

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

RESOLUTION NO. 2023-04

**RESOLUTION APPROVING DEDUCTION APPLICATION FOR AREA
DESIGNATED AN ECONOMIC REVITALIZATION AREA**

CHARLES INDUSTRIES, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the “Town”) has received an application for deductions under Indiana Code 6-1.1-12.1, including a Statement of Benefits on Form SB-1 / Personal Property, attached hereto as Exhibit A and incorporated herein by reference (the “Abatement Application”) from Charles Industries, LLC (the “Applicant”), for the project as described in the Abatement Application consisting primarily of installing new manufacturing equipment to be used for low pressure injection molding operations, as more particularly described in the Abatement Application (collectively, the “Project”); and

WHEREAS, pursuant to and as more particularly described in the Abatement Application, the Project will be constructed and equipped at Park 130 Building 6, 6350 Commerce Drive in the Town (the “Site”); and

WHEREAS, the Applicant will undertake the Project on the Site which will be owned or leased by it and which is included an economic revitalization area previously established by the Town and designated as the GreenParke Economic Revitalization Area (the “ERA”); and

WHEREAS, absent extraordinary circumstances, the Town requires that applications for property tax deductions be approved by a resolution adopted by the Town of Whitestown Redevelopment Commission (the “Commission”) and the Commission hereby finds that the Abatement Application should be approved.

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

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the Abatement Application. The Commission hereby approves the Abatement Application and recommends approval of the Abatement Application by the Town Council of the Town (the “Town Council”) and the taking of actions necessary in connection therewith.

Section 2. Subject to approval by resolution of the Town Council, the Applicant shall be entitled to a ten (10) year traditional personal property tax abatement for the Project under the Abatement Application in accordance with the following schedule:

Personal Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

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

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

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

Section 6. This Resolution shall take effect immediately upon adoption by the Commission.

Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 6th day of March, 2023, by a vote of 3 in favor and 0 against.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION

DocuSigned by:

Adam Hess

83E7F6971A1E493...

Adam Hess, Presiding Officer

Attest:

DocuSigned by:

E. Nichols

FE803D77909344A...

Eric Nichols, Commission Secretary

Exhibit A

Abatement Application


**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP**PRIVACY NOTICE**

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

INSTRUCTIONS:

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 Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP 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 Charles Industries, LLC					Name of contact person Dominic Imbrogno				
Address of taxpayer (number and street, city, state, and ZIP code) 1450 American Lane, FI 20, Schaumburg, IL 60173							Telephone number (847) 7364165		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body							Resolution number (s)		
Location of property Park 130, Building 6, 6350 Commerce Drive, Whitestown, IN					County Boone		DLGF taxing district number		
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Equipment includes structural foam molding machines, overhead crane, nitrogen generator, grinders, blenders, vacuum pumps and various battery and pneumatic hand tools.					ESTIMATED				
							START DATE	COMPLETION DATE	
					Manufacturing Equipment		06/01/2023	12/31/2026	
					R & D Equipment				
					Logist Dist Equipment				
					IT Equipment				
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number 0	Salaries n/a		Number Retained n/a		Salaries n/a		Number Additional 85		Salaries 51,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values									
Plus estimated values of proposed project		20,000,000							
Less values of any property being replaced									
Net estimated values upon completion of project		20,000,000							
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
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 							Date signed (month, day, year) 2/27/23		
Printed name of authorized representative Aaron McDowell					Title Controller				

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	
<p>* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.</p>		

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, 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.

TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 15 day of February, 2023, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by Charles Industries, LLC ("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 thirty (30) days of the resolution of Whitestown finally approving the Application, unless the City of Whitestown agrees to waive the Application Fee.

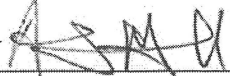
Commented [GR@C1]: 30 days per the Application

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.

APPLICANT

Signed: 

Printed: Aaron McDowell

Its: Controller

Address: 1450 American Lane 20th Floor
Schaumburg, IL 60173

TOWN OF WHITESTOWN

Clinton Bohm, Town Council President

Exhibit A

Tax Abatement Application

TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR PERSONAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown
Attn: Mr. Jason Lawson, Town Manager
6210 Veterans Drive
Room 500
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
E-Mail: jlawson@whitestown.in.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/PP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and/or the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" 30 days following the approval of the abatement (the "Application Fee"). In addition, if the applicant is submitting an application for a personal property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 30 days of notification in

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting personal property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

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

Town of Whitestown, Indiana
Personal Property Tax Abatement Application
Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested: Charles Industries, 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: Dominic Imbrogno, Vice President of Operations

Address: 1450 American Lane, Fl. 20, Schaumburg, IL 60173

Telephone: 847-736-4165

E-Mail Address: dimbrogno@charlesindustries.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: Dominic Imbrogno, Vice President of Operations

Address: 1450 American Lane, Fl. 20, Schaumburg, IL 60173

Telephone: 847-736-4165

E-Mail Address: dimbrogno@charlesindustries.com

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

a) Street Address: Park 130, Building 6, 6350 Commerce Drive, Whitestown, IN

b) Tax Parcel Number(s): 0201213006

Attach a legal description and area map of the proposed project location. Refer to attachment "Zuni – Area Map – Whitestown 2023"

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the equipment at the project location:

- n/a: new building

6. Has this project or tax abatement request been discussed with the President of the Whitestown Redevelopment Commission and/or President of the Whitestown Town Council? 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?

n/a

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. n/a

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

109,500-square feet

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

Refer to Project Zuni – Whitestown Supplemental Detail

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

Refer to Project Zuni – Whitestown Supplemental Detail

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?

_____ Yes X No

13. What is the anticipated date for installation to begin? September 2023

14. What is the anticipated date for project completion? 12/31/2026

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

n/a _____ Yes _____ No

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

The new equipment and process to manufacture products is low pressure injection molding (aka Structural Foam Molding). In this process, pelletized plastic will be heated and molded into various pieces.

b) What is the estimated value of the equipment to be purchased for which personal

property tax abatement is being requested? \$20,000,000

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested:

N/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 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)

n/a

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

N/A

- c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) \$5/hour

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

Benefits include 401K, Health Insurance, Tuition Reimbursement, STD / LTD

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

Refer to attachment – “Zuni – Whitestown Application - Employment Detail”

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): 85

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

n/a

Skilled_____ Average hourly wage rate for skilled positions _____

Semi-skilled_____Average hourly wage rate for semi-skilled positions _____

Clerical_____ Average hourly wage rate for clerical positions _____

Salaried_____ Average salary (per hour) for salaried positions _____

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

- g) What is the total dollar amount to be spent on new salaries? \$4,300,000 at full ramp by end of 2026

- h) Provide schedule for when new employee positions are expected to be filled.
Refer to attachment – “Zuni – Whitestown Application - Employment Detail”

17. On a separate page, please give a detailed description of what the impact on your business will be if the new equipment is not installed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

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

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). Refer to Project Zuni – Whitestown Supplemental Detail

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

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

8	20%
9	10%
10	5%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Personal Property Taxes: \$0
 B. Projected 10-Year Total: _____

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes: \$1,457,900
 B. Projected 10-Year Abatement: \$990,500

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated: \$990,500
 B. Total Taxes to be Paid: \$467,390

Note: Attach Worksheets

20. Which approvals or permits will be required for the project? TBD as design is finalized.

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

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

TBD – the project is evaluating any public infrastructure requirements.

22. 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. n/a

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

Please see below for examples of community involvement by the company in the past:

- Donations to local boys, girls and elderly homes as part of past plant openings
- Sponsor of local community toy drive
- Employee fund raising and Company Donation for family in July 2022 after the death of a Charles employee, Rantoul, IL.
- Donation to local 4-H Club

24. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Local contractors will be used to complete the build out of the building (electrical, external, offices, air drops, warehouse construction). Crews from the equipment manufacturers will be used to install the large pieces of equipment. These crews come from various places in the US, but likely not local.

25. 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.

n/a

26. 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.)?

n/a

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

The process involves the reuse excess plastic through a regrind and reintroduction of material into the process, essentially avoiding scrap entirely. LED lighting is used throughout the company's facilities. The process requires a significant amount of heat and consideration will be given to redirect the heat into the office area, pending final design. The design also contemplates passive venting and fans to cool the facility in lieu of HVAC throughout the space – final design is TBD.

CHECKLIST OF ATTACHMENTS:

Application Fee (\$2,000) – n/a
Completed Memorandum of Understanding
Completed Form SB-1/PP
Legal Description of Project Site
Area Map of Project Site
Description of (i) Product(s) Manufactured, (ii) Research and
Development, (iii) Product Distribution and/or (iv) Information
Technology Conducted, at Site
Description of Equipment to be Installed at Site
Description of Impact on Business if Equipment not Installed
Worksheets for Abatement Calculation

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

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB- 1/PP. 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:

Before me, the undersigned Notary Public, this __ day of _____, 201_, personally appeared _____ and acknowledged the execution of the foregoing application for personal property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public
Residing in _____ County, _____

My commission expires:

Project Zuni – Whitestown Supplemental Detail

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

This project represents a new facility with focus on low pressure injection molding (aka Structural Foam Molding). In this process, pelletized plastic will be heated and molded into various pieces. The company uses a large volume of plastic which is stored in 40' silos. This is essentially a low-pressure injection molding process. Structural foam helps reduce the weight of the finished product. The pieces will be assembled along with other materials that are fabricated elsewhere to make finished product. Products will ship from this facility directly to customers around the country. The project requires a facility that is approximately 100,000-square feet in size and will require approximately \$23 million in capital investment. There would be about 85 net new jobs created as a result of the project with an average wage of \$51,000. The job types include machine operators, assembly, material handlers, quality, maintenance, engineering, production supervisors and office roles.

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

Equipment includes structural foam molding machines, overhead crane, nitrogen generator, grinders, blenders, vacuum pumps and various battery and pneumatic hand tools.

17. On a separate page, please give a detailed description of what the impact on your business will be if the new equipment is not installed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

This project represents a new facility for the business to support business goals and customer demands.

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

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%

8	30%
9	20%
10	10%

Lot 6 in the Replat of Block "A" in Park 130 at Corridor 65 as recorded a in the office of the Recorder of Boone County, Indiana as Instrument 2021016110 on December 3, 2021 Book 31 Pages 19 and 20.

Employment Detail

The following information represents the total headcount of the Project along with the corresponding estimated average annual wages.

Job Type	2023	2024	2025	2026	TOTAL	Avg. Wage
Plant Manager	1	0	0	0	1	\$165,000
Molding Manager	0	1	0	0	1	\$145,000
Manufacturing Engineer	0	1	0	0	1	\$90,000
Production Manager	0	1	0	0	1	\$90,000
Machine Operator	4	11	2	1	18	\$50,000
Quality Manager	1	0	0	0	1	\$70,000
Office / HR Manager	1	0	0	0	1	\$60,000
Maintenance	1	4	0	0	5	\$70,000
Materials Coordinator	1	0	0	0	1	\$75,000
Assembly Operator	5	21	12	8	46	\$41,600
Controller	1	0	0	0	1	\$85,000
Supervisor	0	3	0	0	3	\$62,000
Material Handler	1	2	1	1	5	\$41,600
TOTAL	16	44	15	10	85	

- Weighted Average Wage: \$51,000
- Total Annual Payroll at Full Ramp: \$4,330,000
- Headcount will ramp up starting at the end of 2023
- The Project's headcount projections are based on the Project's due diligence activity as of the date of this document. The Company reserves the right to make changes as it continues its final due diligence process.