

**ORIGINAL**

**RESOLUTION NO. 2020-01**

**A CONFIRMATORY RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA  
FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA  
AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION**

**WHITESTOWN LOT 7, L.L.C.**

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the “Town Council” and the “Town”) has thoroughly studied and been advised by Eric Osterhaus, on behalf of Whitestown Lot 7, L.L.C. and or its affiliates (the “Applicant”), of a proposed revitalization program which includes construction of a new 44,100 square foot (estimated) spec warehouse and office, with related site improvements (the “Project”) on certain property located in the Town at Whitestown Crossing II; and

WHEREAS, on December 18, 2019, the Town Council adopted its Resolution No. 2019-34 attached hereto as Exhibit A and incorporated herein by reference (the “Declaratory Resolution”) which (i) designated certain property in Whitestown Crossing II, including the location of the Project, as reflected in Exhibit A of the Declaratory Resolution (the “Area”), as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the “Act”) to be known as the “Whitestown Crossing ERA #1” (the “ERA”) and (ii) approved a ten (10) year traditional real property tax abatement for the Applicant in connection with its proposed Project, all as more particularly described in the Application (as defined in and attached to the Declaratory Resolution); and

WHEREAS, on December 2, 2019, the Town of Whitestown Redevelopment Commission adopted a resolution approving the establishment of the ERA and the Application; and

WHEREAS, the Town Council, following the adoption of the Declaratory Resolution, set a public hearing on the Declaratory Resolution for 7:00 p.m., on January 8, 2020, at the Whitestown Municipal Complex-Public Hall, Whitestown, Indiana; and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and public hearing thereon was published pursuant to the Act and Indiana Code 5-3-1, such publication being at least ten (10) days prior to the date set for the public hearing on such Declaratory Resolution; and

WHEREAS, notice of the public hearing and information required by the Act concerning the Application and the Declaratory Resolution was filed with the appropriate taxing units at least ten (10) days prior to the public hearing; and

WHEREAS, the application for designation, a description of the ERA, a map of the ERA, and all pertinent supporting data were available for public inspection in the offices of the Clerk-Treasurer of the Town and the Boone County Assessor; and

WHEREAS, at the public hearing, the Town Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the ERA as an economic revitalization area in accordance with the Act and the approval of the Application; and

WHEREAS, the Town Council, after conducting the public hearing, and giving careful consideration to all comments and views expressed and any evidence presented regarding the designation of such ERA as an economic revitalization area and the approval of the Application, has determined that it is in the best interests of the Town to designate said ERA an economic revitalization area for the purpose of real property tax abatement pursuant to the Act and to confirm the approval of the Application for a ten (10) year traditional real property tax abatement as herein provided;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA AS FOLLOWS:

1. After legally required public notice, and after a public hearing pursuant to such notice, the Town Council has considered the evidence presented and hereby takes "final action," as that phrase is defined in the Act with regard to the adoption of the Declaratory Resolution and the establishment of the ERA as an economic revitalization area, as defined in the Act.

2. The approval of the Application pursuant to the Declaratory Resolution is ratified and confirmed in all respects. Applicant shall be entitled to a real property tax deduction for the Project to be provided pursuant to Sections 3 of the Act for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

*Real Property*

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

3. The Declaratory Resolution, adopted on December 18, 2019, is hereby ratified and confirmed as set forth herein, and it is hereby stated that the qualifications for an economic revitalization area have been met as to the ERA.

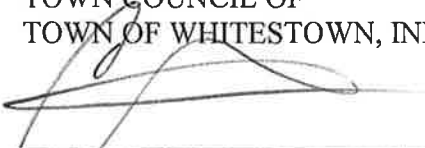
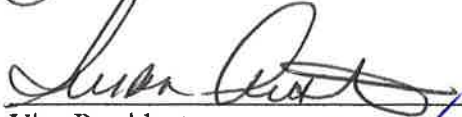
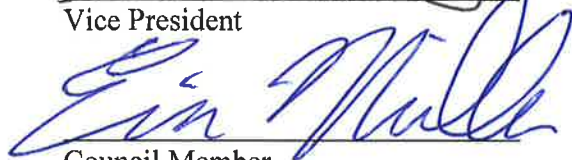
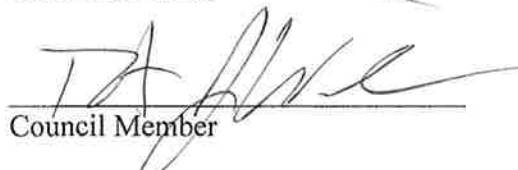
4. Applicant shall (i) annually file the required Form CF-1/Real Property demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Form SB-1/Real Property, as presented to and approved by the Town Council in the Declaratory Resolution, hereby ratified and confirmed, and (ii) provide the Town Council, upon written request, with an update regarding the timing of the proposed Project as described in the Application.

5. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution with respect to the ratification and confirmation of the Declaratory Resolution and the approval of the Application.

6. This Resolution shall be effective immediately upon its adoption.

ADOPTED this 8<sup>th</sup> day of January, 2020.

TOWN COUNCIL OF  
TOWN OF WHITESTOWN, INDIANA

  
\_\_\_\_\_  
President  
\_\_\_\_\_  
Vice President  
\_\_\_\_\_  
Council Member  
\_\_\_\_\_  
Council Member  
\_\_\_\_\_  
Council Member

ATTEST:


  
\_\_\_\_\_  
Matt Sumner, Clerk-Treasurer

EXHIBIT A

*Declaratory Resolution*

01/29/19

RESOLUTION NO. 2019-34

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

WHITESTOWN LOT 7, L.L.C.

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and the "Town", respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property located in the Town at Whitestown Crossing II, as more particularly described in the map and including the parcels identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has thoroughly studied and been advised by Eric Osterhaus, on behalf of Whitestown Lot 7, L.L.C. and or its affiliates (the "Applicant") of a proposed revitalization program which includes redevelopment or rehabilitation in the Area, specifically on Lot 7 thereof (parcel number 0201382009), to include construction of a new 44,100 square foot (estimated) spec warehouse and office, with related site improvements (the "Project"), as more particularly described in the hereinafter defined Application; and

WHEREAS, the Town Council has received from the Applicant for the Area (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the "Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

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

WHEREAS, Applicant anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town of Whitestown Redevelopment Commission adopted its Resolution No. 2019-12 on December 2, 2019 recommending approval of the Application and creation of the Area by the Town Council; and

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

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing the owner of the real property in the Area a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

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

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

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the real property in the Area shall be entitled to a traditional real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

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

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the Area as an economic revitalization area.

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

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

6. The Area shall cease to be designated an economic revitalization area on January 1, 2040.

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

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

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

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

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



Adopted this 18<sup>th</sup> day of December, 2019.

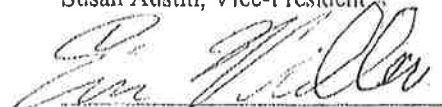
TOWN COUNCIL OF  
TOWN OF WHITESTOWN, INDIANA



Clinton Bohm, President



Susan Austin, Vice-President



Eric Miller, Council Member



Jeffrey Wishek, Council Member

Kevin Russell, Council Member

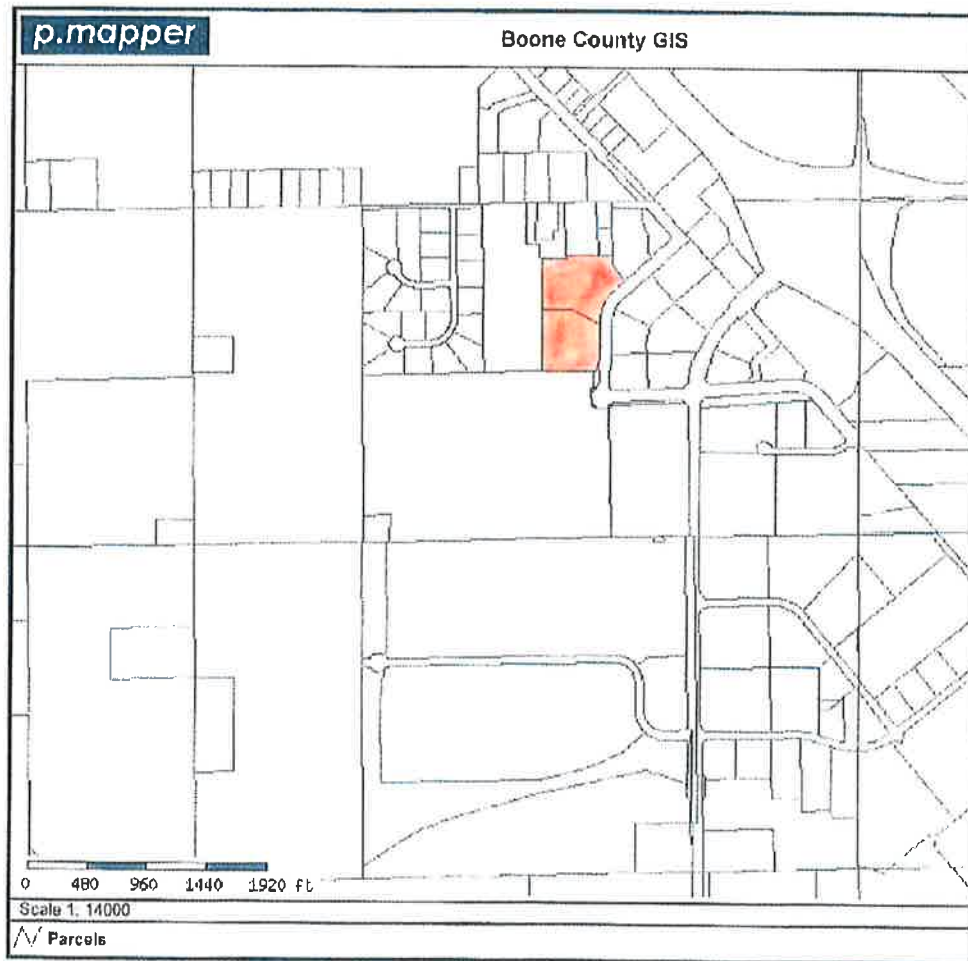
ATTEST:



Matt Sumner, Clerk-Treasurer

**EXHIBIT A**

***Map of the Area and Parcels in the Area\****



\* The Area is shaded in orange on the above map.

The Area includes the following parcel numbers:

0201382009 (State parcel # 06-07-27-000-018.002-020)

0201382008 (State parcel # 06-07-27-000-018.001-020)

Exhibit B

*Applicant Application  
(including Statement of Benefits Real Estate Improvements)*

10/10/19 SF

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: Eric Osterhaus LLC to be formed

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: Eric Osterhaus

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E-Mail Address: eric@systembuilders.com

3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Eric Osterhaus LLC to be formed

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E Mail Address: eric@systembuilders.com

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

a) Street Address: Indpls Road, Whitesboro, IN 46057

b) Tax Parcel Number(s): 020-13820-09

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:

Gross AV of Land \$7,800

6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council?  Yes  No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?  
 No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. I am involved with two additional buildings in Whitestown

9. What is the size of the facility to be improved or constructed?  
Approximately 42,000 to 45,000 square feet

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

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

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

Yes  No

13. What is the anticipated date for construction to begin? Approx. 11/1/2020

14. What is the anticipated date for project completion? December 31, 2020

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

Yes  No

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

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b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 19,000.00

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: Tenants not yet identified - TBD

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

Skilled      Average hourly wage rate for skilled positions     

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

Clerical      Average hourly wage rate for clerical positions     

Salaried      Average salary (per hour) for salaried positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)  
n/a

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

Skilled      Average hourly wage rate for skilled positions     

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

Clerical      Average hourly wage rate for clerical positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)  
n/a

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) uncertain as to the benefit as the project is a spec building

d) Summary of benefits for existing and new employees.  
Uncertain as to the benefit as the project is a spec building

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

Skilled      Average hourly wage rate for skilled positions     

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

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

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

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)  
Uncertain, but estimate 10 full time, permanent employees

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

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

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

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

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

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

g) What is the total dollar amount to be spent on new salaries? Uncertain as the project is spec, but estimate \$250,000

h) Provide schedule for when new employee positions are expected to be filled.  
Uncertain as project is spec

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.). Without the approval of real property abatement it will be difficult for this project to

18.

What is the term of the tax abatement requested (maximum 10 years). 10 years succeed.

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

	0%	
	0%	
0	0%	

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

I. Projected Current Conditions Without Abatement

- A. Current Annual Real Property Taxes: \_\_\_\_\_
- B. Projected 10-Year Total: \_\_\_\_\_

II. Projected Conditions With Abatement

- A. Projected 10-Year Real Property Taxes: \_\_\_\_\_
- B. Projected 10-Year Abatement: \_\_\_\_\_

III. Projected Total (Assumes Abatement Granted)

- A. Total Amount Abated: \_\_\_\_\_
- B. Total Taxes to be Paid: \_\_\_\_\_

Note: Attach Worksheets

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

- (a) zoning change
- (b) annexation
- (c) plat approval
- (d) development plan X
- (e) variance
- (f) special exception X
- (g) building permit X
- (h) other \_\_\_\_\_

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

None

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. None

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

As the owner of Systems Builders and part owner of Crest, LLC, I have constructed 11 buildings and have ownership interest in two



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 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, Crest LLC has constructed two office warehouse buildings and received tax abatement and in compliance with the requirements of the same

27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water; sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?

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

Yes, LED lights throughout with motion sensor where required, high efficiency heaters

CHECKLIST OF ATTACHMENTS:

<u>X</u>	Application Fee (\$2,000)
<u>X</u>	Completed Memorandum of Understanding
<u>X</u>	Completed Form SB-1/RP
<u>X</u>	Legal Description of Project Site
	Area Map of Project Site
	Description of Business at Site
<u>X</u>	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.

*[Handwritten Signature]*

Signature of Owner or Authorized Representative

Title

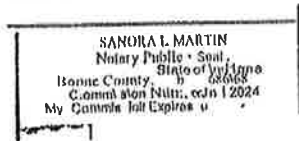
U-8-2017

Date

STATE OF INDIANA

COUNTY OF BOULDER ss:

Before me, the undersigned Notary Public, this 9<sup>th</sup> day of August, 2017, personally appeared ERIC OSTERMAN and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



SICGtvLio J'VtV L  
ANDR AL. ULLK'iti Notary Public  
Residing in 3aWE County, Y'JD/ALJA

My commission expires:

1-1-2024

**TOWN OF WHITESTOWN**  
**MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT**

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by \_\_\_\_\_ ("Applicant")

to perform the steps necessary for the appropriate consideration of Applicant's request for tax abatement.

**RECITALS**

A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").

B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

**AGREEMENT**

Section 1. Tax Abatement. The Applicant hereby submits the Property for tax abatement. The Applicant's completed Application, including the Statement of Benefits (i.e. Form(s) SB-1), are submitted contemporaneously herewith and attached hereto as Exhibit A. This Memorandum constitutes a part of the Application.

Section 2. Application Fee. The parties recognize that Whitestown (including its Redevelopment Commission) will incur expenses, including financial advisory, legal and other fees, as a result of the Applicant's submission of its Application for tax abatement. In light of the expenses Whitestown will incur through the tax abatement process, the Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). The Applicant will pay the Two Thousand Dollars (\$2,000.00) Application Fee within 7 days following the approval of its Application, including this Memorandum.

Section 3. Final Application Fee. The parties recognize that Whitestown is required to provide governmental services to its inhabitants and properties located in Whitestown, including the Property, and has and will continue to incur expenses in connection with the provision of such services. In light of such expenses; the Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application Fee to Whitestown within seven (7) days of the resolution of Whitestown finally approving the Application.

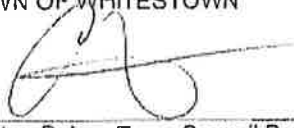
Section 4. Failure to Pay Application Fee. In the event the Application is approved by Whitestown and Applicant fails to make timely payment of the Application Fee to Whitestown, Applicant shall be deemed to be in noncompliance with its Application and Whitestown may take immediate action by resolution to rescind its approval of the Application. If Whitestown adopts such a resolution, any deductions approved by Whitestown for the Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

Section 5. Payment of Application Fee. The Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 6. Disclaimer of Liability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria, including but not limited to certain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covenants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

ned: Eric Osterhaus  
sted: Eric Osterhaus  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_

TOWN OF WHITESTOWN



Clinton Bohm, Town Council President



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

Blaine Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20 PAY20

FORM SB-1 / Real Property

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):  
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the proscribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1**

**TAXPAYER INFORMATION**

Name of taxpayer  
Whitestown Lot 7, L.L.C.

Address of taxpayer (number and street, city, state, and ZIP code)  
7620 Washington Blvd. Indianapolis, IN 46240

Name of contact person  
Eric Osterhaus

Telephone number  
(317) 710-6847

E-mail address  
eric@systemsbuilders.com

Name of designating body  
Town of Whitestown

Resolution number

Location of property  
Whitestown Crossing II (Block D) Proposed Lot 7

County  
Boone

DLGF taxing district number  
06-019

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  
Approximately 44,100 sq. ft. of spec warehouse and office and related site improvements to be constructed at the above location.

Estimated start date (month, day, year)  
4-1-2020

Estimated completion date (month, day, year)  
12-31-2020

**SECTION 3 - ESTIMATE**

Current number	Salaries

**EMPLOYEES AND SALARIES AT REGULAR PAY**

Number retained	Salaries	Number additional	Salaries
		6	\$240,000

**REAL ESTATE IMPROVEMENTS**

	COST	ASSESSED VALUE
Current values	\$0	
Plus estimated values of proposed project	\$1,000,000	
Less values of any property being replaced	\$0	
Net estimated values upon completion of project	\$1,000,000	

Estimated solid waste converted (pounds) \_\_\_\_\_

Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits \_\_\_\_\_

**SECTION 6**

**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative  
*Eric Osterhaus*

Printed name of authorized representative  
Eric Osterhaus

Date signed (month, day, year)  
11-14-19

Signature  
Member

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_.
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (Signature and title of authorized member of designating body)	Designating number	Date signed (month, day, year)
Printed name of authorized member of designating body	( )	Name of designating body
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**LEGAL DESCRIPTION  
OSTERHAUS/SYSTEMS BUILDERS, INC. PARCEL**

Block D in The Crossing at Whitestown Phase II Secondary Plat, as recorded in the Boone County Indiana Recorder's Office in Plat Book Number 21, Pages 30-33 as Instrument Number 201200002882.



BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

2019 BOONE COUNTY-SPRING INSTALLMENT-A

2019 BOONE COUNTY-SPRING INSTALLMENT-A

COUNTY PARCEL NUMBER: 020-13820-08

STATE PARCEL NUMBER: 08-07-27-000-010.002-020

DELINQUENT AFTER: May 10, 2019

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



\$0.00

NAME AND ADDRESS OF TAXPAYER BILL CODE# 000  
WHITESTOWN CROSSING LLC  
3061 PERRY BLVD  
WHITESTOWN, IN 46075

V Remit By Mail To Y

BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810602 01362009000000006

READ THIS CAREFULLY IN THE ONLY NOTICE YOU WILL RECEIVE FROM THE COUNTY

CO. PARCEL#	DATE OF STATEMENT	TOTAL CHARGES	SPRING AMOUNT	FALL AMOUNT
020-13820-08	October 10, 2019	Tax	\$98.00	\$98.99
		Ditch	\$20.00	\$0.00
		Additional Assessment	\$0.00	\$0.00
		Delinquent Penalty	\$0.00	\$0.00
		Delinquent Tax	\$0.00	\$0.00
		Delinquent SA Tax	\$0.00	\$0.00
		Delinquent SA Penalty	\$0.00	\$0.00
		Fees	\$0.00	\$0.00
		Auditor Corrections	\$0.00	\$0.00
		Total Payments	\$116.99	\$0.00
		Total Amount Due	\$0.00	\$98.99
		Surplus	\$98.99	\$0.00

Instructions to Taxpayer

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in table 7 on the Comparison Statement, you must notify the County Auditor. If such a change in circumstances has occurred and you have not notified the County Auditor, the deduction will be disallowed, and you will be liable for taxes on penalties on the amount deducted.
- You must have sufficient funds in your checking account or Credit Card at the time you present your check, Debit Card or Credit Card to the bank or your tax payment is void.
- Estimated payments must have a Postal Service postmark on, or before the date this printed notice is mailed to the taxpayer. The payment envelope must be postmarked with a sufficient postage.
- Credit Card Payment: Entry your property taxes by credit card with Boone County in person at 1-811-488-1002. Additional fee added by vendor: 2.95% with \$1.95 minimum for all credit card payments.
- Check Payment: Checks must be made payable to BOONE COUNTY TREASURER.
- The following credit cards will be accepted: Discover, MasterCard, Visa, and a Check.
- To notify this office of any ADDRESS CHANGE, check the tax bill the amount of payment coupon and complete and sign the form which appears on the reverse side of the payment coupon.
- To ensure prompt passing of your payment, please attach and return the payment coupon with your check payable to BOONE COUNTY TREASURER in the envelope provided.
- Please call the following phone numbers to contact the Treasurer's Office: (765) 482-3000.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

Detach and Return Coupon With FALL Payment

BOONE COUNTY TREASURER  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

2019 BOONE COUNTY-FALL INSTALLMENT-B

2019 BOONE COUNTY-FALL INSTALLMENT-B

COUNTY PARCEL NUMBER: 020-13820-08

STATE PARCEL NUMBER: 08-07-27-000-018.002-020

DELINQUENT AFTER: November 12, 2019

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



\$96.99

NAME AND ADDRESS OF TAXPAYER BILL CODE# 000  
WHITESTOWN CROSSING LLC  
3061 PERRY BLVD  
WHITESTOWN, IN 46075

V Remit By Mail To Y

BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810602 0136200900 00096991

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

Taxpayer Name (Full Mailing Address) WHITESTOWN CROSSING LLC 3961 PERRY BLVD WHITESTOWN, IN 46075	Date of Acquisition October 10, 2019	Parcel Number 020-13820-09 November 12, 2019 06-07-27-000-018,002-020	Taxing District 020/020 Perry/Whitestown Co./Jurisdiction
<b>BOONE COUNTY</b>			
Property Address: 4000 S INDIANAPOLIS RD THE CROSSING AT WHITESTOWN PHASE II BLOCK D 4,87A			

	2018	2019
<b>I. ASSESSED VALUE AND TAX SUMMARY</b>		
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$9,000	\$7,800
<b>equals total gross assessed value of property</b>	<b>\$9,000</b>	<b>\$7,800</b>
2a. Minus deductions (see Table 3 below)	\$0	\$0
<b>equals subtotal of net assessed value of property</b>	<b>\$9,000</b>	<b>\$7,800</b>
b. Multiplied by your local tax rate	2,406.900	2,486.800
<b>equals gross tax liability (see Table 3 below)</b>	<b>\$216.62</b>	<b>\$193.98</b>
a. Minus local property tax credits	\$0.00	\$0.00
b. Minus savings due to property tax	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total net current tax liability due (See remittance coupon for total amount due)</b>	<b>\$216.62</b>	<b>\$193.98</b>

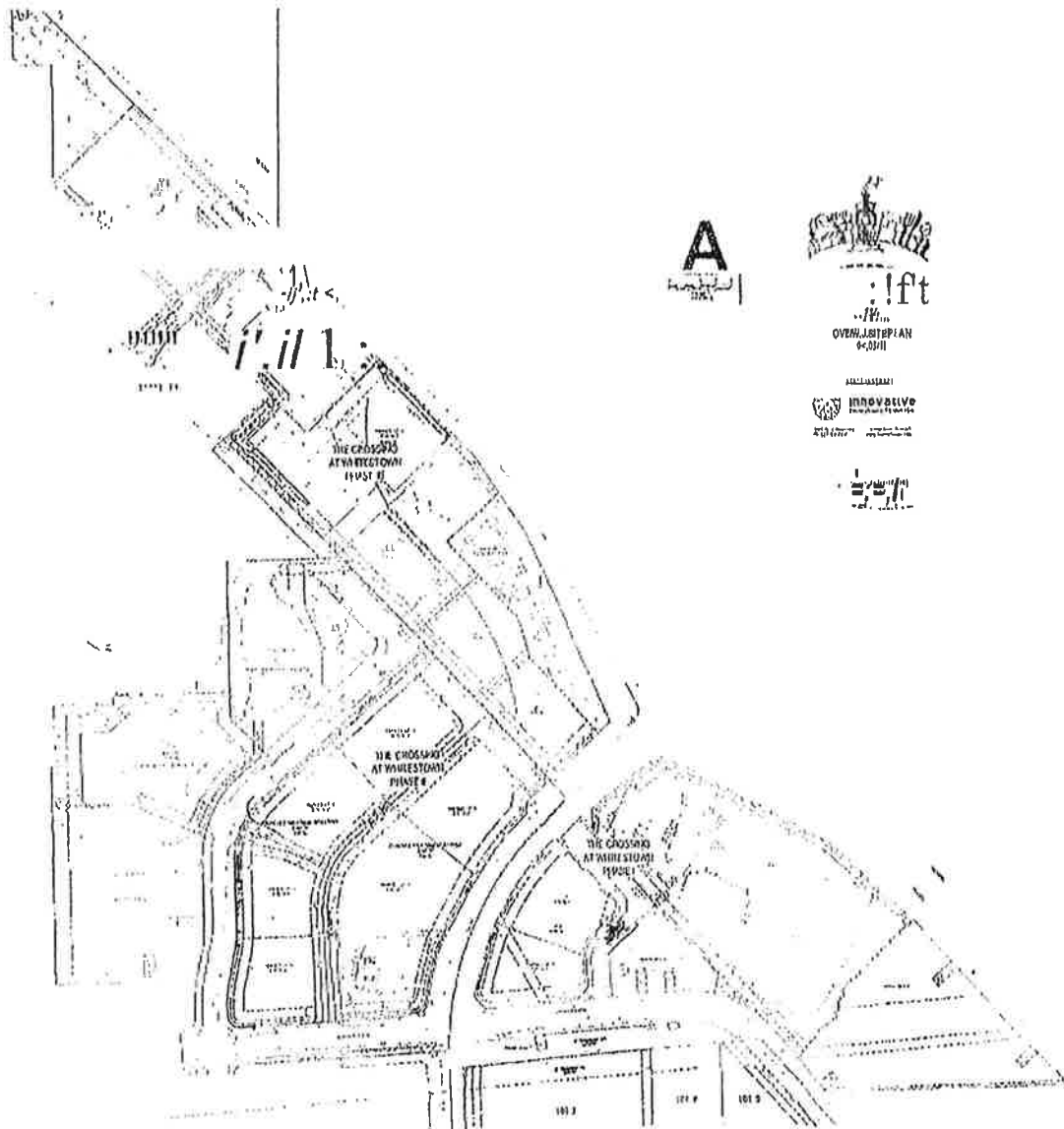
<b>TABLE 2: PROPERTY TAX CAP INFORMATION</b>		
Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types)	\$270.00	\$234.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	\$27.15	\$20.57
<b>Maximum tax that may be imposed under cap</b>	<b>\$297.15</b>	<b>\$254.57</b>

TAXING AUTHORITY	TAX RATE 2018	TAX RATE 2019	TAX AMOUNT 2018	TAX AMOUNT 2019	DIFFERENCE 2018-2019	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.2174	0.2185	\$19.53	\$17.04	(\$2.53)	(12.93) %
TOWNSHIP	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SCHOOL	0.9415	0.9850	\$84.77	\$76.84	(\$7.93)	(9.33) %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
CITY	1.2472	1.2833	\$112.28	\$100.11	(\$12.18)	(10.85) %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATE TAX CREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
<b>TOTAL</b>	<b>2.4069</b>	<b>2.4868</b>	<b>\$216.62</b>	<b>\$193.98</b>	<b>(\$22.64)</b>	<b>(10.45) %</b>

LINE	DESCRIPTION	2018	2019	DIFFERENCE
0000	TOTAL DEDUCTIONS	\$0.00	\$0.00	\$0.00
0000	TOTAL ADJUSTMENTS	\$0.00	\$0.00	\$0.00

Check boxes and subject to property tax cap. Deductions are not applied by the taxing authority for the county. If you have a homestead exemption, please file a homestead exemption claim with the county auditor. If you have a homestead exemption, please file a homestead exemption claim with the county auditor. If you have a homestead exemption, please file a homestead exemption claim with the county auditor.





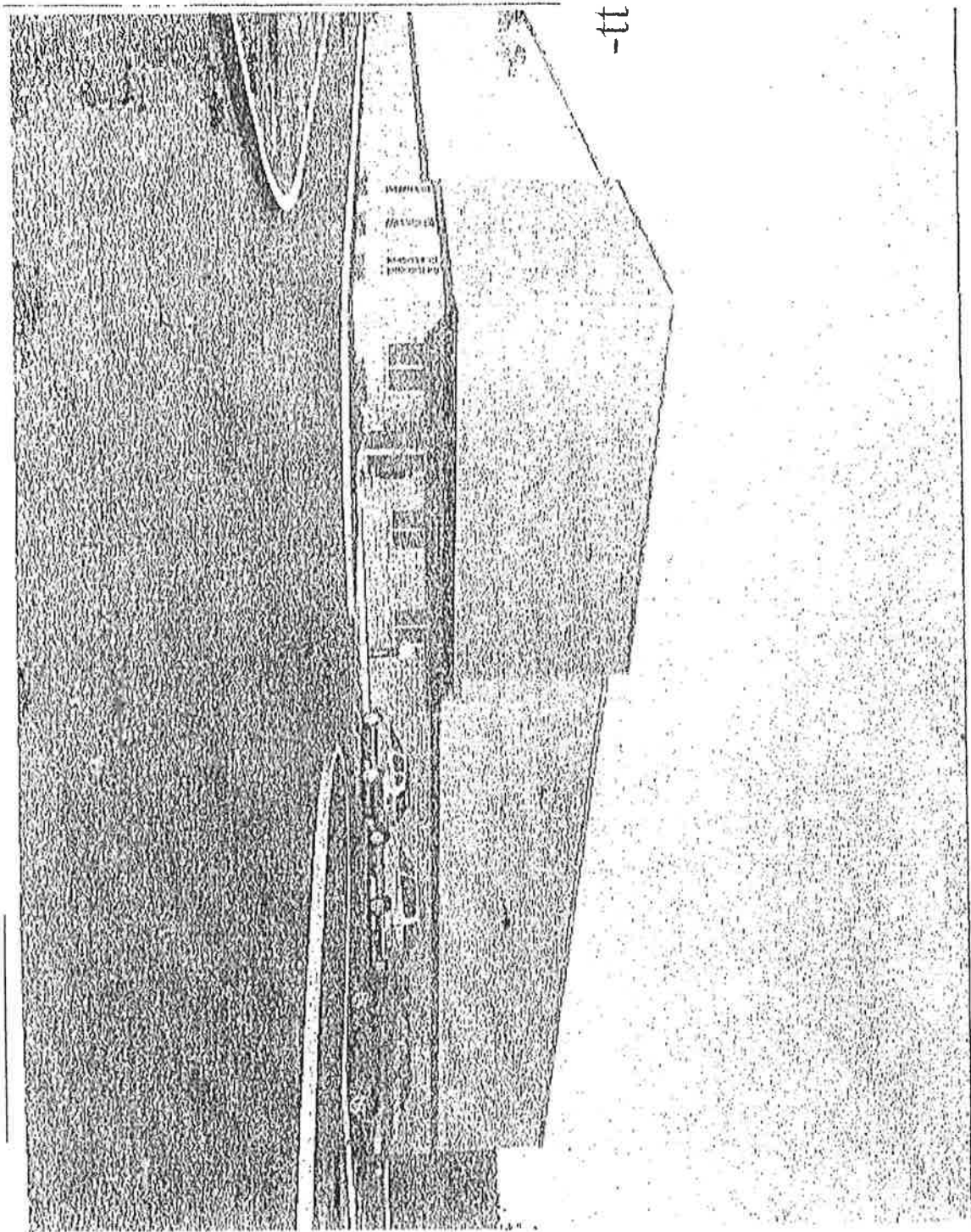
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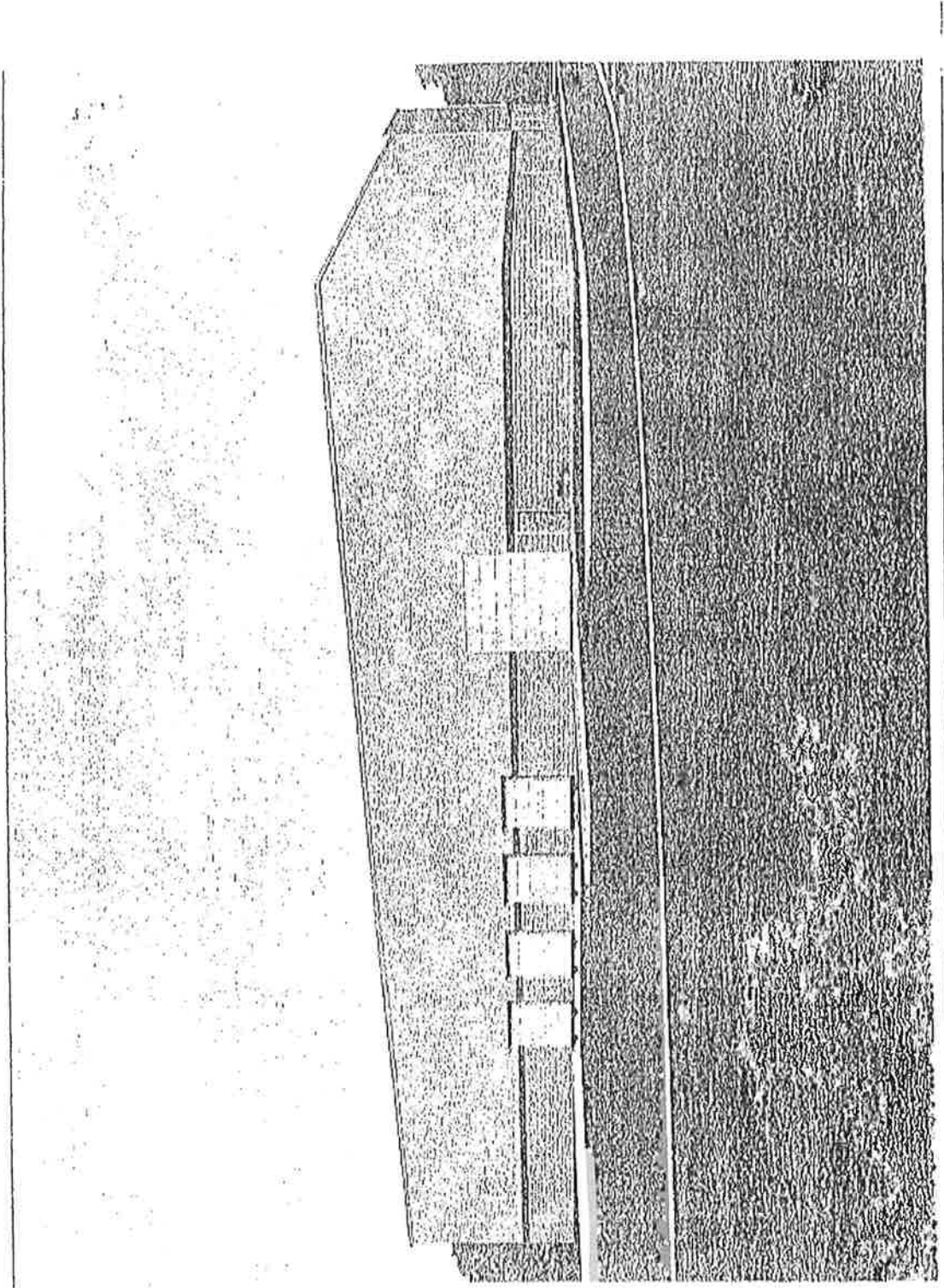


1:1ft  
 OVERHAUSTRUPIAN  
 6-2011

BRUNSWICK  
 BRUNSWICK  
 BRUNSWICK

1:1ft







EMI R. OSTERHAUS  
7020 WASHINGTON BLVD.  
INDIANAPOLIS, IN 46240

207-663740

3236

DATE

PAY TO THE  
ORDER OF

Town of Whitestown

\$ 2,000<sup>00</sup>/<sub>100</sub>

Two Thousand <sup>00</sup>/<sub>100</sub>

DOLLARS



THE NATIONAL  
INDIANAPOLIS  
Our City, Your Bank

*E. Osterhaus*

MEMO (F) (C) (A) (T) (E) (I)

3236

INDIANAPOLIS

INDIANAPOLIS, IN 46240