	onarousons the applicant has			

- 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
- Has the applicant previously been approved for economic development incentives 26. 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 of	thers 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
	hly services charges), guaranties on any debt obligations, etc.)?
Ye	3.
	bes the proposed project take advantage of any "green" technology to reduce avironmental impact? If so, please explain.
	the project will follow new energy code and use sustainable materials.
CHECKL	IST 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-I/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:
2019,_ personally appeared the foregoing application for real p	and acknowledged the execution of roperty tax abatement for the Town of Whitestown, hereunto subscribed my name and affixed my
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My commission expires:	

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

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STATEMENTOFBENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (RS/ 12·13)

Prescribed by the Department or Local Government Finance

FORM SB-1 / Real Property

20_

PAY20

PRIVACY NOTICE

Anfri'nrormation concerning the cost or epmpe:a{ and specific salaries paid to indivi ual empl ees by the woc.e owner is confi enHal per C 1. 12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box): D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

D Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- 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 is designate an Economic Revita/fzatlan Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes taclaim adeduction.
- The statement of benefits farm must be submitted to the designating body and the area designated an economic ravitalization area before the Initiation of the redevelopment or rehab/l/talion far which the parson desires to claim a deduction.

 To obtain a deduction, a Form 322/RE must be filed with Iha County Auditor before May 10 In the year Inwhich the addition to assessed valuation is
- made or not later than thirty (30) days after the assessment notice is ma/lad to the property owner if ft was ma/lad after April 10. A property owner who fa/ladto 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/Raal Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Raal Property that Is approved aftar 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 1, 2013, the abatement schedule approved by the designating body

remains in arrect.	10 6-1, 1•12, 1-17					
SEC111ION I		\TAXPAYE	R INFORMA111101\1			
N ama of taxpayer Brownin /Duke	ПС					
	nber and &treel, city. ⪭, and	7/P ccdal				
	treet, Indiana olis, IN					
Name of contact perso			Telephone number	- T	E-mail addre	988
Megan Basore			(317)808-6815		megan.l	basore@dukerealty.co
SECTION 2		LOCATION AND DESCR	IPTION OF PROPOSED PRO			
Name of designating bod	T				Rasolullon r	number
Town Council of	Whitestown					
Location of property		:7 ^l	County			ng district number
5400 E 450 S W	hitestown IN 46075 rty Improvements, redevelopm		Boone		06-018	
	e foot warehouse/distrib			1		start date (month, day. year)
, ,,=0,,====,	•		F9		06/01/20	
						ompletion date (month, day, yelil)
			LARVER AN REPUBLICACION	0000501000	12/31/20	024
SECTION 3 Current number	Salaries	Number retained	LARIES AS RESULT OF PR	Number addit		Salaries
Curant number	Garanes	Namour Ioanico	Colorios	20.00		\$1,040,000.00
SECTION 4		STIMATED TOTAL COST	AND VALUE OF PROPOSEI	THE RESERVE TO SHARE THE PARTY OF THE PARTY		\$1,010,000.00
356110144	的之句的EEE 2 指引的数分别指用	STIMATED TOTAL BOOT		AL ESTATE IN	/PROVEN	MENTS
			COST		А	SSESSED VALUE
Current values						16 300.00
	ies of proposed project					4 500 000.00
	property being replaced					
	es upon completion of proje	ect				4,516,300.00
SECTION 5			HER BENEFITS PROMISED	BY THE TAXPA	YER	
Estimated colldwa	ste converted (pounds)	2031	Estimated hazardous v	vooto converted	l/noundo	1
Estimated solid was	ste converted (pourius)		Estimateuriazardous v	vaste converted	(pourus)	·
Other benefits						
					A STATE OF THE PARTY OF THE PAR	RICHILL PARTIES TO ASSEMBLE AND ASSESSED.
SECTION 6			RESTIFICATION	No. of the second		
A CONTRACTOR OF THE CONTRACTOR	nat the representations in	n this statement are true	·			
Signature of Authorized	representative	0		1	Date signed	(month, day, year)
VIV	MAN	<u> </u>			210	6(LT/
Printed hame of authoriz	ted representative		litle On in Dec	A - Ki	22.5	
Me an Basore			Senior Pro	perty Manag	er	

FOR USE OF THE D	ESIGNATING BODY				
We find that the applicant meets the general standards In the rosolutlOl'I adopted or to be adopted by this body. Said resolullon, passed or to be passed under IC 6-1.1-12,1, provides for the following limitations:					
A. The designated area hes been ilmIted to a period of Ilme not to excee expires is	edcalendar years• (see below). The date this designation				
B. The type of deduction that is allowed In the designated area is limite Redevelopment or retiablhtation of real estate improvements Residentially distressed areas	d to: O Yes \square No \square 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 O Year9 O Year10				
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? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the dasignaling body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectetions are reasonable and have					
determined that the totaUty of benefits Is sufficient to Justify the deduction described above, Approved (slgnatu111 and /JlJe of authorized member of deslgn11tlng body) Telephone number Data signed (month, day, year)					
Printed name or authorized member of designeting body	Name of dllllignating body				
Attested by (signelvre and tJtle of attester)	Printed name of attester				
• If the designating body amits the Ume period during which an area is an economic: myltalization 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. 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 deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where Iha 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,)					



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)/32-4530 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: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld-'-,VicePresiden-'t, IndustrialLeasin_,g'-&_Develo!pm_en_t
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 fonn'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_, In_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: 4751 E 450 S, Whitestown, IN46075
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? 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. N_0
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_BD
14. What is the anticipated date for project completion? Approximately 9 months 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. which	Complete the following tax abatement is being	ing profile of the Company that will occupy the property for grequested:			
a)	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)	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			
		F EXISTING EMPLOYEES (part-time)			
c)	(e.g. benefits are valu	f benefits for existing and new employees on a per hour basis and additional \$3.00 per hour, etc.)efits as the project is a spec_building.			
d)	Summary of benefits	for existing and new employees. enefits as the project is a spec building.			
	-				
e)		-time permanent hourly employees by skill level (include rate excluding benefits and overtime)			
	Skilled15	Average hourly wage rate for skilled positions \$20.00			
	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				
		F NEW EMPLOYEES (permanent and full-time)				
t) 1	-	t-time hourly employees by skill level (include average luding 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)	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 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). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

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

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

	100/	
001	10%	
19	50/2	

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.	Proj	ected Current Conditions Withou	ut Abatement	
	A. B.	Current Annual Real Property Projected 10-YearTotal:	Taxes:	\$340.52 \$3 405.20
II.	<u>Proj</u>	ected Conditions With Abateme	n <u>t</u>	
	А. В.	Projected 10-Year Real Propert Projected 10-Year Abatement:	y Taxes:	\$462,455 \$345,168
III.		Projected Total (Assumes Aba Granted)	<u>tement</u>	
	A. B.	Total Amount Abated: Total Taxes to be Paid:		-
Note	: Atta	ach Worksheets		
21.	W	hich approvals or permits will b	e required for the	project?
	(a) (b) (c) X(d)) annexation plat approval	(e) variance (f) special exists X (g) building (h) other	permit
22. detai	l cost	ill additional public infrastructus/funding source and schedule for is anticipated that any additional grant by the building will be funded by the	or construction. <u>Jublic</u> infrastructure	
	n (e.g		nomic developm	ting other incentives from the tent revenue bond financing)? If ranteed 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.

Yes - Polymer Technology Systems, 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.

develor	er-quaranteed TIF area.
County (fees, mo	the applicant current on all of its payment obligations to the Town and the (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity on the contract of the contrac
adverse e	Does the proposed project take advantage of any "green" technology to reduce environmental impact? If so, please explain. - the project will follow new energy code and use sustainable materials.
CHECK	LIST 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:
2019, personally appearedthe foregoing application for rea	and acknowledged the execution of l property tax abatement for the Town of Whitestown, ave hereunto subscribed my name and affixed my
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 footbuilding
- 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.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (RS/ 12-13)

Prescribed by the Department of Local Government Finance

D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

This statement Is being completed far real property that qualifies under the following Indiana Code (check one box)

D Residentially distressed area (IC 6-1.1-12.1-4. 1)

INSTRUCTIONS:

FORMSB-1/Real Property

PRIVACY NOTICE

20 PAY20_

Infannation concerning the cost of e prope and spedfic salaries paid to indi ual empt/J;ee5 by the rice, rtr, owner is con enUal per C 1. -12,1-5.1,

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing ff the designating body requires Information from the applicant In making its decision about whether to designate an Economic Ravila/Jzalion Area. Otherwise, this statement must be submitted to the designating body BEFÖRE the redevelopment or rehab/1/latJon of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an 1:1 conomic revitalization arua before the Initiation of the redevelopment or rehabf//lation for which the parson desires to claim a d1:1duction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 In the year In which the addition to assessed valuation Is made or not later than thirty (30) days aner the assessment notice is malled to the property owner ff it was malled anar April 10. A property owner who failed to file a deduction application within the prascribed dead/ina may file an application between March 1 and May 10 of a subsequent year.
- 4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Rea/ Property. The Form CF-1/Real Property should be 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/Real Property that Is approved attar June 30, 2013, the designating body Is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Rea/ Property that Is approved prior to July 1, 2013, the abatement schedule approved by the des/gnaUng body remains In effect. IC 6-1:1-12:1-17

SECTION 1 Name Of taxpayer		TAXPAYI	ER INFORMATION			ğ
Brownin /Duke	LLC					
	umberandstmet, cit)(stab, and ZIP o	ede)				
W 1000 -	treet, Indiana olis, IN 462	,	2			
Name of confact person			1 I		E-mail addre	185
' di illa			4111		megan.b	asore@dukerealty.co
SECTIO 12	L.C	CATION ANO DESCRI	PTION OF PROPOSED	PR		
g boo					Resolution n	umber
Lof	Whi					
Location of property			County		OLGF taxin	g district number
4751 E 450 S W	hitestown IN 46075	Anson Site 18	Boone		06-018	
Description of real propert	y Improvem8111s, redevelopment,				EsUmalad 8	Start data (month, day, year)
+1- 75,000 square	e foot warehouse/dlstrlbuUd	on/office facility with	parking		06/01/20	
						ompletion date (month, day, yea,)
				***	12/31/20)24
SECTION 3			LARIES AS RESULT OF			
Current number	Salaries	Number retained	Salaries	Number ad	ditional	Salaries
				15.00	Olivery Labor	\$780,000.00
SECTION 4	ESTI	MATED TOTAL COST	AND VALUE OF PROPO	REAL ESTAT	E TMDDOVE	MENTE
			COS			SSESSED VALUE
			1	· I	A	14 100.00
Current values	-/					2812500.00
	ues of proposed project	100000000000000000000000000000000000000			 	
	property being replaced as upon completion of project				 	2,826,600.00
Charles and the Party of the Pa		ONVERTED AND OTH	ER BENEFITS PROMIS	ED BY THE TAY	PAVED	2,020,000.00
SECTIONS	WAJIE C	ONTENTED AND OTH	EIC DEICE I I TO F NOMIC	CD DT TILL TAX	ALCIN	arth alternation and a second
EsUmated solid wa	asta converted (pounds)		Estimated hazard	ous waste conver	ted (pounds)_	
Other benefits						
SECTION 6		TAXPAYER	CERTIFICATION		occide tive in	
I hereby certify the	nat the representations in th	s statement are true.				
Signature of aCthorized	representative /)				Date signed	(month, day, year)
10/1/1	er /aco				5/1	619
Printed name of authoriz	ed representative		litle		- 01	-1 -
Me an Basore			Senior	Property Man	ager	

		FOR USE OF THE D	ESIGNATING	BODY	West graphic Many 12 a
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 a expires is	rea has been limited to a pe	eriod ol time not to excee	ed	calendaryears•(see	below). The date this designation
Redevelopment Residentially dis	tion that is allowed in the d or rehabilitation of real est tressed areas deduction applicable is lin	ate Improvements	D Yes]no]no	
D. Other limitations of	r conditions (specify)				
E. Number ofyears a	llowed: OYear1 OVear6	O Year2 O Vear7	O Vear3 O Years	O Year4 D Vear9	☐ Year 5 (• see below) D Year10
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the 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 fli)	ı of authorized member of c	dellignallng body)	Telephone num	nber	Data signed (month, day. yesrJ
Printed name of aulh<>m:bd	member of designating bod	у	Name of desig	gnaUno <i>body</i>	
Attested by (Ilignature and tille	Attested by (Ilignature and tille of ette:ster) Printed nema of attester				
 If the designating body limits the time period during which an area Is 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. A, For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish en abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years, (Sea IC6-1.M2.1-17 below.) B, For the redevelopment or rehabilitation of real property where the Fonn SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designaUng body remains in effect For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body Is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) 					
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A des1gnaUng body may provide lo a business that Is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's Investment in real and personal property. (2) The number of new full-time equivalent Jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The Infrastructure requirements for the taxpayer's investment (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains In effect until Iha abatement schedule expires under the tenns of the resolution approving the taxpayer's statement of benefits.					

Otten, Dennis

From:

Jason Lawson <JLawson@whitestown.in.gov>

Sent: To:

Friday, May 17, 2019 10:53 AM Unger, Steve; Otten, Dennis

Subject:

FW: All Points Buildings - Briefing Doc & Map

Attachments:

All Points at Anson Building - Council Brief - 05.15.19.pdf; All Points at Anson - Map.pdf

From: Molly Whitehead mwhitehead@booneedc.org

Sent: Friday, May 17, 2019 9:31 AM

To: Jason Lawson <JLawson@whitestown.in.gov> Cc: Rachel Huser < rhuser(dlbooneedc.org>

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 I 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 11estimates 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

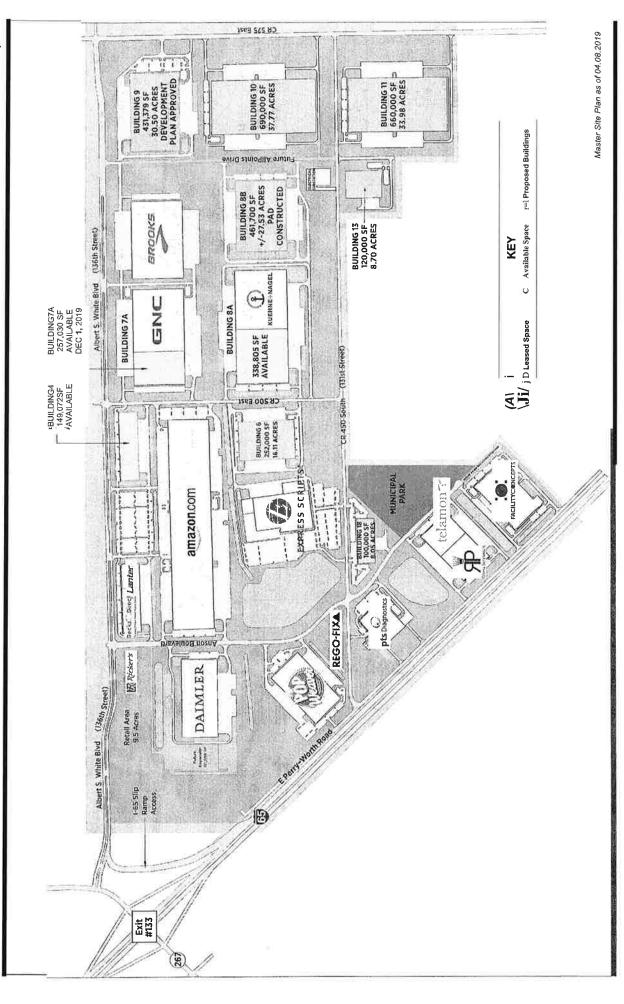
In total, the estimated real property capital investment equates to over \$81 million, so a traditional 10-year real property tax abatement has been requested. This would save Duke/Browning more than an estimated \$10 million cumulative over the course of the 10 years, and we would anticipate the real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

#HIL POINTS

ANSON

MASTER SITE PLAN

AllPoints at Anson | Whitestown, IN



Browning Du'keREALTY

browninginvestments.com dukereaity.com a11poi ntsindiana.com